

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

At a Meeting of the Hundred of Wisbech Internal Drainage Board  
held at the Crown Lodge Hotel, Outwell on Wednesday the 6<sup>th</sup> November 2019

### **PRESENT**

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

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

The Chairman welcomed Councillor Billy Rackley who was attending his first meeting of the Board.

### **Apologies for absence**

Apologies for absence was received from Councillors S Hoy, M Tanfield, S Wallwork, G Booth, D Topgood Esq and N Buttress Esq.

### **B.1869 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 planning applications (MLC Ref Nos 1484 & 1516) received for Mrs C Woods.

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

Councillor Sutton declared an interest in all planning matters as a member of Fenland District Council's Planning Committee.

Councillor Sutton and Mr Hartley declared interests (as Members of the Middle Level Board) in matters concerning the Middle Level Commissioners.

Mr Bunning declared an interest in any item that made reference to H L Hutchinson Ltd.

Mr Harrison declared an interest in any item in relation to the maintenance work of the Board.

B.1870 Confirmation of Minutes

RESOLVED

That the Minutes of the Meetings of the Board held on the 14<sup>th</sup> May and 26<sup>th</sup> September 2019 are recorded correctly and that they be confirmed and signed.

B.1871 Appointment of Chairman

RESOLVED

That S C P Ayers Esq be appointed Chairman of the Board.

B.1872 Appointment of Vice Chairman

RESOLVED

That M G Day Esq be appointed Vice Chairman of the Board.

B.1873 Election of Members of the Board

Mr Hill reported that, as the number of candidates for membership of the Board did not exceed the number of persons to be elected (fourteen), the following candidates were elected as Members of the Board for a period of three years from the 1<sup>st</sup> November 2019, viz:-

AYERS Stuart	LAKE Geoffrey
BUNNING John	LEACH Francis
BUTTRESS Neil	LEACH Jonathan
DAY Michael	SMART Charles
HARRISON Nigel	TEGERDINE Peter
HARTLEY Christopher F	WARD Clive

(NB) – Councillors Miss S Hoy, Miss M Tanfield, Mrs Wallwork, G Booth, A Lynn, N Meekins, B Rackley, W Sutton and D Topgood are also Members of the Board as the nominee of Fenland District Council under the provisions of the Land Drainage Act 1991.

Mr Hill reported that Fenland District Council had also appointed Councillor Mrs S Bligh but she had recently requested to be removed as a nominee of the Board.

B.1874 Filling of vacancies

Further to minute B.1830, 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.1875 Administration of Board

Further to minute B.1806(i), the Chairman reported that following his meeting of 25<sup>th</sup> October 2018 with the Chairman, Clerk and Assistant Clerk of the Middle Level Commissioners concerning the deficiencies in the administration of this Board, he had contacted North Level Internal Drainage Board who were in the process of preparing a report detailing how they would deliver the administration services to the Board and following receipt of this he would update further.

### B.1876 Health and Safety

Further to minutes B.1755 and B.1756, the Board considered the report of the Health and Safety Officer.

In Mr Buttress' absence, Mr F Leach delivered the report and advised that the traffic management course arranged for the 4<sup>th</sup> November had to be cancelled and they were currently awaiting a rescheduled date.

Councillor Sutton expressed his appreciation of the work carried out by Messrs Buttress and F Leach and considered that the Board were very fortunate to have these Members taking on these duties in 'such a diligent manner' and asked that the Board's appreciation be recorded in the Minutes.

### RESOLVED

- i) That the Report and the actions referred to therein be approved.
- ii) That the Board's appreciation of the work carried out by Messrs Buttress and F Leach be recorded in the minutes.

### B.1877 Depot/Yard

Further to minute B.1833, the Vice Chairman reported that the Yard had now been cleared and, having met with the Middle Level Commissioners' Solicitor, it was hoped that she would get all the legal work completed in order for the property to be sold at the next local auction in February 2020.

In response to the Chairman, the Vice Chairman confirmed that the access area belonging to Mr Bates had been marked and it was only proposed to sell the Board's land.

### B.1878 Main Outfall – Crooked Bank

Further to minutes B.1834 and B.1865, the Chairman reported that he had been working closely with the Board's Conservation Officer and had found a satisfactory resolution to the matters raised. He further reported that, upon commencement of works, a water main had been uncovered which Anglian Water had insisted be supported by scaffolding and then lagged whilst the works were progressed. This, along with other issues, had delayed progress but now approximately 2/3rds of the new pipe was in place. He informed Members that it was planned to use a tracked machine for the installation of the headwalls as concerns had been raised over using a wheeled machine on the adjacent roadway.

The Vice Chairman reported on the condition of the old pipework which he considered was complete vindication of the Board's decision to proceed at this time.

The Chairman reported that, following completion of these works, the Holly Bank culvert was next in the programme to be attended to and, although this was discussed at the May 2019 meeting and the Board's Consulting Engineers had been instructed to draw up specifications for the works, to date, these had not been finalized and consequently tender documents had yet to be sent out.

#### B.1879 Church Road Development, Friday Bridge

Further to minute B.1836, Mr Harrison confirmed that these works were due to be attended to within the maintenance programme.

#### B.1880 Access Problems

Further to minute B.1837, Mr F Leach tabled his supplementary report which detailed the problems encountered with getting access to carry out the works at the Thomas Clarkson Academy and he expressed his frustration over how long this matter has taken and also to other similar delays in gaining access within the industrial area. Councillor Sutton commented that he understood the frustration and that he considered that other parties involved in these matters did not understand the potential problems that could arise from them constantly delaying the carrying out of these essential works. He agreed to forward to Mr Leach the contact details of officers from Cambridgeshire County Council who are members of CFRMP.

Mr Harrison confirmed that he was still experiencing problems in getting access to carry out his works.

#### B.1881 Access to Mr Porter's Site

Further to minute B.1838, the Chairman reported that the recommended solicitors were based in Hull and that, due to his current work load in supervising and managing the Main Outfall and Lining works, he did not wish to 'dilute' his time further but would attend to the matter as time would allow.

#### RESOLVED

That the actions of the Chairman be approved.

#### B.1882 Loss of drainage, Back Road, Friday Bridge – Mrs Emmerson

Further to minute B.1839, Mr Hill reported that Mrs Emmerson had used the Board's complaints procedure in January 2019 and had then sent a complaint to the Ombudsman in April 2019. This was against the Middle Level Commissioners and concerned the manner and length of time taken in dealing with her initial complaints. In confirming that the matter was to be investigated, the Ombudsman had addressed the communications to the Chairman of the Board. Following receipt of this, the Middle Level Commissioners had responded forwarding all the details requested by the Ombudsman.

Mr Hill confirmed that the final decision on the complaint was received from the Ombudsman on the 30<sup>th</sup> September 2019 , viz:-

*"I have completed my investigation as I have found no evidence of fault by the Authority in the way it has responded to Mrs C's reports from April 2018."*

The Chairman reported his surprise that the Board had become involved in this matter directly, as the complaint was against the Middle Level Commissioners.

#### B.1883 Culvert Lining Works

Further to minutes B.1845 and B.1866, the Chairman reported that the McAllister Group had encountered issues with the volume of water being conveyed in the Board's system but had managed to survey all but approximately four sections of the programmed works and that they were planning to line six lengths before Christmas 2019. They had also had issues with the proposed linings as the majority of the works previously completed had been for highways authorities and the pipework used there was of a different type resulted in the works having to be "re-designed". This had now been done and the appropriate linings had been ordered. He reported that currently, as part of the works, two lengths of concrete pipe had been removed from sites within the District.

