



29 September
2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

S/2553/16/CONDH – Ward Linton / Parish Linton (Land Off Horseheath Road)

Proposal: Submission of details required by condition 12 (foul water drainage) of planning permission S/2553/16/OL for outline planning application with all matters reserved for up to 42 dwellings and allotments (not less than 0.45 hectares)

Applicant: Croudace Homes

Key material considerations: Foul Water Drainage and Neighbour Amenity

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: 9 September 2021

Application brought to Committee because: The application is one that in the opinion of officers, in consultation with the Chair and Vice-Chair, should be determined by Committee because of special planning policy considerations, the complexity of the application, the application is significant and / or of strategic importance to an area beyond both specific site and parish

Presenting officer: Karen Pell-Coggins

Executive Summary

1. The application seeks to agree the foul drainage details in relation to condition 12 of planning consent S/2553/16/OL for the erection of up to 42 dwellings on the site and allotments.
2. The foul drainage system will consist of discharge of foul drainage from the dwellings via foul water sewers to a private foul pumping station which would

then direct the flows via foul water sewers towards manhole 1801 in Lonsdale to connect to main foul sewerage system.

3. The concerns from the Parish Council and local residents in relation to the method of foul drainage and the impacts upon the foul drainage system and the amenities of existing and new dwellings is noted.
4. However, the Council's specialist advisors and statutory consultees consider the foul drainage scheme to be acceptable and it would not result in significant harm to the quality of water resources or adversely affect the amenities of neighbours of the existing or new dwellings.

Relevant planning history

5. **S/4418/19/RM** - Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S/2553/16/OL for the erection of 42 dwellings including the provision of 0.45ha for allotments - Approved
6. **S/2553/16/OL** - Outline planning application with all matters reserved for up to 42 dwellings and allotments (not less than 0.45 hectares) - Appeal Allowed

Planning policies

7. **South Cambridgeshire Local Plan 2018 Policies**
CC/7 Water Quality
HQ/1 Design Principles
SC/10 Noise Pollution
SC/14 Odour and Other Fugitive Emissions to Air
8. **Supplementary Planning Documents (SPD's)**
Cambridgeshire Flood and Water - Adopted November 2016
Greater Cambridge Sustainable Design and Construction - Adopted January 2020
9. **National Policy**
National Planning Policy Framework (NPPF) 2021
National Design Guide 2019

Consultation

10. **Anglian Water** – No reply but see below.

Previous comments: -

No objections.

Response to Linton Parish Council Drainage Consultant's Report - Assessment of Foul sewerage facilities in Linton Village August 2016

Anglian Water was consulted on both planning applications for Land Off Horseheath Road Linton and Bartlow Road, Linton. We can confirm that there is a capacity to accommodate the foul flows from both developments. We note that both planning applications were approved by the Local Planning Authority South Cambridgeshire with drainage conditions applied to the decision notices. Anglian Water works closely with the Local Planning Authority and the developer to ensure that the approved drainage strategy is complied without causing detriment to our network and to the local area.

We have checked the reported incidents to Anglian Water for this area. We can confirm that our field technicians who visited the area have investigated these issues accordingly and resolved them on site. We can confirm these issues within our foul network were related to blockages in our foul network which are caused by non-flushable items being flushed into our network. These items can cause issues and prevent the foul sewerage flows from moving within the network causing blockages until our field technicians from our operations team do visit the affected area and flush the network.

Our network capacity assessment is based on the number of dwellings as well as the applicant's drainage strategy such as the point of connection and the proposed discharge rates. Our engineers when carrying out their capacity assessment take into account the additional foul flows from the proposed development to be discharged into our network. They also take into account the existing developments and local growth in the area as well as any incidents of flooding that are network capacity related incidents. The available capacity within the network and within our water recycling centre will be dependent upon the development proposal, location of any connection point and proposed discharge rates proposed by the applicant.

Please note we don't take into account the incidents of flooding that are not related to capacity in our network such as blockages caused by non-flushables, tree roots, operational maintenance issues and surface water flooding. Such incidents need to be reported to our operation team on 0345 714 5145. During the heavy rainfall storm events our foul drainage network may become overwhelmed with the sudden surge of surface water caused by heavy rainfall which can enter our network for not having anywhere else to drain. These incidents are also not related to capacity in our network.

