

## Bluntisham I.D.B.

### Consulting Engineers Report – May 22

#### Pumping Station

Other than matters previously reported or detailed below only routine maintenance has been carried out since the last meeting and the pumping plant appears to be mechanically and electrically in a satisfactory condition.

#### Pump

On 23<sup>rd</sup> February the pump attendant reported that the pump had tripped. An attempt was made to test and run the pump but it was overloading and evidence of yellow plastic string could be seen at both inlet and outlet which we believed was causing a blockage in the pump. To attend to this the pump wet well had to be dammed off and dewatered to allow access to remove the pump. Once lifted the pump was found to be blocked by a tonne bag which had to be cut free from the impellor. The pump is now over 20 years old and has recorded nearing 20,000 running hours. The impellor, bell mouth and discharge elbow are showing their age. The electrical readings for the pump are still good but plans should start to be made for the pump's replacement, which is estimated at around £40-50k.

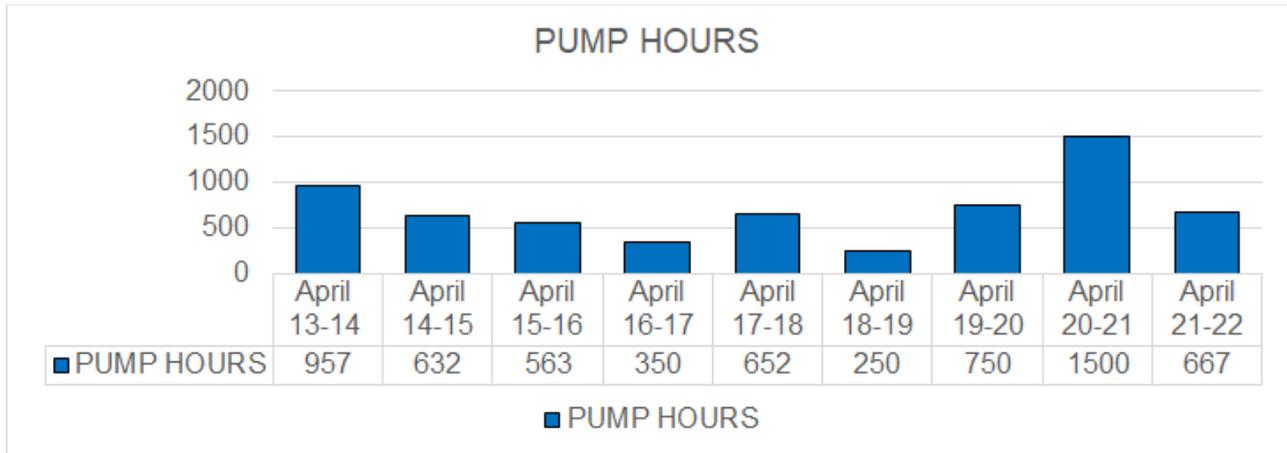
The pump discharge pipe vent pipe is broken and will be repaired this summer during a low tide to prevent the need for damming off. There is still a small leak between the pipe in pipe discharge system which has been ongoing for many years but does not seem to cause a problem.



## Station

While the pump well was de-watered, it was possible to inspect the condition of the piles which were not found to be good, they have corroded and delaminated quite badly with large pieces (800mm x 200mm x 4mm) falling away. There is also some cracking to the concrete top platform and reinforcing bars are exposed. Checking through our records it appears that this station was first constructed in 1944, with its last upgrade in 2001 when the present pump was fitted. Due to the age of the station and condition of the piles, thought needs to be given to its repair or replacement. Some of the 8mm piles at the inlet have corroded right through. The concrete outfall chamber has been undercut by the water and surrounding earth has eroded as the discharge channel does not allow the water to flow away quickly enough when pumping.





**Total Pump Hours 18829**

### **Planning Applications**

In addition to matters concerning previous applications, the following 6 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>
040	H/22/00014/EXTDET	Mr & Mrs R Beaman	Residence (Extension)	Willow Green, Needingworth
041	H/21/02842/HHFUL	Ms Agnes Gondor	Residence (Extension)	Ashton Close, Needingworth
042	H/22/00181/OUT	Mr & Mrs G & A Quinsee	Residence	Mill Way, Needingworth
043	H/22/00569/HHFUL	Mr & Mrs L Faulkner	Residence (Extension)	Willow Green, Needingworth
044	H/22/00741/HHFUL	Mr & Mrs Smith	Residence (Extension)	Ashton Close, Needingworth
045	H/22/00738/HHFUL	Mrs H Rodgers	Residence (Extension)	Overcote Lane, Needingworth

***Planning applications ending 'EXTDET' relate to General Permitted Development-Extensions***

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

Mr & Mrs Beaman chose to use the Infiltration Device Self-Certification Service for surface water disposal from an extension to their dwelling in Willow Green, Needingworth (MLC Ref No 040) and, in doing so, agreed that if the device was to fail in the future, the land owner would be liable for any remedial works to rectify the situation.

Most of the above are likely to discharge treated foul effluent water into the Board's system via Needingworth Water Recycling Centre (WRC).

Further to the entry in the “Planning Updates & Consultations” document entitled “Long-term Ownership, Funding and Maintenance of Sustainable Drainage Systems (SuDS)” it is presumed that the Board will require its interests to be protected by ensuring the provision of adequate arrangements for the long-term ownership funding, management and maintenance arrangements for the upkeep of any water level and flood risk management system, whether on or off site, in perpetuity.

**In order to assist further discussion when dealing with development related matters, the Board is asked to consider the proposal, advise on any requirements it may have and provide instruction on how it would wish us to proceed.**

### **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)*

Further to Minute B.825 Consulting Engineers’ Report, including Planning and Consenting Matters item i) That the Report and the actions referred to therein be approved, advisory letters have been issued to the developer 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)*

The District Council’s Simple Search webpage advises that:

“This application has not been determined and has been FINALLY DISPOSED of in accordance with Article 40(13) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).”

*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)*

It is understood that despite a recommendation for approval from the Case Officer, subject to conditions, the District Council refused planning permission on HDC Ref 20/00443/FUL (MLC Ref No 032), for many reasons most of which are not relevant to the Board's interests.

*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 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)*

Further to Minute B.825 Consulting Engineers' Report, including Planning and Consenting Matters item ii) Change of use to form paddocks etc, it is understood that a meeting has been held to discuss the planting which encroached within the Board's maintenance access strip. However, an application for consent has not yet been received.

## **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' agents. No further action has been taken in respect of the Board's interests.

## **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](http://www.middlelevel.gov.uk) towards the bottom of the page under "Strategic Planning Consultation Responses".

Consulting Engineer

25 May 2022

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