The Chairman advised Members that, at this moment in time, it was not intended to attend to culverts under the A47 as these were the responsibility of the Highways Agency. The Board's Consulting Engineers had been in contact with the Highways Agency, who were currently in the process of looking into investigative works on the culverts.

#### B.1884 Anglian Water – Request to discharge water from Friday Bridge water tower into the Board's system

Further to minute B.1868, Mr Hill reported that, following the last meeting, Anglian Water had been made aware of the Board's concerns and requirements in relation to the proposed works but nothing further had been heard from them. Mr F Leach reported that, in the past, Anglian Water had made a discharge at Point 50 on the District map. Members could not recall permission ever being granted for these discharges.

#### RESOLVED

That the Clerk raise this matter with Anglian Water and inform them that they would require the Board's permission to carry out any future discharges at this location and also that they would be required to inform the Board, in advance, of any such discharges.

#### B.1885 Clerk's Report

Mr Hill advised:-

- i) Middle Level Commissioners and Administered Boards Chairs Meeting

That a fourth Chair's Meeting will be held on the 26<sup>th</sup> November 2019.

ii) Association of Drainage Authorities

a) 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.

b) Meeting of the Welland and Nene Branch

That this branch met on the 17<sup>th</sup> October 2019.

c) Further Research on Eels

Further to minute B.1694(e), ADA have advised that the valuable research work being carried out by Hull University on eels and eel behaviour in pumped catchments will be continuing for at least another two years. ADA consider that the financial support to the project to date provided by the IDBs has been positive and noted by the regulator (EA), leading to positive engagement on finding practical solutions at pumping station sites. They therefore consider that it would be useful if IDBs could consider whether they would be willing to continue their annual contributions to this research over that period.

RESOLVED

That the Board contribute £100 over the next 2 years towards further research on eels.

d) Floodex 2020

That Floodex 2020 will be held at The Peterborough Arena on the 26<sup>th</sup> and 27<sup>th</sup> February 2020.

iii) Environment Agency consultation on changes to the Anglia (Central) RFCC

That a consultation took place on the constitution of three RFCCs following a formal proposal for two new unitary authorities to be formed in Northamptonshire (West Northamptonshire and North Northamptonshire) and was submitted and approved by the Government. These authorities will come into existence on the 1 April 2020.

In Buckinghamshire the decision to create a single unitary authority replacing the existing five councils has been made by the Government, subject to Parliamentary approval. Again this will come into existence on the 1 April 2020.

Each new authority will be a unitary authority, delivering all local government services in their respective areas, including their functions as a Lead Local Flood Authority (LLFAs).

The membership of Thames RFCC, Anglian (Central) RFCC, and Anglian (Northern) RFCC included representation from one or both county councils. To reflect the changes, membership of all three RFCCs will be varied before 1 December 2019.

At the same time to better reflect a catchment-based approach the name of Anglian (Central) RFCC has been changed to Anglian (Great Ouse) RFCC. ADA stated that it supported the naming revision

iv) Tactical Plans for the Fens Agreement

That the Environment Agency have set up a multi-partner group (FRM for the Fens) to steer work on developing strategic plans for managing flood risk in the lower Great Ouse catchment. This work is considered necessary to address the impacts of population growth and climate change, which are particularly relevant in this area. The EA is requesting approval to the approach being taken in principle and follows the letter sent in January 2019. The perceived value of this work is that it pre-apportions the benefits (land and property which would flood if not defended) so that applying for grant should be more straight forward and the amount of grant possible clearer. This should give increased certainty and clarity and resolves the issue of double counting benefits where for example a property is protected from flooding by both EA and IDB assets. Work on developing the strategy could take up to 15 years though and the proposal also therefore includes a mechanism for allowing grant-in-aided works to progress during this time on a hold-the-line basis.

The Chairman raised concerns with the Board being included in the Lower Great Ouse Catchment for these purposes and referred to possible future issues with regards to the difference between Catchment areas and administration areas. Mr Hill reported that he had raised the same concerns with the Engineer who had confirmed that, after discussions, it had been agreed that, for these purposes, both Hundred of Wisbech and Waldersey IDBs were to be included in this consultation.

RESOLVED

That the Board approve in principle

B.1886 Delivery of Annual Maintenance contract

(a) Further to minute B.1841, the Board considered the Report of Mr Harrison.

Mr Harrison reported that works were continuing to complete the annual maintenance programme. He expressed frustration at the continuing problems of access to properties, particularly within the industrial area, and what he considered to be the lack of support in dealing with these problems by the Middle Level Offices. The Chairman supported Mr Harrison's views on this and expressed his frustration in dealing with the Consulting Engineers. He reported that, as previously discussed, one of the next scheme works would be the watercourse in the vicinity of the scout hut which will need budgeting for, discussion and approval at the next scheduled Board meeting. Mr Harrison considered that this area needed addressing as soon as practicable. The Chairman referred to the length of time it had taken the Consulting Engineers to draw up the specifications for the Holly Bank culvert replacement. He considered that the Board would not be able to accommodate any delays in getting these works progressed and asked Members for their views in seeking alternative engineering advice for the proposed open ditch lining works at Point 66 on the District map.

Councillor Sutton commented that the Board was fortunate to have Mr Harrison as contractor, who was being ably supported by the Chairman and District Officers, who were carrying out works in challenging situations and frequently going above and beyond what may be expected in carrying out the maintenance works for the Board.

RESOLVED

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

ii) That the Chairman be authorised to investigate the possibility of seeking alternative engineering advice concerning the proposed open ditch lining works at Point 66 on the District map, and be authorised to take any further actions as he considers appropriate.

(b) Further to minute B.1825, Mr Hill reported that the annual maintenance contract had commenced on 1<sup>st</sup> March 2017, was for a period of three years, finishing at the end of February 2020.

Mr F Leach reported that he and Mr Buttress had considered drawing up an annual phased slubbing programme with Mr Harrison which they considered would be of benefit to the Board.

Councillor Sutton queried whether the contract could be extended for a further year while the Board reviewed their maintenance programme. Mr Harrison considered that he would not be able to do this as currently, under the present arrangements, he was spending less time carrying out maintenance works than he considered was required. Mr F Leach wondered if it would be possible for Mr Harrison to produce a report for consideration by the Works Committee showing, in his opinion, the level of works required annually to meet the Board's standards. Councillor Rackley considered it would be better to retain the local knowledge that had been built up over the last three years as opposed to having a new contractor who did not know the area or any of the problems involved in delivering the maintenance programme.

The Vice Chairman reported that when the works were originally tendered a number of the other tenderers were proposing works programmes which did not take account of the complexities of the Board's system and he considered that, if the Board were going to review and update its required maintenance programme, there was no value in going out to tender at this moment.

Mr Lake considered that the Board were happy with the current standard and quality of work provided by the contractor and would be happy to continue, taking into account the unique nature of the Board's District System and the pool of companies that could quote for this type of specialised work being so limited.

#### RESOLVED

i) That the Works Committee be authorised to review and, if required, change the Board's annual maintenance programme and contract requirements.

ii) That the Works Committee be authorised, having reviewed the Board's annual maintenance programme, to discuss with contractors and award a further maintenance contract as they consider appropriate, taking into account the complexities of the Board's system and the limited pool of operators able to quote for this specialised work.

(NB) – Mr Harrison declared an interest when this item was discussed.

#### B.1887 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 – October 2019**

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

Please see Supplementary Report which will be provided at the meeting.

