

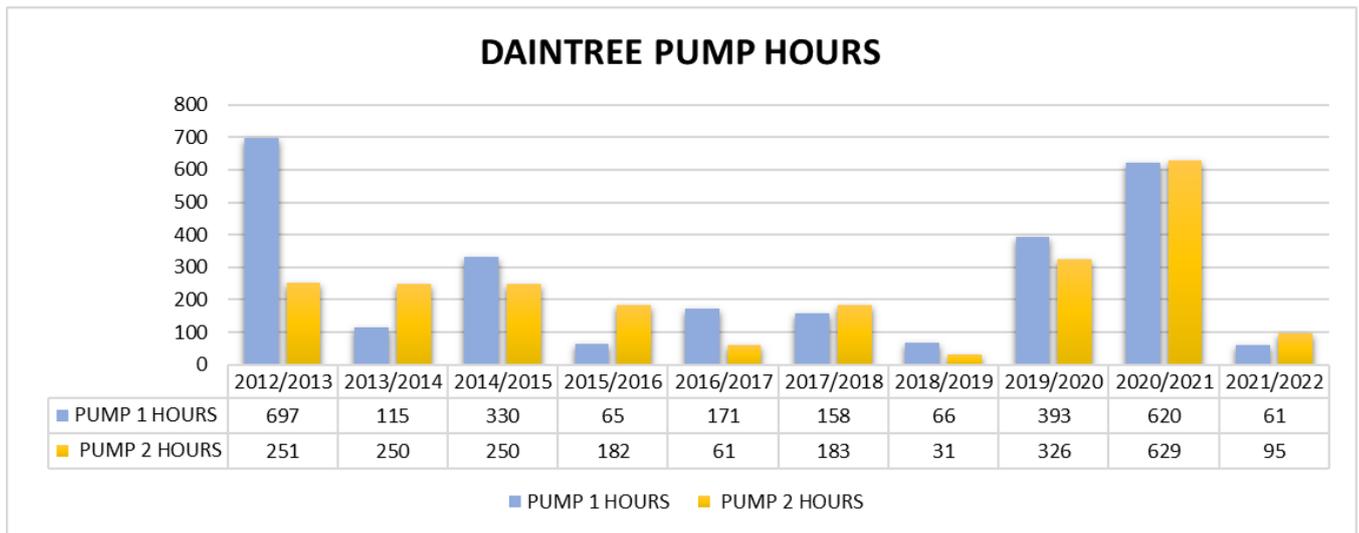
Ramsey Fourth (Middlemoor) I.D.B.

Consulting Engineers Report – June 2022

Pumping Stations

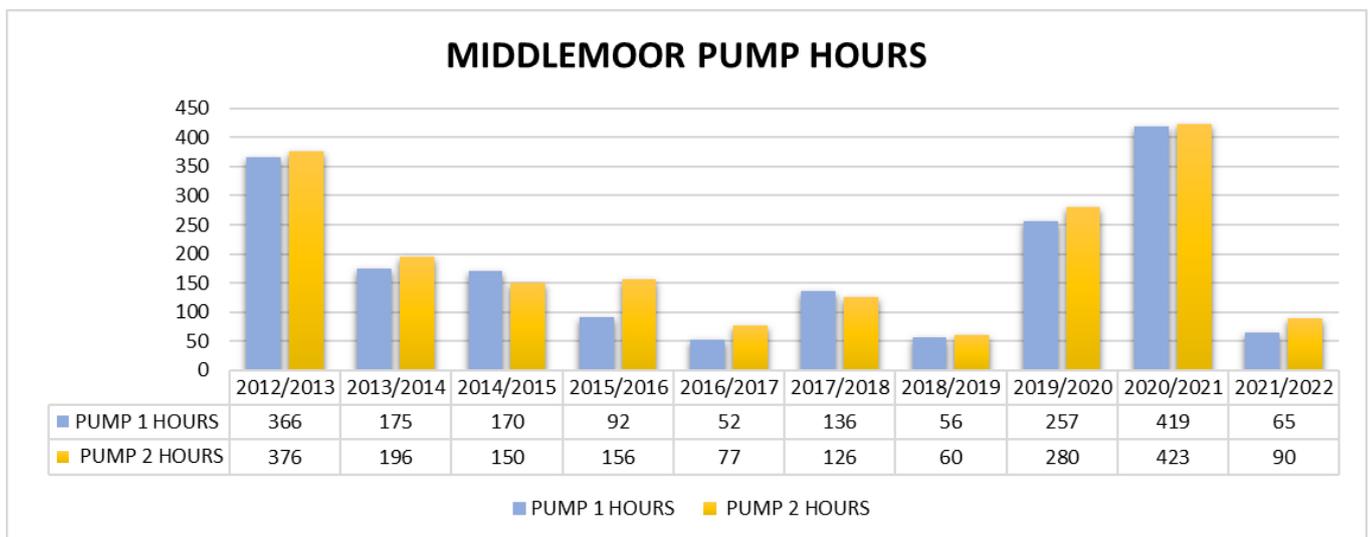
Other than any matters described below or previously reported to the Board, only routine maintenance has been carried out since the last meeting.

