

Haddenham Level Drainage Commissioners

Consulting Engineers Report – April 2022

Pumping Stations

Other than the matters described below, only routine maintenance has been carried out since the last meeting and the pumping plant at each of the stations is mechanically and electrically in a satisfactory condition.

Sutton Gault

In November 2018 a visual inspection of the pump (with water levels held low) revealed that the pump bolts are corroding. These are scheduled to be replaced this summer.

The HMI for the weedscreen cleaner cannot be accessed, to change parameters, however this does not seem to be an issue. Nevertheless, it may well benefit from a thorough overhaul in the next two years. Quotes for the overhaul will be obtained if required.

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:

MLC Ref.	Council Ref.	Applicant	Type of Development	Location
007	20/01578/FUL & 20/01578/DISA	Forest School Camps	Education	Forest School Camps, Hill Row, Haddenham*
008	Byelaw Consent (E/3003/18/CM)	Mr William Dennis	Replacement Culvert	Doles Drove, Hill Row Causeway, Haddenham
009	WW010003 EIA Scoping	Anglian Water Services Ltd	Waste (WRC Relocation)	Snout Corner/Honey Hill/Poplar Hall Farm, Fen Ditton
010	22/00040/VAR	Mr & Mrs Scott	Agricultural (Residence)	Aldreth Road, Haddenham
011	Enquiry	Havebury Housing Partnership	Residential (55 plots)	Brick Lane, Mepal

Planning applications ending 'VAR' relate to Variation of condition

Developments that propose direct discharge are indicated with an asterisk. The remainder propose, where applicable and where known, disposal to soakaways, infiltration devices and/or Sustainable Drainage Systems (SuDS). The applicants have been notified of the Commissioners' requirements.

No applications for Infiltration Device Self Certification or the Checking Service have been received since the last meeting report.

Outline planning application for the demolition of existing buildings and erection of up to 173 dwellings and provision of land for community facilities (sports pitches and burial ground), including access (not internal roads), open space, sustainable urban drainage systems and associated landscaping. All matters reserved apart from access on land adjacent to 43 Mepal Road, Sutton – Linden Ltd (MLC Ref No 001)

No further correspondence has been received in relation to the above development, on the old Mepal airfield, and as a consequence no further action has been taken on the Commissioners' behalf.

According to the District Council's Public Access webpage a decision on this planning application is pending but it is noted that an extension of time until 8th April has been requested by the Planning Officer to allow the S106 to be completed

Reserved matters for Outline planning application 17/01445/OUM for erection of up to 53 houses to include public open space and details relating to access on land rear of Garden Close Sutton – Abbey Developments Ltd (MLC Ref Nos 002 & 004)

Further to the entry in the last report no further correspondence has been received in relation to the above development and as a consequence no further action has been carried out on the Commissioners' behalf.

According to the District Council's Public Access webpage a new Reserved Matters application was submitted by the developer, ECDC Ref No 22/00057/RMM, during January 2022. The decision on the application is still pending consideration.

Whilst a detailed review of the submitted planning application has not been carried out the response from the County Council, as Lead Local Flood Authority (LLFA), is noted. The LLFA has objected to the application on the basis that the drainage proposals have changed from the outline planning permission and more detailed information is required. Of particular concern is the discharge rates to the two discharge locations have increased from the previous combined total of 2l/s rate to 8l/s. An initial review of the Drainage Strategy plan would suggest that the system utilises the previous drainage routing, whilst increasing the discharge rates. It is therefore assumed that the developer has not taken into account the previous comments and concerns raised.

In order to guide further discussion, it would be beneficial to receive the Commissioners' opinion and further instruction on the above planning application and whether a further objection to this application should be raised.