Response to Linton Parish Council response to the above

We can confirm that our senior engineer has reviewed the assessment supplied to the parish by A E Designs and we made the following observations

In general the flow rates used are substantially higher than we would use to determine demand loading. Although Sewers for Adoption is a recognised standard the flow rate employed (4000 lts/house/day) is a factored value rather than a limit state parameter. It is used to ensure sufficient allowance is made for areas of uncertainty in design when considering the most appropriate minimum pipe size. It is not intended as representative of actual demand.

In evaluating actual demand ahead of flow measurement, our practice is to base the initial assumptions on the values derived from our observations of water consumption, occupancy and asset performance. We refer to this in our minimum asset standards (MAS) and calculate the base dry weather flow value as follows:

Occupancy rate of 2.35 people per dwelling
Consumption rate of 125 lt/head/day
Diurnal peak factor of 2.12
Infiltration allowance of 25%

These represent an average of values across our region.

Whereas using the Sewers for Adoption rate produces a peak dry weather flow of 0.046 l/s per property, the MAS calculation for demand is 0.008 l/s per property.

There is in general, a pronounced diurnal pattern in demand flow from residential areas. Consequently sewerage is designed to allow for a degree of flow balancing. Therefore, along with the instantaneous flow rate when assessing capacity, we also consider the volumetric loading in cubic metres over a given time (eg. m³/hr or m³/day).

In this context the 10-fold disparity between our average observed volumetric loading and that extrapolated from the Sewers for Adoption rate becomes very significant.

11. **Drainage Officer** - No objections, as amended.

Information has been supplied to confirm the outstanding points raised. The foul water scheme shall be constructed and maintained in full accordance with submitted information supplied on 10 December 2020.

The foul water pumping station is still within close proximity of a dwelling, whilst this may have the potential for smell nuisance this is outside of our remit to comment on.

Previous comments: -

Croudace Drainage Statement referenced DES/035/410 (C) and dated July 2020 has been reviewed.

The Croudace Drainage Statement appears to propose a private foul water pumping station with 24 hour storage capacity and telemetry system 'which will provide the management company with a direct contact should a failure occur'.

The foul water pumping station will discharge at a yet to be agreed rate to an existing foul water public sewer manhole within the neighbouring Lonsdale Estate.

Confirmation of the private pump station rate that has been agreed with Anglian Water is required.

Consideration of the risk of flooding following failure of the on-site pumping station and how this risk will be managed - supported by calculations - is required.

Detailed construction drawings of the proposed foul water drainage system and onsite pump station are required.

Confirmation that an agreement has been made with the necessary landowners/consenting authorities to cross third party land is required.

A Management and Maintenance Plan for all proposed drainage features that are to be adopted and maintained by a third party management company is required.

Please submit the MicroDrainage Network Model for the foul water drainage network.

With reference to Appendix G (Foul Water Drainage Strategy) of the Drainage Statement, the minimum distance of the private foul water pumping station to habitable buildings appears to be around 2.5m. Sewers for adoption guidance indicates 15m may be more appropriate to minimise the risk of odour, noise and nuisance. Please provide justification for the distance of the private foul water pumping station to any habitable buildings

12. **Environment Agency** – From the information available the associated pumping station appears to be located within floodzone 1, low risk, not floodzone 2 as has been suggested.

We are unable to recommend the discharge of Condition 4 for the following reason. We support your SuDS engineer's comments and await the applicant response.

13. **Environmental Health Officer** – No objections, as amended.

Accepts that the noise is unlikely to be an issue given the attenuation that is likely to be achieved through the siting of the electric pump in the underground concrete tank.

In relation to the odour, a pump rate of 2 or 3 a day is unlikely to allow septicity to occur whilst it is waiting to be pumped (particularly as it will be diluted material with other waste water such as baths, sinks, showers, etc.) and it is accepted that it is unlikely that odour nuisance will occur.

Previous comments: -

I understand a number of concerns have been raised by local residents and Linton parish council concerning the suitability of the proposal, citing amongst concern, issues of noise and odour. In response, I make the following comments.

Noise

The applicant has not provided any details of the noise that may arise from the equipment or how this will be attenuated. Whilst I do not feel it necessary for a full noise survey to be undertaken, some information concerning the noise levels from the pump (or any other significant noise contributors) would be useful as well as the expected attenuation any housing would provide could allow me to ensure that these concerns are unlikely to affect local residents to the proposal.