Daintree



Middlemoor

The new pump 2 was commissioned in July 2021. Pump 1 was installed in 1999 and has to date not been overhauled. However, its insulation resistance remains satisfactory. The syphon breakers on both pumps are sticking and would benefit from an overhaul.



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 is asked to consider if it would support removal of the right to connect to public sewers or not.

Planning Applications

In addition to matters concerning previous applications, the following 15 new development related matters have been received and, where appropriate, dealt with since the last meeting:

<i>MLC Ref.</i>	<i>Council Ref.</i>	<i>Applicant</i>	<i>Type of Development</i>	<i>Location</i>
263	H/21/00562/REM	Mr R Steele	Residential (6 plots)	Herne Road, Ramsey St Marys
264	H/21/00715/HHFUL	CCC	Alteration and extension including demolition of existing conservatory	Daintree Road, Ramsey St Marys
265	H/21/00808/HHFUL	Mr W Hind	Residence (Extension, loft conversion demolition and erection of new detached flat roofed garage, new access)	Ashbeach Drove, Ramsey St Marys
266	H/21/00999/HHFUL	Mr Z Sokolowski	Residence (Extension)	Herne Road, Ramsey St Marys

267	H/21/01193/HHFUL	Mr V Woodward	Residence (Extension)	Daintree Road, Ramsey St Marys
268	H/21/00697/OUT	Mr S Lancaster	Residential (4 plots)	Herne Road, Ramsey St Marys
269	H/21/01377/FUL	Mr D Wright	Residence	Herne Road, Ramsey St Mary
270	H/21/01645/FUL	Mr T Knowles	Residence	Daintree Road, Ramsey St Marys
271	H/21/01819/HHFUL	Mr Harlock	Residence (Extension)	Herne Road, Ramsey St Marys
272	H/21/02319/FUL	Mr & Mrs C Dyer	Residence	Oilmills Road, Ramsey Mereside
273	H/21/02211/HHFUL	Mr & Mrs S & L Powell	Residence (Extension)	Herne Road, Ramsey St Marys
274	H/21/02652/FUL	Mr & Mrs C Dyer	Residence	Oilmills Road, Ramsey Mereside
275	H/21/2580/HHFUL	Mrs Axon	Residence (Car port extension to existing garage)	Herne Road, Ramsey St Marys
276	H/21/01990/OUT	Mrs R Cullum	Residence	Oilmills Road, Ramsey Mereside
277	H/21/02669/HHFUL	Mr P Cossey	Residence (Annexe)	Daintree Road, Ramsey St Marys

***Planning applications ending 'RM', 'REM' or 'RMM' relate to reserved matters
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.

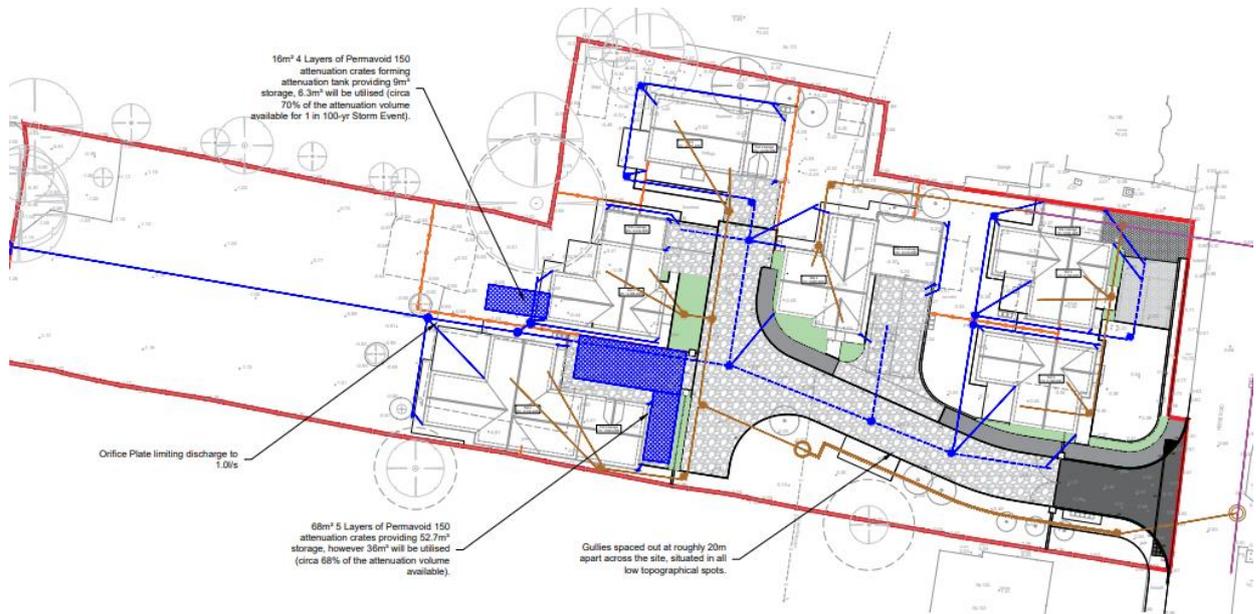
Demolition of existing structurally unsound dwelling and erection of new detached family dwelling and associated works at 497 Oilmills Road, Ramsey Mereside - Ms Lorna Hyndman (MLC Ref No 237)

