

## Ramsey, Upwood & Great Raveley I.D.B.

### Consulting Engineers Report – May 2022

#### Pumping Stations

Other than the matters reported at previous meetings or described below, only routine maintenance has been carried out.

#### ***Green Dyke Pumping Station***

This scheme is identified in the EA PAFS portal which is the first step required to identify the potential intention to seek Grant-in-Aid for a project.

#### ***New Fen Pumping Station***

Pump one was overhauled by Avonmouth and reinstalled 18<sup>th</sup>-19<sup>th</sup> October 2021. The current has remained steady at 34 amps during maintenance checks, full load current would be 55 amps.

#### Subsidence at New Fen Pumping Station

The discharge chamber has been monitored for movement due to subsidence and records indicate that movement has been recorded. There was 0.7mm recorded between November 2020 and October 2021 and a further 0.7mm between October and November 2021. The movement from November 2021 to March 2022 has been minimal.

#### Pumping Hours

Hours Run/ Pumping Station	<i>April 21 – March 22</i>	<i>April 20 – April 21</i>	<i>April 19 – April 20</i>	<i>April 18 – April 19</i>	<i>March 17 - April 18</i>
<b>Green Dyke</b>	<b>26 (6126)</b>	<b>319 (6100)</b>	181 (5781)	34 (5600)	107 (5566)
<b>New Fen</b>	<b>92</b>	<b>1188</b>	783	103	384
<b>New Fen No 1 o/h at 2974 hrs</b>	81 (3045)	988 (2964)	589 (1976)	65 (1387)	96 (1322)
<b>New Fen No 2</b>	11 (3999)	200 (3988)	195 (3788)	38 (3593)	288 (3555)
<b>Upwood Common o/h at 3616</b>	<b>17 (4605)</b>	<b>315 (4588)</b>	200 (4273)	23 (4073)	156 (4050)

Hours Run/ Pumping Station	<i>April 16 - March 17</i>	<i>April 15 – April 16</i>	<i>April 14 - April 15</i>	<i>April 13 – April 14</i>	<i>April 12 – April 13</i>
<b>Green Dyke</b>	36 (5459)	76 (5423)	140 (5347)	158 (5207)	289 (5049)
<b>New Fen</b>	168	293	957	526	919
New Fen No 1	84 (1226)	204 (1142)	432 (938)	58 (506)	131 (448)
New Fen No 2	84 (3267)	89 (3183)	525 (3094)	468 (2569)	788 (2569)
<b>Upwood Common</b>	48 (3894)	95 (3846)	141 (3751)	172 (3610)	317 (3438)

## **Planning Applications**

In addition to matters concerning previous applications, the following 3 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>
399	H/21/01874/FUL	Mr R Lyons	Residence	Star Lane, Ramsey
400	H/22/00079/HHFUL	Mr N Rance	Residence	Ugg Mere Court Road, Ramsey St Marys
401	H/22/00639/HHFUL	Mr T Smith	Residence (Extension)	Star Lane, Ramsey

***Planning applications ending 'HHFUL' relate to Householder applications for Full Planning Permission***

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.

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

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 re-development at the former Ramsey North Railway Station to the south west of St Marys Road, Ramsey – (Ramsey SPA Site RA2 Ramsey Gateway) – White Young Green (MLC Ref No 077); Carter Commercial Developments (MLC Ref No 084); Mrs Cade, Mrs Gilbert, Mr Cade & Mr Cade (MLC Ref No 109); Client of Maple Solicitors (MLC Ref No 276); Seagate Homes Ltd (MLC Ref No 284) & Seagate Homes (UK) Ltd (MLC Ref Nos 308 & 369)*
- *Mixed use development comprising employment (including trade counter sales) (use classes, B1, B2 and B8) car sales, car breaking, combined heat and power uses and a children's day nursery (D1), means of access and road layout at land opposite Viscount Garage, St Marys Road, Ramsey – Client of ESP Ltd (MLC Ref No 210); Abbey Properties (Cambs) Ltd (MLC Ref Nos 225, 278 & 300); Client of Cannon Consulting Engineers (MLC Ref No 354), Greystoke Land (MLC Ref No 357) & MJS Construction (March) Ltd (MLC Ref No 359)*

**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.**

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.**

### **Ramsey**

*Erection of a food-store, petrol filling station, residential development, community facilities and associated highways and infrastructure works – Tesco Stores Ltd & Abbey Properties Cambridge Ltd (MLC Ref Nos 114, 133 & 168); Lord De Ramsey's 1963 Settlement (MLC Ref No 244); Abbey Properties (Cambs) Ltd & Lord de Ramsey (MLC Ref No 248) & Accent Group (MLC Ref No 363)*

(a) Tesco Stores Ltd site

It is understood that an invoice has been sent to Tesco but a response has yet to be received.

