

## **HUNDRED OF WISBECH INTERNAL DRAINAGE BOARD**

At a Meeting of the Hundred of Wisbech Internal Drainage Board  
held at the Elm Parish Council Offices on Tuesday the 14<sup>th</sup> May 2019

### **PRESENT**

S C P Ayers Esq (Chairman)	G L Lake Esq
M G Day Esq (Vice Chairman)	F D Leach Esq
J Bunning Esq	J Leach Esq
N Buttress Esq	C Smart Esq
N J Harrison Esq	P M Tegerdine Esq
C F Hartley Esq	C E Ward Esq

Mr Robert Hill (representing the Clerk to the Board) was in attendance.

### **Apology for absence**

An apology for absence was received from Councillor G Booth.

### **B.1827 Declarations of Interest**

Mr Hill reminded Members of the importance of declaring an interest in any matter included in today's agenda that involved or was likely to affect any individual on the Board.

The Chairman declared an interest in the planning application (MLC Ref Nos. 1480 and 1516) received for Mrs C Wood.

The Chairman, Vice Chairman and Mr Lake declared interests in the planning application (MLC Ref Nos. 1445 and 1471 received for The Thomas Squire Charity.

Mr Harrison declared an interest in minute no. B.1841 as the contractor for Delivery of the Annual Maintenance Contract.

### **B.1828 Confirmation of Minutes**

### **RESOLVED**

That the Minutes of the Meetings of the Board held on the 7<sup>th</sup> November 2018 and the 7<sup>th</sup> February 2019 are recorded correctly and that they be confirmed and signed.

### **B.1829 Election of Board Members**

Mr Hill reported that the term of Office of the elected Members of the Board would expire on the 31<sup>st</sup> October 2019 and submitted the proposed Register of Electors applicable to the 2019 election.

## RESOLVED

That the Register be approved.

### B.1830 Filling of vacancies

Further to minute B.1798, consideration was given to the filling of the two vacancies on the Board.

## RESOLVED

That no action be taken to fill the vacancies at the present time.

### B.1831 Updating IDB Byelaws

Further to minute B.1799, the Board considered their updated Byelaws.

## RESOLVED

That the updated Byelaws be adopted.

### B.1832 Health and Safety

Further to minutes B.1801 and B.1820, the Board considered the report of the Health and Safety Officer.

Mr Buttress reported that the approved works were now completed, on budget, and that ,following approval by the Chairman, some additional works had been carried out.

He further reported that in the areas where access was difficult, after discussions with the Board's contractor, they considered that there could be benefit in putting an additional sign on the post detailing the Board's Byelaws and the restrictions that apply to the watercourse.

## RESOLVED

That the Health and Safety Officer be authorised to purchase additional signs, detailing the restrictions under the Board's Byelaws along watercourses, to be erected in areas where access was already difficult.

Mr Buttress reported that Ms Cox from the NFU had not yet completed her report to the Board and that she had informed him that the work was more involved than had originally been estimated which, he commented, highlighted the complexity of the Board and that Health and Safety was not a bespoke item.

He confirmed that the access steps had been installed at Sandall Road by the Board's contractor who had done an excellent job.

He informed Members that upon receipt of the report from the NFU he would be happy to update risk assessments for the Board, if they so wished.

The Chairman thanked Mr Buttress for all his hard work and suggested that following this, he should continue in the post of Health and Safety Officer, if he was prepared to do so.

#### RESOLVED

- i) That Mr Buttress continue as Health and Safety Office for the Board.
- ii) That, once the report is received from NFU, this should be circulated with the next Board meeting agenda.

Mr Buttress reported that sandbags had been put into the District watercourse on Sandall Road, between the Weasenham Lane turning and Pike Textiles. He suggested that due to the condition of the drain, as the sandbags would require removing mechanically, could the drain be slubbed out at the same time. The Chairman confirmed that now that the Crown Packaging works had been completed, this section was next in the programme to be slubbed out.

Mr F Leach reported that, following the failure of an Anglian Water sewerage main, there had been a pollution incident in the area.

#### RESOLVED

That a letter be sent to Anglian Water to remind them of the need to inform the Board when carrying out works in drains and for them to remove the sandbags left in the District watercourse at Point 58 on the District map.

Mr Buttress reported that he had been using the Board's old computer for the Health and Safety works and drain/culvert details but as the machine was virtually obsolete and very difficult to use he had started to use his own machine, keeping the Board's works backed up on a memory stick.

Mr Buttress referred to a few areas where due to ground conditions machine access was difficult and that he had discussed the matter with the Board's contractor who had suggested infilling those difficult areas with earth to make for safer machine access. In response to the Chairman, Mr Harrison confirmed that the approximate cost for a load of earth would be £100 and it would take 1-1½ days to complete the work.

#### RESOLVED

That Mr Harrison be approved to attend to these difficult machine access areas by infilling with earth as discussed.

#### B.1833 Depot/Yard

Further to minute B.1823, the Chairman reported that the Vice Chairman had had discussions with local estate agents who had valued the building between £15,000-£20,000 as they did not consider the site to be viable for development and suggested it be sold by auction.

Mr Buttress queried the arrangement with Mr Bates and the Chairman confirmed that, if sold, Mr Bates would require a percentage of the proceeds of the sale in relation to his frontage section. The Chairman suggested that the area of the site would need clarification as he was uncertain if it was registered. Mr Buttress considered there should be a covenant placed on the site in relation to

possible future development. The Vice Chairman confirmed that the fee for sale would be £1,200 with a further £200 fee for sale by auction.

#### RESOLVED

- i) That arrangements be made for the depot/yard to be sold by auction, prior to which the area of the site be clarified.
- ii) That a covenant be placed on the site in relation to future development.
- iii) That a percentage of the proceeds of the sale, net of fees, be given to Mr Bates in the proportion of land frontage between Mr Bates and the Board and the Chairman be authorised to deal with.

#### B.1834 Main Outfall – Crooked Bank

Further to minute B.1824, the Chairman referred to the Supplementary Report of the Consulting Engineers and to the progress of the scheme. In response to the Vice Chairman, the Chairman confirmed that works should commence in approximately two weeks' time.

#### RESOLVED

- i) That the actions of the Chairman and Vice Chairman in receiving the tenders and appointing Fen Group as main contractor be approved.
- ii) That a berm be formed on the southern downstream side of the access channel and the District Valuer be employed to determine the land value.

#### Replacement Culvert at Point 3

The Chairman referred to the Supplementary Report of the Consulting Engineers and reported that this culvert was approximately the same age as the Main Outfall and that the downstream head batter had started to split and that for a price guide it would be assumed to be the same specification as the Main Outfall.

The Chairman referred to the possible closure of the crossing as mentioned by the Consulting Engineers but reminded Members that there was currently a public right of way and there was no indication of a possible future closure at this time. He advised Members that the replacement would be discussed further when approving the capital programme.

#### B.1835 Crown Packaging UK Ltd – Silting up of Culvert

Further to minute B.1803, the Chairman reported that these works had now been completed at a cost of £21,660.

#### B.1836 Church Road Development, Friday Bridge

Further to minute B.1804, the Chairman reported on the background to these problems. Mr Buttress considered that it would be easier for the Board to address the issues as part of the routine maintenance works.

## RESOLVED

That Mr Buttress be authorised to work with the Board's contractor to resolve the problems caused by overhanging trees.

### B.1837 Access problems

Further to minutes B.1808 and B.1821, Mr Harrison referred to the problems at SB Components, Copart and the Thomas Clarkson School and the discussions of the Works Committee concerning these issues.

He reported that he had been into the Middle Level Offices to see Lorna McShane in an attempt to progress these matters and that after obtaining further background on the Thomas Clarkson School he had been dealing with the school himself in an attempt to resolve the issue.

Mr Buttress reported that when he had entered the SB Components site with the NFU representative they had commented that 'why should they comply when other sites in the area had exactly the same issues'.

Mr F Leach enquired if letters had been sent, as requested at the Works Committee meeting of the 14<sup>th</sup> January 2019, to which Mr Hill responded that he had not seen copies in the relevant files. Members expressed concern that these matters were not being dealt with in a timely manner by the Middle Level Commissioners' Clerk/Solicitor.

Mr Harrison again raised concerns that this lack of action was delaying the carrying out of essential drain maintenance works and that he had previously provided a list of sites where there were access problems to the Middle Level Commissioners' Solicitor/Assistant Clerk.

In response to Messrs Harrison and Buttress, Mr Hill confirmed that it would be helpful if the list could be resent and that he would relay to the Clerk the importance of these matters being followed up in a timely manner.

### B.1838 Access to Mr Porter's site

Further to minute B.1826, the Chairman referred to the longstanding problems at this site and of the discussions of the Works Committee on the 9<sup>th</sup> May 2019 at which the lack of support from the Middle Level Commissioners was discussed and the proposal to use external solicitors to resolve the access issues at the site.

## RESOLVED

- i) That the Chairman be authorised to source external solicitors to resolve the access issues at Mr Porter's site and to have an initial budget of £20,000.
- ii) That the Works Committee be authorised to take any further action concerning this matter as they consider necessary.

### B.1839 Loss of drainage, Back Road, Friday Bridge – Mrs Emmerson

With reference to minute B.1776, Mr Hill referred to further complaints received from Mrs Emmerson regarding the drainage at Back Road, Friday Bridge and reported on the current position.

The Chairman referred to the actions already taken by the Board to investigate and that this was not a Board's problem.

### B.1840 Clerk's Report

Mr Hill advised:-

#### i) Middle Level Commissioners and Administered Boards Chairs Meeting

That a third Chair's Meeting was held on the 11<sup>th</sup> March 2019 and that discussions at this centred around :-

- 1) The provision of increased support to IDBs on Health and Safety management and control.
- 2) The Future investment planning for the Lower River Great Ouse catchment.
- 3) Future planning for IDBs and DDCs administered by the Middle Level Commissioners.
- 4) Member training.

One option for future Board arrangements discussed at the second and third meetings was the subject of a briefing paper.

The Board considered that, as they were not within the Middle Level, they could see no benefits from such an amalgamation.

### RESOLVED

That the Board did not consider it beneficial for them to become involved in a single board and did not wish to be part of any future discussions.

#### ii) Applications for byelaw consent

That the following applications for consent to undertake works in and around watercourses have been approved and granted since the last general meeting of the Board:-

<u>Name of Applicant</u>	<u>Description of Works</u>	<u>Date Consent Granted</u>
Mr & Mrs G Proctor	Piping and part filling two watercourses - Land west of Townfield House, Elm	7 <sup>th</sup> January 2019
Mr A Clarke	Extension of an existing 300mm diameter Pipe and construction of new manhole - Land west of "The Holt", Begdale Road, Elm (Private Watercourse)	12 <sup>th</sup> February 2019

RESOLVED

That the action taken in granting consents be approved.

iii) Association of Drainage Authorities

a) Annual Conference

That the 81<sup>st</sup> Annual Conference of the Association had been held at the ICE building in Westminster on Wednesday 14<sup>th</sup> November 2018 and had been well attended with the main speakers being Sue Hayman MP, Shadow Secretary for Environment Food and Rural Affairs, Robert Hössen crisis management expert from the Netherlands, John Curtin, Executive Director of Flood and Coastal Risk Management at the Environment Agency and David Cooper Deputy, Director for Flood and Coastal Erosion Management at Defra.

Sue Hayman Affairs spoke about her first-hand experience of flooding in Cumbria, the impact of flooding on mental health, building on flood plains and river management without environmental change and funding.

Robert Hössen gave a presentation on how incident management is organised and dealt with in the Netherlands.

John Curtin gave a presentation on the effects of climate change and referred to the government's discussions regarding the likelihood, impact and severity of climate change.

David Cooper referred to the 25 year environment plan and to various Government publications made in 2018, which can be viewed online.

That the Officers had been re-elected, subscriptions would be increasing by 2% for the following year and the Conference marked the launch of the Good Governance Guide for Internal Drainage Board Members.

That the Conference also marked the first presentation of the Chairman's award which were presented to Ian Russell from the Environment Agency for his work on Public Sector Co-operation Agreements and to Cliff Carson, former Environmental Officer of the Middle Level Commissioners and the Boards, for his work which was instrumental in changing views concerning conservation.

b) Annual Conference

That the Annual Conference of the Association of Drainage Authorities will be held in London on Wednesday the 13<sup>th</sup> November 2019.

RESOLVED

That the Clerk be authorised to obtain a ticket for the Annual Conference of the Association for any Member who wishes to attend.

c) Meeting of the Welland and Nene Branch

Mr Hill reported on the Meeting of the Welland and Nene branch of the Association held in Holbeach on Thursday the 21<sup>st</sup> February 2019.

d) Good Governance Guide for Internal Drainage Board Members

That, at the Annual Conference last November, ADA launched the publication of the Good Governance Guide for IDB Board Members. It provides Members with a comprehensive guide to their role as water managers servicing the local communities. The document has been produced with the financial support of Defra and will provide Members with knowledge to help expand their grasp of the role, and how best to execute their responsibilities on the Board.

That a copy of the Guide for each Member has been included with this agenda and can be downloaded from the ADA website.

That ADAs workshops were well attended and are helping to deal with the questions being raised by Defra following the Audit Commission Report which criticized aspects of IDB governance. As no member of this Board attended one of the two local workshops in the area the Board will not be able to record in the IDB1 Defra return that training has been provided on Governance. In addition to governance Defra appear to expect over time that training will be given for the following; Finance, Environment, Health, safety and welfare and Communications and engagement. The Board may wish to consider an order of priority for future training and a timetable for delivery.

e) Workstreams

That ADA annually review their workstreams and an update is included.

iv) Water Resources East Group Meeting

That the Middle Level Commissioners are setting up a Committee to discuss how they can work more closely with Anglian Water and other partners to ensure that the management of water and the quantity taken from the River Nene can be maximized in stressed years.

v) The New Rivers Authorities & Land Drainage Bill

That this Bill has completed its Committee stage in the House of Commons and passed through its Third Reading. It has now started its progression through the House of Lords.