Outline application comprising access and landscaping to provide up to 115 dwellings comprising 35 CLT houses and 80 market houses (including 5no. self-build plots), commercial units - (Use Class B1(Business) and/or D1 (Non-residential Institutions - day nursery) - in the alternative), substation, multi-functional community building and football pitch, together with landscaping (including public open space) and associated infrastructure (with all other matters reserved) on land at Camp's Field south of Stretham Road Wilburton – Stretham & Wilburton Community Land Trust & Laragh Homes Developments Ltd (MLC Ref No 003)

Further to the entry in the last report no further correspondence has been received in relation to the above development and as a consequence no further action has been carried out on the Commissioners' behalf.

According to the District Council's Public Access webpage a decision on this planning application is pending but it is noted that an extension of time until 31st May has been requested by the Planning Officer to allow for a "formal re-consultation of received amended plans".

Approval of the details for reserved matters for appearance, Landscaping, Layout and Scale of planning application 18/01041/OUM erection of 33 dwellings, associated public open space and landscaping, with all matters reserved except for access on site east of 12 - 18 Metcalfe Way Haddenham, 20/01766/RMM – Castlemore Homes (MLC Ref No 005)

The Reserved Matters application for the above development was approved on the 23rd July 2022. Construction has since commenced on site.

The Engineers' office was copied in on recent correspondence to the Planning Authority from a resident of the adjacent Metcalf Way. The letter highlighted concerns with drainage pipes being installed in the retaining wall being constructed along the western boundary of the site, which would appear to drain onto the adjacent right of way to the tennis courts behind Metcalf Way.

Other than the above no further correspondence has been received in relation to the above development on the old Mepal airfield and as a consequence no further action has been taken on the Commissioners' behalf.

Change of use of (1) an existing open-sided agricultural shed from agriculture to a mixed use of agriculture and B8 storage, (2) an existing agricultural building from agriculture to a mixed use of agriculture and B8 storage, and (3) (part retrospective) an area of hardstanding from open agricultural storage to open storage of contractor's plant and machinery (sui generis) at Tree Farm, Hillrow Causeway, Haddenham, 21/00044/FUL - Mr Kevin Johnson – CB Groundworks & Construction Ltd (MLC Ref No 006)

No correspondence has been received from the applicant in relation to the relevant consenting requirements that were identified in the response to the application.

At the time of writing the status of the application was still pending consideration, although it was noted that an extension of time to the 18th March 2022 had been requested by the Planning Officer.

In order to guide further discussion, it would be beneficial to receive the Commissioners' opinion and further instruction over how they wish us to proceed with the above planning application

