



Planning Committee Date Report to	16 June 2022 South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference Site	S/2553/16/CONDQ Land Off Horseheath Road
Ward / Parish Proposal	Linton/Linton Submission of details required by condition 12 (Foul water drainage) of outline planning permission S/2553/16/OL for 42 dwellings and allotments (not less than 0.45 hectares)
Applicant Presenting Officer Reason Reported to Committee	Croudace Homes Stephen Kelly/Karen Pell-Coggins The proposed drainage solution crosses Council owned land for which an easement has been granted
Member Site Visit Date Key Issues	N/A 1. Foul water drainage 2. Neighbour amenity
Recommendation	APPROVE

1.0 Executive Summary

- 1.1 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.
- 1.2 A similar application reference S/2553/16/CONDH was refused permission at the April committee meeting and further information has been submitted as part of this application to address the reasons for refusal.
- 1.3 The foul drainage system comprises a privately maintained foul sewer draining to an underground tank with a twin pumped rising main connecting the tank to the adopted foul water sewer at manhole 1801 in Lonsdale. The application is accompanied by a technical report prepared following the earlier refusal by Campbell Reith on behalf of the applicants.
- 1.4 Officers have met with nominated representatives of the Parish Council and their response is awaited. It is anticipated however that the earlier concerns from the Parish Council in relation to the method of foul drainage and the impacts upon the foul drainage system and the amenities of existing and new dwellings will remain.
- 1.5 Statutory consultees have nevertheless considered the most recent submission and 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.

- 1.6 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

- 2.1 The site is located outside the Linton development framework and in the countryside. It is situated to the south of Horseheath Road. It measures approximately 2.8 hectares in area and formerly comprised open agricultural land. The land falls north to south and east to west.
- 2.3 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.
- 2.4 Residential properties are situated to the north on Horseheath Road, south in Harefield Rise, south west in Martins Lane, and west in Lonsdale. Agricultural land is situated to the east.
- 2.5 Construction on the approved development of 42 dwellings and allotments is well underway with a number of properties subsequently occupied.

3.0 The Proposal

- 3.1 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.
- 3.2 Condition 12 states:
- 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.*
- 3.3 The applicants originally submitted details of the foul drainage proposals in 2020. The sewer runs from the homes have subsequently been installed and connected to the private foul pumping station which is located on the northern part of the public open space. The pumping station tank is located underground and has a total capacity of 24,480 litres which would be able to 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 using one of two pumps installed within the chamber. A telemetry system will provide the management company with a direct contact should a failure of one of the pumps occur. The pumping station will be set to a rate agreed by Anglian Water at 5 litres per second.
- 3.4 The effluent will be pumped from the station 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.
- 3.5 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.
- 3.6 Following refusal of the earlier application, the applicant commissioned Campbell Reith Engineers to report on the design of the system. That report has been submitted with the application. The Planning Authority has also engaged with Anglian Water concerning foul sewage performance in Linton and received an interim report on the ongoing monitoring of the Linton foul water sewers that AW have underway.

4.0 Relevant Site History

- 4.1 S/2553/16/CONDH - Submission of details required by condition 12 (Foul water Drainage) of planning permission S/2553/16/OL for the erection of 42 dwellings including the provision of 0.45ha for allotments - Refused

“The proposed foul drainage details, by reason of the capacity of the receiving foul drainage system which can become overwhelmed by surface water entering the network and the alignment of the sewer connection from the pumping station to the manhole in Lonsdale, will result in an unacceptable risk to water quality locally and will give rise to unacceptable risks of future blockages within the foul drainage system on the site. The proposal is therefore contrary to Policy CC/7 of the South Cambridgeshire Local Plan 2018 which requires the provision of adequate sewerage systems to serve the development.”

An appeal against the decision has been submitted to the Planning Inspectorate.

4.2 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

4.3 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

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance

5.2 South Cambridgeshire Local Plan 2018

CC/7 Water Quality
HQ/1 Design Principles
SC/10 Noise Pollution
SC/14 Odour and Other Fugitive Emissions to Air

5.3 Supplementary Planning Documents

Cambridgeshire Flood and Water - Adopted November 2016 Greater
Cambridge Sustainable Design and Construction - Adopted January 2020

6.0 Consultations

6.1 **Linton Parish Council** – Officers have met with representatives appointed by Linton Parish Council to consider the concerns around the foul sewer system. **Formal comments from LPC are awaited** but it understood that the Parish Council continue to hold concerns about the performance of the foul sewers in the village (and their ability to accept further foul water) and the design and future management of the foul drainage scheme.

- 6.2 **Anglian Water** – Has no objections and advises that the foul water strategy is acceptable. In addition, Anglian Water has shared with the LPA a draft monitoring report outlining the monitoring information arising from three specific locations since October 2021. Whilst the report recognises that further monitoring is required, the report does not indicate significant surcharging within the foul sewer at the monitoring points during the monitoring period.
- 6.3 **Drainage Officer** – Has no objections and advises that the condition was discharged under application S/2553/16/CONDH in our response dated 10/03/2021
- 6.4 **Environmental Health Officer** – Has no objections (previous application comments).

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.

- 6.5 **Lead Local Flood Authority** – Has no objections.

Comments that the application is for the discharge of the foul water condition and does not appear to have any surface water flood risk or drainage implications.