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

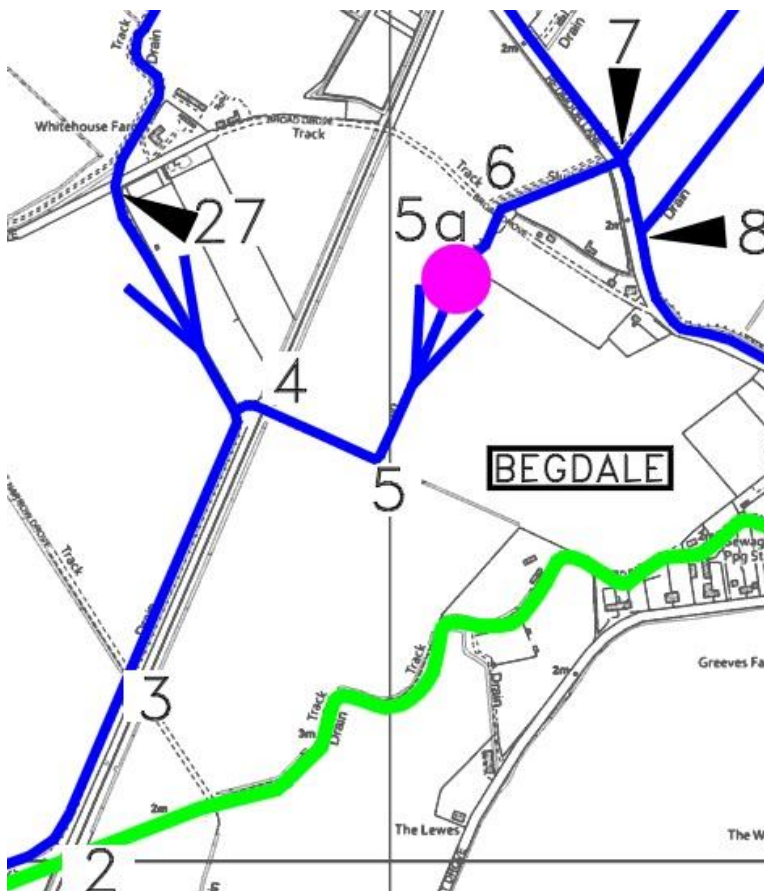
The Middle Level Commissioners' Planning Engineer has represented both the Middle Level Commissioners and their associated Boards on the Technical Group since the last Board meeting.

An article detailing the project was included on page 16 of the Summer edition of the ADA Gazette.

This can be found at <https://flickread.com/edition/html/index.php?pdf=5d1efbbc0a48b#16>

**The project is further discussed under a separate Agenda item.**

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



Further to the last meeting, the location of the re-positioned water control structure at Begdale, formerly immediately downstream of Redmoor Lane (Point 7), has been amended on the Board's records on both the Commissioners' Autocad and GIS systems.

Extract from the Board's District Plan  
showing the location of the re-positioned water control structure

## **Planning Applications**

In addition to matters concerning previous applications, the 18 new development related matters shown below have been received and, where appropriate, dealt with during the reporting period of March to September 2019:

<b>MLC Ref.</b>	<b>Council Ref</b>	<b>Applicant</b>	<b>Type of development</b>	<b>Location</b>
1520	F/YR19/0236/F	Mr & Mrs N Townsend	Residence (Garage & Drive)	Gosmoor Lane, Elm
1521	F/YR19/0280/F	Mr Sutton	Residence (Extension)	Colletts Bridge Lane, Elm
1522	F/YR19/0237/F	Mrs L Bishop	Residence (Extension)	Henry Warby Avenue, Elm
1523	F/YR19/0276/F	Mr & Mrs P Murray	Residence	Needham Bank, Friday Bridge
1524	F/YR19/0314/F	Mr M Cook	Residence (Patio)	Fridaybridge Road, Elm
1525	F/YR19/0354/F	Tankcare	Commercial (Extension to café)	Weasenham Lane, Wisbech
1526	F/YR19/0363/F	Mr & Mrs Hickey	Residence (Extension)	Fridaybridge Road, Elm
1527	F/YR19/0390/F	Mr Parrin	Residence	Fridaybridge Road, Elm
1528	F/YR19/0408/F	Mr A Hadden	Residential (4 plots)	Fridaybridge Road, Elm
1529	Enquiry	Cambridgeshire County Council	Highways	Elm High Road/New Bridge Lane/New Drove, Wisbech*
1530	F/YR19/0505/F	Mr J Cooper & Miss C Wing	Residence and Quonset hut	Scout and Guide Hut, Wales Bank, Elm*
1531	F/YR19/0487/F	P Geoghegan	Residence (Extension)	Mill Way, Friday Bridge
1532	F/YR19/0499/F	Mr B Hope	Residence (part retrospective)	Bar Drove, Friday Bridge
1533	F/YR19/0580/F	Mr N Lunn	Residence (Extension)	The Stitch, Friday Bridge
1534	F/YR19/0641/F	Mr & Mrs Bullen	Equine (Stable block)	Fridaybridge Road, Elm
1535	F/YR19/0733/F	Mr & Mrs J Taylor	Residence	Railway Road, Wisbech
1536	F/YR19/0717/F	Mr J Boekee	Residence [Extension & filling of a drain (part retrospective)]	March Road, Friday Bridge
1537	F/YR19/0556/VOC	Colville Construction	Residential (30 plots)	Henry Warby Avenue, Elm*

***Planning applications ending 'VOC' relate to variation of condition***

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.

None of the developments are within an area that is exempt from paying the contribution fee or are believed to be involved in the re-development of an area which currently discharges direct to the Board's system and thus do not require payment of the contribution fee.

Having briefly considered the Decision Notices issued for the above it is pleasing to note that all of the relevant applications include a Drainage Advisory Note advising the need to comply with the relevant Internal Drainage Board.

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:

- Mrs K Jolly – Erection of an extension (residence) at 36 Queens Drive, Friday Bridge (MLC Ref No 1519)
- Mrs L Bishop - Erection of an extension (residence) at 19 Henry Warby Avenue, Elm (MLC Ref No 1522)
- Mr N Lunn – Erection of an extension (residence) at 67 The Stitch, Friday Bridge (MLC Ref No 1533)

The following developments refer to sites where either Board decisions/instructions are required or no further correspondence has been received from the applicants or the applicants' agent(s). No further action has been taken in respect of the Board's interests.

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)
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)
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)
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)
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)
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)
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)
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)
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)
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)
Erection of a dwelling with detached garage involving removing of existing stable block at land west of Townfield House, Main Road, Elm	Mr & Mrs Proctor (MLC Ref Nos 1373 & 1425)
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)
Extension to Elm Cemetery	Elm Parish Council (MLC Ref No 1463)
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)

**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.**

*Associated access, car parking and landscaping on land at junctions of A47/Cromwell Road, Wisbech – Scopebus Ltd (MLC Ref No 575); All Weather Markets (MLC Ref No 578); Teshill Ltd (MLC Ref No 757); Gracechurch Retail Development Group (MLC Ref No 786); Gracechurch Retail Developments Ltd (MLC Ref Nos 851,1090, 1207) & Hutchinson Group Ltd (MLC Ref No 1380)*

Further to the November 2016 meeting report an enquiry was received in August from the Godwin Group who was looking to purchase the above land to carry out the development relating to this site. The enquirer was advised of the Board's requirements including the potential need to seek Discharge Consent for any increase

in surface water and treated foul effluent water arising from the development and that Byelaw Consent is required for works within 9m of the Board's watercourse, Point 39 to 29, which forms the eastern boundary to the site.

