

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Planning Committee

9<sup>th</sup> May 2007

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

---

**S/0003/07/F - HISTON**  
**Foul Drain to Serve Proposed Retirement Development**  
**at Kay Hitch Way for Bovis Homes Ltd.**

**Recommendation: Approval**

**Date for Determination: 6th March 2007**

**Notes:**

**This application has been reported to the Planning Committee for determination following deferral at the March meeting.**

**Update**

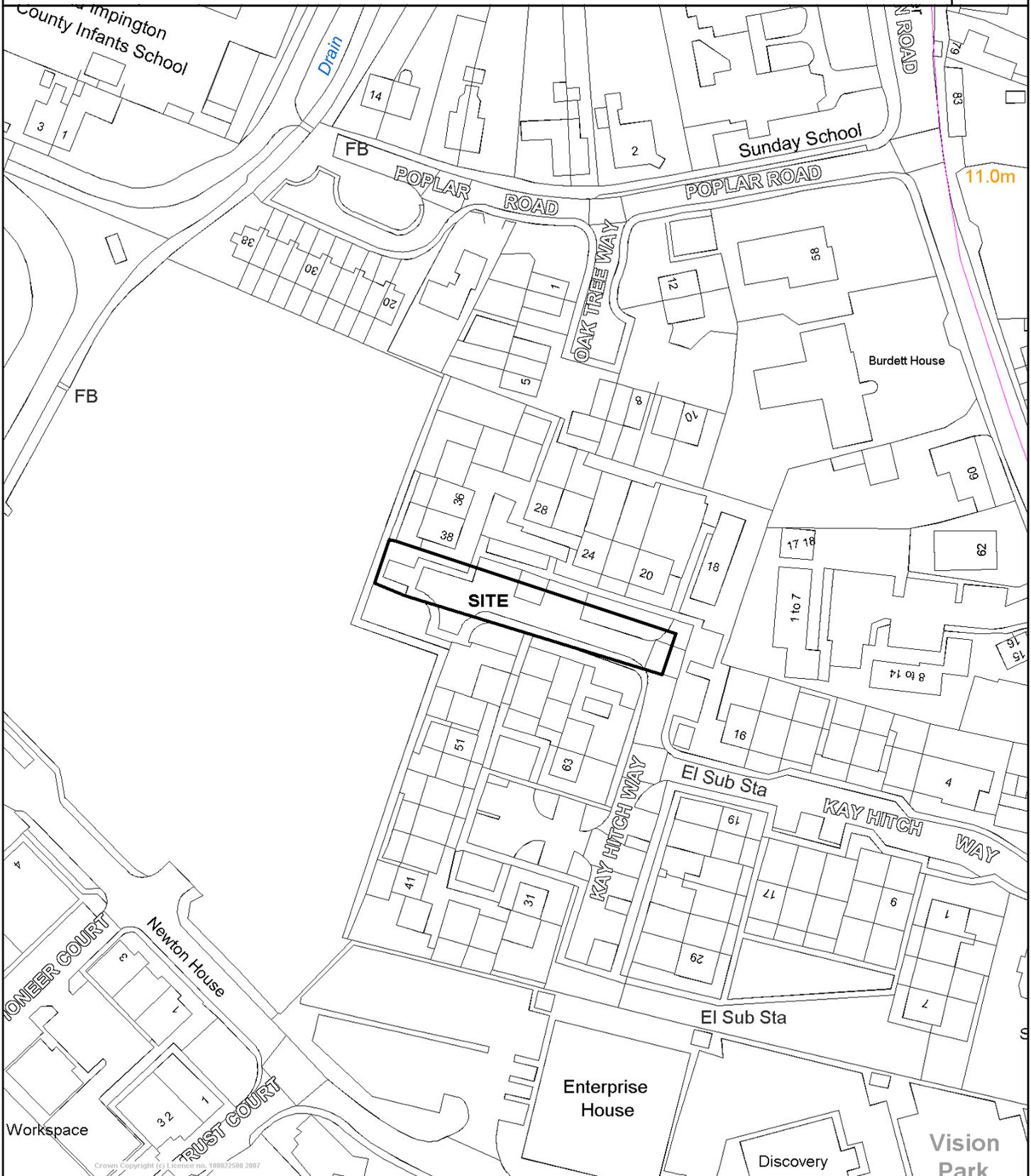
1. Members will recall that this application was discussed at its meeting on the 7<sup>th</sup> March 2007. A copy of the report to that meeting can be found at Appendix One, attached to this report. Members should refer to the earlier report for the full details of the planning application. The Committee decided to defer in order to enable officers and local Members to meet with representatives of Anglian Water.
2. In the intervening period I have attempted to set up a meeting, as requested by Members. A meeting has not been possible, as no-one from Anglian Water has been available (although not necessarily unwilling) to meet.

**Consultation**

3. Further to paragraph two above, a letter has however been received from Anglian Water in response to a letter sent prior to the March meeting. This letter confirms that:
  - (a) Foul flows from the development can be accommodated within the existing public foul system as proposed.
  - (b) The proposed foul water sewer F1-F2 is to be considered for adoption by Anglian Water under a Section 104 agreement.
  - (c) The proposed on-site foul and surface water infrastructure will be private; therefore it is not its responsibility to approve. The appropriate organisation to approve these matters is Building Control and the Environment Agency.

