

Warboys, Somersham & Pidley I.D.B.

Consulting Engineers Report May 22

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 appears to be in a mechanically and electrically satisfactory condition.

Acre Fen

The steel tank enclosure protecting the pump is corroding and consideration should be given to repairing/replacing it and fencing the site to prevent vandalism.

High Fen

The new control panel and weed screen cleaner are working well. The weed screen cleaner is now due its first service which is required to keep the CW warranty valid.

The cost would be £1350 and members are asked to confirm their agreement to an order being placed accordingly.

Pump 2 was installed in 1989 and last overhauled in 2009 and consideration should now be given to replacing it.

Puddock

Pump 2 continues to operate with the Moisture Ingress Sensor (MSI) unit defeated and a recent test of the motor windings showed no further deterioration in its insulation resistance. Both pumps, which were manufactured in 1992, are operating well but, due to the age of these pumps, consideration should be given to their replacement.

Diversion of Fenton Lode/Fillenhams Drain, Chatteris (Dents Diversion)

There have been no reports of items requiring remedial works at this time. The thorough and detailed inspection of the diversion remains outstanding, but subject to the availability of the relevant parties, will be undertaken in the next few weeks to ensure that any slippage in the banks, slip stability or other issues are raised and dealt with whilst there are sufficient funds available before the Agreement and Performance Deed terminates in 2023.

Planning Matters

In addition to previous planning matters, the following 27 new development related matters shown below have been received and, where appropriate, dealt with since the last meeting:

MLC Ref.	Council Ref.	Applicant	Type of Development	Location
1173	F/YR21/1134/F	Mr & Mrs Prior	Residence	Doddington Road, accessed from Albert Way, Chatteris
1174	H/21/02169/HHFUL	Miss L Branch	Residence (Extension)	Puddock Road, Warboys
1175	H/21/80326/COND	Stratton Oakmont Properties Ltd	Residential (2 plots)	Warboys Road, Pidley
1176	H/21/02191/FUL	Mr J Rigby	Commercial (Extension)	Parkhall Nurseries & Garden Centre, Parkhall Road, Somersham
1177	F/YR21/1224/RM	Persimmon Homes East Midlands	Residential (Up to 248 plots)	Doddington Road, Chatteris*
1178	H/21/02282/HHFUL	Mr D Newman	Residence (Extension)	Fen Road, Pidley
1179	F/YR21/1269/F	Mr N Watters	Residential (2 plots)	Puddock Pumping Station, Forty Foot Bank, Ramsey
1180	F/YR21/1288/F	Mr B Beaney	Residential (3 plots)	London Road, Chatteris
1181	H/21/02099/HHFUL	Mr D Gilder	Residence	Puddock Road, Warboys
1182	F/YR21/1346/F	Mrs H Carver	Residence (Annexe)	Honeysome Road, Chatteris
1183	Enquiry	Client of Stopford Energy & Environment	Flood Risk Assessment	Warboys Landfill Site, Puddock Hill, Warboys
1184	H/21/02154/FUL	Mr Austen	Residence (Extension)	Warboys Road, Pidley
1185	F/YR21/1385/F	Mr P Manko	Residence (Extension)	Willey Terrace, Chatteris
1186	F/YR21/3140/COND	Persimmon Homes East Midlands	Residential (Up to 248 plots)	Doddington Road, Chatteris*
1187	H/21/02500/FUL	Mr A Spencer	Agricultural (Barn extensions)	Parkhall Road, Somersham*
1188	H/21/02727/HHFUL	Mr M Pollard	Residence (Extension)	Fen Road, Pidley
1189	F/YR21/1531/F	Mr E Payne	Residential (2 plots)	Chapel Lane Chatteris
1190	H/21/02734/HHFUL	Ms R Moor	Residence (Extension)	New Road, Tick Fen, Warboys
1191	H/21/02795/FUL	Cambridgeshire County Council	Residence (Replacement)	Dunkirk Drove, Somersham*
1192	H/22/00221/HHFUL	Mr Parish	Residence (Annex)	Mill Green, Warboys
1193	F/YR22/0173/F	Mr A Chapman & Miss L Lenton	Residence (Extension)	Westbourne Road, Chatteris
1194	H/22/00182/AGDET	R & S Clark Farming Ltd	Agricultural (Storage)	Short Drove, Somersham*
1195	H/22/00049/HHFUL	Mr & Mrs Wall	Residence (Extension)	Puddock Road, Warboys
1196	H/21/02861/FUL	Mr P Casey	Gypsy/Traveller (6 pitches)	Parkhall Road, Somersham
1197	F/YR22/0252/F	Karl Jackson	Residence (Garden room/store)	George Way, Chatteris
1198	H/22/00093/HHFUL	Ms Hugill	Residence (Annexe)	Bank Avenue, Somersham
1199	H/22/00565/AGDET	K R German & Sons	Agricultural (Irrigation reservoir)	Fen Road, Pidley