Odour

Generally speaking, odour may arise from pumping stations if the waste is allowed to go septic. Whether this material is likely to go septic will depend on multiple factors including how often the pumping station discharges into the mains sewer, whether any chemical dosing is undertaken as well as the concentration of waste to the water. It would be useful for the applicant to confirm how they calculate the capacity of the pumping station and how frequent they estimate that the waste will be pumped.

14. **Lead Local Flood Authority** – The condition application is for the discharge of a foul condition, which we do not comment on. As stated in our previous response, the application does not appear to have any surface water flood risk or drainage implications therefore we have no comments to make.
15. **Linton Parish Council** – Objects to the application, as amended.

Letter received 23 July 2021

Linton Parish Council have grave concerns regarding your consideration of LPC comments, which appear to be being ignored or not treated with due seriousness. Also, weight appears to be given to information that is based on inconsistent drawings, out-dated, inaccurate or inappropriate. We request that the conditions for drainage schemes, surface water and foul water conditions are re-considered and that your objections to these are re-instated.

Following the heavy rainfall of 20th July 2021 which, although not unprecedented, has served to highlight the special issues of flooding in this village, LPC request a full inquiry into flooding and a moratorium on development and the use of SUDs schemes. The inadequacy of the sewage system and poor maintenance of drains are contributing factors to the flooding. The need to review the systems that affect the village and lead to the problems have been seen so clearly over the past few days and solutions need to be found. These are issues that LPC has been raising for many years.

Please see comments previously raised by LPC on SUDS and surface water drainage schemes. These include:

- i) Inadequate porosity and infiltration tests - wrong time of year, inappropriate sites, following long dry spells, unable to repeat accurately due to changed surface and substrate of test holes.
- ii) The routes of surface water flooding - down spine roads, following contours rather than the route that developers would like them to follow
- iii) Historic flooding levels
- iv) Local knowledge of flooding routes and levels of water.
- v) Inadequacy of flood prevention measures such as loss of bunds as shown in the OL applications
- vi) Inaccurate EA flooding maps, or the wrong/outdated/inaccurate maps being used.
- vii) Conflict between plans and drawings in different applications.
- viii) Impact of balance ponds and hard structures on the landscape
- ix) Failure to take into account the cumulative effect of development on the drains.

Full details are in the comments submitted by LPC to the applications and amendments.

LPC has not been given the right of response and in a number of cases has only discovered retrospectively that the specialist drainage report that the planning condition was based on has been ignored.

The parlous state of the foul water and sewage systems have been repeatedly raised. The cumulative effect of development and additional pressure on the system has been ignored. The disputed calculations of Anglian Water appear to have over-ridden the LPC commissioned engineering reports, the informed comments of our own engineers on LPC and consultants, in making decisions on development.

In the documents recently forwarded to LPC as part of the appeal process. we see that a document has been used to inform the decision to remove the LLFA objections to the Bartlow Road drainage scheme. This probably refers to work done on the river around 1968. This work would have been done by the EA and is probably the cement lining of the river to change the drainage through the village near the High Street bridge and Dog and Duck. This did not change the floodplain or affect the river near the development sites; it merely turned a section of the rare chalk stream into a drainage channel (work that is currently being reviewed with a view to returning the stream to its natural state). Being so far downstream, there is no effect on the development site.

Later work, by LPC, has helped restore the floodplain (helped by a grant from SCDC) but this is again downstream of the development site and has no bearing on flooding or surface water drainage in that area. In fact we are acutely aware that the development sites could undo the work done by LPC to protect the village, FYI all this work by LPC was advised by experts and appropriate authorities and with full permission.

The points raised by the developer that these works have any bearing on flooding on site is refuted. The surface water flooding schemes proposed by the

developers would add to flooding problems in the village, downstream and the state of our rare chalk stream.

The unique geological, geographical and flooding sensitivity of Linton need to be fully understood and the proposals of the developers reviewed - current housing development is not appropriate and not sustainable. Linton is in a river valley with a rare chalk stream. It can flood from the river, from surface water and also from the gravel beds beneath the village. It lies over a main aquifer which, like the river, may be full or nearly dry due to over abstraction; a sensitive area. This, combined with a dated sewage system, already at overcapacity, leaves us vulnerable to climate changes or even seasonal changes - the latest flood is nothing new.

