

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager (Planning and New Communities)

CAMBOURNE DRAINAGE

Purpose

1. This report relates to the Cambourne Foul Drainage Action Plan of September 2010, which set out the Developers' proposals for investigating and reporting defects within the foul drainage networks which contribute to surface water ingress.

Recommendation

2. Members are requested to note the report.

Background

3. The Cambourne Foul Drainage Action Plan of September 2010 set out the Developers' proposals for investigating and reporting defects within the foul drainage networks which contribute to surface water ingress.
4. Work has progressed over a six week period, in line with the Action Plan's programmed timescale. Survey work is nearing completion and is focused this week on those areas that have previously been inaccessible, including some back garden areas.
5. The survey has been wide ranging and covered a large geographical area comprising over forty development parcels and encompassing over 2,000 dwellings. In excess of 10,000 metres of drains, ranging from individual property connections to adoptable sewers and over 2,000 inspection chambers have been tested for deterioration, damage and cross connections.
6. The results of the surveys have been circulated to developers and SCDC on a week by week basis in the form of a summary report and site specific defect sheets. Concurrent with this exercise, a site-wide defects database has been compiled.
7. The surveys have confirmed initial observations made on site during major storm events, that high flows within the foul network are attributable to a variety of relatively minor defects rather than a few major ones. By the end of week five of the survey, approximately 220 defects had been identified, that may contribute in varying degrees to the overall problem.
8. At the end of October the developers were issued with comprehensive defects schedules for their respective parcels, along with a letter from MCA notifying them of their responsibilities for rectifying defects and giving a target timetable for completion. The majority of remedial works are expected to be straight forward and not disruptive to residents.

9. Following MCAs letter 29thOct2010 to all developers work is now underway across the surveyed area to rectify the identified defects and information is being collected to inform the master programme which MCA intend to submit to SCDC Planning Committee for discussion on 1st Dec 2010. WSP are instructed to engage with AW, NHBC & SCDC Building Control to 'oversee' the whole process.
10. Anglian Water have been kept apprised of the survey progress and of the general findings to date. The ongoing series of Strategy Meetings is being used to update the different sectors of Anglian Water that have an interest in the Action Plan. The last meeting proposed that flow monitors should be reinstalled to allow accurate measurement of discharges.
11. The target programme for remedial works as advised to developers proposes a 28 day timescale for completion. This may be optimistic in view of the time of year and the shorter working days. However a wider programme is being prepared in consultation with developers' adoption engineers which will be provided prior to the Committee Meeting of 1 December 2010.
12. Section 104 Adoption agreements are already in place for the Spine Sewers. As remedial works are completed within the parcels, the developers will progress their estate sewer adoption agreements. The strategy will engage Anglian Water in the site monitoring and inspection regime which will complement the adoption process. MCA and WSP are also liaising with NHBC Building Control to assist in the remediation work and ensure that future inspections will have due regard to the survey results.

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

None

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