

HUNDRED OF WISBECH INTERNAL DRAINAGE BOARD

At a Meeting of the Hundred of Wisbech Internal Drainage Board
hosted at the Middle Level Offices, March on Tuesday the 12th May 2020

PRESENT

M G Day Esq (Vice Chairman)	C F Hartley Esq
G Booth Esq	G L Lake Esq
J Bunning Esq	F D Leach Esq
N Buttress Esq	N Meekins Esq
N J Harrison Esq	W Sutton Esq
P M Tegerdine Esq	

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

In the absence of the Chairman, the Vice Chairman was appointed as Chair of the meeting.

The Vice Chairman enquired whether ALL Board members were happy for the meeting to be recorded. All members were in agreement.

Apologies for absence

Apologies for absence were received from S C P Ayers Esq and J Leach Esq.

B.1898 Standing Orders

Mr Hill reported that to allow the Board to modify the manner in which they hold meetings (for a temporary period) whilst special arrangements are in place to deal with COVID-19, Defra have agreed to the adoption of modified standing orders. Members considered the adapted set of the new model orders, as supplied by ADA, which include two extra clauses at the end of them which include a change to the way in which meetings are held to allow remote attendance.

RESOLVED

That the Board approve in principle.

B.1899 Death of Mr Joe Lanker – Chairman of Waldersey IDB

Mr Hill reported that he had been informed that Mr Joe Lanker, Chairman of Waldersey IDB, had passed away over the weekend. Councillor Sutton reported on the close working relations with Waldersey IDB and that he had always found Joe to be thoughtful and considerate. Members stood in silence as a mark of respect for Mr Lanker.

RESOLVED

That the Board's appreciation of the services rendered by Mr Lanker be recorded in the minutes.

B.1900 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 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 any item in relation to the maintenance work of the Board.

Mr Bunning declared an interest (as an employee of Hutchinson's) in the planning application (MLC Ref No. 1380) received for the Hutchinson Group Ltd.

Councillors Meekins and Sutton declared interests in all planning matters as members 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.

B.1901 Confirmation of Minutes

RESOLVED

That the Minutes of the Meetings of the Board held on the 6th November 2019 are recorded correctly and that they be confirmed and signed.

B.1902 Future Administration of Board

Further to minute B.1875, the Vice Chairman reported that this would be updated further at the next meeting of the Board.

B.1903 Filling of vacancies

Further to minute B.1874, 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.1904 Health and Safety

Further to minute B.1876, the Board considered the report of the Health and Safety Officer.

Mr Buttress reported that he was progressing with the health and safety improvements to the Board's structures and had prioritised those that had been highlighted in the report from the NFU.

As the NFU report had referred to possible road closures for some of the Board's slubbing work, arrangements were put in hand for the District Officers to attend a traffic management course.

However, after carrying out a traffic survey, he considered that working with the Board's contractor, and possibly banksmen, the works at these locations could be carried out more efficiently at times of very low traffic volumes.

Mr Harrison reported that he was currently manufacturing more steps for structures but due to the very wet winter there had been more pressing matters to attend to.

Councillor Sutton commented that the health and safety improvements carried out looked good and fit for purpose and it was always best practice to have anything of this nature designed by the users. He acknowledged the work and input from the two District Officers along with the support given by Mr Harrison.

Councillor Booth commented on the vandalism to some of the signs erected by the Board and Mr Buttress confirmed that when replaced time-stamped photographs were taken and to-date there had not been any subsequent vandalism. He considered that the best policy would be to continue to monitor the situation and for the Board to review further at its next meeting, to which all Members were in agreement.

Mr Buttress further reported that he had had a meeting with Anglian Water and was trying to work with them and where there had been space on the Board's signage he had agreed to allow Anglian Water to put their own signs ups.

RESOLVED

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

- b) Mr Hill referred to the ADA Internal Drainage Board's Health, Safety & Welfare Survey 2018.

B.1905 Depot/Yard

Further to minute B.1877, the Vice Chairman reported that currently the Board were waiting for the deed to be registered at the Land Registry and Mr Hill reported that in the current situation it was very difficult to get any update from them. The Vice Chairman confirmed that Maxey Grounds were planning an online auction in July and it was hoped that the Depot could be sold at this auction.