If developers would design houses suited to needs, in appropriately small numbers and with proper provision for the welfare of neighbours and the situation, then they might be acceptable. As it is, a full review of housing development and its effects on the established community need to be re-considered and the development proposals rejected.

For the moment we need building work to be stopped at Horseheath Road, and any supposed pre-commencement work to be forbidden at Bartlow Road.

It is clear that the drainage and foul water schemes for both sites are not appropriate, will not work, are detrimental to the village and will add to the long-term problems of Linton.

NB A recent short burst of heavy rain had the Horseheath Road "balance pond" overflowing, flooding neighbouring gardens and houses in Lonsdale, and causing flooding downstream into the village. The developer saw fit to pump out the pond into the yellow pipe leading to the manhole on Bartlow Road (not currently a permanent connection, and one that LPC object to most strongly) the result was, as expected, muddy water and grit flooding out near the Fire Station. This is what will happen should a permanent connection be made, though then it will be sewage that floods out. The capacity of the system cannot cope with additional waste added to the Bartlow Road manholes, as LPC have said repeatedly.

Comments on application

Please read in conjunction with the comments on S/4418/19/CONDD, Foul Water Pump. The recent amendments/information only refer to noise and odour (relying on manufacturer assertions rather than data) but LPC now comment on the drainage scheme.

LPC are aware that a connection has been laid to the Lonsdale manhole, for which SCDC approval has not been given, indeed this connection has been specifically objected to by LPC, as it links to the already over-capacity Bartlow Road sewer pipe (see below and also the Bartlow Road development).

Anglian Water has been cavalier, if not negligent, in its assessment of the connections, and hold vicarious responsibility and would be liable should the foul water scheme fail.

When this condition came to LPC for comment, we responded (along with the Sustainable Drainage Engineer) that there was insufficient information to give fully informed comments. We now submit comments on the (still incomplete) information that has been submitted.

A drainage layout is included which gives insufficient detail regarding the route of the foul water drains and how they might link to the main sewer (the 6 inch victorian pipe) , which runs down Bartlow Road. The link across the easement is not drawn nor is the link to the main sewer. It appears that the link to the village sewage system is expected (by the developer) to be via the manhole in Lonsdale that then links to the already overburdened sewer on Bartlow Road. This is not acceptable and the condition should be refused.

i) The sewage pipe is planned to go through the "easement" of the SCDC Ransom Strip to link to the already-overburdened Lonsdale manhole. This is not part of the original plan and has not been sufficiently assessed i.e. in conjunction with the overall sewage system.

ii) This will then link to the 6inch Victorian sewer on Bartlow Road; a link expressly forbidden in the Bartlow Road development due to lack of capacity. Since that OL application, there have been several infill houses and extensions that also feed into this sewer pipe. However, the connection at Lonsdale has not been evaluated to consider the additional burden.

LPC request that Anglian Water is engaged in discussion regarding the connection of this development to the sewage system via Lonsdale.

iii) We do not contest that there is capacity at the pumping station and sewage treatment works at Cow Gallery Woods, west of Linton. However, we do argue that the pipes and drains through the village are already at or over capacity (development in Linton includes recent infill areas, house expansion and other outline planning applications, not considered by the reports)

iv) Linton Parish Council commissioned an independent report on the state of the drains on the western side of the village (AE Design report to be sent through to be considered with LPC comments). Our expert refutes the patency of the existing drain network.

v) The recommendations of the AE Design Assessment of Foul Water Sewerage Facilities in Linton Village in August 2016 concluded that the foul water main from this area into the village was the worst part of the village's pipework, 'in a parlous configuration' and should not be put under additional stress by being added to. The report identified that these sections through the village had insufficient capacity to convey the loads, had poor velocity and were unable to self-cleanse. The charts referred to in Appendices show these sections failed as they were already at over capacity of 105% to 134% and had varying slopes of between 1in5 and 1in75, all of which failed.