7.0 **Third Party Representations**

- 7.1 A number of representations were received following the earlier refusal of the application in April by potential occupiers of the new homes and the affordable housing provider. These centred upon concerns that the delay in agreeing the condition was preventing occupation of the completed homes and some concerns following the views expressed by the Parish Council. No public consultation has been undertaken in connection with this application to discharge the condition (in line with the Councils Statement of Community Involvement) but some interested parties concerned with the development of the site have been advised of the current application. No submissions have been received to date, but any further comments will be reported to the committee.

8.0 **Member Representations**

- 8.1 Officers have engaged with both Ward Members following the earlier application. No formal response to the application has been made to date.

9.0 **Assessment**

Foul Water Drainage

- 9.1 Policy CC/7 of the Local Plan states that in order to protect and enhance water quality, all development proposals must demonstrate that:
- a. There are adequate water supply, sewerage and land drainage systems (including water sources, water and waste water infrastructure) to serve the whole development, or an agreement with the relevant service provider to ensure the provision of the necessary infrastructure prior to the occupation of the development. Where development is being phased, each phase must demonstrate sufficient water supply and waste water conveyance, treatment and discharge capacity;
 - b. The quality of ground, surface or water bodies will not be harmed, and opportunities have been explored and taken for improvements to water quality, including renaturalisation of river morphology, and ecology;
 - c. Appropriate consideration is given to sources of pollution, and appropriate Sustainable Drainage Systems (SuDS) measures incorporated to protect water quality from polluted surface water runoff.

Foul drainage to a public sewer should be provided wherever possible, but where it is demonstrated that it is not feasible, alternative facilities must not pose unacceptable risk to water quality or quantity.

- 9.2 The previous application was refused on the basis of Parish Council and Member concerns on two matters. Firstly, that the capacity of the receiving foul drainage system in the village was being overwhelmed by surface water entering the network elsewhere and causing surcharging of the system – resulting in floods elsewhere in Linton. This gave rise to a concern that the foul drainage system lacked the capacity to receive additional foul water. Secondly, members expressed a concern about the alignment of the sewer connection from the pumping station to the manhole in Lonsdale – and the risk that it would give rise to blockages.
- 9.3 The proposed scheme has been installed and is unchanged from that considered previously. To address the earlier reasons for the refusal, the applicants have commissioned a further report of the drainage design by Campbell Reith Engineers. They have concluded that the system design has been designed in accordance with Local and National Standards. Their conclusions echo the responses from the Council consultees reported above and consider the specific concerns of the Parish Council regarding the capacity of the foul drainage system, the impact of surface water flows from the site, and the risk of blockages caused by the alignment of the rising main.
- 9.4 Anglian Water has also 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 used by Anglian Water to estimate

foul water flows is based upon actual demand taking into account the development proposal, location of the connection point and proposed discharge rates together with initial assumptions on the values derived from its 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. Notwithstanding the Parish Council's concern on this approach, Anglian Water maintain that the applicant's approach is considered to be acceptable as a means for assessing the capacity requirements of the foul drainage solution.

- 9.5 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.
- 9.6 The Drainage Officer has also 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.
- 9.7 Following the earlier refusal, officers have also sought informal advice from the Council's Building Control service who also confirmed that the design and sewer alignment deployed by the applicants is acceptable, noting along with technical consultees that member concerns about the alignment of the rising main giving rise to blockages is unfounded.
- 9.8 Residents and the Parish Council have observed a number of incidents concerning work on the pumping station/foul sewer in recent months. This has fuelled local concern about the systems performance. The applicants have indicated that they have undertaken a number of investigations (partly in response to the reasons for refusal) and have excavated part of the system to complete the connection between some new homes and the pump chamber. They report that the only unscheduled event arose from 2 separate instances of a blocked pump being caused by inappropriate material being flushed into the system. This caused a blockage to one of the two pumps. In both cases, the SMS messaging system alerted the maintenance contractors, and the blockage was removed and system re-set. The applicants argue that this demonstrates that the system performs as designed.
- 9.9 The surface water drainage proposals for the site have been subject to careful review (and multiple revisions) and, subject to confirmation of specific matters, the Joint Director was given delegated authority to approve those details at the April 2022 planning committee meeting.
- 9.10 Based upon the additional material submitted, commentary and conclusions from the Councils drainage team and Anglian Water, officers therefore consider that the foul drainage schemes impact upon the public

sewers is acceptable and accordingly, would comply with Policy CC/7 of the Local Plan.

Neighbour Amenity

- 9.11 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 9.12 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.
- 9.13 Whilst it is acknowledged that the pumping station would be situated closer to the dwelling on plot 31 than the 15 metres recommended if it was to be adopted by Anglian Water, the impact upon the amenities of existing dwellings and occupiers of the new dwellings has been considered.
- 9.14 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. Concluding that noise from the pump would be limited given that it would be underground and encased by concrete that would provide appropriate attenuation measures.
- 9.15 The Environmental Health Officer also consider that 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. Whilst noting the concerns expressed about this issue, officers are therefore satisfied that the siting/location of the foul water pump and enclosure is acceptable and would not adversely affect the amenities of neighbours of the existing or new dwellings.
- 9.16 The proposal would therefore comply with Policies HQ/1, SC/10 and SC/14 of the Local Plan.

Planning Balance

- 9.17 The earlier 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, for the reasons set out above, 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. The additional information submitted by the applicant also provides additional assurance on the design parameters and design approach deployed. The proposals support the delivery of new homes in the District with a technically suitable foul drainage solution and are accordingly considered to be acceptable.

10.0 Recommendation

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

Review of Drainage Design and Consultation Letter dated 12 May 2022 by Campbell Reith Consulting Engineers

Foul Drainage Statement dated May 2022 by Croudace

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs