

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

3<sup>rd</sup> October 2007

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

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### **S/0793/07/F - LONGSTANTON**

#### **Construction of 300m Access Road and 238m Foul Water Sewer for Phase 3B At Home Farm for David Wilson Homes**

**Recommendation: Delegated Approval**

**Date for Determination: 15<sup>th</sup> August 2007**

#### **Notes:**

This application has been reported to the Planning Committee for determination because it was deferred from the August 2007 meeting pending further consultation of Longstanton Parish Council.

#### **Update**

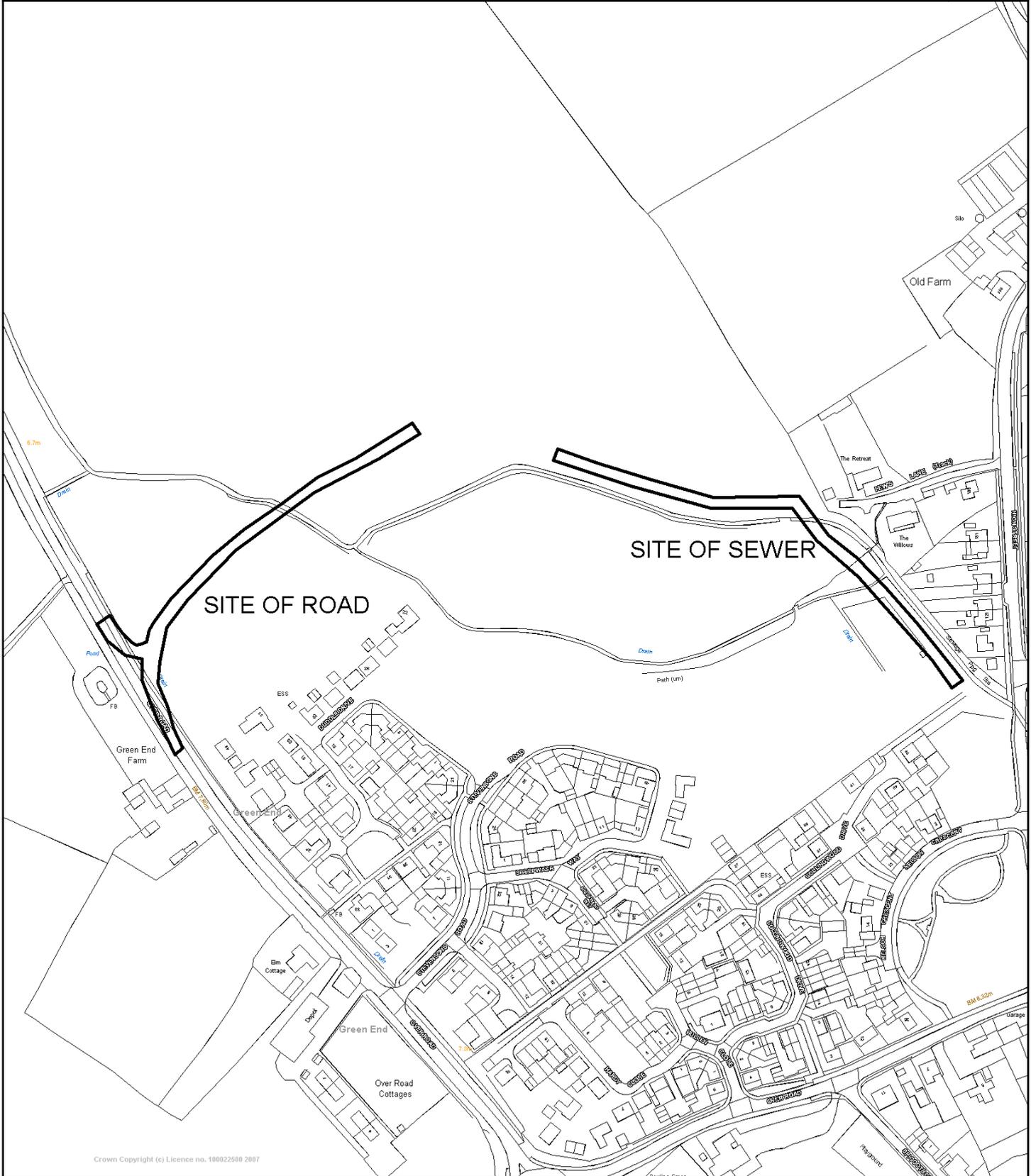
The report to the 1<sup>st</sup> August 2007 committee meeting (agenda item 25) is attached electronically.