vi) The concern of LPC is that our expert is correct and that the High Street and historic core of the village will have to be dismantled (most houses in the Special Conservation Area have cellars and fragile foundations or baseplates) in order to accommodate larger pipes to carry the foul waste generated by the

development. The pipework from this site does not just lie under the modern developments of the 1970's, as shown in both the analyses, but also under the historic core of the village - the Outstanding Conservation Area with the highest density of listed buildings in Cambridgeshire and its narrowest High Street.

vii) The difficulties of installing new sewer pipes across the Recreation ground at the west of the village show how problematic it would be and the disruption that would be caused to the village to improve the sewage system to cope with the burden of the development.

viii) The Diocese report (for the OL application) and Anglian Water do not assess the capacity of the main village drainage, only the local capacity close to the point of connection. Our expert assessed beyond this, where the old village main drain is undersized and defective. A connection to a different sewage pipe is required.

ix) Recent moderate rainfall caused the contents of the Victorian sewer to overflow near the Fire Station (a regular event) the odour of sewage overspill was obvious and lasted for days. If this happens now, how much worse will it be when the additional houses (recent infill and being built) and this estate are added to the over-capacity system?

Please also see the comments on the Bartlow Road development which also contest the use of the Bartlow Road sewer for their estate.

Previous comments on the application: -

Concerns remain due to the proximity of the pumping station to houses with issues of noise, odours and loss of amenity (nuisance). This is placed at the area of the site that is prone to flooding, in SPZ2. Overflow or flooding from the foul sewage would contaminate the SUDS pond and the aquifer (which supplies our drinking water), immediately below or to Lonsdale. Please see previous comments, which still stand.

Please see Appendix A for a copy of the comments in relation to application S/4418/19/CONDD.

Please see Appendix B for a copy of the comments in relation to the Bartlow Road development.

Report from Linton Parish Council Drainage Consultant - Assessment of Foul sewerage facilities in Linton Village August 2016

The extant foul sewerage that may serve the proposed development is currently (allowing for variations in the assessment and discharge units calculations) delicately balanced between sufficiency and failure. Any loading additions to the sewerage under review should demonstrate the suitability of the extant installation. In particular, flow additions from surface water highway drainage and informal connections should be fully investigated before any drainage infrastructure proposals are offered.

From the desktop assessment carried out using Anglian Water sewerage data it is considered that the extant sewerage should not be further stressed by additional connections.

Please see Appendix C for a full copy of the above report.

Response to Anglian Water's response to report

We disagree with the contents of your letter and do not accept the assessment of capacity of the foul water system at that end of the village. The capacity to accommodate the foul flows from these developments is strongly doubted, knowing the parlous state of the sewerage system in this area (see the report of AE designs and that SCDC has previously identified Lonsdale as an area where drains are a problem). Since that report more housing has been linked to the Bartlow Road pipe, with more small developments to come, exacerbating the issue of over-capacity.

Neither the surface water drainage nor the foul water conditioning (for either Horseheath Road or Bartlow Road developments) have been approved by the Local Planning Authority. Without this approval Anglian Water must not allow the proposed connections to be made. Nor can the planning process be circumvented by the developer adding the sewer linkages to TTRO submissions. The approval of conditions by the LPA is a requirement that takes precedence over any "approvals" given by Anglia Water. The drainage strategies have not been approved nor the conditions complied with.

You refer to the reasons for blockages. The network would not block if the gradient and flow through the system were sufficient to cope with what is put into the system. It is evident that the diameter of the pipe and self-cleansing velocities are inadequate to deal with even the current input.

LPC would like to see the calculations and assessments that have been made that lead them to consider that the connections are suitable. We consider your capacity assessment to be flawed.

We note that surface water flooding has not been taken into account, as you have acknowledged.

This is a particular problem in Linton due to its situation in the Granta Valley, with water from the hills surging into the village; these are now a regular feature of our climate. As you state, the foul water system may become overwhelmed by the surface water floods. This will enter your system as there is nowhere else for it to go, and surely must be taken into account when making your assessments as this is part of the required capacity of the network.

The various incidents of flooding (pluvial, fluvial and upward through the gravel beds) have been regularly reported and are subject to investigation and discussion with the LLFA and EA. The incidents of overflow due to heavy rainfall, which then goes into the drains and sewers are definitely related to

capacity in the network- sewage overflow from the inadequate pipes is hardly a new thing in Linton.

You note that Anglian Water "don't take into account incidents of flooding. ..caused by heavy rainfall which can enter the network for not having anywhere else to drain".