We have subsequently received an application for a post-application consultation request from the Godwin Group. A response to the relevant parties is currently being prepared.

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

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

Further to the last meeting an enquiry has been dealt with, on the Board's behalf, from a concerned neighbour concerning water disposal from the site.

- (b) *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 minute B.1842 Consulting Engineers' Report, including planning and consenting matters item iii) a request for a note to be added on the Local Land Charges Register (LLCR) was sent to the District Council.

Members will recall that the known drainage issues in this area are due to a blocked access culvert to the land adjacent to the site which is believed to be owned by or related to the applicant.

Following receipt of an application for the formation of a new access culvert, serving the site, in June, a letter from the Board's Solicitor was sent to the applicant during July advising that the blockage will have to be removed from the watercourse before consent can be issued due to the adverse implications that the blockage causes.

A subsequent proposal from the applicant's consultant, Engineering Support Practice Ltd (ESP), has been received to remove the blockage by piping a 45m length of the channel from the adjacent access culvert (which provides access to the neighbour's land immediately to the east of the plot), to the existing blocked

access. This proposal was reviewed and discussed with the Chairman of the Board who advised that it would not be ideal to grant consent to pipe the full length of the channel due to the policy of avoiding the piping and filling of watercourses wherever possible in order to maintain storage volume across the system. An alternative proposal to replace the existing blocked access in addition to the new access for the development, leaving the remainder of the channel open, is to be put to the applicant.

ESP advised that this alternative proposal would probably be acceptable however this has not been received favourably by the applicant. A site meeting has been arranged with the applicant and applicant's agent on the 16<sup>th</sup> October.

An application for Discharge Consent has also been received.

*Erection of 30 x 2-storey dwellings comprising; 21 x 2-bed and 9 x 3-bed on land north of Henry Warby Avenue, Elm – Gemdome Ltd (MLC Ref No 1312) & Colville Construction (MLC Ref No 1537)*

Further to the November 2016 meeting a byelaw application for the provision of an access culvert in a "private" watercourse and surface water outfall encroaching within the Board's maintenance access strip together with an application for discharge consent have been received from the developer, Colville Construction, and are currently being processed.

*Proposed Industrial Units to the south east of Foster Business Park, Boleness Road, Wisbech – Foster Property Developments Ltd (MLC Ref No 1417 & 1429)*

Further to minute B.1842 Consulting Engineers' Report, including planning and consenting matters item iv) the applicant's agent has been informed of the Board's resolution.

As part of the on-going pre-application consultation relevant extracts from the Board's records showing a topographical survey and the design for the Little Boleness Field Drain, between Points 51 and 52, which was improved during the 1990's, have been provided in order to assist in the progression of a suitable scheme.

Further correspondence is awaited from the applicant.

*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)*

During July a request was received from the applicant's agent, Ruston Planning, to work towards a "Principle Agreement" regarding surface water and treated foul effluent water discharge for this development. The outline proposals included with the planning application are for an attenuated discharge of surface water and the disposal of treated foul effluent water via an on-site treatment plant to the Board's watercourse, Point 72 to 50.

The applicant's agent was advised of the Board's requirements in respect of Discharge Consent and that Byelaw Consent for the access to the site would be required. The use of our post-application consultation process to resolve these issues was recommended.

A further response is awaited from the applicant.

At the time of writing 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 – Steven Layne (Holdings) Ltd (MLC Ref No 1428)*

In accordance with minute B.1842 Consulting Engineers' Report, including planning and consenting matters item vi) an initial "advisory" letter has been issued, albeit in the last few weeks.

*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)*

Following the "initial" planning letter on 6<sup>th</sup> March 2018 an Infiltration Device self-certification form was submitted by the developer's agent on 3<sup>rd</sup> April 2018 but this was rejected because it did not meet the requirements of the self-certification process and

due to known issues over the effectiveness of soakaways within this area. A subsequent application for unattenuated discharge was received on the 9<sup>th</sup> July 2019.

Unfortunately, the first of the two plots were constructed prior to the rejection of soakaways as a means of dealing with surface water, and to compound the issue the developer installed these soakaways to only cater for the 3.33% Annual Exceedance Probability (AEP), a 1 in 30yr, event.

The Discharge Consent application included the contributing flows from both plots 1 and 2 and the developer has subsequently installed drainage connections for both plots to enable drainage to the receiving watercourse system. The contribution fee for the Discharge Consent therefore covers the full unattenuated discharge from both plots, despite the presence of the soakaway installed on plot 1.

Discharge Consent for this development has been recommended for approval.

*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)*

The Board authorised the Chairman to progress action against the site operators and appoint an external Solicitor. The chairman will report further on any action he has taken.

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

Following the refusal of outline permission for this planning application, by the District Council, an appeal was submitted to the Planning Inspectorate. At the time of writing its decision is currently awaited.

*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 minute B.1842 Consulting Engineers' Report, including planning and consenting matters item iii) a request for a note to be added on the LLCR was sent to the District Council.

Further to the last report additional site infiltration testing has been carried out by the developer which is in accordance with current best practice. The applicant's engineering consultant, MTC Engineering (Cambridge) Ltd [MTC], subsequently provided further detailed calculations and technical information to support the soakaway design.

This design has been checked and is now deemed to be satisfactory to accommodate the 1% AEP, a 1 in 100yr, event together with a 40% allowance for climate change and this meets the Board's requirements.

A subsequent letter has been sent requesting removal of the note on the LLCR for this development.

*Erection of extension (cafe) at Unit 2, Queen Business Centre, 62 Weasenham Lane, Wisbech - Mr A Thompson (MLC Ref No 1525)*

A planning application for an extension to the existing café, which is in close proximity to the Board's pipeline between Points 57-58, was submitted to the District Council in early April. Following a delay in being validated planning permission was granted in June. The Decision Notice included a "Drainage Advisory Note" advising of the need to "comply with the requirements of the relevant Internal Drainage Board".

An Infiltration Device Self-Certification form submitted in mid-August was rejected as it was known that this site discharges into the Board's drains.

A review of the submission documents identified that Byelaw Consent is also required as the proposed extension is within the 9m maintenance access strip. Following an initial discussion with the Chairman of the Board the applicant was advised that Byelaw Consent would not likely be granted due to the need to retain the 9m strip for future access and maintenance requirements.

Ellingham Consultants Ltd, acting as the applicant's engineering consultant, has subsequently enquired whether a relaxation of the strip along one side of the pipe down to 5m would be acceptable.

Discussions with the relevant parties are continuing to ensure that the Board's requirements are met.

*Erection of a stable block, formation of fenced manage and muck heap area together with erection of 6no 4.8m high floodlights at land south west of School Farm, 183 Friday Bridge, Elm – Mr & Mrs Bullen (MLC Ref 1534)*

Following concerns expressed by a neighbour, received via the Board's Chairman, a bespoke letter was written to the District Council in respect of concerns primarily related to the manure heap associated with the development, which did not appear to meet relevant technical standards and best practice, and the potential for pollution that this could cause to adjacent land and watercourses.

Despite having written to the applicant outlining the Board's requirements that they prove that both surface and foul water arising from this development is suitably dealt with a response has yet to be received.

Having reviewed the plans available on the District Council's planning portal there is limited information on the proposed drainage arrangements for this development. 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.**

### ***Development Contributions***

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

### **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:

### ***Future Meetings***

Following the successful "joint" approach future meetings will involve both the Cambridgeshire Flood Risk Management Partnership (CFRMP) and Peterborough Flood & Water Management Partnership (PFLoW). The MLC are stakeholders in both partnerships.