Planning applications ending 'HHFUL' relate to Householder applications for Full Planning Permission
Planning applications ending 'COND' or 'DISC' relate to the discharge of relevant planning conditions
Planning applications ending 'RM', 'REM' or 'RMM' relate to reserved matters
Planning applications ending 'AGDET' relate to Agricultural Determination

Developments that propose direct discharge to the Board's system are indicated with an asterisk. The remainder propose, where applicable and where known, disposal to soakaways/infiltration devices or other sustainable drainage systems. All the applicants have been notified of the Board's requirements.

Mr Moor chose to use the Infiltration Device Self-Certification or Checking Service for surface water disposal from New Road, Tick Fen (MLC Ref No 1190) 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.

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.

- *Developments at Lower End Farm, Puddock Road, Warboys – P. K. Raynham (MLC Ref No 377) and C A Agriculture Ltd (MLC Ref Nos 908 & 1085)*
- *Industrial/Haulage Yard at Fenton Way, Chatteris (MLC Ref No 529); Erection of a vegetable processing building and formation of balancing pond – Client of Grounds & Co (MLC Ref No 627); Allpress Farms Ltd (MLC Ref No 638); Erection of warehouse with offices and business units on land west of Fenton Way, Chatteris - R W Simpson Ltd (MLC Ref No 644) & Produce World Ltd (MLC Ref Nos 770, 776, 777, 1097 & 1098)*
- *Haulage yard; aggregates storage area & sales use; inert waste & soil recycling operations; and a lean-to extension to existing buildings accommodating an ancillary office, welfare facilities & storage uses at Furlong Farm, First Furlong Drove, Chatteris – Mandley Brothers (MLC Ref Nos 718, 944 & 981)*
- *Developments at Manchetts Transport, Heath Road, Warboys – Manchetts Transport (MLC Ref Nos 519, 540, 569, 684 & 1000)*
- *Residential Development involving demolition of existing storage building on land west and south of 74 West Street, Chatteris – Client of LK Consult Ltd (MLC Ref No 742), Land Planning Partnership Ltd (MLC Ref No 826), WS Sandbach Ltd (MLC Ref No 928) & 4 Real Developments Ltd (MLC Ref No 1075)*
- *Erection of a garden centre (with restaurant area) with 2.2M (max height) fence and gates involving the demolition of existing sheds, greenhouses, and single-storey elements to 134 London Road, Chatteris – Miltons (Wallpapers) Ltd (MLC Ref Nos 888 & 969)*
- *Residential development on land south of 8 - 59 Fairbairn Way, Chatteris – Alan Bartlett & Sons Ltd (Chatteris) (MLC Ref Nos 890 & 1020)*
- *General purpose agricultural store on land to the south west of Hazeldene, Puddock Road, Warboys - Mr S Wilcox (MLC Ref Nos 956 & 1099)*
- *Proposed pig rearing units and associated anaerobic digestion plant at 1 Colne Fen Farm, Chatteris Road, Somersham – Client of RM ASSOCIATES (MLC Ref No 961) and A & E G Heading Ltd (MLC Ref No 993)*