The Bill, which has been prepared by Defra, aims to put the Somerset Rivers Authority onto a statutory footing as a precepting body, but it would also enable the reform of IDB ratings annual value lists. It does this by recognising the need to ensure that the methodology through which IDBs calculate and collect drainage rates and special levy sits on a sound legal basis that can be periodically updated to contemporary values better reflecting current land and property valuation.

With the above in mind ADA has been working with Defra and a number of IDBs to test a new methodology using contemporary valuation and Council Tax lists that could be applied via this legislative change.



B.1841 Delivery of Annual Maintenance Contract

The Board considered the Report of Mr Harrison.

Mr Buttress reported that he had been working closely with the contractor who he considered carried out his duties in a very professional manner and was doing an excellent job. The Chairman reported that the three year contract ran until the 31<sup>st</sup> March 2020 and that the matter would be discussed fully at the November board meeting.

RESOLVED

That Harrison Agricultural Contractors Ltd continue to carry out the Board's Maintenance works in accordance with the contract.

B.1842 Consulting Engineers' Report, including planning and consenting matters

The Board considered the Report and the Supplementary Report of the Consulting Engineers, viz:-

## Hundred of Wisbech I.D.B.

### Consulting Engineers Report – May 2019

#### Flood Risk and Water Level Management Schemes

A supplementary report is being prepared and will be provided for the meeting.

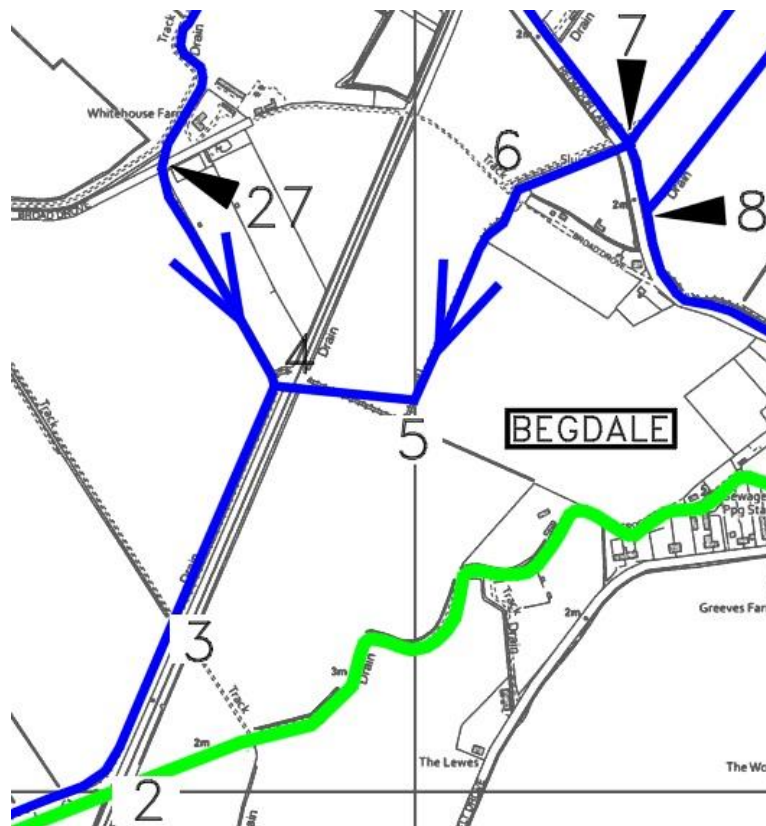
#### Proposal for Drainage Improvements South of Point 53 at the A47

There is no date set for the culvert upgrade works to be carried out by Highways England, following them revisiting their A47 works plan. The Clerk continues to press for a new time table.

#### Repositioning of the Water Control Structure at Begdale

It is understood that the water control structure immediately downstream of Redmoor Lane (Point 7) has been removed due to issues concerning the adjacent gas main.

A replacement structure is also understood to have been erected but its location is not precisely known and as a result has not been added to the Board's District Plan. **The Board's approval to amend this plan is required.**



Extract from the Board's District Plan showing the immediate area

## **Planning Applications**

In addition to matters concerning previous applications, the 21 new development related matters shown below have been received and, where appropriate, dealt with since the last meeting:

<i><b>MLC Ref.</b></i>	<i><b>Council Ref</b></i>	<i><b>Applicant</b></i>	<i><b>Type of development</b></i>	<i><b>Location</b></i>
1499	F/YR18/0792/F	A Campbell Construction Ltd	Residence	Back Road, Friday Bridge*
1500	Enquiry	Geoff Bailey Holdings	Industrial (Extension)	Europa Way, Wisbech
1501	F/YR18/0811/F	Mr & Mrs Heath	Residence (Extension)	Begdale Road, Elm
1502	F/YR18/0821/F	Mrs L Smith	Mobile Homes Site (3 plots)	Bar Drove, Friday Bridge
1503	F/YR18/0893/F	Pallet Network Anglia	Industrial (Workshop)	Oldfield Lane, Wisbech
1504	F/YR18/0965/RM	Mr & Mrs M Crawley	Residence	Bar Drove, Friday Bridge
1505	F/YR18/0992/F	Mr & Mrs Hickey	Residence (Extension)	Fridaybridge Road, Elm
1506	F/YR18/1129/RM	Mr & Mrs M Crawley	Residence	Bar Drove, Friday Bridge
1507	F/YR18/1124/O	Mr & Mrs Markille	Residence	Elm Low Road, Wisbech
1508	F/YR19/0008/FDL	SB Components (International) Ltd	Workshop (extension)	Algores Way, Wisbech*
1509	F/YR19/0025/F	Mr J Turnbull	Residence (Extension)	Fridaybridge Road, Elm
1510	F/YR19/0026/F	Mr & Mrs Gower	Residence	Main Road, Elm
1511	F/YR19/0042/F	J & J Properties Ltd	Residential (3 plots)	Elm Low Road, Wisbech
1512	F/YR19/0060/F	Kout 10 Properties Investment Ltd	Hot food takeaway	Sandown Road, Wisbech*
1513	F/YR19/0078/F	Mrs E Smith	Mobile home bases (7 plots)	New Bridge Lane, Elm
1514	Enquiry	Cambridgeshire Highways	Wisbech Southern Access Road	New Bridge Lane, Wisbech*
1515	F/YR19/0108/F	Mrs D Hutler	Residence	Back Road, Friday Bridge
1516	F/YR19/0123/O	Mrs C Wood	Residential (6 plots)	Fridaybridge Road, Elm
1517	F/YR19/0134/F	Mr & Mrs D Smith	Residence	The Stitch fronting Bar Drove, Friday Bridge
1518	F/YR19/3012/COND	N B Construction	Industrial	Algores Way Wisbech*
1519	F/YR19/0217/F	Mrs K Jolly	Residence (Extension)	Queens Drive, Friday Bridge

***Planning applications ending 'RM' relate to reserved matters***

***Planning application ending 'FDL' relate to Fenland District Land***

***Planning applications ending 'COND' relate to the discharge of relevant planning conditions***

Where known, developments that propose direct discharge to the Board's system are indicated with an asterisk. The remainder propose, where applicable, surface water disposal to soakaways/infiltration systems or sustainable drainage systems.

The following developments are within an area that is exempt from paying the contribution fee:

- Erection of industrial building at Europa Way, Wisbech - Geoff Bailey Holdings (MLC Ref No 1500)

- Erection of industrial building at Algores Road, Wisbech - S B Components (International) Ltd (MLC Ref No 1508) & N B Construction (MLC Ref No 1518)

The following involve the re-development of an area which currently discharges direct to the Board's system and thus does not require payment of the contribution fee:

- Erection of industrial building at Oldfield Lane, Wisbech - Pallet Network Anglia (MLC Ref No 1503)
- Erection of industrial building at Sandown Road, Wisbech - Kout 10 Properties Investment Ltd (MLC Ref No 1512)

The following applicants have chosen to use the Infiltration Device Self-Certification process and, in doing so, agreed that if the device was to fail in the future they would be liable for discharge consent:

- Mr & Mrs Heath - Erection of extension (residence) at Begdale Road, Elm (MLC Ref No 1501)
- Pallet Network Anglia – Industrial development (workshop) at Oldfield Lane, Wisbech (MLC Ref No 1503)
- Mr & Mrs Markille - Residence at Elm Low Road, Wisbech (MLC Ref No 1507)

No further correspondence has been received from the applicants or the applicants' agent(s) or Board decision/instructions are required concerning the following developments and no further action has been taken in respect of the Board's interests.

Developments at Belgrave Retail Park, Sandown Road, Wisbech	Belgrave Land Ltd (MLC Ref Nos 579, 958, 1054 & 1121), Client of White Young Green (MLC Ref No 949) and Belgrave Land (Wisbech) Ltd (MLC Ref Nos 1384 & 1460)
Erection of builders merchants' warehouse (sui generis) with associated service yard, vehicle parking, security fencing (max height 2.4m) storage racks and sub-station involving demolition of existing outbuilding on the former plant nursery at Parkside Nurseries, to the north of Anglia Community Eye Services, Cromwell Road, Wisbech	Client of Fenland Hydrotech (MLC Ref No 930), Buildbase Ltd (MLC Ref No 934), Client of Clancy Consulting Ltd (MLC Ref No 1430) & Grafton Merchanting GB Ltd (MLC Ref Nos 1443, 1479 & 1486)
Erection of a Retail Park comprising of 9 no units at 1 Sandown Road, Wisbech	Tesco Stores Ltd (MLC Ref Nos 971, 1068, 1078 & 1467)
Re-development of former industrial site to the south of Gordon Court, Sandall Road, Wisbech	Anglia Corporation Holdings Ltd (MLC Ref No 1011) & AMS Recovery Trucks (MLC Ref No 1455)
Commercial development to south west of Paragon Labels, Cromwell Road, Wisbech	Client of Geoff Beel Consultancy (GBC) (MLC Ref No 1239) & H L Hutchinson (MLC Ref Nos 1264 & 1477)
Erection of a dwelling at land north of Rosedale, Needham Bank, fronting Bar Drove, Friday Bridge	Ms J Drew (MLC Ref No 1265) and Davenport Clarke Ltd (MLC Ref No 1394)
Non-food retail warehouse and security fence including a secure compound east of 2-6 Sandown Road, Wisbech	Tesco Stores Ltd (MLC Ref Nos 1379 & 1407) + Travis Perkins plc (MLC Ref No 1436)

Erection of a 2-storey 2-bed dwelling at land east of The Workshop, Bar Drove, Friday Bridge	Mr A Rolfe (MLC Ref No 1446)
Erection of 4 dwellings at land south of 188 Fridaybridge Road, Elm	Mr & Mrs Ingham (MLC Ref Nos 1334 & 1176) & Rural Designer Homes Ltd (MLC Ref Nos 1334 & 1444)
Extension to Elm Cemetery	Elm Parish Council (MLC Ref No 1463)

**In view of the absence of recent correspondence and any subsequent instruction from the Board it will be presumed, unless otherwise recorded, that the Board is content with any development that has occurred and that no further action is required at this time.**

*Residential development at Harry's Way, Wisbech – County Land Homes (MLC Ref No 122), Wimpey Homes (MLC Ref No 317), JA Investments (MLC Ref No 1037) & Kempston Homes Ltd (MLC Ref Nos 1093, 1209 & 1378)*

Consent for the road surface only has been issued to remove the barrier to road adoption. There remains the issue of consent for property surface water discharge and long-term maintenance arrangements for the watercourse which may not be fully dealt with until adjacent land is developed.

*Development on land to the south of 111 Fridaybridge Road, Elm – Mr & Mrs S R Edgell (MLC Ref No 183), Mrs L S Lucas (MLC Ref No 1313) & Mr & Mrs Harris (MLC Ref No 1456)*

Further to the last meeting, a CCTV Survey to ascertain the condition and exact location of this pipeline at Point 12, was undertaken by Anglia Drainage Consultants (ADC) in January. The Chairman of the Board gave permission for a copy of the resultant report to be sent to the applicant's agent.

*Developments at the Thomas Clarkson Academy (formerly the Queens School), Corporation Road/Weasenham Lane, Wisbech – Cambridgeshire County Council (MLC Ref Nos 693, 703, 714, 715, 738, 966, 980 & 1025)*

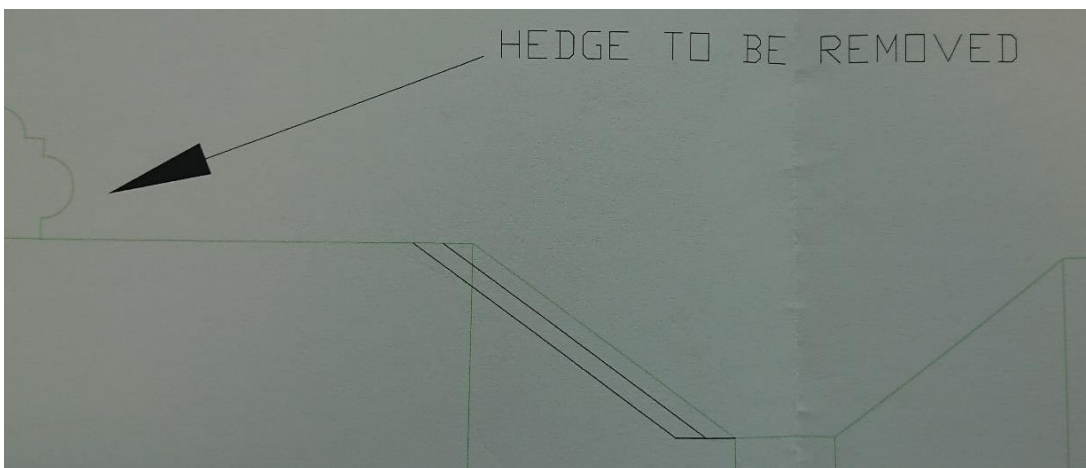
Concerns have been raised regarding the planting of a hedge beside the Board's drain between Points 68 and 69.

It is understood that in order to prevent pupil access to retrieve balls and prevent debris entering the watercourse consent was given to the, then, Queens School to erect a fence in close proximity to the, then, brink of the Board's drain.

As far as can be readily found the principle was established by the erection of a consented fence in 1995 but it is not known when the hedge was planted. Circa 2004 there were several changes within the larger school site and, in addition, Construct Reason Ltd were in the process of erecting thirty five homes, now known as Awdry Drive, on the northern side of Railway Road (MLC Ref No 646).

During an on-site meeting it is understood that permission was given to Construct Reason Ltd's engineering consultant, the Michael Thomas Consultancy (MTC), to widen and effectively "store" the increased run-off in lieu of paying a contribution fee to the Board. Providing the increased volume required by slightly widening the Board's Drain on the hedge side.

A typical section through the watercourse showing the degree of widening is shown below.



**Typical section showing the alternative channel widening as proposed by the Michael Thomas Consultancy**

The Board's records show that a representative from Construct Reason Ltd advised that the works to the Board's Drain had been undertaken but the hedge had yet to be re-positioned as they were "awaiting better weather". The records further show that during a site inspection circa the end of 2004 it was considered that:

"....there was adequate room for the Board to undertake its routine maintenance on the length of open channel between Points 68-69. As a result, the hedge does not need to be re-positioned at this time".

*Construction of a solar farm at land north west of Wales Bank Junction, Begdale Road, Elm - Belectric Solar Ltd (MLC Ref Nos 1182 & 1226) & Big 60 Million Ltd (MLC Ref No 1270)*

Further to the last meeting the following message was received from British Solar Renewables (BSR) in late December:

“Following the meeting this morning between Mr Ayres, Fred (orchard owner), Paul of MDL surveyors and myself the following points were agreed

1. The ditch survey revealed that there was not a consistent gradient from the farthest corner of the stranded ditch to the new ditch outfall but there was sufficient fall. BSR to arrange for the ditch to be re graded providing a consistent fall. On completion of the works Mr Ayres will re-inspect the ditch and if acceptable will issue instruction to the middle level commissioners to issue a formal acceptance of the As built ditch.

2. Concern was raised that the steep sided ditch design resulted in some undercutting of the bank close to the new ditch outlet. BSR to review the bank edging with their contractor to see if it was possible to decrease the edge angle without impacting the Anglian water pipe. If this was not achievable then it is accepted that maintenance would be required to keep the ditch clear

3. The installed bund was agreed as acceptable

4. The new hedge position is acceptable if a commitment is made by the solar park to cover the required cost of the solar park side ditch maintenance from the neighbours land. BSR to discuss with the solar park owners for them to provide a letter of their commitment to cover the cost.”

Following a discussion with the Board's Chairman, BSR was advised in February that:

“The Chairman of the Board has advised that he has inspected the channel re-profiling works which are now improved.

He also advised that it had been agreed with your company/maintenance contractor that the hedge beside the Boards Drain be restricted to 2.0m in height thus allowing access over it to undertake channel maintenance when required.

As a result the Board considers that these issue are now resolved”.

#### *Developments in the vicinity of Bar Drove, Friday Bridge*

- (a) *Erection of a 2-storey 4-bed dwelling with integral garage involving the demolition of existing shed at land north of 81 The Stitch fronting Bar Drove, Friday Bridge – Mr J Klue (MLC Ref Nos 1299 & 1304)*

Work on this development continues, but does not currently appear to be complete.

- (b) *Erection of 3 dwellings at land west of Rowde House, Bar Drove, Friday Bridge – Mrs S Metcalf (MLC Ref Nos 1341 & 1347), FRW (UK) Ltd (MLC Ref No 1495) and Mr & Mrs M Crawley (MLC Ref Nos 1504 & 1506)*

Since the last Board report, a discharge consent application for the disposal of treated effluent has been received and recommended for approval. This has removed the need for a 'closed loop irrigation' type infiltration system.

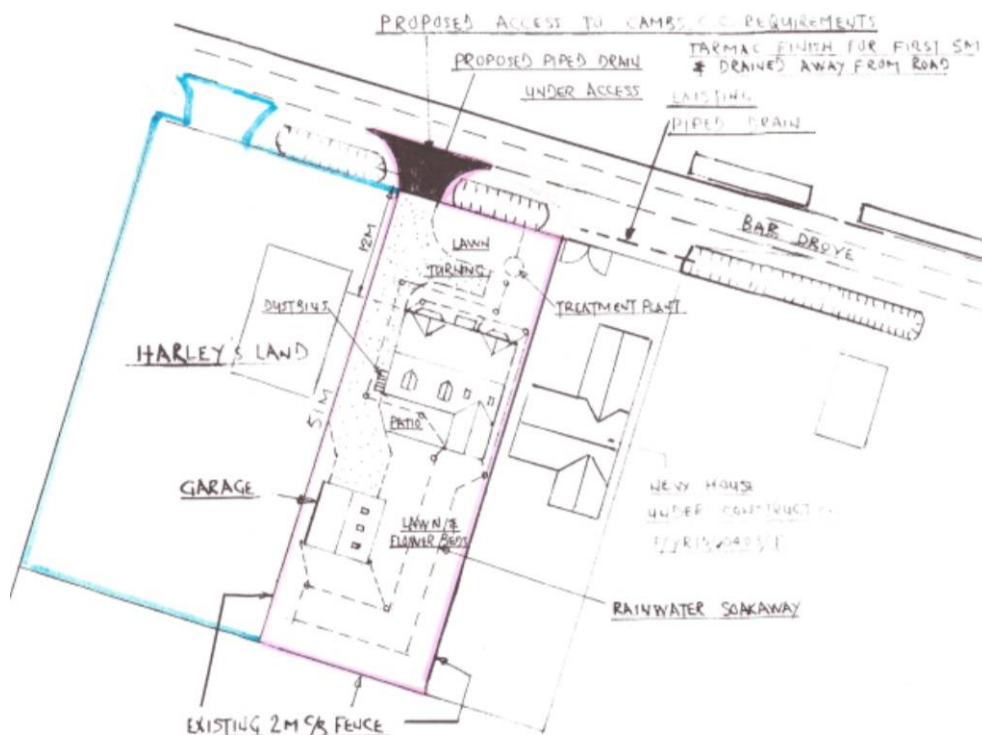
A F-line rainwater harvesting tank system, similar to that employed on Mrs Drew's site, has been proposed for surface water disposal.

Work has commenced on site.

- (c) *Erection of a 3-storey 5-bed dwelling with detached double garage with hobby room over at land north of 79 The Stitch fronting Bar Drove, Friday Bridge – Mr F Smith (MLC Ref No 1372) & Mr & Mrs D Smith (MLC Ref No 1517)*

Further to the Board's May 2017 meeting, a full planning application has been submitted to, and subsequently approved by, the District Council subject to the imposition of relevant planning conditions.

The Decision Notice includes the imposition of suitable conditions and includes a Drainage Advisory Note that refers to the need to meet the "requirements of the relevant Internal Drainage Board in the area" and advises that contact should be made at the earliest opportunity to discuss such requirements. **It is presumed that the Board would like an entry on the Local Land Charges Register (LLCR) to be requested for this site.**



Extract from Grahame Seaton Design Ltd's Drawing Number 19/1/2108/1



*Erection of 20 2-storey dwellings with garages at land west of Cedar Way accessed from Grove Gardens, Elm - Kier Living Ltd (MLC Ref Nos 1309, 1331 & 1362)*

The applicant's agent, Woods Hardwick, has recently advised that:

“Our client (Kier Living) have made a commercial decision to not proceed with the development of this site so no further action is required”.

*Erection of 2 x 2-storey 3-bed dwellings at land west of The Holt, Begdale Road, Elm – Ms J Griffen (MLC Ref No 1322), Mr B Spriggs (MLC Ref No 1414), Dene Homes Ltd (MLC Ref No 1465) & Mr A Clarke (MLC Ref No 1475)*

Applications for both discharge and byelaw consent have been received for this site following a site meeting between the applicant and the Chairman. These applications were recommended for approval following the Chairman's comments in February.

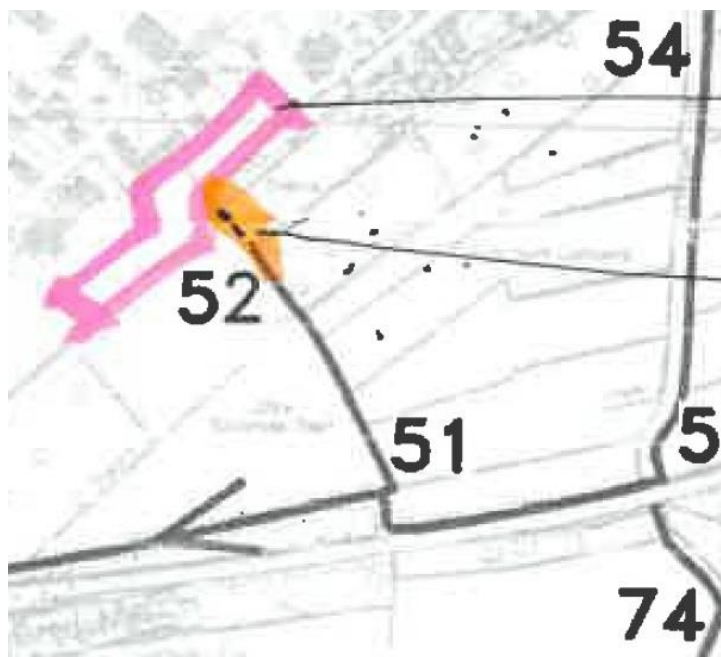
*Erection of a dwelling with detached garage (Outline with matters committed in respect of access and layout) involving removing of existing stable block at land west of Townfield House, Main Road, Elm – Mr & Mrs Proctor (MLC Ref Nos 1373 & 1425)*

The applications that were noted in the last report were recommended for refusal because they did not meet the Board's minimum validation requirements or its policy. However, the applicant subsequently met the Board's Chairman on-site where a suitable arrangement was discussed.

New revised applications for both discharge and byelaw consent were subsequently submitted and recommended for approval in January.

*Proposed Industrial Units to the south east of Foster Business Park, Boleness Road, Wisbech – Foster Property Developments Ltd (MLC Ref No 1417)*

Further to the last meeting, discussions between the applicant's agent, Swann Edwards; engineering consultant, Peter Dann Ltd, and Anglian Water have continued, and in order to try and resolve the current impasse, as discussed in previous reports, an alternative solution using the Board's Drain, Points 51-52, as an outfall via a connection under New Drove has been proposed. An extract from the plan provided by the applicant's agent, illustrating the proposals, follows.



Amended extract from Swann Edward illustrating the proposed connection

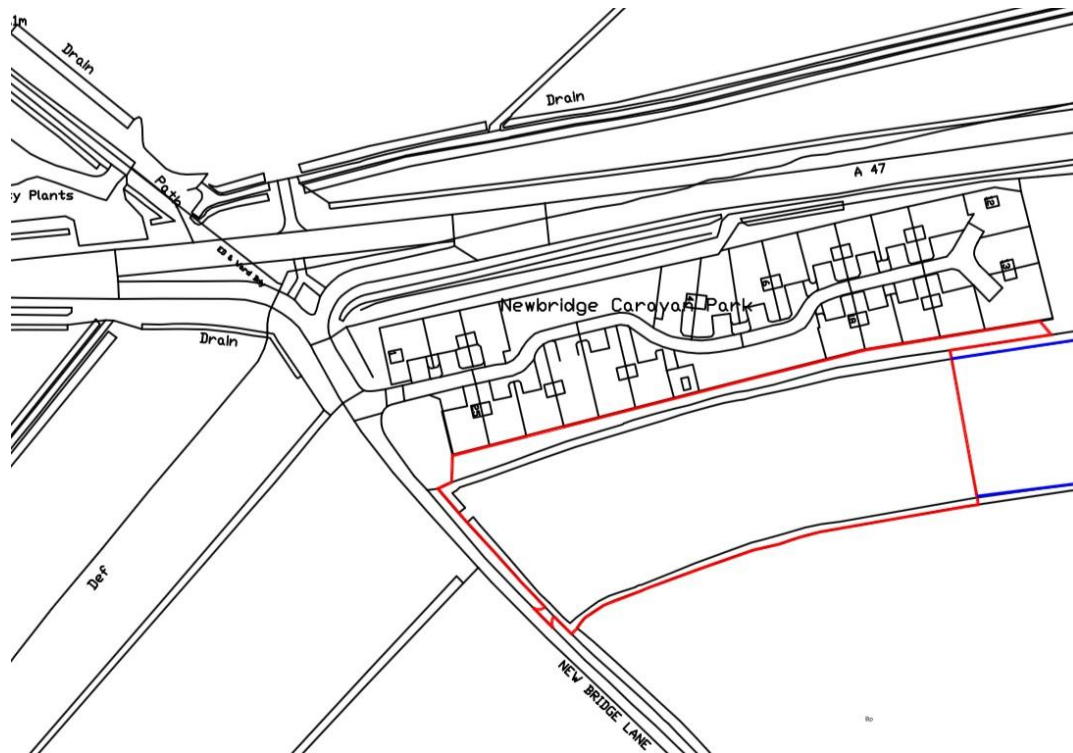
It is suggested that the Board's Drain is extended to include the existing private open watercourse and for the site to discharge directly into this channel at the already agreed unattenuated rate.

The applicant is aware of the financial implications that the proposal involves.

**Therefore, in order to resolve this matter and guide further discussions it would be beneficial to receive the Board's instruction.**

*Change of use of land to a traveller's site including the formation of 7 x static caravan pitches for the siting of 7 x mobile homes, 7 x touring caravans involving the formation of a bridge for a new vehicular access at land south of Newbridge Lane Caravan Park, New Bridge Lane, Elm – Mrs E Smith (MLC Ref Nos 1420 & 1513)*

Further to the November 2017 report, a revised planning application was submitted to the District Council in October 2018.



Extract from TDAs Drawing No TDA 2420.01



Extract from Extract from TDAs Drawing No TDA 2420.02 showing the proposed landscaping

The submitted plans infer that a new access culvert will be required in the Board's drain on the north eastern side of New Bridge Lane upstream of Point 50.

The District Council's Public Access web page advises that a decision is pending.

*Change of use of land to B8 storage involving the siting of self-storage containers (310no max) and office and erection of 1.8 metre high wooden and palisade fencing and security lighting and CCTV on land south west of New Bridge Lane, Wisbech – Mr Steven Layne (Holdings) Ltd (MLC Ref No 1428)*

In the absence of a formal instruction from the Board, at its the last meeting, no action has been taken in respect of the illegal piping and filling of the on-site watercourses.

*Erection of 1no 2-storey 4-bed dwelling with integrated garage and 1no 2-storey 4-bed dwelling at land south of 183 Main Road, Friday Bridge - The Thomas Squire Charity (MLC Ref Nos 1445 & 1471)*

Further to previous reports neither applications for the Infiltration Device Checking Service nor the detailed post-application consultation process have been received. As a result, there is no certainty that this development meets the Board's requirements and, therefore, the developer may be liable for discharge consent and the associated contribution fee.

To expedite this matter the Board may wish to request an entry on the LLCR. **The Board's further instruction is requested.**

*Erection of an industrial unit for B2 use at land south east of Porter Depot, Oldfield Lane, Wisbech – B H Porter & Son Ltd (MLC Ref No 1469)*

Further to the last Board report, further information was requested from the applicant's agent, Engineering Support Practice Ltd (ESP), to enable this application for 100mm diameter pipe, GRP headwall, retrospective consent for an access track and retrospective consent for security fencing to be validated. This information has not been received and it is recommended that, in accordance with normal procedure, the application is recommended for refusal however, as this application was to regularise the current contravention this may require the Board to undertake suitable enforcement action.

**The Board is asked to consider the proposal and provide instruction on how it would wish us to proceed.**

*Erection of up to 6no dwellings at land south of 6 Fridaybridge Road, Elm – Mrs C Woods (MLC Ref Nos 1480 & 1516)*

This planning application, for outline permission with some matters reserved, was, like its predecessor, refused planning permission by the District Council.

The proposal involved the formation of five separate access culverts which, if byelaw consent is applied for, would not be recommended for approval.

*Erection of 10 x 2-storey dwellings comprising of 8 x 4-bed with garages and 2 x 3-bed and detached bin store involving removal of swimming pool at land west of 114 - 116 Elm Road, Wisbech – Gibson Langley Ltd (MLC Ref No 1489)*

Further to an enquiry received from the Chairman of the Board a subsequent “Advisory” letter was issued to the applicant’s agent, Peter Humphrey Associates.

A detailed post-application consultation form was subsequently received from the applicant’s engineering consultant, MTC Engineering (Cambridge) Ltd.

A review of the submission documents identified that soakaways are being proposed as a method of surface water disposal. Unfortunately, the testing was not undertaken in accordance with current best practice and, therefore, does not meet either current design standards or the Board’s requirements.

A response to the relevant parties is currently being prepared.

**The Board is asked what further action it may wish to be taken in respect to this matter.**

### ***Development Contributions***

Contributions received in respect of discharge consent will be reported under the Agenda Item – ‘Contributions from Developers.’

### **Fenland District Council (FDC)**

#### ***FDC Liaison Meeting***

A follow up meeting was held on 28 March.

One of the issues discussed was the adoption of the section of watercourse adjacent to the New Drove/New Bridge Lane junction where gabions were used to reinforce the channel when the improvement scheme was undertaken.

**A request was made to enquire whether the Board would reconsider its previous decision not to adopt this section of watercourse.**

#### ***Planning Committee Decision at Estover Road, March***

Members may be aware of the District Council’s decision in relation to the outline planning application for a residential development at Estover Road, March. However, members may

be interested in the principles established at the Committee Meeting in respect of the Board's interests.

*The Commissioners requested that the Planning Engineers represented them at the Planning Committee's September meeting.*

*It was interesting to note that the Commissioners' presence was acknowledged with one Councillor stating that as the Commissioners have made the effort to attend the Committee should listen to them. Another comment made was that the Committee is concerned that Statutory Consultees do not attend the Planning Committee Meetings.*

*There was considerable support for the Drainage Boards particularly from Cllrs Bligh, Laws and Newell, but you will note the comments which were quite rightly made by Cllr Sutton and Nick Harding.*

***In view of this it appears that, within Fenland at least, the comments of the LLFA, as a Statutory Consultee, override that of the Commissioners, even though they have to receive and transfer any flows and deal with any resultant problems at their ratepayers' expense.***

*Relevant extracts from the minutes from the Planning Committee meeting held on Wednesday 12 September are copied below:*

**"F/YR15/0668/O**

**LAND NORTH OF 75-127, ESTOVER ROAD, MARCH, CAMBRIDGESHIRE**

**OUTLINE WITH ONE MATTER COMMITTED DETAILED AS ACCESS IN RELATION TO 95 NO DWELLINGS (MAX) WITH ASSOCIATED LANDSCAPING, DRAINAGE AND OPEN SPACES**

*Middle Level Commissioners strongly object to the application.*

*Members received a presentation in accordance with the public participation from Mr Graham Moore (Middle Level commissioners), who was speaking on behalf of Middle Level Commissioners and March Fifth Internal Drainage Board [sic] and Mrs Liz Whitehouse, who were both speaking in objection to the Application.*

*It is the IDB not the Environment Agency, FDC, CCC or Anglian Water, which has to receive and transfer flows that emit from the site.*

*The site is located in flood zone 1 and the applicant has provided information to evidence that surface water from the development can be managed and there have been no objections from the Lead Local Flood Authority and Environment Agency who are statutory consultees. The Middle Level Commissioners are not statutory consultees; however the queries that have been raised by them have been looked at*

*by the applicant but as this is an outline planning application and it would not be reasonable to supply the information requested currently and the details relating to the design of the scheme and details regarding the drainage scheme details are unknown. The condition that the LLFA have requested will put an appropriate safeguard in place to ensure a suitable strategy is established prior to the commencement of construction.*

*Members asked questions, made comments and received responses as follows:*

- Councillor Mrs Laws stated that it is a windfall site but the drainage issue is an area of concern. With regard to viability, the site does not deliver what it should and although the Section 106 Officer has looked into this. The development is therefore less sustainable than it should be.*
- Councillor Sutton stated that he believes the development is sustainable. It is in flood zone 1 and the Lead Local Flood Authority who is a Statutory Consultee has no objection to the proposal. The issues concerning the discharge raised by Middle Level Commissioners and the IDB can be reviewed at a later stage and do not need to be considered today. Planning Committee Members have to make decisions on material planning reasons. The proposal does not go against the Neighbourhood Plan; if it did then Officers would not be recommending it for approval.*
- Councillor Sutton stated he can see no material planning reason to refuse the application.*
- Nick Harding stated that in terms of the surface water issues which have been raised. The IDB have recognised that the LLFA is the authority that we should be going to in consideration of these matters and if the NPPF is referred to it does state that major development should incorporate sustainable drainage systems and should take account of the advice of the LLFA. The advice from the LLFA is that this development proposal with conditions is acceptable.*
- Nick Harding stated that he is very supportive of the IDB's they have a separate legal process which has to be complied with by persons who wish to discharge their surface water and just because planning permission is granted for a development it does not mean they are automatically going to get consent from the IDB's. The Developer still has to apply to the IDB and the detail for the scheme has to be agreed.*
- Nick Harding stated that with regard to Anglian Water, they have raised no objection to this application. They have indicated that they will make necessary improvements to their network to ensure they can deal with the water and therefore as we do not have an objection from Anglian Water, and members should consider on what basis would we be able to defend a reason for refusal based on foul water capacity.*

*Following the meeting the Planning Engineer advised the Clerk to the Commissioners that:*

*"Whilst I was concerned when we originally stood back and stopped making bespoke responses to the LPA in preference to writing to the applicant and/or agent, which does cause some problems, the planning decision confirmed that this choice was the*

*correct one, as the Commissioners and associated Boards are not wasting their limited resources by issuing letters that will be ignored by the LPA. However, this procedure is, under the current circumstances, potentially wasteful as the developer, LPA and LLFA could put considerable effort into an application which may be granted planning permission but which a Board refuses to consent.”*

### **Cambridgeshire Flood Risk Management Partnership (CFRMP)**

The Middle Level Commissioners’ Planning Engineer has represented both the Middle Level Commissioners and their associated Boards since the last Board meeting. The main matters that may be of interest to the Board are as follows:

#### ***Quarterly Meetings***

The most recent meeting was a joint meeting held with the Peterborough Flood & Water Management Partnership (PFLoW) of which the MLC are also a partner. The number of meetings held each year may reduce from four to three.

#### ***County Council Public Sector Services***

The Middle Level Commissioners’ Planning Engineer has raised concerns with the County Council’s Flood Risk and Biodiversity Business Manager about the potential deterioration of service within Cambridgeshire as a result of the Flood & Water Team possibly extending its service to another County Council.

#### ***RMA support & the Delivery of projects***

Following concerns raised by IDBs and other RMAs the EA Local Levy is funding two LLFA and IDB Flood Risk Advisors who have been recruited to assist in the delivery of projects. Based at Ely they are the Commissioners’/Boards’ point of contact in respect of FDGiA funding.

Initial meetings with the relevant advisor and the MLC staff have occurred.

#### ***RMA’s Medium Term Programmes (MTP)***

The RFCC has expressed a keen interest in knowing more about the different projects that partners in Cambridgeshire have put forward to the MTP for FDGiA. This is in part because the RFCC wants us to all understand each other’s projects better. They would particularly like it if the RFCC Member Councillors for each County were familiar with all of the projects in their area and were able to champion them, not just the ones from their own organisation.

Therefore, the various relevant RMAs will be making presentations at Partnership meetings. As a result, as the largest promoter of such projects within Cambridgeshire, a presentation on the MTP prepared by the Middle Level Commissioners and its associated Boards has been made to the Partnership.



## Rain Gauges

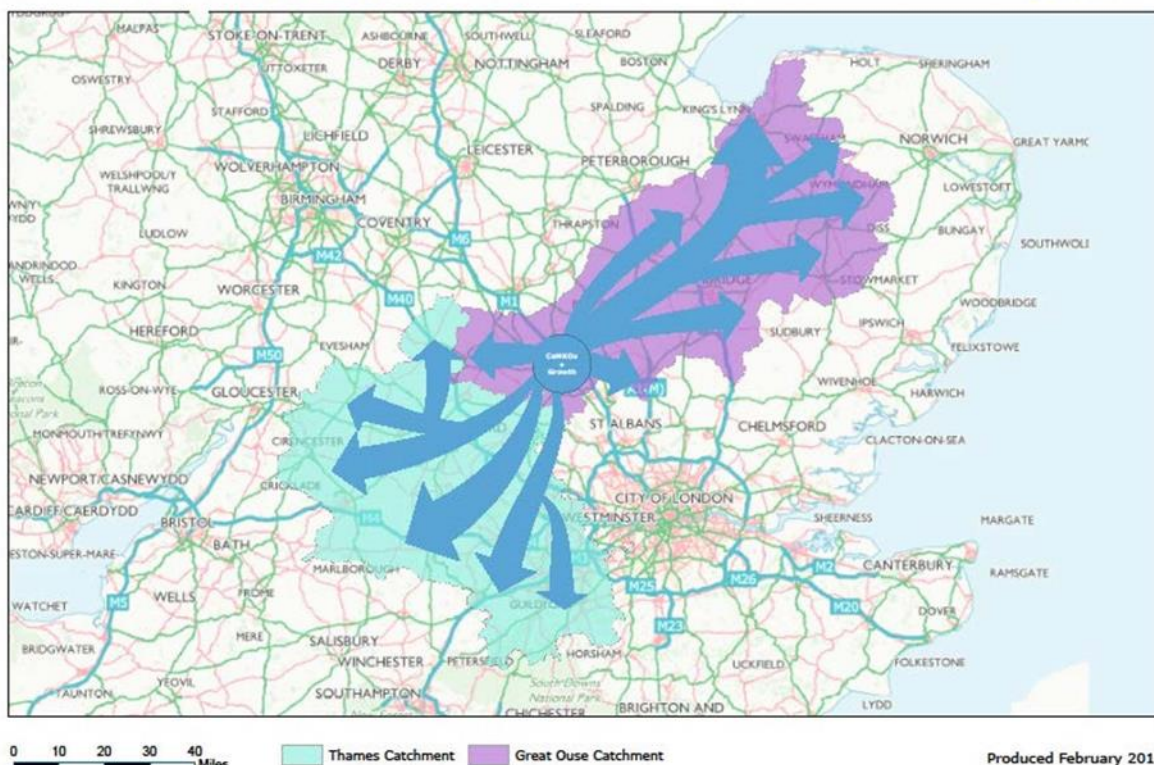
The Rain Gauge Network Project is progressing with the installation of gauges being undertaken in the next financial year.