### ***Draft National Flood and Coastal Erosion Risk Management (FCERM) Strategy for England***

A public consultation on the draft FCERM Strategy for England document was held between May and June.

Members of the partnership generally considered that amongst other matters the consultation could have been more ambitious; sought greater RMA involvement; and that surface water flooding should have been included.

Following the consideration of the responses it is intended to publish the final national FCERM strategy for England in 2020.

### ***Local FRM Strategy***

Both the Cambridgeshire and Peterborough Strategies are due to be reviewed soon and may be a joint Cambridgeshire and Peterborough response.

### ***The Environment Agency's Joint Assurance Group***

This group provides support to the RMAs on the delivery of Grant-in-Aid (GiA) funded projects and meets on a monthly basis to discuss business cases.

Partnership members generally agreed that it would be beneficial to understand what the EA, in its role as the approval body, would like to see in business cases and requested suitable good examples that could be used as guidance.

The EA advised that:

- (i) The lack of sharing of suitable business case examples may be for GDPR/commercially sensitive/economic reasons and advised that whilst the EA cannot 'circulate' these, other RMAs can.
- (ii) Due to the specialist nature of projects within The Fens it may not be possible to find enough suitable projects.

### ***Property Flood Resilience Pathfinder Project***

A £700k grant bid was made by a consortium of LLFAs. Confirmation of a successful bid is awaited.

Further details on the project can be found in Flood Resilience Community Pathfinder Evaluation Final Evaluation Report October 2015.

Further details can be found at the following link:

<https://www.gov.uk/government/news/29-million-extra-funding-to-boost-action-on-making-homes-more-resilient-to-floods>

### ***Riparian Responsibilities***

In order to raise awareness of and instigate discussion on an issue that causes difficulties for RMAs, including the Boards, primarily due to increased workload and costs, the County Council's Flood Risk and Biodiversity Team prepared an "Issues and Options Briefing Note" seeking changes to current practices that are inefficient and create inconsistency across the county in the use of public resources to address the issues associated with riparian assets. The document is currently being considered by the Regional Flood and Coastal Committee.

### ***Cambs County Council Capitally Funded Highway Drainage Schemes***

Schemes have been assessed and prioritised based upon level of flooding reported, ie high priority is property flooding or risk to life, low priority is highway only flooding and will be developed to provide estimated costs and prioritised to be delivered to available budget. There is an annual highway drainage budget of £1m, which needs to cover all staff, investigation, design and construction costs and, therefore, not all the schemes will be delivered in the current financial year.

The majority of investigation and design is delivered through Skanska or its supply chain, and managed by the County's Highways Projects team. Priority and funding are confirmed by its Asset Management team.

There are currently 22 schemes ongoing within the County, six of which are within the Fenland district but none are within the Board's area.

### ***District Council Strategic Flood Risk Assessment (SFRA) & Water Cycle Study (WCS) documents***

Most of the SFRA and WCS documents are considered old and have not been updated as initially intended. All will require reviewing as supporting evidence when the respective District Council's Local Plans are updated.

A 'joint' County-wide document was suggested but was not considered possible due to the differing states of the various Local Plans across the County.

No reference was made to the funding arrangements for the provision of the updated documents.

### ***Good Governance for Internal Drainage Board Members***

In March and April 2019 ADA ran a series of five Good Governance Workshops for IDB Members. The recordings from these events will be available as a series of training modules via the ADA website later in 2019.

A copy of the slides used at the presentation can be found at the following link

[https://www.ada.org.uk/wp-content/uploads/2019/04/GoodGovernanceWorkshop\\_Slides\\_2019.pdf](https://www.ada.org.uk/wp-content/uploads/2019/04/GoodGovernanceWorkshop_Slides_2019.pdf)

### ***Public Sector Co-operation Agreements (PSCA)***

Following a problem encountered within North Level District IDB which required close liaison with Peterborough City Council, in its role as the Highway Authority, the possibility of arranging PSCAs with IDBs and Councils was raised but has not yet been concluded.

### ***Updates on Highways England (HE) Scheme***

The former areas 6 and 8 now form the East Region and the new term contractor is Ringway. The previous short-term Asset Support Contracts (ASC) have been replaced by a 15-year Road Investment Strategy (RIS) contract in order to ensure a consistent long-term approach.

### ***Anglian Water Services Limited (AWSL) Price Review 2019 (PR19)***

OFWAT like what is being proposed but not the associated costs. AWSL contends that it is trying to be “proactive and not reactive”. **Note: In order to reduce charges on its customers AWSL currently appears reluctant to incur any unnecessary additional costs beyond what it is obliged to accept.**

Requests have been made for suitable applications to be submitted to its project funding programme. It is hoped that a meeting with AWSL’s Flood Partnership Manager will be arranged soon.

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

A meeting was held in April and, with the exception of sites mentioned below, no new “wet spots” have been identified within the Board’s district.

#### ***Drainage problem at Back Road, Friday Bridge***

The Clerk to the Board will report on the current position.

#### ***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.

The next meeting is due to be held during October.

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

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

A meeting was held at the end of March. Issues discussed included navigation related matters, notes on the LLCR, the Wisbech Garden Town, the FRM for The Fens project, the Future High Street Fund bid for March etc.

Another meeting is currently being organised.

### ***Emerging Local Plan***

Fenland District Council is preparing a new Local Plan which, when adopted, will replace the current Fenland Local Plan (May 2014). The Local Plan is an important document which will “determine what the district will look like in the future and how it will become an even better place to live, work and visit.”

The Council will be undertaking a Public Consultation on the Issues & Options Consultation Document, holding a ‘Call for Sites’ exercise, requesting nominations for Local Green Spaces, and inviting views on the Sustainability Appraisal Scoping Report imminently. Responses must be received by 21<sup>st</sup> November.

### **‘Live’ Timetable for Production of the Fenland Local Plan (October 2019)**

No.	Stage	Description	LDS Target	Actual dates
1	Consult on a Sustainability Appraisal (SA) scoping report	The SA scoping report sets out the sustainability objectives proposed to be used to appraise the economic, social and environmental effects of the emerging Local Plan policies. The SA scoping report is subject to consultation.	N/a	Consultation 11 <sup>th</sup> October to 21 <sup>st</sup> November 2019
2	Public participation (Regulation 18)	Opportunity for interested parties and statutory consultees to consider the options for the plan before the final document is produced. This stage may involve one or more public consultation rounds. We intend two rounds for the new Local Plan.	October 2019 & May 2020	Issues and Options Consultation Document  Cabinet 18th September  Consultation 11 <sup>th</sup> October to 21 <sup>st</sup> November 2019
3	Pre-Submission Publication (Regulation 19)	The Council publishes the Local Plan which is followed by a 6 week period when formal representations can be made on the Local Plan.	February 2021	
4	Submission (Regulation 22)	The Council submits the Local Plan to the Secretary of State together with the representations received at Regulation 19 stage.	May 2021	
5	Independent Examination Hearing	Held by a Planning Inspector into objections raised on the Local Plan.	From the day it is ‘submitted’	
6	Inspector’s Report	This will report whether if the Plan is ‘Sound’ or ‘Not Sound’. The Inspector may make recommendations to make the plan ‘Sound’.	January 2022 (estimate – could be earlier or later, and subject to the examination)	
7	Adoption of DPD (Local Plan)	Final stage, the Council will formally need to adopt the Local Plan and it will then be used in making planning decisions.	February 2022 (estimate - could be earlier or later, and subject to the examination)	

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

### **Supplementary Report – November 2019**

#### **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 (HE), following them revisiting their A47 works plan. The Clerk continues to press for a new time table.

