

## Sawtry I.D.B.

### Consulting Engineers Report – May 2022

#### Pumping Stations

Other than the matters reported below only routine maintenance has been carried out since the last meeting and the pumping plant at each of the stations appears to be in a mechanically and electrically satisfactory condition. Xylem telemetry was installed at all 3 pumping stations during April 2022.

#### Castle Hill

The gearbox was removed, resealed and refitted in August 2021 to stop lower seal oil leaks.

#### Sawtry Roughs

A new control panel by Carlton Controls was commissioned in September 2021 and is working well.

#### Pumping Hours

Pumping Station/ Total Hours Run	Castlehill	Moat Farm	Sawtry Roughs
<b>May 21 – May 22</b>	25 (10520)	85 (8889)	15 (new panel)
Apr 20 – May 21	651 (10495)	675 (8804)	787 (8850)
Apr 19 – Apr 20	352	325	325
Apr 18–Apr 19	23	10	18
Apr 17–Apr 18	175	284	173
Mar 16-Apr 17	108	79	85
Mar 15-Mar 16	51	94	76
Apr 14-Mar 15	162	262	184
Apr 13-Apr 14	195	315	210
Mar 12-Apr 13	356	622	450

#### The Right to Connect

During the passage of the Environment Act through the House of Lords an amendment was sought which aimed to minimise the impact of new housing development on levels of local flood risk and the likelihood of storm discharges of untreated sewerage effluent into rivers and coastal waters. It aimed to ensure housing developers design systems according to a hierarchy of drainage options that seek to reduce to a minimum the volume of rainwater entering combined sewerage systems removing the current “right to connect” to public sewers.

As members of the Cambridgeshire and Peterborough Flood and Water Management (FloW) Partnership the Middle Level Commissioners and their associated Boards/Commissioners have been asked to consider taking the opportunity to write to government and voice concerns over the right to connect for new developments and how this is expected to increase risk in the future. The County Council in its role as the LLFA was going to prepare a letter requesting that the right to connect be stopped, or at the very least that a change be considered, but at this time nothing has yet been received for comment.

Members need to consider that there could be many currently unassessed beneficial or detrimental impacts on the Commissioners'/Boards' systems; the viability of developments, particularly the re-development of sites within older parts of town centres, as the more sustainable discharge points (ie where the system has capacity for extra rainwater discharge) for site drainage could be more costly requiring the provision of significant infrastructure, for example, new surface water sewers, pumping station, outfall structures etc.

**In order to assist further discussion, the Board/Commissioners are asked to consider if they would support removal of the right to connect to public sewers or not.**

### **Planning Applications**

In addition to matters concerning previous applications, the following 26 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>
638	Enquiry	Client of SLR Consulting	Solar Farm	Double Bank Lane, Woodwalton*
639	H/21/00897/HHFUL	Ms Emma Davis	Residence (Extension)	The Briars, Sawtry
640	H/21/00950/HHFUL	Mr M Gray	Residence (Extension)	St Judiths Lane Sawtry
641	H/21/01112/HHFUL	Ms L Louis	Residence (Extension)	Chapel End, Sawtry
642	H/21/01034/HHFUL	Mr J Douglas	Residence (Extension)	Rockingham Road, Sawtry
643	H/21/01335/PMBPA	J & D Close	Residence	Gidding Road, Sawtry
644	Flood enquiry & 21/00805/FUL	Sawtry Parish Council	Leisure (Club House and Changing Rooms)	Straight Drove, Sawtry
645	H/21/01523/HHFUL	Mr & Mrs Jobling	Residence (Extension)	Green End Road, Sawtry
646	H/21/01604/FUL	Elmore & Son	Agricultural (Store)	Conington Lane, Conington
647	H/21/01530/P3JPA	Whitfield Portfolio Ltd	Residential (Change of use of Offices 10 Studio apartments and 4 two storey apartments)	Coppingford Road, Sawtry
648	H/21/01809/FUL	Anesco Ltd	Solar Farm	Double Bank Lane, Sawtry*
649	H/21/01866/HHFUL	Ms A Dodd	Residence (Extension)	Fen Lane, Sawtry
650	H/21/01840/HHFUL	Mr A Kaloul	Residence (Annexe)	Crabapple Close, Sawtry
651	H/21/01920/HHFUL	Ms B Marsh	Residence (Extension)	Green End Road, Sawtry
652	H/21/01421/FUL	Mr I Manning &	Residence	Fishermans Close and High