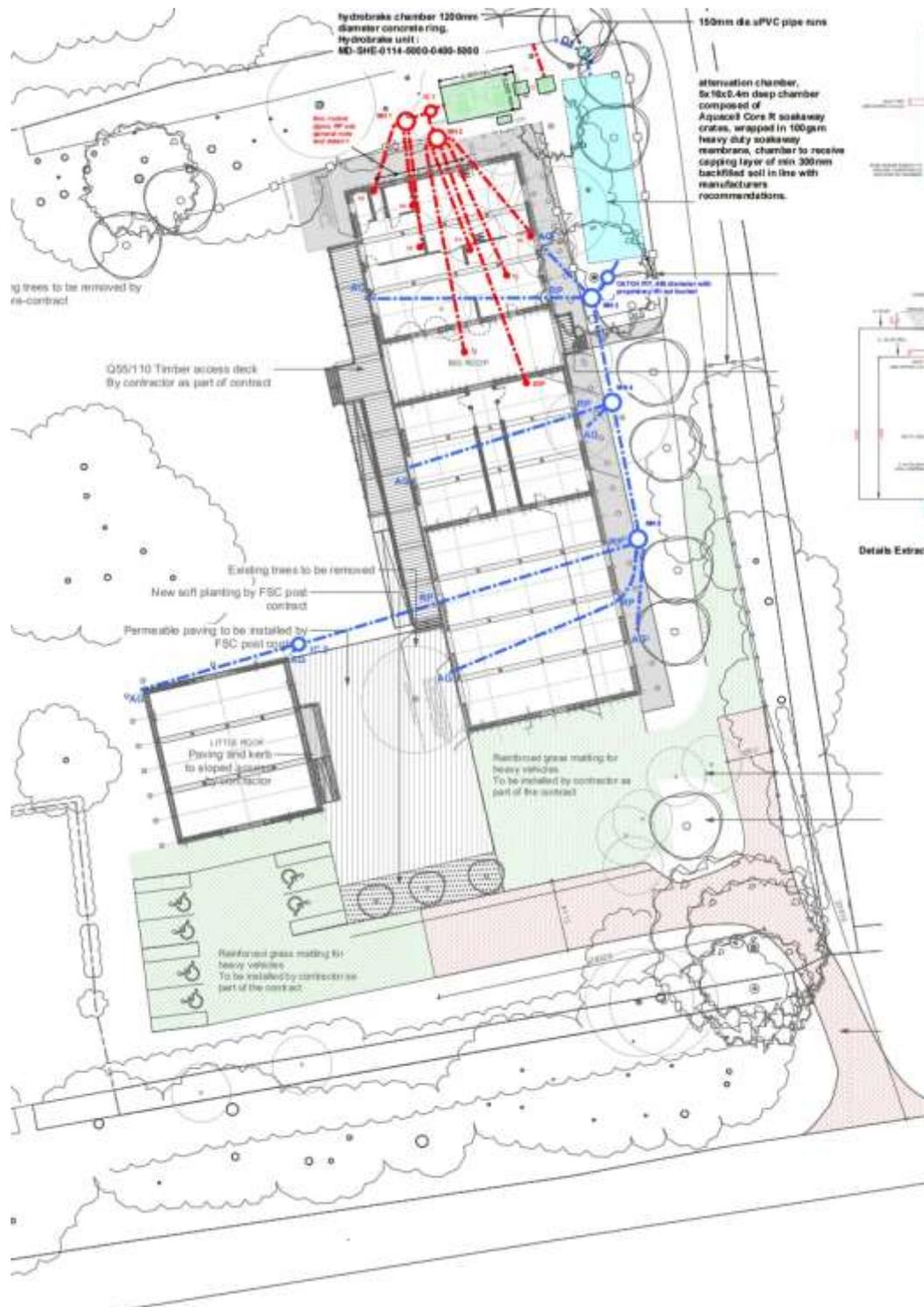
Proposal to demolish the existing buildings on site and replace with two barn structures at Forest School Camps Stores, Bungalow Farm, Hill Row Causeway, Haddenham – Forest School Camps (MLC Ref No 007)

During September, the applicant's agents, Mole Architects, submitted details of the above development, which proposes to replace the existing buildings, which discharge surface water directly to the ground, with new buildings which propose to discharge surface water to a watercourse at greenfield rates via an attenuation tank.

There would also be an increase in treated foul effluent water discharged from a treatment plant.

The Commissioners were satisfied with this proposal. However, the District Council subsequently advised that a Notice of Amendment had been submitted by the applicant in December with a revised discharge rate of 5 l/s being proposed. Upon querying this rate with the agents, it was discovered that this was not the greenfield rate, and a

discharge consent application was received and processed as requested by the Commissioners.