- *Environmental Permit Application EPR/KB3199AV/A001 for treated effluent discharge at Hayden House, High Street, Pidley - Mr D Bird (MLC Ref No 966)*
- *A pair of dwellings on land adjacent to Copper Beeches, Warboys Road, Pidley - Mr J Simons (MLC Ref Nos 1008, 1050 & 1089)*

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 they would wish us to proceed.

Chatteris

Mixed Use Development on land at Tithe Barn Farm and south east of London Road, Chatteris [South Chatteris (strategic allocation)] - Hallam Land Management Ltd (MLC Ref Nos 481, 537 & 562)

Further to previous Board Meeting Reports a virtual meeting attended by the relevant parties, including the Chairman and Vice-Chairman of the neighbouring Sutton & Mepal IDB together with the Middle Level Commissioners’ Planning Engineer, has been held. From this, and the subsequent information received, it appears, according to the Board’s records, that this development abuts but is currently outside of the Board’s catchment.

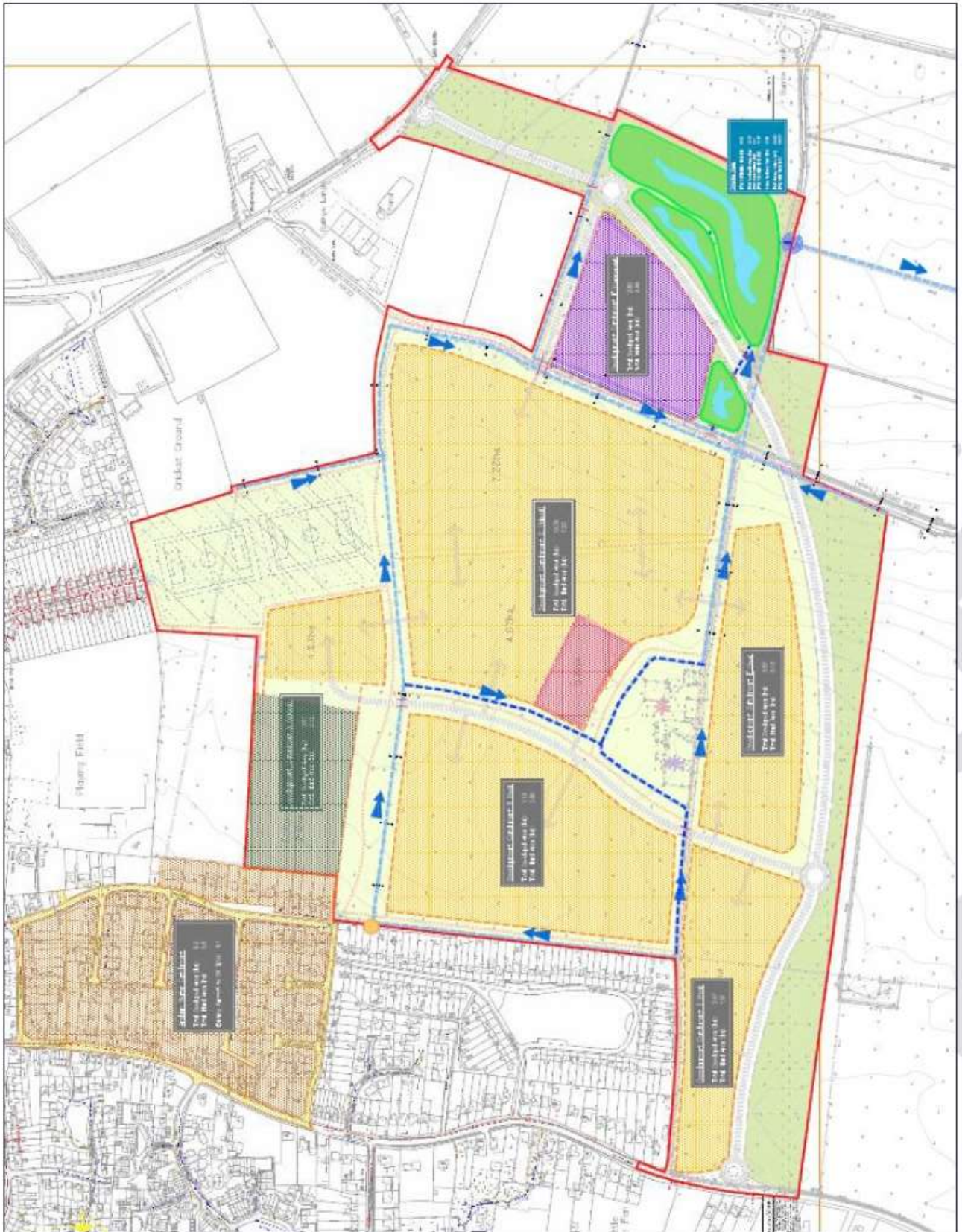


Figure 1-1: Extract Illustrative Surface Water Drainage Strategy Plan ref 10048-DR-02 Rv05

The Board's position in respect of surface water disposal will be reviewed as the development progresses.

Residential development on land east of Llanca, Huntingdon Road, Chatteris – Mr B Biggs & Mr J Biggs (MLC Ref No 468), Bexwell Tractors (MLC Ref Nos 607 & 739) and HB Villages Developments Ltd (MLC Ref Nos 943, 973 & 977)

The current position is being ascertained.

Development at Womb Farm to the south west of Doddington Road, Chatteris - Colliers CRE (MLC Ref No 524), Triman Developments (UK) Ltd (MLC Ref No 528), Client of Haskoning DHV UK Ltd (MLC Ref No 1036), Barmach Ltd (MLC Ref No 1040), Triman Developments (UK) Ltd & Robertson Strategic Asset Management Ltd (MLC Ref No 1066)