		Ms J Johnston		Street, Upwood
653	H/21/02046/CLPD	Mr & Mrs English	Residence (Extension)	The Maltings, Sawtry
654	H/21/01902/FUL	Cambridgeshire Constabulary	Learning and non-residential institutions (Training Facilities)	Monks Wood Road, Sawtry*
655	H/21/02062/FUL	Mr J Potter	Residence	Tinkers Lane, Sawtry
656	H/21/02687/HHFUL	Mr Wilkinson	Residence (Extension)	Deerpark Road, Sawtry
657	H/21/02661/HHFUL	Mr R Chiswick	Residence (Extension)	Hill Close, Sawtry
658	H/21/01196/OUT	Mr Endicott	Residential (3 plots)	Fen Lane, Sawtry*
659	H/21/02363/FUL	Mr & Mrs Brown	Leisure ("Glamping" site – 6 Pods)	Farm Red Drove, Sawtry
660	H/22/80056/COND	Mr P Evans	Residential (2 plots)	High Street, Upwood
661	H/21/02697/HHFUL	Mr & Mrs Reynolds	Residence (Attic conversion)	Church Causeway, Sawtry
662	H/22/00651/HHFUL	Mr T Payne	Residence (Extension)	Papyrus Way, Sawtry
663	H/22/80082/COND	Anesco Ltd	Solar Farm	Double Bank Lane, Sawtry*

***Planning applications ending 'HHFUL' relate to Householder applications for Full Planning Permission  
Planning applications ending 'PMBPA' relate to Prior Approval - Agricultural to Dwellings  
Planning applications ending 'P3JPA' relate to Prior Approval – Offices to Dwellings  
Planning applications ending 'CLPD' relate to the Certificate of Lawfulness proposed  
Planning applications ending 'COND' relate to the discharge of relevant planning conditions***

Developments that propose direct discharge to the Board's system are indicated with an asterisk. The remainder propose, where applicable and where known, waste water disposal to soakaways/infiltration systems or sustainable drainage systems.

Some of the above are likely to discharge treated effluent water into the Board's system via Sawtry, Wood Walton or Upwood Water Recycling Centres (WRC).

The following applicants have chosen to use the Infiltration Device Self-Certification or Checking Service 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.

- (a) Mr Chance – Extension at Bedford Way, Sawtry (MLC Ref No 636)
- (b) Mr & Mrs P Ward – Garage at Fen Lane, Sawtry (MLC Ref No 637)

Further to general principles detailed in Minute B.1159 Consulting Engineers' Report, including planning and consenting matters the current position is being ascertained in respect of the following developments:

- *Erection of a single dwelling between 8 and 18 Chapel End, Sawtry – Mrs J Solomon (MLC Ref Nos 344, 366, 428 & 429), Mr J McLelland (MLC Ref Nos 558 & 569) & Claybrook Properties Ltd (MLC Ref No 607)*
- *Developments at Sawtry Community College, Fen Lane, Sawtry - The Governors of Sawtry Community College (MLC Ref Nos 384, 481 & 581)*

- *Construction of sewage treatment works at land off Raveley Road, Woodwalton - Anglian Water Services Ltd (MLC Ref No 447)*
- *Residential development on land between St Andrews Way & Chapel End, Sawtry - Davidsons Developments Ltd (MLC Ref No 456) & Lodge Park Ltd (MLC Ref Nos 525 & 532)*
- *Single storey extension to rear at 8 Tinkers Lane, Sawtry, Mr K Edwards (MLC Ref No 473)*
- *Development at Sawtry Infants & Junior School, Middlefield Road, Sawtry – Kier Construction (MLC Ref Nos 501, 539, 559 & 571) and Cambridgeshire County Council (MLC Ref Nos 512 & 566)*
- *Outline planning application for the erection of up to 295 residential dwellings, access and associated works, all other matters reserved at land south west of Mill Cottage, Gidding Road, Sawtry – Waterman Infrastructure & Environment (MLC Ref No 520); Kier Group (MLC Ref No 524), Bovis Homes Limited (MLC Ref Nos 587, 588 & 589) & Vistry East Midlands (MLC Ref No 626)*

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.**

**Sawtry** (General area rather than parish/town boundaries)

*Residential development off Gidding Road, Sawtry – Bowers Amalgamated Services Ltd (MLC Ref Nos 164), Abbey New Homes (MLC Ref No 169) and Star Homes Builders Ltd (MLC Ref Nos 206, 276 & 294)*

Some members may recall that there was some concern about this re-development of the former Bowers Amalgamated Services Ltd site and the potential adverse impacts on flooding at The Green. Because of this it was originally proposed for the surface water to be discharged into Sawtry Brook via a reinstated connection across the then arable field to the south west of the Deer Park Estate, now the Linden Homes/Vistry site – Bowland Close.

The site was granted various planning permissions by the District Council but it is believed that the main permission was approved in March 2004. Work on plot 2 commenced in March 2007 but the developer became insolvent shortly afterwards and work was not completed.

Further to the Board's 2009 Meeting Report, an enquiry was received from Rose Homes (EA) Limited concerning the further development of this site.

The permission pre-dates the introduction of the Flood and Water Management Act 2010 and it is understood that technically work commenced on site and, therefore, it is believed the imposed planning conditions are relevant to the site.

However, in view of the subsequent development that has occurred along Gidding Road with flooding continuing to occur in and around the village it was considered that the water level and flood risk management element of the proposal needed to be reviewed and, if necessary, re-designed to meet current standards.

It was considered appropriate to seek the views of other relevant parties before providing a response to the potential developer. Both the Chairman of the Board and the Lead Local Flood Authority were of the opinion that in view of subsequent changes to legislation and the increased flood risk due to climate change the proposal should be re-visited to incorporate the most recent available information on flooding. A response from the District Council has not yet been received.

Various submission documents were received from the developer's consultant, MTC Engineering (Cambridge) Ltd [MTC], but the associated payments have not yet been received.

*Re-development of the former Toll Bar Services on land between Toll Bar Way and Great North Road, Sawtry – Cardinal Property Services Ltd (MLC Ref Nos 273, 295, 469, 484, 490), Travelodge Hotels (MLC Ref No 404) & Moto Hospitality Ltd (MLC Ref Nos 469, 592 & 600)*

Further to the last Board Meeting Report, planning permission was granted by the District Council for HDC Ref 19/01445/FUL (MLC Ref No 600) subject to the imposition of planning conditions, including those relating to both surface and foul water disposal.

*Residential development at and to the south of Marshalls Bros Garage, Gidding Road, Sawtry – Client of Royal Haskoning (MLC Ref No 307); Fox Land & Property (MLC Ref Nos 325, 339 & 343) Persimmon Homes (EM) (MLC Ref No 405); Persimmon Homes & Bellway Homes East Midlands (MLC Ref No 409) and Charles Church (East Midlands) (MLC Ref No 439)*

There is nothing further to report on this matter at this time.

*Solar Farm developments on land adjacent to Double Bank Lane, Sawtry - Client of SAT Ltd (MLC Ref No 435) & Solar WW Ltd (MLC Ref Nos 443 & 460) + Client of SLR Consulting (MLC Ref No 638) & Anesco Ltd (MLC Ref Nos 648 & 663)*

Further to previous meeting reports, details have been received for the construction of a 20MW Solar Farm with transformers, a substation, security fence and gate and other associated infrastructure, including vehicular access on land to the north west of Red House Farm.

It is proposed that there will be a discharge of 6.4 l/s for a 1% Annual Exceedance Probability (AEP) event, a 1-in-100-year event, from an area of hardstanding of 0.04ha, housing the sub-station.

Members will be aware of the problems with flooding having been experienced in the area and the influence that the Board's highland brooks have on the Commissioners' Catchwater Drain and are reminded that no increase in rates or volumes of flow will be recommended for consent as this is likely to have detrimental consequences on both the Board's and Commissioners' systems.

In an effort to reduce any increased rates of run-off created by the proposal it is suggested that a small bund, with a suitable overspill, is formed to contain the flows on site as best as possible.

The Agent has also advised that the proposal involves fencing within the Board's 9.0m wide maintenance access strip which form the eastern and western boundaries of the site. The consent applications are currently awaited.

**In order to assist further discussion and the issuing of consents, the Board is asked to provide instruction on how it would wish us to proceed in respect of the above development.**

*Development at Burghmont Farm, Glatton Road, Sawtry – Mrs N Eastwood (MLC Ref No 454) and Mr Eastwood (MLC Ref No 632)*

Discussions with the applicant commenced as part of a post-application consultation during June 2021. The plans provided show the private access discharging into an adjacent roadside watercourse via an on-site attenuation pond which should reduce any adverse impacts on the local water level management system but further details are still awaited.

*Proposed residential development to the north west of Copins Close, Shawley Road, Round Hills Way, Fairfield Close and Salters Way and south west of Glatton Road, Sawtry – Client of Waterman Infrastructure & Environment (MLC Ref No 548) & Larkfleet Homes (MLC Ref Nos 553, 564 & 623)*

Further to the Board's last Meeting Report, planning permission was granted by the District Council for HDC Ref 20/01407/OUT (MLC Ref No 523) subject to the imposition of planning conditions, including those relating to both surface and foul water disposal. It is pleasing to note that a condition relating to long term maintenance arrangements for the surface water drainage system (including all SuDS features) was also included.

However, the Decision Notice did not include a suitable informative or Drainage Note advising the applicant of its duties under both the relevant Byelaws and the Land Drainage Act. It is therefore hoped that discussions with the applicant's engineering consultant will continue as the development progresses.

*Erection of industrial buildings on land north of St Andrews Nurseries & east of the Old Great North Road, Sawtry - Spirotech Group Limited (MLC Ref Nos 565, 622 & 635)*

Further to the Board's last Meeting Report, the Phase 1 building has been erected and the attenuation pond, which will discharge into the Commissioners' Catchwater Drain and not into the Board's system, has been dug.

An application for discharge consent has been received and includes the temporary discharge of treated foul effluent water into the Catchwater Drain. Concerns have been raised about this and these issues are being discussed with the relevant parties.

It is currently proposed that, in the longer term, the foul water system serving the site will be connected to the public sewer system and discharge into the Board's Sewer Drain via Sawtry WRC.

**Wood Walton/Monks Wood** (General area rather than parish/town boundaries)

*Developments at Cambs Constabulary Police Training Centre, Monks Wood Road, Sawtry – Cambridge & Peterborough Fire Authority (MLC Ref No 578) and Cambridgeshire Constabulary (MLC Ref No 654)*

A post-application consultation request has been received from Ingleton Wood Architects, the agents acting on behalf of Cambridgeshire Constabulary. The proposal is to provide additional training facilities through a combination of refurbishment of existing buildings and new build accommodation. The surface water disposal for the whole development is to be redesigned and will discharge to the existing watercourse at greenfield rates, using on-site storage. The calculations provided by the agent are currently being checked to ensure that the discharge for a 1% Annual Exceedance Probability (AEP) event, a 1-in-100-year event, plus an allowance for climate change can be stored on site.



Extract of Ingleton Wood drawing MONKS-IWD-XX-XX-DR-A-2500

**The Raveleys** (General area rather than parish/town boundaries)

*Residential Development on land at The Paddock, Raveley Road, Great Raveley – Mr K Robinson (MLC Ref No 422) & Optimum Land & Property Ltd (MLC Ref Nos 474, 556 & 612)*

The District Council's Simple Search webpage continues to advise that the planning appeal is "In Progress".

**Upwood** (General area rather than parish/town boundaries)

*Development at 65 High Street, Upwood – Mr & Mrs P Day (MLC Ref Nos 494), Mr & Mrs Evans (MLC Ref No 545) and Mr P Evans (MLC Ref Nos 594 & 660)*

A discharge of planning conditions application, including conditions C6 (management of surface water disposal) and C12 (access with drainage) has been submitted to the District Council and is currently in progress.

Longer serving members will recall the problems associated with the existing pond that date back to the early 1990s. Whilst this site is outside of the Board's rateable area and, therefore, really a matter for the LLFA, the pond outfalls into an adopted public surface water sewer, the discharge from which enters the Board's system via a watercourse to the south of Helens Close.

**Conington** (General area rather than parish/town boundaries)

*Erection of an Agricultural Building on field west of Water Tower, Conington Lane, Conington – Elmore & Son (MLC Ref No 646)*

A planning application has been submitted to and is currently being considered by the District Council in respect of a new agricultural building to the west of the Commissioners' Catchwater Drain.

The Planning, Design and Access Statement Version A dated 25<sup>th</sup> June 2021, prepared by Fisher German LLP property consultants and chartered surveyors, which forms part of the submission documents, advises that the building covers 0.09ha. but a plan of the proposal infers that the total impermeable area created could be approximately 0.40ha.

Item 5.7 advises that:

“To the east of the site there is a drainage channel controlled by the Middle Level Commissioners, as such their standing advice has also been considered. The required maintenance strip has been considered in the siting of the development and the necessary clearance can be demonstrated. The surface water drainage will be directed to an existing drainage channel running alongside the nearby hedgerow, which feeds into an attenuation pond to the south west of the site. This is within the applicant’s ownership and therefore they will be responsible for its ongoing maintenance.”

However, no details concerning the specific location, design or capacities have been provided, therefore, it is not possible to assess any adverse impacts on either the Board’s or the Commissioners’ systems.

### **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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