B.1906 Main Outfall – Crooked Bank

Further to minute B.1878, the Vice Chairman reported that Fen Group had installed the pipes and that the headwalls were being stored at their depot, awaiting suitable conditions to install them. Due to McAllister's damming off watercourses to carry out the sleeving works, Fen Group were likely to wait until these works were completed. Mr Harrison reported that it was currently planned for the sleeving works to be completed by the end of next week. Councillor Sutton referred to the additional charge for the storage of the headwall units. Mr Leach considered the headwalls were moved from the manufacturers to Fen Group due to it being closer to enable works to progress when the opportunity arose and that, after a full review by the engineer, this was found to be the most cost-effective method.

B.1907 Church Road Development, Friday Bridge

Further to minute B.1879, Mr Harrison reported that these works had not yet been attended to due to the very wet conditions over winter and that he had planned a site visit to assess the works which would then be programmed in.

B.1908 Access problems

Further to minute B.1880, Mr Leach reported that with the assistance of Councillor Sutton progress was being made concerning the Thomas Clarkson Academy and, having been in contact with Cambridgeshire County Council and Brooke Weston Trust, the Council had now confirmed that they had no responsibility for the site, which should be dealt with by the Trust. He advised that now that the position had been clarified Brooke Weston Trust were now looking to get the works completed and Mr Harrison had provided them with a quotation for the removal of the hedge. They were currently awaiting planning consent from Fenland District Council and it was hoped to get these works completed in the autumn.

Concerning the Porter's site, he reported that nothing had changed and the site continued to provide difficulties to the Board.

He reported that the Cemex site was currently partially closed and that for any access to the site an appointment was required. He also reported that he did not have all the necessary inductions to be allowed onto the site but Mr Harrison did and it was generally left to him to deal with.

Mr Harrison reported that there were ongoing issues with the Copart site and that he had tried to get vehicles moved and it was planned to restart work in the industrial area next week. He referred to the obstructions on the site which had been in place for a number of years.

Mr Leach referred to the planning application for the expansion of the Copart site and that the Board needed to be very careful as the site owners had previously been found to be very difficult to deal with and the Board needed to ensure they retained access to the watercourses in the adjacent field. He considered that, from the provisional plans he had seen, Copart's would require the Board's consent to cross a Board's drain for access into the adjacent field which would provide the opportunity for the Board to ensure their Byelaw distances on the watercourse were properly maintained. He considered it imperative to ensure that permissions are not granted without the input from the Board to protect their access and ability to carry out maintenance works on the whole watercourse.

Mr Lake considered that, taking into account future possible developments, the Board needed to protect their position by taking a firm stance now and accepted that this could potentially end up in court in the future but the Board needed to take all actions necessary to protect its' position with all applications.

Mr Buttress reported that there was a development in Elm that was being extended to Blackhorse Drove and there was now an access issue at this site. Having discussed the position, the Chairman had confirmed that this was only temporary but it did currently restrict the Board's ability to carry out maintenance works and he supported Mr Lake's comments.

The Vice Chairman supported the comments made and considered that for the majority of applications access issues were a major concern for the Board.

Mr Leach enquired if the Vice Chairman received copies of planning applications in a timely manner. The Vice Chairman confirmed that he did not currently see applications, his first knowledge was generally reading them in the engineer's report.

Mr Hill reported that currently applications were sent to the Chairman.

Mr Buttress reported that, as District Officer, he often saw potential development issues but without any knowledge of the application it was impossible to take any immediate action.

RESOLVED

That, together with the Chairman, the Vice Chairman and both District Officers receive copies of planning and development applications.

B.1909 Access to Mr Porter's site

Further to minute B.1881, the Vice Chairman reported that the Board had employed Mr Iain Smith, former Clerk to the Board, to progress the actions regarding this site and that work had commenced.

RESOLVED

That the actions of the Chairman in appointing Mr Smith be approved.

B.1910 Culvert Lining Works

Further to minute B.1883, Mr Harrison reported that conditions were difficult when the works were initially commenced and it had been agreed to delay the works until conditions improved. However, with hotter weather and lower water levels, good progress had been made and some of the more difficult sections had now been completed and two more sections should be completed next week.