## Update on RFCC's Growth Work

In order to accommodate the projected "growth", 500,000 new homes within the Cambridge – Milton Keynes - Oxford (CaMKOx) arc, within the Great Ouse Catchment five Local Choices papers are currently being prepared on The Upstream Great Ouse Catchment, these will investigate the following:

- (i) Potential storage;
- (ii) Conveyance Study of the Main rivers to Denver Sluice, (this will investigate pinch points, silt deposition etc);
- (iii) A Modelling Workshop, (to use existing models as work needs to be completed now);
- (iv) An Economic Assessment, (this will include an assessment of Cost/Benefits and what it does to prevent flooding); and
- (v) The Bedford to Milton Keynes Waterway Link, (which will investigate potential benefits, water transfer/resources of the proposed new waterway between Kempston and the Grand Union Canal).

**Cambridge - Milton Keynes - Oxford (CaMKOx) : Growth Corridor**  
**Catchment of River Thames and River Great Ouse**



The EA is looking for RMA involvement in the production of these papers.

### ***Flood Risk Management Trainees***

As part of closer partnership working, training has been given to junior members of Cambridgeshire County Council and Peterborough City Council staff and an undergraduate studying for a FRM degree under the EA foundation scheme. The main purpose of the training was to give the candidates a better and broader understanding of water level and flood risk management and also how the Commissioners and IDBs operate.

Feedback from both the candidates and internally has been positive and it is hoped that this opportunity can be offered again when the occasion arises.

One of the trainees wrote an article which was published in the Winter 2018 edition of the ADA Gazette. The article can be found at

<http://flickread.com/edition/html/index.php?pdf=5c101ead23d6e#13>

### ***IDB Good Governance Guide/East Ridings of Yorkshire Council Guide***

ADA has subsequently launched its Good Governance for IDB Members guide at the ADA Conference which is primarily aimed at new Board members. Five workshops were held during March and April.

Further details on the guide and the workshops can be found at the following link

<https://www.ada.org.uk/2018/11/ada-publishes-guide-to-good-governance-for-internal-drainage-board-members/>

### ***The EA's 2018 Flood Action Campaign***

Research undertaken by the EA in conjunction with the Red Cross reveals that most 18-34 year olds do not know what to do in a flood. Further information can be found at:

<https://www.gov.uk/government/news/young-people-most-at-risk-in-a-flood-warns-environment-agency-british-red-cross>

### ***Highways England (HE) Environmental Designated Funds (Legacy funding)***

This is one of five funds provided by HE associated with the Strategic Road Network – A1, A14, A47 etc., the others being Cycling, safety and integration, Air Quality, Innovation and Growth and Housing.

The potential environmental funding is available for the following areas noise, water, carbon, landscape, biodiversity and cultural heritage and, therefore, could include flooding, pollution, water framework directive and biodiversity projects associated with the Strategic Road Network – A1, A14, A47 etc. Further information can be found at <https://www.gov.uk/guidance/highways-england-designated-funds>

This method of funding is being utilised by the following RMAs on the projects below:

(a) Environment Agency

Beck Brook at Girton - Legacy Fund and Local Levy match funding is being used to assist a flood alleviation scheme that was unable to achieve GiA.

Borrow Pits at Fenstanton – A potential flood alleviation scheme may be able to use Legacy funding.

(b) Cambridgeshire County Council

Bar Hill – Legacy funding for a potential £64k scheme.

Histon/Impington culvert replacement – The Legacy funding contribution is possible due to the site's close location to the A14.

***Fenland Flooding Issues Sub-group***

A meeting was held in April.

*Drainage problem at Back Road, Friday Bridge*

Further concerns raised by the complainant are currently being dealt with by the Board's Solicitor.

*Flooding at Birch Grove, Elm*

No reports have been received subsequent to the channel maintenance works being undertaken.

The suggested works to the outfall pipe have not been undertaken.

**Cambridgeshire and Peterborough Combined Authority (CPCA)**

The final report of the Cambridgeshire and Peterborough Independent Economic Review (CPIER), prepared by the Cambridgeshire and Peterborough Independent Economic Commission (CPIEC) was published in September.

Jointly funded by the CPCA and Cambridge Ahead the report sets out how the CPIEC considers the area can sustain its own economy and support the UK economy whilst providing a better and more fulfilling way of life for the people who live and work in this area and details how this should be achieved, with fourteen key recommendations, and another thirteen subsidiary recommendations. Some of the suggested actions will be difficult to implement requiring close collaboration between leading institutions in the area, this is likely to include the relevant RMAs including the Commissioners and associated Boards, who will be needed to deliver them effectively.

Issues considered relevant to our interests include the following:

### General

- a) The success of Cambridgeshire and Peterborough is a project of national importance.
- b) The Government should recognise the benefits further devolution to Cambridgeshire and Peterborough would bring.

### Flood Risk and Water Level Management

- a) The area has not been subject to dramatic flooding events in recent years, which can mean the issue is paid little attention.
- b) Flood risk infrastructure should be considered enabling infrastructure, in that it allows a great deal of economic activity to happen in the first place (land being the most fundamental of all the economic factors of production).
- c) In the fens, water has an especially significant effect on the local economy with much of the area classified by the EA as being in flood zone 3 and this presents challenges to local economic development. Finding solutions to this problem is likely to have to happen little by little, with the finer points of detail being worked through with the EA, Anglian Water, and others. Wisbech should be seen as a UK testbed for new flood-resistant approaches to development, and levels of investment in flood defence infrastructure should be substantially increased.
- d) It is estimated that during a serious drought scenario, England could face £1.3billion of lost economic activity every day.
- e) A requirement of 110l per person per day should be enforced in water stressed areas, and that in future councils should have the power to enforce 80l per person per day requirements for new developments where appropriate.

### The Environment

**NB. 'Natural capital' refers to the stock of living ('biodiversity') and non-living (eg minerals, water) resources that interact and provide a flow of services ('ecosystem services') upon which society depends. Some of these services are delivered locally, others may have national or international value. All other capitals (human, social, intellectual, manufactured, financial) are ultimately underpinned by natural capital.**

- a) Climate change is already having a damaging effect on biodiversity and could put a strain on the water supply.
- b) Within Cambridgeshire and Peterborough, most districts were put into the middle band for levels of natural capital, although fenland (perhaps unsurprisingly) scores highly on this measure.
- c) The fens must also be considered as one of the UK's greatest natural assets with a rich wetland ecosystem which affords great leisure opportunities. The value of this natural capital must not be overlooked.

### Economic Growth

- a) The Commission reached the conclusion that the Cambridgeshire and Peterborough area is not one, but three economies, the Greater Cambridge area, which includes Cambridge, South Cambridgeshire, and parts of Huntingdonshire and East Cambridgeshire; the Greater Peterborough area, the area around Peterborough; and the fens but should function significantly more as a single area than it does at present. This ought to be feasible whilst being compatible with each part of the Combined Authority area retaining its distinctive sense of place.
- b) A distinguishing feature of the whole area is how strongly it continues to grow outpacing both the East of England and UK over the last decade. This has been driven primarily, but not entirely, by rapid business creation and growth in Cambridge and South Cambridgeshire, where knowledge-intensive sectors are strongly clustered, densifying and highly dependent on their location.
- c) Evidence from the review identifies that both employment and turnover growth have been picking up right across the area. Employment growth has seen strong growth numbers in all districts but has been highest in East Cambridgeshire. Looking at growth rates in the global turnover of companies based in the area between 2010/11-2016/17 all six districts have seen turnover growth of over 2% per annum. In South Cambridgeshire this rises to over 10% per annum, which shows impressive company growth.
- d) Many very large firms, such as McCain and Del Monte, have plants in the north-east of the county and export from here around the world. Figures show that primary sectors constitute 24% of East Cambridgeshire's turnover, and 17% of Fenland's with

Wholesale and Retail Distribution making up 33% of Fenland's turnover, and 28% of South Cambridgeshire's.

- e) The Netherlands, which has similar prevailing conditions to the fens but produces much higher-value agricultural goods, should be seen as an exemplar.
- f) Laws governing planning permission may impede business growth.
- g) It is very important to support the growth of market towns.
- h) There is a need for companies to invest in their employees.
- i) There is potential for greater commercial office development, particularly in Peterborough.

#### Housing

- a) To account for the fact that actual delivery of housing has been less than previously predicted and if employment growth continues to be significantly above what is forecast it might be necessary to build in the range of 6,000 – 8,000 houses per year over the next 20 years.
- b) In some areas, particularly in the north of Cambridgeshire, house prices are too low to make sufficient profit from development, rendering them unviable.
- c) There is positive evidence that ecological considerations are being taken seriously in new developments, with the new Eddington District in Cambridge being a notable example. Eddington reuses surface level water, reducing wastage and minimising flood risk.

#### Infrastructure

- a) Utilities underpin all economic activity, and there are areas of concern, particularly regarding electricity capacity. The government has committed to banning new diesel and petrol vehicles from 2040, but if it is envisioned that these will be replaced by electric vehicles, substantial levels of investment into upgrading the grid will be needed.

- b) The importance that flood defence infrastructure and the equally clear stresses upon water in one of the UK's driest counties are recognised.
- c) The level of the infrastructure of Cambridgeshire and Peterborough has been inadequate for too long. The growth seen in Cambridge and South Cambridgeshire seems very unlikely to be sustained in the future without further and significant investment in infrastructure.
- d) A package of transport and other infrastructure projects to alleviate the growing pains of Greater Cambridge should be considered the single most important infrastructure priority facing the Combined Authority in the short to medium term. These should include the use of better digital technology to enable more efficient use of current transport resources.

Projects that seem likely to further this aim are the full dualling of the A47, better connecting the Peterborough economy to the Fenland economy; the A10, better connecting the Cambridge economy to the Fenland economy; and improvements to rail between Peterborough and Cambridge, particularly the Ely North junction thus better connecting all three economies.

- e) There should be greater awareness of potential supply chains and scope for collaboration within the region.
- f) It was suggested that several elements were needed to underpin the approach to financing infrastructure:
  - An Investment Fund should be created to execute priorities which leverages third party resources, meaning a sustainable momentum can be achieved by the prudent use of public resources (from both local and central government)
  - An Investment Pipeline should be established showing what is feasible to be delivered over a three, five, and ten-year period
  - A Mayoral Development Platform (such as a development corporation) is needed to facilitate and support development in collaboration with the private sector (investors and developers) and wherever practicable the community in which development takes place.

- Relevant RMAs possibly including the Commissioners and associated Boards may be asked to contribute to these.

**Flood Risk Management (FRM) for the Fens Technical Group [previously reported as the Future Fenland Project]**

The EA has recently commenced the FRM for the Fens Project to determine the best way of managing future flood risk. As a result a technical group has been formed, including representation from the Middle Level Commissioners.

The project was discussed at the EAs Large Projects Review Group (LPRG) meeting in November. The LPRG stated that all partners who seek future Flood Risk Management Grant-in-Aid (GiA) funding but do not share its data for the Baseline Report are likely to be denied, or capped to 45%, as they will not be able to demonstrate a strategic approach.

The project is currently at the data collection stage and details of the Board's system and any hydraulic models are being collated to inform the successful consultant, who will be appointed to progress Phase 1 of the project.

A letter from the EA has been issued to the Chairman and a copy follows for your information. This included a copy of the "elevator pitch", used by the EA to provide some background to the project. Please note that the extent of the geographical area shown has recently been amended.

Consulting Engineer

7 May 2019

Hundred of Wisbech (346)\Reports\May 2019



Letter to Chairman  
Internal Drainage Boards  
Middle Level Offices  
85 Whittlesey Road  
March  
Cambs  
PE15 0AH

**Our ref:** ENV0000678C  
**Your ref**  
**Date:** 15 January 2019

Dear Chairman

### **Flood Risk Management for the Fens**

Between Local Internal Drainage Boards and the Environment Agency, we are modern day custodians of arguably the richest legacies of flood risk and drainage management in the country. I am sure you and your Board are really proud, like I am, to have a responsibility for critical infrastructure within a landscape that is hugely important for the economy, communities, food, farming and the natural environment.

The future of the Great Ouse Fens is something I am passionate about and with IDB clerks and engineers we are starting a partnership and collaborative approach to their future flood management. This letter summarises where we are and some of the important steps ahead. We really need your ideas, enthusiasm, advocacy, support and knowledge about this fantastic part of the country.

In recent years flood and drainage management in the Fens has been undertaken in somewhat of a piecemeal approach and reactive manner. With climate change projections and many of our assets coming to the end of their design life, we now collectively need to take a more strategic and long term approach. This will enable us all to maximise financial leverage and present a stronger more considered investment case to funding bodies.

Flood risk management for the Fens is a project set up to consider what the future flood risk management choices for the Great Ouse Fens could look like. This will help us develop a strategic approach together that will underpin and frame all flood and coastal risk management investment in the Fens moving forward. This is a key requirement of Defra's partnership funding policy (see attached note).

The attached document provides further details about the project, including the details of those flood risk management organisations involved in the Technical Group. David will hopefully have already briefed you on this work and will be your primary engagement link as the project moves forward.

Supported by the Anglian (Central) Regional Flood & Coastal Committee and with the help of the Technical Group, we have recently secured a funding package and obtained financial approval for Phase 1 of the project. The main products of this phase includes:

- A baseline report to gain a shared understanding of all land drainage and flood risk management assets, the economics, government grant eligibility level and partnership funding challenge for all sources of flooding. *This will be presented in a similar way to the Great Ouse Tidal River Baseline Report (we can provide a copy if you don't already have one) Anticipated delivery date Feb 2020.*
- Visualisation tools to showcase the findings of the baseline report in a way that informs and excites a wide variety of audiences. *Anticipated delivery date late 2020 after the baseline report to share key messages from the report.*

For Phase 1 we have not sought financial contributions from individual IDBs within the Great Ouse Fens, however the success of the work and effective use of the funding we have secured is hugely dependent upon the timely provision of asset and financial data from all Risk Management Authorities. Since July 2018, we have been working as part of the Technical Group on the specification and provision of this data.