**Representations**

4. The developer has written summarising its position in relation to the planning application:
  - (a) The pump station will not be adopted by Anglian Water.



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 27/4/2007

Centre = 543962 E 262985 N

May Planning Committee 2007

- (b) The station will be regularly maintained by PIMS Group Ltd who will install it. Their maintenance will include the discharge chamber where the surcharge sensor is located. The station will have a dial out alarm direct to their 24 hour control centre so the appropriate response can be given. The telemetry will monitor the level of sewage in the wet well where the pumps are located, the operation of the surcharge sensor and the pump operation. Any malfunction will result in the alarm contacting the call centre.
- (c) After construction the overall responsibility for the pump station will be handed over to the Management Company responsible for the whole of the retirement scheme.
- (d) The manufacturers have confirmed that the pumps will not be audible at the nearest property some 5m away. The chamber has sealed covers and is designed to operate several times a day. In this way the sewage will not have time to putrefy which can lead to problems with odours.
- (e) The surcharge sensor circuitry will inhibit discharge for up to twelve hours. In the event that the sewer is surcharged for longer than twelve hours the pump will start and reduce the volume of sewage in the wet well to drop the level by 150mm and stop again. Once this volume has been replaced by further inflow this cycle of operation will be repeated until the surcharge sensor reports that the surcharge has subsided.
- (f) In the event of failure there will always be 24 hours storage capacity available in the wet well at the onset of any breakdown or supply failure. This volume is in addition to that used for buffering.
- (g) The level of the surcharge sensor has been set from evidence given to its site manager that the manhole on the 225mm sewer to which the site will connect fills to within 600mm of the top. i.e. 11.0m OD. The surcharge sensor will trip when the level reaches 10.7m OD before the peak of the problem that affects the local foul drains.
- (h) Having contacted South Cambs Environmental Health Department on 20 March 2007, an Environmental Health Officer confirmed that there was no record of complaints and / or inquiries relating to the foul drains serving Kay Hitch Way, on the EH server. He also confirmed that on asking his colleagues that no one had raised the issues of surcharging via the foul drainage serving the existing properties in Kay Hitch Way. This does appear to conflict with the concerns raised.
- (i) South Cambs' website confirms that 'South Cambridgeshire District Council does not upkeep the drainage system, however if public health is put at risk by poorly maintained drains, Environmental Health (EH) have the ability to insist that any necessary works are carried out'. In the case of private property EH can insist that the property owner maintains the drainage and with council property, i.e. the dwellings in Kay Hitch Way, 'Shire Homes' will fix any serious drainage problem. The conclusion is that there already exists powers, either through persuasion or enforcement, that the Council have to deal with the 'existing surcharge problem', but as yet these powers have not been called upon, giving the impression that the problem is either not recognised or is considered of a minor if not an insignificant problem.
- (j) Anglian Water has now written to South Cambs confirming their approval and acceptance for our proposed foul drainage connection to the Public Sewer.

- (k) In the light of Anglian Water's letter to South Cambridgeshire District Council approving the proposals and connection to the Public Sewer, and of the backup response and enforcement procedures that are available to South Cambridgeshire District Council through their Environmental Health department the application should be approved.

### **Planning Comments – Key Issues**

5. The key issue in determining this planning application is whether the scheme proposed adequately protects neighbouring residential properties from additional risk of surcharge in storm conditions.
6. It is noted that the Environment Agency previously commented that Anglian Water should demonstrate that the scheme will not exacerbate existing surcharge problems. A planning condition was not considered appropriate, as the issue is fundamental and should be resolved prior to planning approval being granted. Based upon the responses of Anglian Water and the developer it seems reasonable to conclude that in relation to this set of proposals, there is adequate mitigation of surcharge built into the design.
7. Further, in the absence of objections from Environmental Health or Building Control it is concluded that to refuse this planning application would be unreasonable and without grounds. The Council has powers outside of the planning system, namely through Environmental Health, which are the appropriate mechanism to pursue a resolution to the existing problems through.

### **Recommendation**

8. Approve.

### **Conditions**

1. Standard Condition A – Reason A (Time Limit).
2. No development shall commence until precise details of the management and maintenance in perpetuity of the foul drainage scheme hereby approved, including who has the responsibility for these have been submitted to and approved in writing by the Local Planning Authority. The foul drainage management plan shall be carried out as approved. (Reason: To ensure that an appropriate maintenance regime is implemented and maintained for the satisfactory drainage of foul water from the site).

### **Informatives**

1. In relation to condition two above, the scheme may require the completion of a Section 106 agreement.

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:

#### **South Cambridgeshire Local Development Framework (LDF) Core Strategy 2007:**

- **ST/4** (Rural Centres)

**Cambridgeshire and Peterborough Structure Plan 2003:**

- **P6/1** (Development-related Provision)

**South Cambridgeshire Local Plan 2004:**

- **SE2** (Rural Growth Villages)
- **CS3** (Foul and Surface Water Drainage)

2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise: **Foul and surface water drainage**

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- South Cambridgeshire Local Development Framework (LDF) Core Strategy 2007
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/0003/07/F, S/1878/05/F and S/0116/06/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

**Contact Officer:** Melissa Reynolds - Area Planning Officer  
**Telephone:** (01954) 713237