#### **Condition of the existing culverts under the A47**

Following concerns raised about the integrity of the corrugated steel pipes at the Main Outfall (Point 1), Holly Bank (Point 3) and other locations within the District, apprehension has been expressed that the culverts under the A47 at Points 29, 50 and 53 may also be approaching the end of their life.

Following receipt of a verbal instruction from the Chairman of the Board an approach has been made to HE advising that the Board is concerned that the integrity of these culverts could be similarly compromised with subsequent adverse impacts on the local water level and flood risk management systems including that of the Board, the urban area served, and the local traffic network should one or more of them fail and have been requested to confirm its asset management and maintenance regime in respect of the culverts concerned.

The Route Manager (Norfolk, Fenland & Peterborough) Operations has advised that the matter has been passed on to the Drainage Asset Manager. Further contact is currently awaited.

#### **Wisbech Garden Town**

The last direct involvement of the Board in the Strategic Working Group was in November 2017. The Commissioners' Planning Engineer is aware that meetings are still being held however the Board appears to have been excluded from these.

Whilst it is appreciated that, should it proceed, most of the development will be on the western side of the River Nene it is considered that with Board has an interest due to its involvement in the Wisbech Rail project; the re-opening of the March to Wisbech Railway; works associated with the aligned Wisbech 2020 Vision; and the potential use of a barrage across the River Nene similar to that being built at Boston and previously at Ipswich. Concern has been raised both internally and by other Risk Management Authorities (RMA) about the Board's absence on the Strategic Working Group, therefore, in order to aid further discussion, if considered appropriate, **could the Board confirm that it wishes to be involved in the Strategic Working Group.**



Two views of the Ipswich Barrier seen during construction



### **Re-opening of the March to Wisbech Rail-line - Scheme No 398128 (Wisbech Rail)**

Further to the October 2016 report an enquiry was received from Mott MacDonald, the engineering consultant working on behalf of Cambridgeshire County Council (CCC), during August requesting the location of the RMA infrastructure in respect of “Highways works and diversions occurring at several locations from March to Wisbech to accommodate the reinstatement of the railway line” and also requested that they are advised “...of any likely special problems which could occur as a result of these proposed works.” There are eight particular sites of interest along the route, four of

which are within the Board's catchment, at Holly Bank, Broad Drove, the A47 Wisbech Bypass and Weasenham Lane. It is presumed that these will be grade separated junctions i.e. bridges over the railway.

A response made on behalf of the various RMA involved, including the Board, advised on the respective assets, including the provision of a link to the Board's District plan, on the Commissioners' website, but also that;

- The Framework Schedule, referred to in the incoming letter, is an agreement between Mott MacDonald and CCC but does not appear to include the RMA involved.
- None of the RMA involved were listed as stakeholders in the "Project Management Group".
- Early engagement is encouraged and
- The consent of the respective RMA may be required under their Byelaws in respect of Board infrastructure and assets and also under various Acts including under Section 23 of the 1991 Land Drainage Act.

More recently a request has been made to confirm suitable flood and water levels for the Board's system in the Oldfield Lane/Weasenham Lane area to inform "the design's level strategy and any proposed outfall level."

The proposal may offer the opportunity to resolve some of the issues in this area and any comments on this aspect would be appreciated to allow us to maximise any opportunity that may be available.

A response to the above-mentioned enquiry is currently being prepared and it would be beneficial in order to aid further discussion to receive the Board's views on potential improvements to its systems in this area.

## **Wisbech 2020 Vision**

### ***Wisbech Access Strategy (Phase 1)***

The Wisbech Access Strategy is a package of individual transport schemes that aim to improve the transport infrastructure in Wisbech. These schemes have been tested to make sure that they are the best solutions to alleviate the current problems in the transport network and will also support future housing and employment growth.

The Cambridgeshire and Peterborough Combined Authority (CPCA) has secured £10.5m of funding from the Department of Business, Energy and Industrial Strategy (BEIS) for the implementation of the Phase 1 package of works which contains the following schemes:

EH1 – Widening of the approaches to and improvements of the existing Elm High Road/A47 roundabout;

EH7b – Conversion of the Weasenham Lane/Elm High Road/Churchill Road/Ramnoth Road signalised junction into a roundabout;

SAR1 – Construction of new roundabouts and site accesses off of New Bridge Lane (The Southern Access Road 1).

CR2 – Cromwell Road/New Bridge Lane junction signalisation and widening;

BER2 – Conversion of the Broad End Road/A47 staggered crossroads into a roundabout;

With the exception of scheme BER2 all of the above are wholly or partly within the Board's District.

### ***Southern Access Road (SAR)***

The previously supplied proposals, as discussed at the last Board meeting, have been developed further but in the absence of "Masterplan" and "Drainage Strategy" planning documents for the area it is not possible to advise on the alignment of the access road serving the broad location for growth currently known as South Wisbech, in the general vicinity of Little Boleness Field, or predict the flows that may emanate from this allocation. It is likely that the gas main will require diversion as a result of this proposal.

During consultations in November 2017 concern was raised that the SAR1 scheme would sever the existing mothballed railway line in Wisbech and was counter to the desire to implement a new commuter rail link into the Wisbech Rail Project and so the CPCA instructed that an alternative scheme for a roundabout on the A47 (SAR5b) was developed in parallel to accessing the New Bridge Lane area without the need to sever the rail line. Both of the "Southern Access Road" options (SAR1 and SAR5b) are being considered at present and are being designed to the end of preliminary design. The final decision as to which option is developed further and finally constructed is reliant on the CPCA deciding which scheme to take forward based upon the outcome of a preferred station location being identified by the Wisbech Rail Project. SAR1 will continue if the preferred station location is to the south of New Bridge Lane and SAR5b will continue if the preferred location is to the north of New Bridge Lane. Implementation of SAR5b is

currently outside of the agreed package and would therefore require additional funding to be found if it were to be taken forward over SAR1.

As the Wisbech Rail project will also likely require a road over rail bridge at the current A47 level crossing location the final position of the roundabout for SAR5b has not been determined. The initial location for the roundabout did not take full account of the design requirements of the structure including appropriate clearance heights and approach/descent slopes. Therefore, a report is being prepared to explore the available options of either:

1. Raising the level of the roundabout to obtain appropriate levels for an overbridge at the rail crossing location. This option offers good alignment for a connecting road but there are issues with sight lines and HE's requirements.
2. To move the roundabout further east but still connect it into the proposed Boleness Road roundabout. This option offers better sight lines but the alignment of the connecting road would be poor. In addition, the land is bounded by the proposal and New Bridge Lane, currently occupied by the "Potty Plants" bungalow and would be difficult to sell, but it has been suggested that it would be a good site for a balancing pond, or
3. Locate the roundabout further east closer to the junction of New Bridge Lane/A47, and the Board's Point 50. This layout appears to meet most of the design requirements and, if the culvert under the highway was replaced, would, it is considered, be of most benefit to the Board. It may also be possible to simplify this difficult confluence of watercourses.

The impacts of each proposal are being investigated in more detail, with the latter option clearly having a greater impact upon the Board's system and also on the gas main that will require diversion.

### ***Funding***

All of the schemes are progressing, have finalised preliminary design and are going through CCC's internal approvals process prior to commencement of detailed design except for the A47 roundabout with New Bridge Lane (SAR5b) which was a later addition to the design package and is due to complete preliminary design during November.

