

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee111111

1 December 2010

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CAMBOURNE - DRAINAGE

Purpose and Background

1. This matter is being reported to the Planning Committee at the request of the Planning Portfolio Holder, following assurances given to Full Council on 22 April 2010 that it would be kept under regular review by Members.

Recommendation

Update as at 19 November 2010

2. Officers have continued to liaise with representatives of the Cambourne Consortium, its Resident Engineer and Anglian Water and the Senior Planning Lawyer will attend a review meeting on 23 November where representatives of the Cambourne Consortium, its Resident Engineer and Anglian Water will be present. An update as to this meeting will be provided orally to the Planning Committee.
3. A copy of a new Action plan received by the Council on 21 September was presented to an earlier Planning Committee and the following key passages from the Action Plan were highlighted ;

“.....During 26/27 August 2010 a large number of the manholes within the foul sewer system were inspected for leaks or high flows. These observations identified ‘hot spots’ and areas requiring further investigation some of which indicated the strong possibility of cross connections from garage areas and courtyards etc. within development sites....

....iv) Cross (rogue) connections

The possibility of cross connections from Surface Water pipework based on the identified ‘hot spots’ will form the core of the investigative work contained in this Action Plan. The likelihood of cross connections is greatest on pipework and manholes or inspection chambers on the smaller upstream drainage networks. “

4. The last two Reports to the Planning Committee highlighted that the key difference in the work proposed under the latest Action Plan , and the work previously carried out, was the recognition by the Engineers of the real prospect of what they referred to as “Cross (rogue) connections” .The view was expressed that that this was seen as an acknowledgement that the continuing problems encountered in August were likely to be in part the result of “...water from surface water run-off areas eg roads footways, garage areas and courtyards or roof drainage pipework...” not being connected correctly.

5. Investigation involving bowsters of water has taken place each week since 4 October in relation to surface water run-off from various areas including roads footways, garage areas and courtyards and a copy of the latest weekly report that has been received to date is attached .Some key passages of the report are set out below:

“... 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.

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.

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.

Following MCAs letters at the end of October to all developers, work is now underway to rectify the identified defects and information is being collected to inform the master programme which MCA intend to present to SCDC's Planning Committee for the meeting on 1st December 2010.WSP are instructed to engage with Anglian Water, and also Building Control at both NHBC and SCDC to “oversee the whole process...”

6. MCA are aware that there is no prospect of Planning Permission being granted in relation to the application for a further 950 dwellings at Cambourne until the Planning Committee is satisfied with the master programme and until that master programme has been implemented and shown to be satisfactory in addressing the infiltration of surface water into the foul water system.

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

- Report from Colin Sharp (WSP) as to testing

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