The principle of using SUDS schemes to deal with surface water flooding is that there is a natural watercourse to take the overflow, otherwise this is discharged into the sewage system.

SUDS maintenance will be undertaken by Anglian Water "From the end of the intermediate SUDS management area, where the adoption break point is identified and agreed ...up to the point where flows infiltrate into the ground, flow into a watercourse or enter the sewer network (Anglian Water Services Limited "Towards sustainable water stewardship" - Sustainable drainage systems (SUDS) adoption manual). The SUDs schemes to deal with surface water flooding do not meet conditions and have not been approved.

There is no natural watercourse for overflow on Horseheath Road - Martins Lane is not a watercourse but a footway and lane - so not to be considered as a natural watercourse for overflow, as the developer seems to consider. The overflow of surface water will join the already over-capacity sewer at Bartlow Road, causing sewage overflow.

There are clear issues with any of these end-points - the natural watercourse does not exist and the sewers are already overburdened. Dealing with this overflow is an issue for Anglian Water to deal with, and which has not been taken into account.

The attachment of more sewers to the current system is not acceptable.

Representations from members of the public

16. Two representations have been received from local residents. A summary of the concerns is set out below. A full copy of the representations can be viewed on the Council's website.

17. **7 Lonsdale**

Concerns in relation to the capacity of the package pump system, venting of the system, health hazards from aerosol and other vented sewer gas, siting of the pump, noise, and lack of a health risk assessment. Alternative routing should be considered along with the need for additional sewer capacity.

18. **13 Lonsale**

Concerns in relation to the method of foul drainage and siting of the storage tank and resulting noise and smells. More logical to drain direct to the south.

The site and its surroundings

19. The site is located outside the Linton development framework and in the countryside. It is situated to the south of Horseheath Road, east of Lonsdale and north of Martins Lane, Harefield Rise and Kenwood Gardens.
20. The site measures approximately 2.8 hectares in area and formerly comprised open agricultural land. The land falls north to south and east to west. Construction on the approved development of 42 dwellings and allotments has commenced.
21. The site is located in Flood Zone 1 (low risk). The land within the south western corner of the site and some properties in Lonsdale to the south west of the site are subject to the risk of surface water flooding.

The proposal

22. The proposal seeks to discharge condition 12 of planning consent reference S/2553/16/OL dated 14 March 2018 in relation to foul water drainage of the site.
23. The full wording of the condition is set out below.

No development shall take place until details of a scheme for foul water drainage have been submitted to and been approved in writing by the Local Planning Authority, and including arrangements for subsequent management, and the details shall be implemented as approved and in accordance with an agreed programme.

24. The foul water drainage strategy for the site is discharge from the dwellings via a network of sewers to a private foul pumping station on the northern part of the public open space on the south western part of the site and then to manhole in Lonsdale and the main public sewer.

Planning Assessment

25. The key issues to consider in the determination of this application relate to impact of the method of foul drainage upon the foul drainage system and the impact of the method of foul drainage upon the amenities of existing neighbours and the occupiers of the new dwellings.

Foul Drainage System

26. The pumping station would be underground. It would have a capacity of 24,480 litres and would accommodate 150 litres per person for 24 hours storage in accordance with Building Regulations Part H requirements. It would be pumped 2 to 3 times per day. A telemetry system would be installed which

will provide the management company with a direct contact should a failure occur. The pumping station will be set to a rate agreed by Anglian Water at 5 litres per second.