We are aiming to appoint consultants for Phase 1 by early February 2019 and we are keen to have this data before then. Therefore it is vital that we have your support in helping your clerks and engineers to provide this information in a timely manner and by the 21 January 2019.

This will enable the project to move forward efficiently avoiding abortive costs, and help us to continue to support your IDB in seeking FCRM Grant in Aid (GiA) for individual investments. If we have gaps or deficiencies in the data then we will not be developing a strategic approach and are unlikely to be successful in maximising FCRM GiA funding for future projects.

Alongside Phase 1 we also collectively need to start to plan for Phase 2 of this work. Phase 2 is likely to start in approximately 5 years' time and most likely be a strategic options appraisal, to identify the choices for medium and long term flood risk management in the Fens.

Amongst the many benefits of this work, it will help us all better inform, influence and justify the source, nature and levels of funding required to

evolve and manage flood and drainage infrastructure over the medium and long term. The scope and governance arrangements for Phase 2 will all need to be developed and agreed collaboratively and there is no presumption that the Environment Agency will lead.

Initial estimates from similar projects are that Phase 2 may cost in the region of £10 million to £15 million, and significant levels of partnership funding will be needed to be sourced to unlock and complement FCRM GiA. Therefore an investment strategy will be developed in parallel to Phase 1. Your Board may want to consider sooner rather than later how they choose to plan for this.

In the short term, whilst the strategic work is progressing, we all still need to continue to invest in the flood and drainage infrastructure within the Fens, without prejudicing any medium and long term choices. To frame this and support investment decision making in being as effective and efficient as possible, through the Technical Group we are also developing tactical plans for the Fens. These are looking at how we apportion benefits across respective infrastructure and apply these to upcoming investments. Once these are ready it may be useful to present to your Board.

It is a really interesting and exciting time with all this work. I hope you and your Board are supportive of the approach. If you have any questions or would like further information then please contact David, myself or our Project Executive, Claire Bell ([Claire.Bell@Environment-Agency.gov.uk](mailto:Claire.Bell@Environment-Agency.gov.uk)).

Yours sincerely



Flood & Coastal Risk Manager for East Anglia Area (Great Ouse catchment inc North West Norfolk coast)

Mobile: 07824 431597

[paul.burrows@environment-agency.gov.uk](mailto:paul.burrows@environment-agency.gov.uk)

customer service line 03708 506 506  
[gov.uk/environment-agency](http://gov.uk/environment-agency)



## The Strategic Approach for Flood and Coastal Erosion Risk Management Projects

### Supplementary Local Guidance Version 1

In both Defra Policy Statements (Appraisal of Flood and Coastal Erosion Risk Management June 2009 and Partnership Funding May 2011) demonstrating and evidencing a strategic approach to flood or coastal erosion risk is a requirement for every project, to ensure value for money for Flood and Coastal Erosion Risk Management Grant in Aid (FCERM GiA).

Catchment Flood Management Plans (CFMPs) and Shoreline Management Plans (SMPs) form the large scale holistic view of risk management requirements at the catchment or coastal process scale, beneath which more detailed strategies, and the local scale risk management activities should be developed.

Primarily, all schemes seeking FCERM GiA allocation should be in line with or compliment any overarching strategic plan such, for example, the Great Ouse CFMP.

*"SMPs or CFMPs will have collected information on the economic, environmental and social assets at risk, the defences or coast protection works that are in place and identified preferred policies. The SMP or CFMP will also have engaged with stakeholders and you may be able to draw some information from the results. Early links need to be made with SMPs or CFMPs and strategies (where applicable) as they may have already identified key issues and broad solutions (in CFMPs these are called generic responses). It is essential to link the problem back to the policy as defined in the SMP or CFMP (and for schemes, to the description of the strategy, where available) to ensure continuity is not lost. Any conflicts between the description of the problem for your project and the recommendation of the SMP or CFMP (or strategy) will need to be highlighted and reconciled before you can progress further." - Flood and Coastal Erosion Risk Management Appraisal Guidance, 2010.*

The meaning of a 'strategic approach' is described throughout the FCERM Appraisal Guidance, March 2010, mainly in Chapter 3. It needs to include consideration of wider factors such as the economic, environmental, recreational and social factors that may affect or be affected by the proposed investment opportunity. These wider factors will then subsequently influence the selection of investment options to manage or mitigate the flood or coastal erosion risks. At the early stages of appraisal a wide range and broad portfolio of options should be identified, such as a change in pumping regimes, storage options and combining flood cells and assets for example. These options should be appropriate to the scale and type of project being undertaken.

Any strategic evaluation should be done as early as possible when planning a FCERM project. Findings should be evidenced within the business case, however, as this is produced much later than the initial project submission is submitted to the Environment Agency (through PAFS) it may be required that evidence of a strategic approach be made available to the Environment Agency on request in advance of the programme refresh. Failure to submit such evidence on request, will result in the maximum grant rate for the scheme being reduced to 45%.

*"Where there is not a clear strategic approach setting out how benefits are apportioned to individual investments within a system of assets, the maximum grant rate allowable will be reduced to 45%. This means that all risk management authorities, including internal drainage boards, could receive up to 100% grant levels. The reduced grant rate, relevant for all risk management authorities, helps preserve value for money in cases where investments may only score well because benefits are being double-counted." – Partnership Funding Policy 2011*

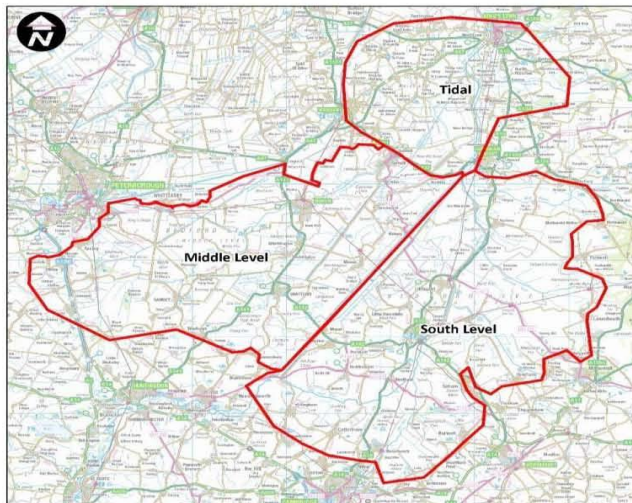
It is understood that there is a significant variation in the types of schemes which may be eligible for FCERM GiA funding. Therefore, it is reasonable to expect that the attention given to investigating a strategic approach should be proportional to the size of the scheme. Therefore, for smaller schemes (affecting a lower number of outcome measures and/or seeking a smaller sum of funding) a discussion of how a scheme aligns with a strategic approach may suffice. This could be evidenced, for example in notes accompanying a PAFS submission or captured within meeting minutes held in the early planning stages. Similarly, a larger scheme will require a more substantial demonstration. Any such scheme should be able to include, or reference any strategic analysis prior to PAFS submission or annual programme refresh.

This guidance reinforces the Defra Policy Statements ([Appraisal of Flood and Coastal Erosion Risk Management June 2009](#) and [Partnership Funding May 2011](#)), if these National policies change in the future, this guidance will be amended accordingly.

## Flood risk management for the Fens – planning together for a sustainable flood risk future

'Flood risk management for the Fens' is a project that has been set up to plan the best way of managing future flood risk in the Great Ouse Fen Area. We are currently in the **first phase** of this project which is developing a shared understanding of the situation and challenges for managing flood risk (from all sources) in the Fens.

A Technical Group (TG) has been formed of organisations (see below) who have **flood risk assets**, or represent those with assets, in the geographical area that has been defined as the Great Ouse Fens.



We are **working together** to set out all the data about flood risk in the area outlined – defining who is managing flood risk, asset maintenance costs and potential available Flood Risk Management Grant in Aid (Government funding). This will identify any difference in **investment needs versus available funding**.

The most important outcome for the first phase of work is for the TG to have a **shared understanding** of the issues and challenges for managing flood risk in the Fens, and to have a **shared ownership** for taking action to overcome these issues.

Pressures on the Fens will come from many sources including, for example, climate change causing sea level rise affecting the Tidal River and the systems discharging into it, and catchment pressures from housing and infrastructure growth.

Following this initial data gathering phase, which we hope to complete in the next 18-24 months, we will produce a **joint project plan** for the next phase of work. The outcome of Phase 2 will be to produce a jointly owned strategic plan reviewing all options that could manage flood risk in the Fens, taking in to account climate change and sea level rise and recommending actions that will be the best/ most appropriate way of managing flood risk in the Fens over the next 50-100 years.

The TG will work closely with the Environment Agency's Lincolnshire and Northamptonshire Partnerships and Strategic Overview Team who are progressing a similar project for the Lincolnshire Fens, but at different timescales.

The TG understands that there are **many different areas of interest** within the Fens, and a lot of groups and individuals will be interested in the work of the project.

At this stage in the project, there is a very **strong focus on the flood risk management challenges** – specifically focusing on current flood risk management assets. We will keep interested stakeholders updated with the progress of this stage of the project and **our work will be overseen by the Anglian Central Regional Flood and Coastal Committee**.

The TG is aware of the importance of linking Phase 1 outputs to other projects shaping the future of the Fens landscape.

### Flood risk management for the Fens Project

Phase 1  
Data gathering  
and collective  
ownership

Phase 2  
High level  
action plan /  
strategy

Phase 3  
onwards  
Phased action  
plans



Ely Group of Internal Drainage Boards



middle level  
commissioners



## **Hundred of Wisbech I.D.B.**

### **Supplementary Consulting Engineers Report – May 2019**

#### **Flood Risk and Water Level Management Schemes**

##### **Main Outfall at Crooked Bank**

Further to the Board's last meeting a scheme including tender documents has been prepared for the replacement of the above structure.

Members will be aware that Crooked Bank is narrow, in poor condition and severely constrained by hedges/trees and other obstructions and thus generally not suitable for the movement of large construction machinery, delivery vehicles or other "works traffic" which would severely damage the existing surface. This has, therefore, influenced the design of the structure to use smaller and more modular components with many items being constructed off-site and brought to site when required, thus enabling the use of smaller machinery. This also reduces wastage and thus reduces costs incurred by the Board.

The pre-cast concrete headwalls will feature two pairs of "grooves" for use with dam boards to restrict and/or block flows to permit ready and safe inspection of the pipeline when required in the future. The headwalls at the upstream end have been designed to enable the installation of tilting weirs or similar water control devices in the future when the current overspill weir becomes uneconomic to repair. The provision of the dam boards has not been included within the contract and will have to be purchased separately by the Board.

To enable better access to the channel that connects the outfall to the Waldersey system an item has been included for the formation of a berm on the northern field side. This will permit easier and safer access to this short section of channel. This will incur the payment of compensation for the land lost. In such situations the District Valuer is normally employed to determine the land's value.

Because the works were within the maintenance access strip of a Board's Drain a byelaw application was submitted to Waldersey IDB on the Board's behalf and this has subsequently been approved.

There was a slight delay in preparing and issuing the tender documents and, in order to meet the deadlines for environmental related issues that required the felling of the channel profiles and removal of trees and hedges, the mitigation works were let to the Board's contractor.



In accordance with the Board's financial code prices were sought from six companies. The tenders were issued at the beginning of March with an original return date of the end of the month, this time period was too short for most of the contractors concerned and this together with the number of queries raised required the return period to be extended to the beginning of April.

With a submitted price of £280,566, which was significantly lower than the nearest competitor, the Fen Group was the successful contractor and was awarded the tender the day that they were opened.

Due to the size and bespoke nature of the concrete headwalls these have a lead in time of 7-8 weeks and this is currently the main restriction to commencing work on-site. A pre-commencement meeting has been held with the Fen Group which is currently working toward a start at the beginning of June.

In order to ensure that the contract is undertaken efficiently and that any risk is minimised any instructions should be made in writing via the Project Manager.

Whilst undertaking some additional on-site survey it was noted that part of the upstream end of the culvert had collapsed. The Board was advised of the position and it is understood that the Fen Group have undertaken some remedial work to remove the potential for blockage.

The collapse currently only appears to have affected part of the structure.



**Two views of the collapsed section of the outfall prior to mitigation being undertaken**

## **Replacement of Culvert at Point 3 Holly Bank (Narrow Drove)**

**Note.** GRIP stands for Governance for Railway Investment Projects and is the process that Network Rail uses to manage developments to enhance or renew Britain's rail network. The eight stages of GRIP are designed to minimise and mitigate the risks often associated with huge infrastructural changes.

The Board's Chairman has given verbal approval for the preparation of a scheme for the replacement of the access culvert at Holly Bank (Narrow Drove) which provides a suitable crossing point over the railway for a limited number of landowners and users of the byway.

Notices have been issued to the landowners concerned, including Network Rail, regarding the undertaking of a topographical survey which it is hoped will commence at the beginning of June.

Members will be aware that the re-opening of the railway forms a key part of the Garden Town proposal but may not be aware that if this does happen many of the numerous crossings along its length will be closed. Conscious of this, guidance has been sought from the County Council who employed Mott MacDonald to undertake its GRIP 2 report. The Council's Executive Director, Place and Economy advised that:

"In terms of the first of your questions, it is difficult to be precise on an opening date which would depend on the viability of the scheme and the availability of funding, both of which still require a significant amount of work. My view therefore, is that if the scheme were to go ahead, it would be unlikely to be before mid-2020s. Others may have different views, but railways, even re-openings are complex and take a long time.

