

## **Bluntisham I.D.B.**

### **Consulting Engineers Report – December 2021**

#### **Pumping Station**

Only routine maintenance has been carried out since the last report and the pumping plant is mechanically and electrically in a satisfactory condition.

As previously advised the Board should assume that it will not be too long before the pump will require overhaul/replacement and that a budget of around £16-60K will be needed to complete the works. It was also noted that the weedscreen is at risk of being overwhelmed leaving the pump hunting and so affecting its life span. Frequent cleaning should be maintained, or an automatic cleaner installed.

#### ***Pumping Hours***

	<b>Nov 20 – Nov 21</b>	<b>Nov 19 – Nov 20</b>	<b>Nov 18 Nov 19</b>
<b>Total hours run</b>	1500*	1000*	400*

	<b>Nov 17 – Nov 18</b>	<b>Nov 16 – Nov 17</b>	<b>Nov 15 – Nov 16</b>	<b>Nov 14 – Nov 15</b>	<b>Nov 13- Nov 14</b>
<b>Total Hours run</b>	860*	549	560*	520	932

**\*Approximate figures provided**

#### **Planning Applications**

In addition to matters concerning previous applications, the following 5 new development related matters have been received and, where appropriate, dealt with since the last meeting:

<b>MLC Ref.</b>	<b>Council Ref.</b>	<b>Applicant</b>	<b>Type of Development</b>	<b>Location</b>
035	H/21/00965/EXTDET	Mr N Nania	Residence (Extension)	Bedford Close, Needingworth
036	H/21/01423/HHFUL	Miss H Seabourne	Residence (Extension)	Old Farm Close, Needingworth
037	H/21/01602/FUL	Mr A Griffiths	Equine (Paddocks with menage and stable block)	Overcote Lane, Needingworth
038	H/21/01785/FUL	Holywell-cum-Needingworth Parish Council	Office/Store	Overcote Lane Needingworth
039	H/21/02279/HHFUL	Mr J Hodson	Residence (Extension)	Bramley Avenue, Needingworth

From the information provided it is understood that all the developments propose to discharge surface water to soakaways, infiltration devices and/or Sustainable Drainage Systems (SuDS). The applicants have been notified of the Board's requirements.

Mr Nania chose to use the Infiltration Device Self-Certification process for surface water disposal from Bedford Close, Needingworth (MLC Ref No 035) and, in doing so, agreed that if the device was to fail in the future, the landowner would be liable for remedial works to rectify the situation.

No further correspondence has been received from the applicants or the applicants' agents concerning the following developments and no further action has been taken in respect of the Board's interests.

- *Residential development of up to 5 dwellings on land adjacent to 15 Mill Lane, Bluntisham – Mr Searle (MLC Ref No 24)*
- *Change of use of land to commercial fish farm and siting of mobile home for a temporary period at land south of White Bridge, Needingworth Road, Bluntisham – Mr Mustafa (MLC Ref Nos 025 & 029)*
- *Creation of wetland habitat following excavation and processing of sand and gravel and associated changes to the related S106 agreement at Needingworth Quarry, Bluntisham Road, Needingworth – Hanson Quarry Products Europe Ltd (MLC Ref No 026)*
- *8 large houses at land rear of Mill Meadows on land adjacent to 40 Russett Avenue Needingworth - Mr & Mrs D Morgan (MLC Ref Nos 031 & 034)*

**In view of the absence of recent correspondence and any subsequent instruction from the Board it will be presumed, unless otherwise recorded, that the Board is content with any development that has occurred and that no further action is required at this time.**

### **Needingworth**

*Proposed development to the north of Fairview and west of Enterprise Farm - (Bluntisham Farm), off Bluntisham Road, Needingworth - Client of RSK Land & Development Engineering Ltd (MLC Ref No 011), Gladman Developments (MLC Ref No 013) & David Wilson Homes (MLC Ref No 027)*

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*Residential development (Egret Close) on land adjacent to Fair View, Bluntisham Road, Needingworth - Luminus Homes (MLC Ref Nos 012 & 017)*

Members will recall that these developments are outside of the Board's surface water catchment discharging to the Wadsby Folly watercourse, which is a designated "Main River.

However, it is understood that treated foul effluent water discharges into the Board's system near Point 17 via AWS Ltd's Needingworth WRC.

It is understood that these developments are both at an advanced stage but it is noted that no consents have been sought.

Advisory letters have been issued to the developer, albeit recently, and responses are currently awaited.

*Development of existing vacant plot adjacent to Lodel Farm in Needingworth for (up to) 30 new residential units, including 12 affordable housing units at land north of Lodel Farm, Overcote Lane, Needingworth – Mr M Hudson (MLC Ref No 020)*

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*Residential development with associated landscaping, parking, cycle and refuse storage, sustainable drainage systems (SuDs) and vehicular access point off Mill Way at land north of Sunryl, Church Street, Needingworth – Innerspace Homes Ltd (MLC Ref Nos 022 & 032)*

According to the District Council's web site the application is "In progress" with a decision pending.