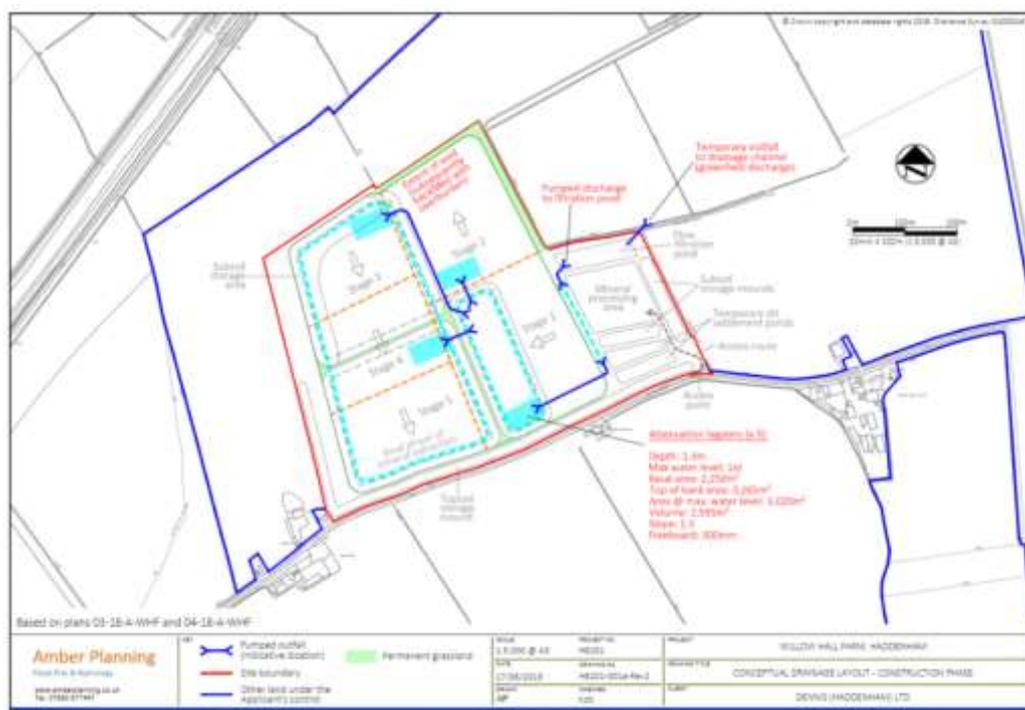


Extract from Built Engineers Ltd Drawing No. 2001/DR02 Rev. P1

According to the District Council's Public Access webpage a decision on this planning application is pending but it was noted that an extension of time until 1st April has been requested by the Planning Officer to allow for a "formal re-consultation of received amended plans".

Construction of irrigation reservoirs by the extraction, processing and export of sand and gravel at Willow Hall Farm, Hillrow Causeway, Haddenham (MLC Ref No 008)

Following correspondence received from the County Council's Strategic & Specialist Applications Development Management concerning the above, the Chairman of the Commissioners requested the Consulting Engineer review the amended documents submitted in respect of the Discharge of Conditions application. The Chairman highlighted concerns regarding the proposals arising from the dewatering discharge rates into the Commissioners' district and the possible impacts of the dewatering operation on the surrounding area, particularly during the construction of the first of the three reservoir phases.



Copy of Amber Plannings Drawing No H8201-001a-Rev2

The development proposals consist of the construction of three, winter-fed, below ground reservoirs with a total capacity of 432,000m³ along with a wetland and conservation grassland area adjacent to the reservoirs. Construction of the reservoirs will be through extraction and removal of approximately 690,000 tonnes of sand and gravel over a five-to-six-year period. A temporary processing facility will be constructed on the site to process minerals and store excavated topsoil over the construction period.

The proposal for dealing with surface water management from the site is for a fully attenuated discharge restricting flows to greenfield rates which will be achieved by diverting all flows originating on site to a balancing/flow filtration pond. Discharge to the receiving watercourse is restricted to greenfield rates through the use of a pumped

outfall during the construction phase. This drainage system is also designed to accommodate the dewatering volumes created through excavation of the first of the three reservoirs with water pumped into the balancing/flow filtration pond. Dewatering of the reservoir is to occur between 1st October and 31st March. Prior to the submission of this detailed conditions application, and in response to the outline planning permission, the Commissioners entered into an agreement with the applicant, Dennis (Haddenham) Ltd covering the management of the reservoirs. This agreement outlined several conditions regarding the operation and management of the reservoirs both during construction and post-construction.

A consent was submitted in respect of a temporary access culvert and roadway connection to provide access to the site off the A1123. This consent was granted in October 2021.

An initial response to the discharge of conditions application was submitted to the County Council, in its role as the Mineral Planning Authority (MPA), requesting further detailed information in respect of the drainage proposals as well as highlighting the requirement for the various consents in respect of the dewatering of the site and any modifications to watercourses affected by the development.

