Our ref: 337/PL/1112

Dear Sirs

Whittlesey & District Internal Drainage Board ('the Board')

25/00651/FUL – Mr & Mrs P Buckley

Erection of equine yard and change of use to equestrian use at land north of Lords Fen Broad Drove Yaxley

We have been made aware of the above planning application which has recently been submitted to your authority for consideration.

Please be advised that neither the Middle Level Commissioners nor the Internal Drainage Boards within our district are, in planning terms, statutory consultees and, therefore, do not actually have to provide a response to the planning authority and we receive no external funding to do so.

However, the above application appears to involve development within the Board's 9m byelaw strip.

During the decision-making process both the applicant and your Council must acknowledge the close proximity of important watercourses and/or associated maintenance access strips to the application site. These watercourses are protected by Byelaws made in accordance with the Land Drainage Act.

Development within, over, or under a Board maintained watercourse, or within the Board's maintenance strip, requires the Board's prior written consent.

It must not be assumed that consent will be given for any development within, over or under these watercourses and/or any associated maintenance access strips or that the issuing of planning permission by your authority means that the relevant works will be consented.

Please be advised that a more detailed response concerning other relevant Conservation, Environmental, Biodiversity Enhancement and Net Gain Issues; Navigation (where appropriate); Water level and flood risk management matters may be issued to supplement this reply and better inform the parties concerned.

In view of the above, the applicant is urged to contact us to discuss the proposed works via the post-application consultation process as a matter of urgency. Further information on this and other development control issues can be on our website: Consents & Byelaws – Middle Level

Yours sincerely

Middle Level Commissioners