(b) Residential development

Further to the last Board Meeting Report, constructive discussions continue with the applicant, Accent Homes Ltd; the construction contractor, the Hill Partnership Ltd; Project Managers, Henry Riley LLP; and engineering consultant SDP Consulting Engineers (South) as part of an on-going constructive post-application consultation.

The main subject of these discussions has been associated with the development off Stocking Fen Road, in the neighbouring Ramsey IDB – Site B. However, further discussions have occurred in respect of the re-development within the Board's area – Site A.

The Board is advised that neither the developer, Accent Housing, nor its construction delivery partner, Hills Partnerships, have undertaken developments within the local area and thus, when they were first contacted, were not familiar with either the Commissioners or the Boards involved. However, despite this a positive working relationship has been achieved between the parties involved.

Accent Housing is a nationwide housing association which operates in three key demographics. It is a "not for profit" organisation with any capital receipts

and profit placed back into its development programme. The association is investing in the town of Ramsey by providing much needed social housing.

It is understood that the site is funded by Central Government as part of Homes England's Shared Ownership and Affordable Housing Programme and Recycled Capital Grant Funding, therefore, any increased funding such as the contribution fee will require specific "means testing" and may raise questions which the Board may need to justify.

The following is a brief resume of the discussions and current position. For clarity the same headings as those in the last Meeting Report are used:

A. **On-site surface water disposal system**

It is presumed that the Board is content with the system installed on site.

B. **The discharge pipeline and headwall**

SDP Consulting Engineers (South) has confirmed that the discharge pipeline and headwall will not project within the channel profile and, therefore, do not need the Board's consent under Section 23 of the Land Drainage Act.

In the short term the discharge pipeline and headwall will be under private ownership but it may be adopted as a public sewer in the longer term.

C. **The receiving watercourse**

The applicant's representatives have been in discussion with and, it is believed, come to a suitable agreement with both Abbey Developments and Tesco Stores Ltd concerning the use of this watercourse beside Foot Drove.

**1. Treated Foul Effluent Water**

As discussed in the last Report this aspect does not require the Board's consent.

**2. Surface Water Disposal**

The Board will be aware that historically any development that discharges an increased rate of run off and/or volume needs to seek the Board's consent which normally requires the payment of a contribution fee. This is usually calculated on the increased impermeable area created by the

development that discharges direct and unregulated into the Board's system.

In general, a one-off contribution fee is paid to the Board to undertake improvements to its system to accommodate any increased flows as a result of development, for example, channel improvements, the uprating of culverts, increased frequency of maintenance etc.

This procedure still exists and can still be applicable to developments in certain situations but some years ago it became Government policy, including paragraph 169 of The National Planning Policy Framework (NPPF), to mimic natural drainage processes to reduce the effect on the quality and quantity of run-off from developments and provide amenity and biodiversity benefits. This policy is well established in national and local policy, including the District Council policies and the County Council's "Cambridgeshire Flood and Water SPD". Further details can be viewed at the following links:

[Cambridgeshire Flood and Water Supplementary Planning Document](#)

[Surface Water Planning Guidance - June 2021 \(cambridgeshire.gov.uk\)](#)

[Document Part 1.indd \(cambridge.gov.uk\)](#)

As you are aware the County Council, in its role as the Local Lead Flood Authority (LLFA), is the statutory consultee on both surface water drainage and flooding, in respect of "major" developments, and, therefore, its views are relevant when discharging planning conditions.

However, it is appreciated that there are cases where SuDS may not be the most desirable solution and that the LLFA has limited knowledge of the IDB systems and no consenting powers in respect of development within the Board's rateable area, or developments that affect it.

SDP Consulting Engineers (South) has confirmed that the proposed surface water disposal system has been designed in accordance with current national guidance and includes an allowance for climate change and the applicant's consultant advises that the discharge from the site will be attenuated to greenfield rates of discharge for all events up to the 1% Annual Exceedance Probability (AEP) – a 1 in 100 year - event.

Under the Board's byelaws no consent is required for the discharge as a breach of byelaws only occurs if there is an increase in the run-off rate. As there is no increase in the rate of run-off then, theoretically, no improvements are required and no contribution fee is due, however, it is accepted that the receiving watercourse needs to be in a suitable standard to begin with. This is the accepted national approach adopted by IDBs and supported by ADA. However, consent will be required for any outfalls or any other works within the Board's area of byelaw control. Following subsequent discussions with Ramsey IDB further information is currently awaited from SDP Consulting Engineers (South).

### **3. SuDS Management Plan**

As discussed briefly above and in more detail in the "Planning Updates & Consultations" document it is presumed that the Board will require, and are encouraged to protect its interests 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.

The applicant has advised that a management company will be formed to undertake the long-term maintenance of the development.