Following submission of further detailed information by the applicant this information has been checked and confirmed to address the main concerns raised with regard to management of the dewatering for the first of the reservoirs. Dewatering for the second and third reservoirs will be into the previously constructed reservoir(s) therefore there is little or limited discharge off site to the wider district. The review of the groundwater impact assessment report highlights reasonable assumptions have been used to quantify seepage rates arising from the excavations. Given the system is managed through pumping the pass-through flows to the district's system will be controlled.

The agreement in place with the applicant provides for control of the management of dewatering although it should be highlighted that this may result in some additional pumping by the Commissioners. However, it is assumed that any additional costs the Commissioners may incur as a result of the development will be reimbursed. A suitable condition covering the reimbursement of any additional costs can be included in the consent and a calculation of the reasonable costs of pumping per m³ is therefore likely to be required.

Confirmation that the concerns have been addressed was provided to the County Council on 21st February 2022.

The formal consent applications have yet to be received and it is assumed this is waiting on the detailed design of the control structures. The applicant has been requested to submit the applications and supporting information.

In order to guide further discussion, it would be beneficial to receive the Commissioners' opinion and further instruction on the above planning application.

Cambridge Wastewater Treatment Plant Relocation in the Snout Corner/Honey Hill/Poplar Hall Farm area, Fen Ditton - Anglian Water Services Ltd (MLC Ref No 009)

During October an e-mail addressed to both the Commissioners and Swavesey IDB, in accordance with the Planning Act 2008 (as amended) and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) – Regulations 10 and 11, was received from The Planning Inspectorate on behalf of the Secretary of State in respect of an application submitted by Anglian Water Services Ltd (the Applicant) for an Order granting Development Consent for the relocation of Cambridge Wastewater Treatment Plant.

From the plans attached to the email it appears that the potential location sites are in the vicinity of Snout Corner/Honey Hill, to the north east of Fen Ditton, the current site and the Poplar Hall Farm area. It is noted that they also include a discharge pipeline from Waterbeach WRC.

It was not considered that the proposal would detrimentally impact, either directly or indirectly, the Commissioners' water level and flood risk systems or the aquatic environment within the district but given the status of the application, and that both the Commissioners and Swavesey IDB are specifically mentioned in the correspondence, it was considered appropriate that the opportunity be given for the Commissioners to respond and comment.

Following a discussion with the Chairman of the Commissioners, the Planning Inspectorate was advised of the position.

Erection of 55 new dwellings, new access, estate roads, driveways, parking areas, open space, external lighting, substation and associated infrastructure at site south

and west of The Bungalow, Brick Lane, Mepal - Havebury Housing Partnership (MLC Ref No 011)

Further to the entry in the last report no further correspondence has been received in relation to the above development and as a consequence no further action has been carried out on the Commissioners' behalf.

Development Contributions

Contributions received in respect of discharge consent will be reported under the Agenda Item – ‘Contributions from Developers.’

Draft Haddenham and Aldreth Neighbourhood Plan (Regulation 14) – Pre-Submission Consultation

Further to the entry in the last report no further correspondence has been received in relation to the above and as a consequence no further action has been carried out on the Commissioners' behalf.

Planning Updates & Consultations

To reduce the size of this consultant's report and to increase public transparency the section of this report which provides information on the various strategic consultations and issues that may affect the Middle Level Commissioners and administered/associated Internal Drainage Board has been relocated to our website and can be found on www.middlelevel.gov.uk towards the bottom of the page under “Strategic Planning Consultation Responses”.

General Advice

Assistance has been given, on the Commissioners' behalf, in respect of the following:

- (a) Civil and Fibre Ltd – An application for byelaw consent to repair and reconstruct an existing access track off Twenty Pence Road, Wilburton that services the existing solar farms, Mingay 1 and 2 was recommended for approval. The works include the repair of potholes and damaged sections.
- (b) Correspondence has been dealt with concerning the Sunnica Energy Farm which has been sent to the Commissioners but, as members will be aware, the site is not within their area.

8 April 2022

e:\ES\Word\Reports\Haddenham\April 2022

Consulting Engineer