#### **Site and Proposal**

1. The site area for the foul water sewer has been revised to coincide with the existing bank to the award drain and runs from close to the pumping station on Station Road, along the northern drain to the Central Area of Open Space within the Home Farm housing development. The revised position follows from discussions between the developers and the Council's Drainage Manager.
2. The site area for the proposed access road remains unchanged.

#### **Consultation**

3. **Longstanton Parish Council** makes no recommendation in regard to the re-alignment of the foul water sewer.
4. **Environment Agency**  
At the time of writing the developers are revising the details following extensive discussions with both the Council's Drainage Manager and the Environment Agency. I expect this to be resolved prior to the committee meeting and Members will be updated verbally.
5. **Local Highway Authority**  
As above, the scheme has been discussed extensively with the Local Highways Authority. Revisions necessary to satisfy the EA and the Council's Drainage Manager have a highway impact but it is anticipated that the final scheme will be supported. Members will be updated verbally at the meeting.



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Scale 1/3000 Date 17/8/2007

Centre = 539241 E 267166 N

September 2007 Planning Committee

6. **Council's Drainage Manager**

Formal comments will be verbally reported. The main concern has been with the stability of the bank following the laying of the sewer. In some places the sewer is to be within only 2m from the top of the bank (measured horizontally) raising concerns that the bank will collapse into the drain bed.

7. **Anglian Water** has not commented.

8. **Council's Ecology Officer**

Water voles, a protected species, are recorded on the Longstanton Drain. In this general area all of the drain should be considered a water vole habitat. Water vole habitat can be considered as extending 5m back from the bank top. If the works are to affect water vole habitat then Natural England must also be consulted. The first priority should be to protect all identified burrows by means of a survey, a technically suitable scheme that maintains water vole habitat and provides bank stability should then be presented ideally prior to granting consent. Off site habitat works may be required to compensate for impacts depending on scale.

### **Representations**

9. Two letters of objection have been received from the occupiers of The Retreat, Fewes Lane and 135 High Street. The main points are summarised below:

- a) The sewer would encroach on the 5m maintenance strip – the banks are very unstable and erode very easily.
- b) If the pipe should fracture at any time property could be flooded with sewage.
- c) Concern about the line of the foul sewer and where the connection will be.
- d) Volume of foul water to an already over capacity system.

### **Planning Comments - Key Issues**

10. The key issues for consideration are contained within the attached report.

11. Although there are a number of outstanding issues, these are nevertheless in the process of being resolved. Several meetings involving the developers, the planning case officer, the Land Drainage Manager, the Environment Agency and the Local Highways Authority and including the Local Member on one occasion have taken place. In some instances the resolution of one problem has led to the creation of another e.g. bank stability measures affecting water vole habitat so the resolution of the issues is taking time. However, following the last meeting I am confident that solutions have now been found that will satisfy all parties and I am expecting to have revised plans and comments in time for the Committee Meeting. Members will be updated verbally.

12. The issues have centred around ensuring the foul sewer pipe will not affect bank stability (or the bank can be stabilised), or the water vole habitat, the roadway bridge is both safe in highway terms and yet access to the 5m maintenance strip for the award drain is achieved as required by condition on the Outline Planning Permission and the flow rate of the drain is protected so as not to cause potential flooding. In addition the developers have been asked to consider an access point over the drain to the Central Area of Open Space for maintenance access which they are happy to provide and which will require a further revision to the site location plan in order to achieve this through conditions.

13. Perhaps the only matter that will remain outstanding will be the need to consult with Natural England. A water vole survey has been undertaken but I have yet to receive a copy of it. Natural England will also want to comment on the measures for bank stability. In this regard I am mindful of the Ecology Officer's comments and I believe that Natural England will not object.

#### **Recommendation**

14. Delegated powers of approval are sought subject to the resolution of the above issues, including the support of Natural England and a further revised site location plan, and subject to safeguarding conditions.

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

- Planning Application File Ref S/0793/07/F
- Outline Planning Permission Decision Notice Ref. S/0682/95/O
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007
- Development Brief for Home Farm, Longstanton 1998
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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