### **Other Issues**

- a) The developer has asked the Middle Level Commissioners, on behalf of the respective Boards, to advise the District Council that, in respect of surface water disposal, this meets with their approval thus enabling the discharge of the appropriate planning conditions.

### **Would the Board be prepared for the Commissioners to do this?**

- b) If there are any significant issues concerning the proposals both the developer and construction contractor and other parties are prepared to meet to discuss and resolve the Board's concerns.
- c) As discussed above, it appears that the Board's consent may not be required.

The following is an entry from last year's Meeting Report for which further instruction was sought but does not appear to have been received.

Discussions with the relevant parties continue but **in order to guide further discussions, if required, it would be beneficial to receive the Board's opinion and further instruction on the following:**

- a) **If a suitable position concerning the improvement and future maintenance was reached, would the Board adopt the currently unadopted section of watercourse adjacent to and upstream of the Tesco store?**
- b) **As (a) above but instead of adopting the watercourse, would the Board be prepared to maintain it on behalf of the parties concerned?**
- c) **All reasonable maintenance costs incurred by the Board in maintaining this section of watercourse will be paid by the land owners and/or the management company.**

All of the above would be subject to a maintenance plan being agreed by all relevant parties.

*Change of use of land from agriculture to Waste Transfer Facility for the Importation, storage, screening and crushing and recycling of construction and demolition (C&D) waste for exportation for use as secondary aggregates on land to the west of Enterprise Metals, Factory Bank, Ramsey – TEC Groundworks Ltd (MLC Ref No 381)*

The contents of item v) of Minute B.1311 Consulting Engineers' Report, including Planning and Consenting Matters TEC Groundworks Ltd (MLC Ref No 381) – That the proposals put forward by the Developer be rejected.

The current position concerning this site is being ascertained.

## **Former RAF Upwood**

*Mixed Use development of RAF Upwood, Cambs - NTH 051 – Client of BWB Consulting (MLC Ref No 205), Strawson Developments Ltd/Omnivale Ltd (MLC Ref No 217); Strawson Holdings Ltd (MLC Ref No 256) & Evera Homes LLP (MLC Ref No 380)*

Further to the last Board Meeting Report, a meeting was recently held on site to discuss the proposal of an attenuation pond to the south of Ramsey Road, discharging at greenfield rates into Bury Brook.

The submitted engineering details associated with this proposal are currently being considered.

## **Ramsey Heights**

*The erection of 3 detached dwellings with integral garages Mr & Mrs R Ames (MLC Ref No. 337); Mr G Napier and Mr T Farrant (MLC Ref No 353); Hawthorne Properties (MLC Ref Nos 367 & 368) and the erection of detached dwellings with integral garages - Mr & Mrs R Ames (MLC Ref No 348) + Shire Homes & Building Services Ltd (MLC Ref No 366); Client of Stantec (MLC Ref No 365) on land to the north of 215 Ugg Mere Court Road*

### **Hawthorne Properties site (MLC Ref Nos 337, 353, 367 & 368)**

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

### **Shire Homes & Building Services Ltd site (MLC Ref Nos 348, 365 & 366)**

The applicants have been advised that byelaw consent is not required.

*Proposed erection of 2 no dwellings at land north of 180 Ugg Mere Court Road, Ramsey Heights on land to the north of 180 Ugg Mere Court Road – C & D Construction & Developments Ltd (MLC Ref No 343)*

An additional reminder has been sent to the applicant requesting the provision of more information together with the contribution fee. In the absence of this information and payment the consent application remains invalid.

Given the time that has elapsed it is suggested that, if work on the site has not commenced, the application is returned to the applicant.

**In view of the above, the Board may want to consider how it would like to resolve this on-going matter and its further instruction is requested on how it would wish to proceed.**

### **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".

### **High Rainfall Event and Flooding Incident December 2020**

Further to the entry included within the above-mentioned Strategic Planning Consultation Responses document, the MLC's Planning Engineer has been consulted and provided a response on the draft Ramsey FIR, prepared by the LLFA. It is understood that the final report is due to be issued soon.

### **General Advice**

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

- a) R W Blackhurst – An application for byelaw consent for the installation of 8 field underdrain outfalls into the district watercourse between Points 11 and 12 in the New Fen area was recommended for approval.
  
- b) Work has commenced at Ugg Mere Court Road Corner for Cadent Gas to provide protection to their gas main by constructing a cantilevered concrete slab projecting out from the end of the brick arch culvert. Upstream and downstream dams will be required in the Board's watercourse to enable works to proceed and these will be installed during May 2022.

- c) Cornwall and Son – An application for bylaw consent to fill two private watercourses and reprofile and enlarge two existing watercourses in Lotting Fen, Ramsey Heights was recommended for approval.

Consulting Engineer

9 May 2022

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