In terms of the crossing, the standard Network Rail approach is to remove them in improvement or re-opening schemes so I think it would be fair to assume that this will not remain. That said, one of the areas of debate on the costs is the impact of all the crossing closures and so I think there will be pressure on NR to retain some and thus reduce costs. As a worst case though, I suggest you assume it will be closed".

A copy of the GRIP 2 Report can be viewed at the following link:

[https://ccc-live.storage.googleapis.com/upload/www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/March\\_to\\_Wisbech\\_GRIP\\_2\\_Study\\_Report\\_B.pdf?inline=true](https://ccc-live.storage.googleapis.com/upload/www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/March_to_Wisbech_GRIP_2_Study_Report_B.pdf?inline=true)

## **Wisbech 2020 Vision/Garden Town**

### **Wisbech 2020 Vision**

#### ***Wisbech Access Strategy***

The Wisbech Access Strategy is a package of individual transport schemes that aim to improve the transport network in Wisbech. These schemes have been tested to make sure that they are the best solutions to address the current problems on the transport network. They will also support future housing and job growth as set out in the Fenland Local Plan.



During May 2018, Cambridgeshire County Council, Fenland District Council and Wisbech Town Council all considered the draft Wisbech Access Strategy and recommended that the draft strategy should be supported and a recommendation be sent to the Cambridgeshire and Peterborough Combined Authority (CPCA) for their approval and to release any funding.

A paper went to the November Business Board Meeting on the 26<sup>th</sup> November 2018 and the Combined Authority Board meeting on 28<sup>th</sup> November 2018. This was to release the first £10.5million for the Wisbech Access Strategy schemes.

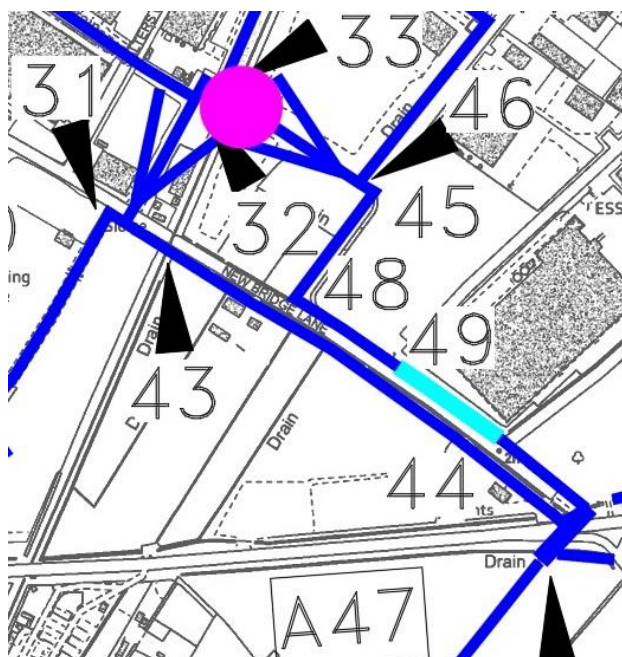
The Combined Authority's news webpage advises that:

“On Monday (November 26) The Business Board, which replaced the former Greater Cambridge, Greater Peterborough Local Enterprise Partnership when it merged with the Combined Authority, recommended that the Combined Authority Board approve the funding on Wednesday (November 28).

The Combined Authority Board was advised that because the Government's current Growth Deal programme ends in March 2021, it was imperative that approval was sought now to progress the works to meet the given time criteria. The programme of works will be sequenced to accelerate the delivery of the schemes, where construction will begin as soon as the detailed design is complete”.

### ***Southern Access Road 1 (SAR1) linking New Bridge Lane and Boleness Road***

The transport evidence base for the Fenland Local Plan indicated that there are limited east-west vehicle routes across Wisbech and suggested that such a connection was very likely to be needed. This element is closely linked to the performance of Cromwell Road, Weasenham Lane and Elm High Road which all suffer from congestion during peak traffic times.



**An extract from the Board's District plan showing the current arrangement of Board's assets in the area**



**Extract from a Fenland District Council Wisbech Access Strategy information document  
this document can be viewed at**

[https://www.fenland.gov.uk/media/14279/Southern-Access-Road-linking-New-Bridge-Lane-and-Bolness-Road/pdf/14176FDC~PresentationBoard\\_13.pdf](https://www.fenland.gov.uk/media/14279/Southern-Access-Road-linking-New-Bridge-Lane-and-Bolness-Road/pdf/14176FDC~PresentationBoard_13.pdf)

The proposed Southern Access Road involves the upgrading of New Bridge Lane and Bolness Road and also provides access to the Wisbech Local Plan development sites. The route at the south eastern end of the lane is likely to be determined as development in this area occurs.

Initial proposals were received from Skanska UK, the County Council's Highway's term consultant, who together form Cambridgeshire Highways, in March.

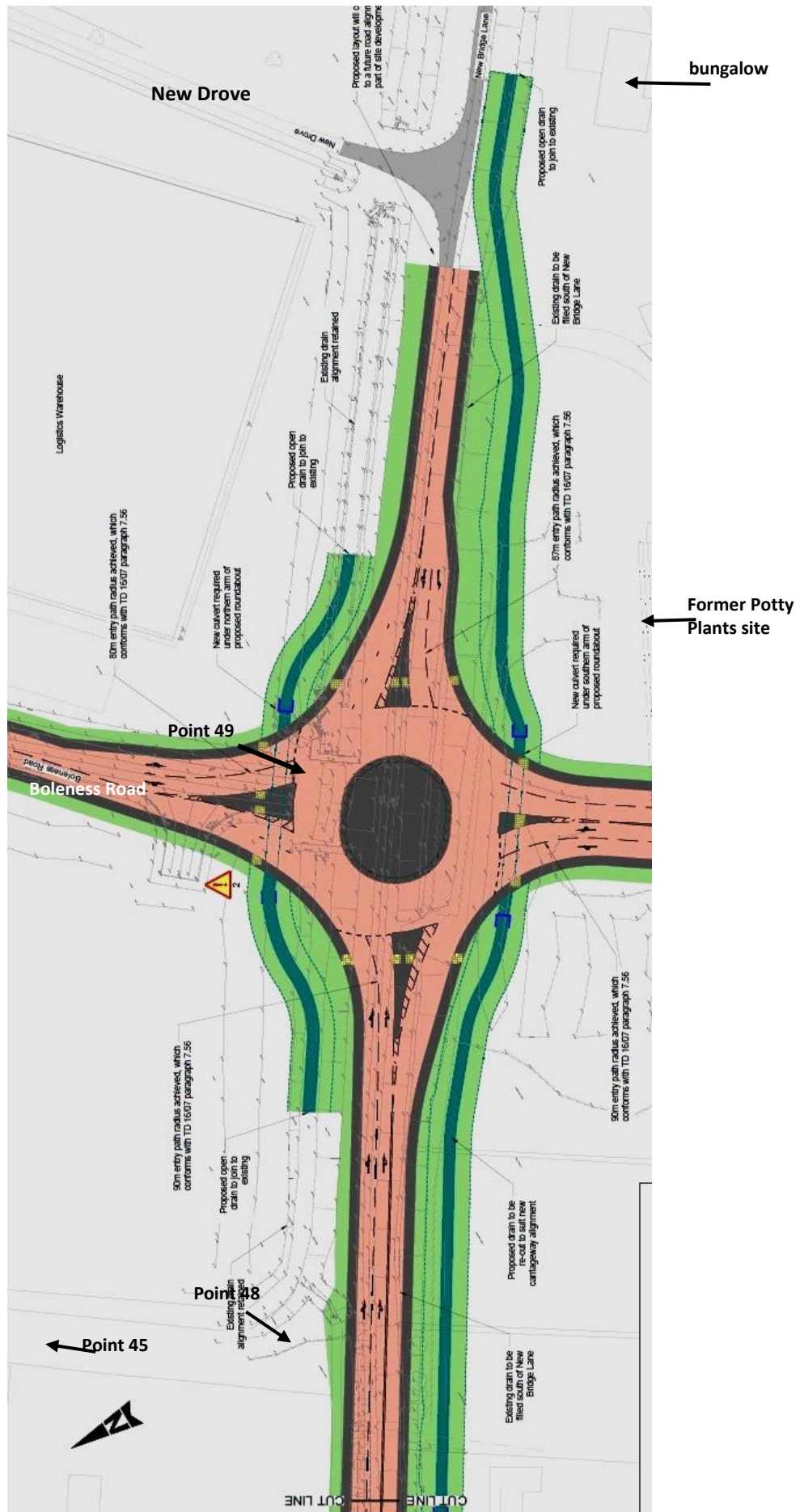
Due to the strategic nature of the proposal the Board's Chairman gave special dispensation for all costs to be paid by the Board and not the subject of a detailed pre-application consultation procedure.

An initial meeting has been held and the latest proposed arrangements, that were a result of this meeting, follow. Copies of the plan will be available for inspection at the meeting.

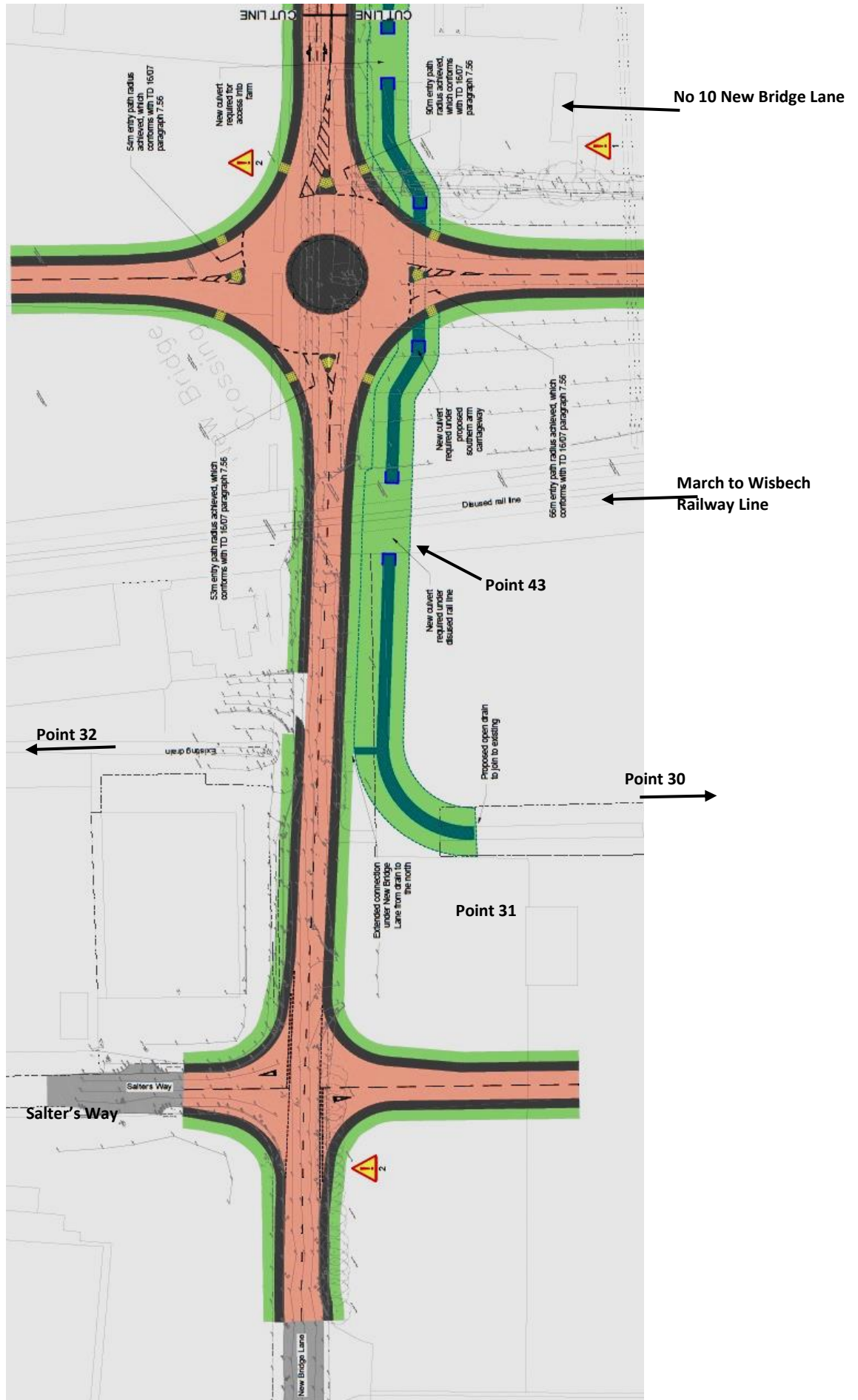
As at present, the “main” channel serving the Boleness Road area remains on the northern side of Newbridge Lane with the northern edge of the upgraded road remaining as it is with this channel spatially constrained.

Although not an issue at this time, Skanska has been advised of the constraints that the Board’s pipeline and alignment of the gas main at Point 50 may conflict with the route of the proposed access road into the eastern part of the proposed industrial park.

It is considered that it may be preferable and, perhaps, more cost effective for a culvert to be installed under the lane at Point 48 and the “main” channel re-positioned to the south. The southern route will be in currently undeveloped land and thus not as constrained as the northern route and it may be possible to design a route that removes the current restrictions although the line of the gas main could be an issue.







Extract from Cambridgeshire Highway's Drawing No 5100914-SKA-HGN-SAR1-DR-CH-0002-S1 Rev. P1

The fate of the two residential properties on the southern side of the lane, at No10 and at the former Potty Plants site, is unknown and currently restricts this proposed route and/or moving the upgraded highway, if wider maintenance access strips are required by the Board, if the northern route be retained. Another problem would be the alignment and entrance to the current culvert under the A47 at Point 50.