An approach has been received from Persimmon Homes East Midlands concerning the development of this site which is beside Fillenhams Drain/Dents Diversion.

Members will be aware that the site is within both the Board's rateable area and that of the neighbouring Nightlayers IDB and that during previous discussions it had been agreed that surface water would be directed to the Board's Fillenhams Drain whilst the treated foul effluent water would discharge into the Board's system via AWSL's Nightlayers Fen WRC.

In order to assist further discussion, the Board is asked to confirm its approval of the actions taken and provide instruction on how it would wish us to proceed.

Haulage yard; aggregates storage area & sales use; inert waste & soil recycling operations; and a lean-to extension to existing buildings accommodating an ancillary office, welfare facilities & storage uses at Furlong Farm, First Furlong Drove, Chatteris – Mandley Brothers (MLC Ref Nos 718, 944 & 981)

The current position concerning the discharge from an attenuation pond and the laying of concrete at the site is being ascertained.

Development on land to the south of 19 Blackmill Road, Chatteris - Mr B White/DBM Landscapes (MLC Ref Nos 874 & 893) & Mr V Salisbury (MLC Ref No 1159)

Further to previous Board Meeting Reports, this planning application was refused planning permission due to issues related to sustainable travel.

Erection of 6no single storey dwellings comprising of 2 x 2-bed and 4 x 3-bed; change of use of office building (LB) to 2-storey 5-bed dwelling involving part demolition of Listed Building and demolition of warehouse and buildings at 22 London Road, Chatteris – GKL Residential Developments Ltd (MLC Ref Nos 1037, 1169 & 1171)

The current position is being ascertained.