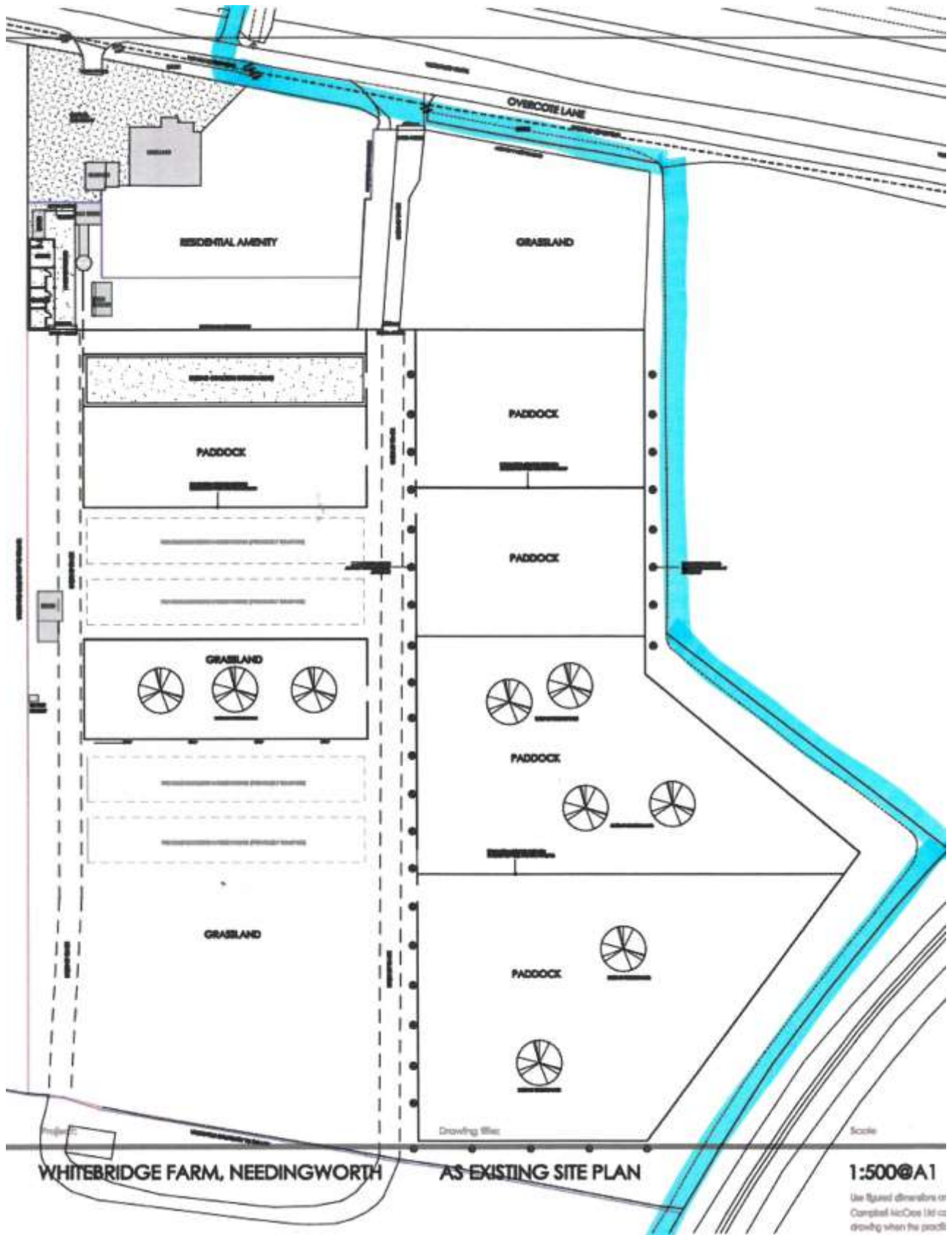
*Rear ground floor extension, side first floor extension, garage conversion and new attached garage at 7 Old Farm Close, Needingworth – Miss H Seabourne (MLC Ref No 036)*

The applicant has been advised that the Board's prior written consent is required for the increased volume of treated foul effluent water discharging into the Board's system due to the addition of a new bedroom.

The means of surface water disposal from the development is currently being investigated by the client.

*Change of use to form horse paddocks with menage and retrospective application for stable block at Bridge Farm, Overcote Lane, Needingworth - Mr A Griffiths (MLC Ref No 037)*

A planning application was submitted to the District Council in July in respect of the above.



Extract from Campbell McCrae Ltd's Drawing. No. 22146\_01 Rev. B (Amended by the MLC)

The proposal includes the re-development of the former poultry farm which featured six large sheds on concrete bases. Although the means of surface water disposal is not known, Campbell McCrae Ltd's Supporting Planning Statement advises that the previous owners of the site had removed the poultry sheds and the new

owner/applicant has removed five out of the six concrete bases, replacing these with grassland and meadow and thus reducing previous impacts.

The agent has been advised that if the device was to fail in the future, the landowner would be liable for remedial works to rectify the situation.

The Board's Drain, reach 10a-11-12, forms the eastern boundary of the site. A note on the submission documents infers that "Native tree planting already conducted by applicant" has occurred in close proximity to the Board's Drain.

No applications for encroachment within the Board's 9.0m wide maintenance access strip have been received.

**In view of the above, the Board may want to consider whether further investigation is appropriate at this stage and, if required, how it would like to resolve any matter. The Board's further instruction is requested on how it would wish to proceed.**

### **Bluntisham**

*Developments at Green Acres, Needingworth Road, Bluntisham*

(a) *Change of use of agricultural land to one gypsy/traveller pitch including two dayrooms (retrospective) at land north of Green Acre – Mr R Harris (MLC Ref No 018)*

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(b) *Change of use of the land to Gypsy & Traveller residential with the siting of one static caravan and one touring caravan and the development of a block of stable/utility block (part retrospective) at 2 Green Acre - Mr J Wenman (MLC Ref No 030)*

No further correspondence has been received from the applicants or the applicants' agent(s). No further action has been taken in respect of the Board's interests.

8 December 2021

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Consulting Engineer