B.1911 Anglian Water – Request to discharge water from Friday Bridge water tower into the Board's system

Further to minute B.1884, Mr Hill reported that consent to temporarily discharge water into watercourses within the catchment area of the Board had been granted on the 6th March 2020 but he was unaware if the discharge had yet been carried out.

Councillor Sutton enquired if, after walking a section of the watercourse, Anglian Water had been informed of the condition of the drain. Mr Hill reported that, as part of the Board's conditions, they required Anglian Water to ensure they had a right to discharge into private watercourses and that these watercourses would be capable of taking the proposed discharge.

B.1912 Clerk's Report

Mr Hill advised:-

i) COVID-19 Actions

That following the instructions given by government on 23rd March the following list of actions have been taken (this list is not exhaustive);

- Arrangements were made for all MLC staff to have the facility to work from home. This included access to email, and in most cases full remote access to work computers. This was implemented and fully operational by Wednesday 25th March.
- MLC operatives continue to attend work but in a more restricted manor following NHS guidelines.
- A skeleton rota to ensure that the office phones are manned has been put in place, post is received and processed and letters sent out where necessary.
- Other temporary arrangements have been implemented to help support the continued operation of the office whilst the COVID-19 government restrictions remain in place, this includes allowing more flexible hours of work, allowing access to the office as and when required to collect or deposit papers making arrangements for the post to be collected and delivered to a safe location outside the office.
- A licence to run video conferencing meeting was obtained and arrangements made to hold meetings by telephone and/or video. Chairmen were contacted at each stage as government advice emerged.
- A policy statement was issued via the MLC website stating the actions the MLC were taking.
- Consultation with ADA on more or less a daily basis were undertaken in the first few weeks encouraging them to take proactive action. Of value to us (and as called for) ADA have been able to secure IDBs 'Key Worker' status and have obtained approval from Defra to move to web/telephone conference meetings.

ii) Middle Level Commissioners and Administered Boards Chairs Meeting

That a fourth Chair's Meeting was held on the 26th November 2019.

The meeting commenced with a presentation with slides covering the lottery funded 'Fens Biosphere' bid. This UNESCO designation would have no statutory backing but instead aims to draw attention to the unique nature of the area. Good practice sharing would be facilitated and a framework of support for positive action developed. The idea is to frame the application around the Cambridgeshire peat lands and the IDB districts which provide a network of interconnecting watercourses. As this designation would not lead to a set of actions which would be enforced but could have a positive impact on the area the Board were asked (at this stage) to consider giving its approval in principle to the bid.

RESOLVED

That the Board approve support for the Biosphere bid in principle

Health and Safety discussions followed and it was agreed that the new arrangement with Cope Safety Management was working well.

The future vision for the MLC and IDBs was discussed and is covered as a separate agenda item.

On member training, after discussion, it was agreed that members would benefit from training on 'communications and engagement' as it was felt that Boards generally had challenges in getting messages across to the public.

The only other item covered in any detail was in relation to Board agendas and minutes. It was resolved that the Chairs supported the move to reducing the amount of paper leaving the MLC offices and it was also agreed, for reasons of efficiency, that Chairs be provided with an action points list as soon as practical after the meetings but in advance of issuing draft minutes.

That a fifth Chair's Meeting was held on the 10th March 2020.

Topics discussed included health and safety, effective communications with the public, the move to electronic agendas, consideration of the level of planning information included in reports, planning fees and the work of WRE.

Planning and Consenting

One of the agreed actions from the last Chair's meeting was that each Board be asked to consider the degree of delegation and reporting they require on planning and consenting matters. This was in response to several queries over the extent of detail being reported on such matters and the delays in issuing responses due to the number of people being consulted. I have outlined several possible options below to assist the Board but of course there are many other permutations and it is for the Board to decide which suits its interests best.

- a) Remain with the current arrangements.
- b) Continue to delegate all commenting on consent applications and relevant planning matters to the chairman and in his absence (or where he has an interest) to the Vice Chair. The Chair to have the power to decide if a matter should be raised at the board meeting for its consideration where legal timeframes permit this. All matters however to be reported generally more briefly within the Board report, ie number of applications responded to and number of consents issued or refused.
- c) As above but leaving the Clerk with the power to determine the appropriate responses to consent applications and planning matters without reference to the Chair or Vice Chair.