New Advanced Engineering Training Centre at Chatteris Engineering Works off Honeysome Road, Chatteris – Stainless Metalcraft (Chatteris) Ltd (MLC Ref Nos 1117 1123 & 1161)

Members will recall that there were several issues concerning development within the Board's 9.0m wide maintenance access strip which the Board wishes to reinstate as a result of this development.

Both this and another related encroachment issue are currently being discussed with the parties involved.

Warboys

Developments at Wilsons Orchard, Fenside Road, Warboys - DRA Fabb (MLC Ref Nos 504, 533, 951, 1079, 1151 & 1152)

The appropriate documentation required by the Board concerning surface water disposal has not yet been received.

Erection of 2 No. Buildings to form 4 No. Industrial Units and single storey extension to existing buildings at Cromwell House, Heath Road, Warboys – Cromwell Fire Ltd (Mr T Struggles) (MLC Ref No 1103)

Further to previous Board Meeting Reports, this planning application was refused planning permission by the District Council due to several issues not related to the Board's interests.

Fenton

Erection of 9 dwellings with garaging and parking following the demolition of the existing industrial buildings at land north east of The Laurels, Fenton Road, Fenton – Mr Augstein (MLC Ref No 1052)

According to HDC's Public Access webpage this application is still "In progress".

Pidley

Residential development on land at Vernon Motors, Warboys Road, Pidley - Vernon Motors Ltd (MLC Ref No 436), Mr & Mrs V Van Der Gaag (MLC Ref No 1059) & Qualitect Construction (MLC Ref No 1165)

According to HDC's Public Access webpage the application is "In progress".

Residential development on land to the west of Richmond Lodge, Fen Road, Pidley - Mr Hopkins (MLC Ref Nos 907, 936, 980 & 1104) & Mrs Bradshaw (MLC Ref No 1060)

Further to the last Board Meeting Report, the previously requested information has not been received from Partners in Planning & Architecture Ltd, Mrs Bradshaw's agent, concerning the capacity of the balancing pond and the Board has been asked how it wishes to approach this matter, as no response has been received it is presumed that the Board is content with the proposal.

Somersham

Application for outline planning permission for up to 145 dwellings and associated access, all other matters reserved on land north of the bank at land north of 16 The Bank, Somersham – Client of Waldeck Consulting (MLC Ref No 1045) and Larkfleet Homes (MLC Ref Nos 1058 & 1084)

Some occasional discussion has occurred concerning this proposed development the application for which is pending consideration.

Members may be aware that this site is shown within the Board's "highland" catchment with its rateable boundary forming the eastern boundary of the site. For this reason, it was previously understood that the site discharges into the Board's system and land levels would infer that this is the situation.

However, the Environment Agency's Cranbrook Drain is in close proximity to the site on the southern side of Chatteris Road and is of concern to the local residents.

In an effort to try and clarify the position, a copy of a plan showing the extents of the Cranbrook Drain catchment was requested from the Environment Agency. This plan infers that the site is within the Cranbrook Drain catchment but it also shows areas of the Board's rateable area around the Thornhill Farm/Turkington Hill area within this catchment.

Some more involved discussion and inspections may be required to clarify the position.

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 Board's behalf, in respect of the following:

- (a) After the sale of Puddock Pumping Station, proposals have been submitted to modify the buildings for two residential properties. The Board has been approached to consider the disposal of surface water and treated effluent from the properties into the Board's watercourse (MLC Ref No 1179). This will require laying two discharge pipes across the Board's land between the concrete road and conifers at the rear of the site, cutting a hole through the steel piles of the inlet headwall and discharging into the Board's watercourse. The drawing overleaf shows the proposed route of the two pipes and the discharge point. The Board will receive the usual development contribution for the surface water and treated effluent discharge but also needs to consider any cost that the Board wants to charge for use of its land for the purpose of installing pipes and the use of the wingwall as a discharge point.

18 May 2022

Consulting Engineer

Warboys, Somersham & Pidley (333)\Reports\May 22