The restrictions in this area have constrained the efficiency of the Board's system for decades and it is suggested that a better opportunity to resolve these is unlikely to arise in the future. It is further suggested that Highways England and the National Grid/Cadent are pressed, potentially using high level contacts at the District Council, County Council and the CPCA, to draw these individual issues together to ensure that development within this part of Fenland occurs as planned. A jointly funded solution using Highways England and CPCA, together with other potential sources of funding, may have potential benefits in this respect.

**In order to guide further discussions and assess any submissions efficiently it would be beneficial to receive the Board's opinion and further instruction on the following:**

- 1) The current proposal presented by Skanska.**
- 2) The wider benefits that this proposal may offer and whether "higher" level discussions should commence to achieve this.**
- 3) Whether the Board would consider contributing to these projects and how much it would be prepared to commit.**

### **Wisbech Garden Town**

It is understood that meetings in respect of the Garden Town continue but as these primarily affect areas to the west of the River Nene, the Board has not been directly involved.

### **Flood Risk Management (FRM) for the Fens Technical Group [previously reported as the Future Fenland Project]**

Further to the Main Meeting Report the Environment Agency has advised that Anglia Ruskin University is investigating how people in Fenland communities think about 'resilience', the ability to deal with change or challenges in the community. As part of the project it is seeking volunteers to complete a survey from people with postcodes starting CB7 5xx and CB7 9xx (Soham) and PE13 1xx (Wisbech). Further details on the project and the survey can be found at <https://angliaruskin.onlinesurveys.ac.uk/community-resilience-in-the-fens-copy>.

The survey does not require any expert knowledge and takes about 20 minutes to complete.

Any answers received will provide a better understanding upon how the community can be supported to deal with environmental and social challenges both now and in the future.

Consulting Engineer

8 May 2019

Hundred of Wisbech (346)\Reports\May 2019

With regards to the proposed industrial units at Boleness Road, Wisbech (MLC Ref No. 1417), the Chairman updated Members on the current proposals.

With regards to the development at Main Road, Friday Bridge (MLC Ref. Nos 1445 & 1471), the Vice Chairman confirmed that further discussions had taken place; agreements had been reached and the matter was now resolved.

With regards to Fenland District Council's request for the Board to reconsider its previous decision not to adopt the section of watercourse adjacent to the New Drove/New Bridge Lane, Members confirmed that the Board's position remained unchanged.

## RESOLVED

i) That the Reports and the actions referred to therein be approved.

ii) Structure at Point 6

That the Board's District Plan be updated.

iii) MLC Ref Nos. 1372 & 1517 and MLC Ref No. 1489

That entries be placed on the Local Land Charges Register.

iv) MLC Ref No. 1417

That the Board approve 'in principle' to adopt the section north west of Point 52 if the Developer improves the watercourse to the Consulting Engineers approval, at their own cost, and that a discharge fee was applicable to the site.

v) MLC Ref Nos. 1420 & 1513

That the Developer be required to consult fully with the Consulting Engineers concerning the piping and filling of the watercourse and if no satisfactory responses were received the watercourse was to be restored to its original condition.

vi) MLC Ref No. 1428

That the illegal piping and filling of the on-site watercourses needed to be formalised to the Consulting Engineers requirements.

vii) Wisbech Access Strategy  
Section 43-44

a) That the Board approve 'in principle' to de-main section 43-44 and the Works Committee be authorised to deal with this matter and to take any action as they consider appropriate.

b) Skanska proposals

That the Board do not consider the plans detailed enough to give clear access and have concerns with proposals for a roundabout at Point 50; that the Board would require to be involved in discussions; that the Board do not consider it appropriate to contribute.



### B.1843 District Officers Reports

The Board considered the Reports of Messrs F Leach and Buttress.

#### RESOLVED

- i) That the Reports and the actions referred to therein be approved.
- ii) That Messrs F Leach and Buttress be thanked for their work on behalf of the Board.

### B.1844 Conservation Officer's Newsletter and BAP Report

Mr Hill referred to the Conservation Officer's Newsletter, dated December 2018, previously circulated to Members.

Members considered and approved the most recent BAP report.

The Vice Chairman reported that he had seen a kingfisher on his property and asked that this be relayed to the Conservation Officer.

### B.1845 Works Committee Report

The Board reviewed the notes of the Works Committee meeting held on the 14<sup>th</sup> January 2019 and Mr F Leach updated Members on the discussions of the meeting held on the 9<sup>th</sup> May 2019.

The Chairman gave a summary of the discussions and meetings with other authorities concerning the sleeving of the armco piping and the basic principle of how the work was carried out. He reported that the District Officers had assessed the likely lengths of armco pipe that may require sleeving, that prices had been received for this work, and that it had been estimated at £500,000 to complete these works. He estimated, based on previous costs to replace pipework, that it could cost in the region of £1.75m to replace the same pipework.

#### RESOLVED

- i) That the notes be approved.
- ii) That the Chairman be authorised to continue investigations into the sleeving of the armco pipe.

### B.1846 State-aided Schemes

Consideration was given to the desirability of undertaking further State-aided Schemes in the District and whether any future proposals should be included in the capital forecasts provided to the Environment Agency.

#### Update on the EA grant-in-aid position

Mr Hill reported that the EA undertook a 'refresh' of its grant allocation schedule and optimised it to increase the likelihood of meeting the government outcome measure targets. As part of this some schemes were deferred in favour of those which could be delivered within the next

two years with certainty and the programme has, as a consequence, become financially oversubscribed. This effectively means that there will be little or no chance of receiving grant for any new schemes between now and 2021 (at the earliest). This date marks the end of the six-year funding commitment and whilst it is understood that the EA are pressing hard to have another six-year settlement and, if agreed to by treasury, for this to be larger than the previous one to help address the increasing investment required to tackle climate change driven impacts. At this point in time we do not know what will happen and changes could be made in any event to the funding model, what outcome targets are or the process of securing grant. What is clear is that the further ahead that IDBs collectively plan their investment needs the more likely whatever grant is available will be accessible by them.

## RESOLVED

That no new proposals be formulated at the present time.

### B.1847 Environment Agency – Precept

Mr Hill reported that the Environment Agency had issued the precept for 2019/2020 in the sum of £17,780 (the precept for 2018/2019 being £17,780).

### B.1848 Association of Drainage Authorities

#### a) Subscriptions

Mr Hill reported that it was proposed by ADA to increase subscriptions by approximately 2% in 2019, viz:- from £832 to £849.

## RESOLVED

That the increased subscription be paid for 2019.

#### b) Future ADA Communications

Mr Hill referred to a letter received from ADA dated 18<sup>th</sup> October 2018 and to the form included with the agenda.

In order to continue to receive communications from ADA in 2019, ADA required a completed form from each Member. The form could also be completed and returned electronically via the link at [www.ada.org.uk/communications](http://www.ada.org.uk/communications).

### B.1849 Determination of annual value for rating purposes

The Board considered the recommendation for the determination of annual value for rating purposes.

## RESOLVED

- i) That the determination recommended be adopted by the Board.

ii) That the Clerk be empowered to serve notices and to take such other action as may be necessary to comply with statutory requirements.

iii) That the Chairman and the Clerk be empowered to authorise appropriate action on behalf of the Board in connection with any appeal against the determination.

#### B.1850 Rate arrears

Consideration was given to writing off rate arrears amounting to £6.21.

#### RESOLVED

That the arrears be written off.

#### B.1851 Contributions from Developers

With reference to minute B.308(iv), Mr Hill reported that contributions towards the cost of dealing with the increased flow or volume of surface water run-off and treated effluent volume have been received.

#### B.1852 Budgeting

Mr Hill referred to the budget comparison of the forecast out-turn and the actual out-turn for the financial year ending 31<sup>st</sup> March 2019.

#### B.1853 Review of Internal Controls

The Board considered and expressed satisfaction with the current system of Internal Controls.

#### B.1854 Risk Management Assessment

a) The Board considered and expressed satisfaction with their current Risk Management Policy.

b) The Board considered and approved the insured value of their buildings and considered having a revaluation of the Board's real estate assets, as required for audit purposes.

#### RESOLVED

That no changes be made to the valuation at this time and for the matter to be reviewed again at the next annual meeting.

#### B.1855 Exercise of Public Rights

Mr Hill referred to the publishing of the Notice of Public Rights and publication of unaudited Annual Return, Statement of Accounts, Annual Governance Statement and the Notice of Conclusion of the Audit and right to inspect the Annual Return.

#### B.1856 Annual Governance Statement – 2018/2019

The Board considered and approved the Annual Governance Statement for the year ended on the 31<sup>st</sup> March 2019.

#### RESOLVED

That the Chairman be authorised to sign the Annual Governance Statement, on behalf of the Board, for the financial year ending 31<sup>st</sup> March 2019.

#### B.1857 Payments

The Board considered and approved payments amounting to £198,279.24 which had been made during the financial year 2018/2019.

(NB) – Mr Hartley declared an interest (as a Member of the Middle Level Board) in the payments made to the Middle Level Commissioners.

(NB) – Messrs Hartley and Tegerdine declared interests as Members in the payment made to Needham and Laddus IDB.

(NB) – Messrs Harrison and Tegerdine declared interests as Members in the payment made to Waldersey IDB.

(NB) – Mr Ayers declared an interest in the payment made to Ayers & Son.

(NB) - Mr Buttress declared an interest in the payment made to D G Bullard Ltd.

(NB) - Mr F Leach declared an interest in the payment made to William Norman & Son Ltd.

(NB) – Mr Harrison declared an interest in the payments made to Harrison Agricultural Contracting Ltd.

#### B.1858 Annual Accounts of the Board – 2018/2019

The Board considered and approved the Annual Accounts and bank reconciliation for the year ended on the 31<sup>st</sup> March 2019 as required in the Audit Regulations.

Mr Hill referred to the standing resolution to transfer 1/3<sup>rd</sup> of Development Contribution receipts to the Joint Pumping Station Replacement Fund and the Chairman referred to the current major capital investment programme.

Mr Hill reported that the Asset Fund was originally set up for the replacement of the Board's plant and machinery.

## RESOLVED

- i) That the Chairman be authorised to sign the Annual Return, on behalf of the Board, for the financial year ending 31<sup>st</sup> March 2019.
- ii) That, from the 1<sup>st</sup> April 2019, to transfer 10% of Development Contribution receipts to the Joint Pumping Station Replacement Fund.
- iii) To utilise the Asset Replacement Fund towards the current Capital Improvement Programme.

### B.1859 Capital Improvement Programme

Members reviewed the Board's future capital improvement programme.

Mr Hill informed Members of his discussions with the Chairman and Vice Chairman in drafting the proposal for consideration by the Board and of the basis for costings/estimates used. The Chairman referred to the works, which had been discussed at various points earlier in the meeting, and the difficulty in forecasting subsequent phases of the programme.

In response to the Chairman, Mr Hill informed Members of the process of applying for permission to borrow and the current repayment rates for a loan of £1 million.

In response to Mr Buttress, Mr Hill confirmed that, when applying for permission to borrow, the Board would need to show that it was able to service the loan and that proper consultation had taken place with all stakeholders. In relation to this, Mr Hill confirmed that, for the previous two years, the local councils had been informed of the Board's major capital improvement programme and its' likely impact on rates and special levies.

In response to Mr Leach, Mr Hill confirmed that a provision to repay a loan had been included in the budget proposal for 2019/2020 and that it should be possible to service a new loan without impacting on the rate requirement. Mr Hill informed Members of the expenditure to the main outfall that had already been committed and of the possible time span for receiving approval to borrow, during which the Board would need to manage its cashflow carefully and not commit to further additional expenditure until the position regarding the loan had been clarified.

## RESOLVED

- i) That the Capital Programme be approved in principle and the Works Committee be authorised to take any actions they consider appropriate in the delivery of the programme.
- ii) That an amount not exceeding £1 million be borrowed from the Public Works Loan Board; repayable over a maximum period of 25 years.

### B.1860 Expenditure estimates and special levy and drainage rate requirements 2019/2020

The Board considered estimates of expenditure and proposals for special levy and drainage rates in respect of the financial year 2019/2020 and were informed by Mr Hill that under the Land Drainage Act 1991 the proportions of their net expenditure to be met by drainage rates on

agricultural hereditaments and by special levy on local billing authorities would be respectively 4.91% and 95.09%.

In response to Mr Buttress, Mr Hill confirmed that the local councils are given an indicative forecast of likely rates for the following year at the end of the current calendar year.

#### RESOLVED

- i) That the estimates be approved.
- ii) That a total sum of £176,769 be raised by drainage rates and special levy.
- iii) That the amounts comprised in the sum referred to in ii) above to be raised by drainage rates and to be met by special levy are £8,677 and £168,092 respectively.
- iv) That a rate of 5.80p in the £ be laid and assessed on Agricultural hereditaments in the District.
- v)
  - a) That a Special levy of £167,088 be made and issued to Fenland District Council for the purpose of meeting such expenditure.
  - b) That a Special levy of £1,004 be made and issued to the Borough Council of Kings Lynn and West Norfolk for the purpose of meeting such expenditure.
- vi) That the seal of the Board be affixed to the record of drainage rates and special levies and to the special levies referred to in resolution (v).
- vii) That the Clerk be authorised to recover all unpaid rates and levies by such statutory powers as may be available.

#### B.1861 Display of rate notice

#### RESOLVED

That notice of the rate be affixed within the District in accordance with Section 48(3)(a) of the Land Drainage Act 1991.

#### B.1862 Date of next Meeting

Mr Hill reminded Members that the next meeting of the Board would be held on Wednesday the 6<sup>th</sup> November 2019.