RESOLVED

That the Board continue with the current arrangements.

iii) Future Meetings Agendas

That as meeting agendas are getting larger, to include more information to meet legal requirements and ensure members are well informed on issues that might concern them in their role as a Board Member, the Middle Level Commissioners are considering moving close to a paperless arrangement. It is therefore proposed that (for those members that have given email addresses) we will issue the agenda in electronic PDF format. The email will ask for confirmation of receipt of the document but will offer to issue a paper duplicate, but only upon request. The aim of this change is to reduce paper wastage, reduce cost and to reduce the carbon footprint of the office.

RESOLVED

That the Board approve receiving future agendas in electronic format and that the Clerk investigate more 'user friendly' formats to make electronic reading easier.

iv) 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 F Smith	Piping of private watercourse alongside Land north of 79 The Stitch fronting Bar Drove, Friday Bridge – creation of two new accesses	6 th November 2019
Colville Construction	Formation of culvert within private Watercourse - relocation of surface water sewer outfall – headwall and pipes and temporary fencing	6 th November 2019
Tankcare Engineering Limited	Construction of single storey extension to existing café fronting Weasenham Lane, Wisbech	28 th November 2019
Waldersey Farms	Replacement of 11 existing land drains in the Board's Drain between Points 11 and 12	16 th March 2020
Jessica Boekee	Filling and piping of approx. 12m long Private watercourse – rear of plot adjacent to 82 Stone Cottage, March Road, Friday Bridge	16 th March 2020

RESOLVED

That the action taken in granting consents be approved.

v) Association of Drainage Authorities

a) Annual Conference

That the 82nd Annual Conference of the Association had been held at the ICE building in Westminster on Wednesday 13th November 2019.

The conference was very well attended and the speakers this year were:-

Stuart Roberts - Vice President National Farmers' Union – an arable and livestock farmer who has also worked for Defra and Flood Standards Agency – who shared his views on the need for more radical and bold thinking on flood risk management and the supply of water for agriculture.

Bryan Curtis – Chair Coastal Group Network – Chartered Engineer and a member of CIWEM and ICE.

Bryan is Chairman of the Coastal Group Network. This is a network of Councils, Ports, Government bodies who provide a collective voice for the coast and management of the shoreline.

Robin Price – Interim Managing Director – Water Resources East (WRE)

Water Resources East is a partnership from a wide range of industries including water energy, retail, the environment, land management and agriculture who are working in collaboration to manage the number of significant risks to the future supply of water in the East of England. The NFU and ADA (via the David Thomas) have membership on the Board of WRE.

The conference was introduced by Robert Caudwell who asked all present to mark their appreciation of the work being done in the north east of England to respond to and manage the impacts of the floods. He stated his opinion that warnings at previous ADA conferences over the lack of river maintenance had fallen on deaf ears and that the flooding taking place at the time was clear evidence of the need to better balance capital investment with maintenance spending. He then went on to outline ADA's intention to lobby all parties throughout the general election. This included sharing the 7-point plan detailed below;

1. Long term investment horizons in the face of climate change challenges

Flood risk management delivers enduring benefits and authorities involved need to be able to plan ahead financially over multiple years and need to receive a sensible balance of capital and revenue funding, spread across the river catchments, in order to find efficiencies through climate change adaptation and resilience, and attract business investment.

2. Promote co-operation and partnership working to manage the water environment and reduce flood risk

Close cooperation between flood risk management authorities, water companies, communities, business and land managers needs the continued strong support of government to deliver adaptive and resilient flood risk maintenance and similar activities more efficiently and affordably.

3. Total catchment management

Total catchment management is now the widely accepted approach to managing our water and now is the time to increase and empower local professionals and communities to manage and operate these catchments together.

4. Sustainable drainage systems (SuDS)

The next government needs to fully implement Schedule 3 of the Flood & Water Management Act 2010, to ensure future development can keep pace with the challenges of the changing climate, by ensuring that SuDS are maintained over the lifetime of a development.