Further to the last Board Meeting Report, an Infiltration Device Self-Certification form has been completed, and, in doing so, the applicant has agreed that if the device was to fail in the future the landowner would be liable for any remedial works to rectify the situation. Foul water from this property is dealt with on site via an existing septic tank.

Demolition of existing bungalow, erection of dwellings and alterations to access at 161 Herne Road, Ramsey St Mary - Mr P Stratton (MLC Ref Nos 176, 188 & 242)

Since the last Board Meeting Report, planning permission was granted by the District Council for the most recent planning application submitted for this site, HDC Ref 21/00562/REM (MLC Ref No 263). Details on the planning portal show that the proposal is to attenuate surface water on site, with a discharge of 1 l/s to the ditch to the west of the development.

However, the agent has not yet sent these details to the Engineering Department to be considered.



Extract of Parsons drawing 20134-11, Rev P4

Proposed Residential Development off Middlemoor Road, Ramsey St Mary – Solas Development Services/V E Parrott (Oakley) Ltd (MLC Ref No 180), Luminus Homes (MLC Ref No 207) & Chorus Homes (MLC Ref No 259)

Further to the last Board Meeting Report, outline planning permission was granted to Chorus Homes Group Ltd, formerly Luminus Group Ltd, by the District Council for the most recent planning application submitted for this site, HDC Ref 17/00630/FUL, MLC Ref No 207.

Relevant documentation associated with the development including applications for consent have been received from Chorus Homes Group Ltd's engineering consultant, the Wormald Burrows Partnership Limited. The documentation showed that the soakaways for the nine proposed dwellings and access road are sufficient to cater for a 1-in-100-year storm with 40% for climate change. A Byelaw Consent application was also received for an access culvert serving the development site. Consent was issued by the Clerk to the Board in August 2021. Confirmation has been received from the agent that there will be access to the private ditch to the east of the development for maintenance purposes.



Extract from Wormald Burrows drawing number E3894/500/M

Residential development following demolition of existing outbuildings at land adjacent 233 Oilmills Road, Ramsey, Mereside - Mr P Mossman (MLC Ref Nos 197, 200 & 223)

The position is currently being ascertained with the applicant.

Proposed replacement dwelling at Rorkes Drift (Mis Jones) Farm, Oilmills Drove, Ramsey Mereside, – Miss J Freeman (MLC Ref No 203) & Mr Christopher Coombs (MLC Ref No 256)

Further to the last Board Meeting Report, 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.

Change of use of agricultural land to create a Community Recreation Ground at land between Harebell Close and Holme Road, Ramsey St Marys – Ramsey St Marys Village Trust (MLC Ref No 219)

Following a delay, the recommendation associated with the encroachment application for the footbridge and associated works adjacent to the Board's Drain was issued in August 2021.

Demolition of existing barns and erection of a dwelling at land west of The Poplars, Daintree Road, Ramsey St Marys - Mr S Bowen (MLC Ref No 245)

An application for discharge consent was received from the new landowners, to discharge treated surface water to the ditch at the south of the development via a small package treatment plant. A Byelaw Consent request was also received for the installation of a headwall relating to this discharge. The Clerk to the Board issued consent in May 2022, and details of the soakaway that is proposed to deal with the surface water from the new dwelling is currently awaited.



Extract of drawings provided by the applicant

Extension to an existing industrial unit and new warehouse storage facility for this essential engineering business manufacturing and supplying packaging for the food industry at Unit 2, rear of 263 Oilmills Road, Ramsey Mereside – HD Precision Engineering (MLC Ref No 253)

Further to the last Board Meeting Report, 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.

Development Contributions

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

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) Mr Charlie Saunders – An application for byelaw consent for the installation of 31 Field underdrain outfalls into district watercourses in the Middle Moor area was recommended for approval.

Consulting Engineer

7 June 2022

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