27. The effluent will be then pumped through a rising main that will be laid within the footpath of the main estate road and pass between plots 33 and 34 and across land owned by SCDC before outfall to a break chamber and then to a gravity sewer that connects into an existing manhole (MH 1801) within Lonsdale. This will then connect to the existing main foul water sewer system on Bartlow Road.
28. Anglian Water has confirmed that there is adequate capacity within the system for the foul water flows from development at this site and the proposal would not be detrimental to the foul sewerage network or the local area. The method of calculation is based upon actual demand taking into account the development proposal, location of any connection point and proposed discharge rates together with initial assumptions on the values derived from our observations of water consumption, occupancy, asset performance and volumetric loading over a given time. This is different to the calculation from the Parish Council's Drainage Consultant that has assessed the capacity with regards to the rate in the Sewers for Adoption document which produces a higher rate as it is based upon design uncertainties. This is explained further in the response to the Parish Council's Drainage Consultants report from Anglian Water in paragraph 10. It has also been confirmed that the combined impact of foul drainage from this site and the Bartlow Road site has been taken into consideration.
29. The Drainage Officer has advised that the method of foul water disposal is acceptable based upon the detailed information, drawings and calculations submitted for discharge to the foul pumping station and its connection to the main foul sewer.
30. The Drainage Plan shows the route of the system from the foul pump to the manhole in Lonsdale where it joins the existing system. The Drainage Statement Anglian Water Pre Planning document in the appendices shows the route of the existing system from Lonsdale towards Bartlow Road.
31. Surface water from the site will be discharged by infiltration methods to a basin within the southern part of the public open space. This is subject to a separate application under reference S/2553/16/CONDO.
32. Sudden rainfall that may discharge into the network is an existing situation and not as a result of the development.
33. The foul drainage scheme is acceptable and is not considered to adversely affect the quality of water resources.
34. The proposal would therefore comply with Policy CC/7 of the Local Plan.

Neighbour Amenity

35. The foul pumping station would be sited approximately 29 metres from the existing dwelling at No. 7 Lonsdale, approximately 32 metres from the existing dwelling at No. 9 Lonsdale, approximately 4 metres from the new dwelling on plot 31, approximately 17 metres from the new dwelling on plot 20, and approximately 23 metres from the new dwelling on plot 8. It would be sited approximately 14 metres from the boundary of the existing dwelling at No. 7 Lonsdale.
36. Whilst it is acknowledged that the pumping station would be situated closer to the dwelling on plot 31 than the 15 metres to dwellings distance recommended if it was to be adopted by Anglian Water, an assessment of the impact upon the amenities of existing dwellings and occupiers of the new dwellings has been carried out.
37. The Environmental Health Officer has not raised any significant concerns in relation to noise or odours as a result of the siting of the foul pump station and its management and maintenance.
38. Noise from the pump would be limited given that it would be underground and encased by concrete that would provide appropriate attenuation measures.
39. Odours from the pump are not likely to be septic given that it will be pumped 2 to 3 times per day and the waste would be diluted by wastewater.
40. A formal health and safety risk assessment of the foul drainage options for the site is not required. The Council has to consider the application as submitted prior to any consideration of any alternative schemes.
41. The siting of the foul pump is acceptable and would not adversely affect the amenities of neighbours of the existing or new dwellings.
42. The proposal would therefore comply with Policies HQ/1, SC/10 and SC/14 of the Local Plan.

Planning Balance and Conclusion

43. The concerns from the Parish Council and local residents in relation to the method of foul drainage and the impacts upon the foul drainage system and the amenities of existing and new dwellings is noted. However, the Council's specialist advisors and statutory consultees consider the foul drainage scheme to be acceptable and it would not result in significant harm to the quality of water resources or adversely affect the amenities of neighbours of the existing or new dwellings.

Recommendation

44. Officers recommend that the Planning Committee accept the following foul drainage details but do not formally discharge the condition as the development has commenced.

Response to Condition 12 foul water planning consultation comments from Chris Gray on 08/09/2020 (REF:S/2553/16/CONDH)

E-mail dated 29 March 2021 from Croudace Homes

Drainage Calculations

Anglian Water letter dated 13 August 2020

Foul Pump Station details

Drawing numbers:-

035/032 Revision G	Drainage Layout
035/042	Foul Water Pumping Station Detail
035/345	Drainage Maintaining Body Plan
5.3-01	Access Point (Type H)
5.3-06	GRP Inspection Chamber (Type J)
5.3-07	Manhole Concrete Ring (Type M)
5.3-08	Manhole Concrete Ring (Type N)
5.3-11	Pipe Bedding Detail

Background Papers

Planning applications S/2553/16/CONDH, S/2553/16/OL, S/4418/19/RM and S/4418/19/CONDD.

Appendices

Appendix A: Linton Parish Council comments in relation to application S/4418/19/CONDD.

Appendix B: Linton Parish Council comments in relation to the Bartlow Road application.

Appendix C: Report from Linton Parish Council Drainage Consultant - Assessment of Foul sewerage facilities in Linton Village August 2016

Report Author:

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