Due to the scheme being funded by the CPCA, CCC is currently in discussion over the release of funding for detailed design prior to Skanska being instructed to commence this work. However other works are running in parallel with this including land searches in line with the preparation of purchasing land required outside of the highway boundary in order to implement the schemes. It is

understood that fifty landowners are directly involved with two hundred involved in respect of sight lines.

As some of the schemes forming Phase 1 are outside of CCC's highway network it is also liaising with Norfolk County Council and HE to get the legal permissions in place to work on their associated networks and to have the designs checked by their associated technical approval authorities.

If the funding is not available via the CPCA some of the proposals could utilise pinch point funding. This is a competitive fund for local authorities to bid for high impact schemes to help remove congestion points and reduce delays on local roads.

It is hoped that subject to funding/approval works will commence on the key junction, the Elm High Road roundabout (EH1), between Easter and Christmas next year. This will then be followed by works to the Weasenham Lane/Elm High Road/Churchill Road/Ramnoth Road junction (EH7b).

### **Main Outfall at Crooked Bank [Point 1]**

#### ***Environmental Mitigation***

The replacement of the structure was due to commence in late May/early June beginning with the establishment of the site compound. However, an inspection by the Conservation Officer identified that the previous mitigation works to translocate any species had not been successful and instructed that the works should cease until he advised otherwise.

#### ***Construction Management***

Regular meetings have been held with the contractor both following appointment and during the course of the works. These are used to receive progress reports from the parties involved, discuss relevant issues such as the cause of delays, health and safety, mechanical plant and labour, design, works programmes and associated decisions.

The Commissioners' Planning Engineer has been the Board's main point of contact and visits the site to assist in the completion of the project and to ensure that the Board's requirements are met.

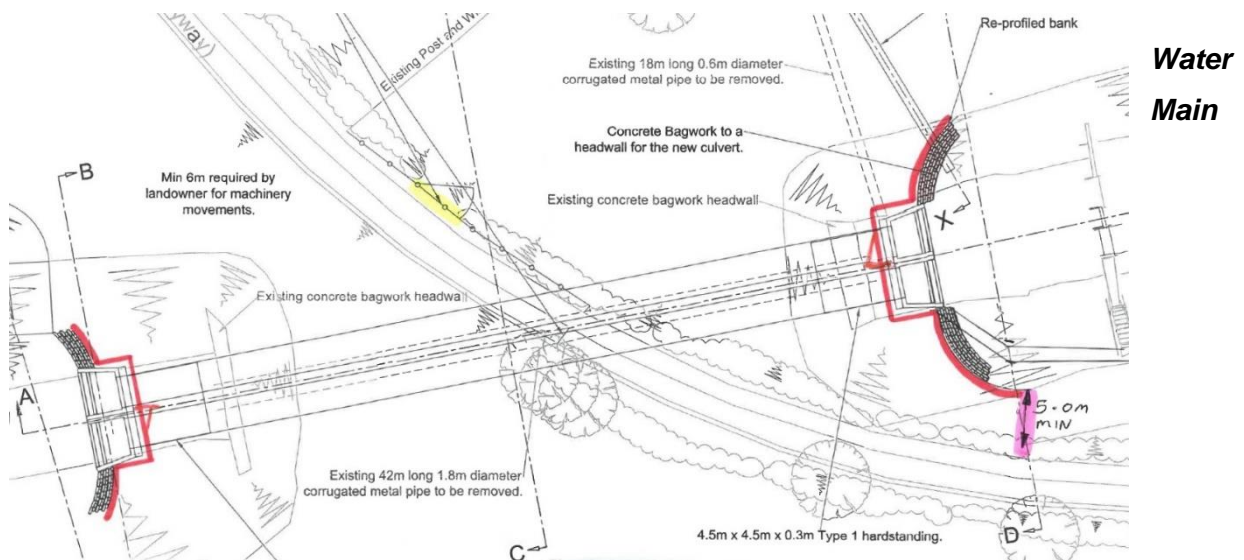
#### ***Health and Safety***

The works are a notifiable project under the requirements of the Construction (Design and Management) [CDM] Regulations 2015. The Health and Safety Executive (HSE) was notified and the F10 form declaration was signed by the Chairman on behalf of the Board.

A meeting has been held with the Board's Health and Safety Officer and the Board's contractor to establish the Board's requirements concerning the erection of the safety fencing, provision of warning signs etc.

In order to meet the necessary requirements, it was considered appropriate:

- (a) To erect safety handrailing around the pre-cast and bagged concrete headwalls at both the upstream and downstream ends of the outfall. A suitable gate is to be provided to enable access at the pre-cast headwalls, indicated in red on the following plan.
- (b) To fix warning signs to the handrailing advising of the danger of deep water.
- (c) That the strip allowing access on the Crooked Bank side at the upstream end of the outfall should be at least 5.0m to allow access for the flail mower and other vehicles, as shown in pink on the following plan.



Problems have been experienced with the water main on the southern side of the byway. Initially this involved a poor connection between the plastic pipe, presumably laid when the original outfall was installed, and the existing asbestos main.

Following an inspection of the site, Anglian Water raised several issues including the method of supporting the main off a scaffold overbridge, the need to lag the exposed pipe and a method of protecting the main at the access into the site compound. This aspect incurred additional costs and materials which, with the co-operation of an adjacent land owner, were stored and transported into site at a later date.

Unfortunately, the works to the water main coincided with an exceptionally wet weekend and the occupants of No 19 complained about the condition that the temporary access road was left in. The matter was passed on to the contractor who rectified the position. With the exception of this incident the occupants of No 19 have generally been co-operative and made changes to their lifestyle to reduce use of the byway.

### ***Water Level Data and Management***

One of the major challenges associated with this project is the management of the water during the works. The absence of meaningful “real time” information on rainfall on the catchment and water levels within the district makes this difficult and the contractor has been reliant upon the advice, guidance and action of the Board members.

As a result of the weather conditions experienced, particularly during the initial stages of the works which were very wet, progress has been slower than it otherwise would have been.

To deal with catchment flows, composite sheet pile and earth dams have currently been installed at either end of the works and the discharge from the Board’s system is being pumped over the works.

### ***Costs***

Due to the contractor’s expenditure including purchasing materials whilst income was restricted due to the cessation of the works during the summer, an invoice was submitted in June and subsequently recommended for payment. Another valuation has recently been received and is currently being considered.

Members of the Board will be aware that the contractor’s tender price was based on the works being undertaken during the summer and with the problems associated with the water main, the additional pumping, changes to working procedures and alternative craneage etc claims are anticipated.

### ***Current works***

As noted earlier in this report delays were experienced caused by the water main and the poor weather conditions, however, in recent weeks the base slabs for the headwalls have been installed, lengths of the existing pipes at the downstream end have been removed and replaced with new ones.

Headwall sections are due to arrive soon with the intention of being delivered and installed in one operation.

### ***Programmed Completion of the Works***

During a recent discussion the contractor considered that the works would be substantially complete by the end of November/beginning of December.

### ***Appointment of Brown & Co/Letter of Instruction***

Further to the Board's instruction at the recent Special Meeting, a meeting attended by Dan Sweeting, from The Fen Group, Lulu Burton, from Brown & Co, and the Commissioners' Planning Engineer was held at the beginning of November to discuss the work that was being undertaken, the employment of Brown & Co and the various options that could be provided.

In the knowledge that discussions, including claims, can be time consuming and that, respectively, our time resources are limited it was suggested that Brown & Co approach the parties involved directly. It is intended that this will reduce our workloads and speed up the conclusion of agreeing compensation amounts.

Ms Burton has subsequently provided a "Letter of Instruction" and "General Terms of Agreement" for the Board's consideration and completion, provided that the Board is content with the proposal, Ms Burton has been advised that any instruction would be issued a few days after the meeting.

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

Following the preparation and subsequent approval by Network Rail of a Risk Assessment and Method Statement (RAMS), the topographical survey of the existing structure has been undertaken and a drawing is being prepared.

In an effort to alleviate the environmental issues that have affected the commencement of the Main Outfall structure an environmental survey has been undertaken by the Conservation Officer. The survey identified the presence of both water voles and otters. Mitigation works to encourage the translocation of the water voles have been undertaken but additional visits will be required until the replacement of the structure commences. Following further investigation work the Conservation Officer is content that the otter holt is not in the immediate area but that the culvert is within its territory, which can be up to 40km. A formal note from the Conservation Officer will be included in the tender documents.

It is currently hoped that the tender documents can be issued before Christmas with a commencement on-site in the New Year.

### ***Level 1 SFRA & WCS documents***

An enquiry has been received from FDC concerning the review of its Level 1 SFRA & WCS documents.

Consulting Engineer

29 October 2019

Hundred of Wisbech (346)\Reports\October 2019

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With regard to the erection of a stable block, formation of fenced manège and muck heap area at land south west of School Farm, Friday Bridge Elm (MLC Ref 1534), the Planning Engineer had advised that further meetings and moving forward the situation concerning the discharge of surface water could be resolved in the near future.

The Chairman reported that the Middle Level Commissioners had taken on Gary Roberts on a temporary basis to assist with planning applications and that some of these applications were up to two years' old and therefore so out-of-date that situations had changed and were different from those when the application was initially made. He referred to the problems caused to the Board by applications being dealt with in an untimely manner.

Mr Lake queried whether these people dealing with planning authorities had a proper knowledge and understanding of the Board's responsibilities towards land drainage.

#### RESOLVED

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

ii) MLC Ref No. 1524

That the Consulting Engineers continue discussions with the applicant and if unable to resolve issues to their satisfaction an entry be put on the Local Land Charges Register.

iii) Wisbech Garden Town

That the Board wish to be represented at meetings and for the Consulting Engineers to contact Fenland District Council to facilitate this.

iv) March-Wisbech Railway

That the Board are required to maintain the District System and carry out improvements on an ongoing basis to ensure the system is adequate to meet the demands placed upon it and are therefore unable to make specific comments without detailed proposals and timings of works.

(NB) - The Chairman declared an interest in planning applications (MLC Ref Nos 1484 & 1516) received for Mrs C Woods.

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

(NB) – Mr Bunning declared an interest in planning application (MLC Ref No 1380) received for Hutchinson Group Ltd.

#### B.1888 District Officers' Report

The Board noted and approved the Report of Messrs F Leach and Buttress.

Mr F Leach reported that he had been working closely with the Board's contractor and most of the programmed works had been completed. He referred to the problems at the Thomas Clarkson Academy and the re-scheduling of the traffic management course, discussed earlier in the meeting. He referred to problems, following heavy rainfall, with the culvert sleeving contractor's

aquadams and to the assistance given by the contractor late on the Friday evening in dealing with these.

The Chairman referred to the complexity of the Board's system and thanked both Messrs F Leach and Buttress for their work on behalf of the Board.

#### RESOLVED

That the Report and the actions referred to therein be approved.

#### B.1889 Capital Improvement Programme

Members reviewed the Board's future capital improvement programme.

Mr Hill referred to the programme which had been updated from that approved at the May 2019 Board meeting. He referred to the main phases to be dealt with being the replacement of the outfall, the culvert sleeving works, Holly Bank culvert and ditch lining works at Point 66, which were shown on the programme at £1,350,000 in total. The Chairman referred to some of these works being in the programme at best estimate at the moment, which would be updated when quotations/tenders had been received.

Mr Hill referred to the proposals to fund these works with the £1 million Public Works Loan and current existing balances. He further commented on the further phases of works in the programme which totalled approximately £400,000 and the possible need to increase future years rates to fund these works.

In response to Mr Smart, Mr Hill confirmed that the Public Works Loan of £1 million was repayable over 25 years at 1.78% interest and that annual repayments would be £49,732.76.

In response to Councillor Sutton, Mr Hill confirmed that the Middle Level office was in contact at the end of the calendar year annually with Local Authorities to give an update on likely rate requirements for the following financial year.

#### RESOLVED

That the Capital Programme be approved in principle.

#### B.1890 District Officer's Fee

The Board gave consideration to the District Officer's fee for 2020/2021.

Mr F Leach reported that the Board was large and complex with a large budget and, although challenging at times, he was grateful for the work of the Chairman as District Officer and for his understanding of all the complex issues faced by the Board. He reported that he was likely to charge the Board 20-25 hours annually and that, in comparison, he did not consider that the District Officer was fully compensated for the work undertaken for the Board. These comments were supported by the Vice Chairman and Councillor Sutton, who considered there should be an increase in the fee for the District Officer.

Members discussed the appropriate level of fee for the services of the District Officer and for the Vice Chairman.

## RESOLVED

- i) That the Board agree that the sum of £3,500.00 be allowed for the services of the District Officer in 2020/2021.
- ii) That the Board agree that the sum of £1,000.00 be allowed for the services of the Vice Chairman in 2020/2021.
- iii) That the Board require an invoice from Messrs Ayers, Day, Buttress and F Leach to be submitted for payment.
- iv) That Messrs F Leach and Buttress provide invoices to the Board for approval for the time spent on behalf of the Board.

(NB) – The District Officer and Vice Chairman declared financial interests when this item was discussed.

### B.1891 Determinations of annual values for rating purposes

The Board considered the recommendation for the determinations of annual values for rating purposes.

## RESOLVED

- i) That the determinations 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 appeals against the determinations.

### B.1892 Rate arrears

Consideration was given to writing off rate arrears amounting to £34.97.

## RESOLVED

That the arrears be written off.

### B.1893 Contribution from Developers

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

B.1894 Completion of the Annual Accounts and Annual Return of the Board – 2018/2019

- a) The Board considered the comments of the Auditors on the Annual Return for the year ended on the 31<sup>st</sup> March 2019.

RESOLVED

- i) That, after fully considering the internal controls put in place by their appointed administrators and the checks carried out by their appointed internal auditors, the Board were satisfied that, in all significant respects, the internal control objectives were being achieved throughout the financial year to a standard adequate to meet the needs of the authority.
- ii) That the present policies concerning risk management, budget monitoring and insured value of properties are adequate for the size of the business and that they be continued.
- iii) That the Clerk and responsible financial officer review the internal audit strategy with the internal auditor to ensure the most appropriate method is in place to ensure the Board continue to comply with the Internal control objectives to a standard adequate to meet the needs of the authority.
- b) The Board considered and approved the Audit Report of the Internal Auditor for the year ended on the 31<sup>st</sup> March 2019.

B.1895 Defra IDB1 Returns

Mr Hill referred to the completed IDB1 form for 2018/2019 and to the letter from the Minister and Annual report summary and analysis received from Defra dated August 2019, which the Board noted and approved.

B.1896 Expenditure/Estimate Update

The Board considered the Estimate Update for 2019/2020.

RESOLVED

That the update be approved.

B.1897 Date of next Meetings

RESOLVED

That the next Meetings of the Board be held as follows in 2020, viz:-

- i) Tuesday the 12<sup>th</sup> May 2020 at 2.00pm at Elm Parish Council Offices.
- ii) Thursday the 12<sup>th</sup> November 2020 at 5.00pm, venue to be confirmed.