5. Support local governance in flood and water level management decision making

In some parts of England there is an appetite for greater local maintenance delivery on watercourses and flood defence assets than that currently afforded from national investment. This can be achieved via the careful transfer of some main river maintenance to local bodies or the expansion of areas maintained by those local bodies, such as Internal Drainage Boards, where there is local support and transitional funding.

6. Local Government Finances

It is vital that Special and Local Levy funding mechanisms for drainage, water level and flood risk management continue to be part of this funding landscape to maintain the democratic link with local communities affected.

7. Brexit: Ensuring a resilient regulatory framework for the water environment

The next government needs to provide clear policy messages about how they wish to make the delivery of environmental improvements to the water environment easier and more effective as we transition from European legislation such as the Water Framework Directive.

Unfortunately, because the conference was held during the pre-election period sometimes known as Purdah, which restricts certain communications during this time, there were no representatives available from the Environment Agency or Defra which significantly restricted the debate on flood risk management, funding and maintenance issues. However, there was considerable support from the floor of the conference for the view that lack of maintenance had significantly contributed to the recent problems with the River Don and the flooding of Fishlake village.

Officers of the Association were re-elected, including Lord De Ramsey as President and Robert Caudwell as Chairman.

Subscriptions to ADA would be increased by 2% for the following year.

b) Annual Conference

That the Annual Conference of the Association of Drainage Authorities will be held in London on Wednesday the 11th November 2020.

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

That the Meeting of the Welland and Nene branch of the Association was held in Holbeach on Wednesday the 12th February 2020.

d) Emergency Financial Assistance for Internal Drainage Boards

That whilst in East Anglia we have not had the unprecedented levels of rainfall which have occurred further north and in the west of the county in recent years this by no means equates to there being no risk of it occurring here. ADA have written to DEFRA seeking to formalise a mechanism for IDBs providing support to the EA in a major event to recover costs. An update will be given should there be any substantive movement from DEFRA on this matter as a result of this request.

vi) Water Resources East (WRE)

That the Middle Level Commissioners' Chief Executive has been appointed as ADA's area representative on the Board of WRE. He will act as spokesman for IDBs who have an

interest in the future management and provision of water in the East of England. This is particularly important as government consider plans to make the area more resilient and as the impacts of climate change start to bite in an area of rapid housing growth.

To facilitate a place on the Board requires a modest financial contribution from all IDBs within the area covered by WRE. The MLC contribution is their Chief Executive's time spent representing the Boards. For this Board the requested annual contribution is £56.33.

RESOLVED

That the Board approve the requested annual contribution of £56.33.

vii) Vision for the Future of Boards administered by the MLC

That Members will be aware that the Chair's meetings hosted by the MLC has had an item on the agenda for the last few meetings on future planning of administration and delivery of operations for the Board's collectively. As part of this process it has been agreed that members thoughts should be sought on what they envisage the collective future can and should look like to ensure the most resilient, delivery focused approach that can be achieved. Members should when developing their vision of water management in the fens in 2030 consider the challenges of maintaining representation, improving financial resilience, reducing duplication of work, the potential for cost savings, advantages and disadvantages of the various options available, the impacts of technology and sharing of resources and knowledge.

The general feeling of the Boards so far was that they recognised there could be problems with Boards and the need to amalgamate possibly ten years down the road but most seemed to be happy to continue with their current arrangements. However, this should remain under review and where appropriate amalgamations between Boards supported.

B.1913 Delivery of Annual Maintenance Contract

Further to minute B.1886(b), Mr Hill referred to the review carried out by the Works Committee and that the maintenance contract had been increased and awarded to Harrison Contractors.

RESOLVED

That, in awarding the maintenance contract to Harrison Contractors, the actions of the Works Committee be approved.

The Board considered the Report of Mr Harrison.

Mr Harrison referred to his report and to the discussions that had already taken place during the meeting on many of the matters.

Mr Buttress considered the three years had gone quickly and that last winter had been very difficult and served to show the benefit of having a local contractor 'on-hand'. The Vice Chairman supported the comments of the benefit provided by having a local contractor who knew the District system and was available when needed. On behalf of the Board he thanked Harrison Contractors for all the works carried out during the last year.

RESOLVED

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

B.1914 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 2020

Flood Risk and Water Level Management Schemes

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

Planning Procedures Update

Further to the last Board meeting the Clerk to the Board has received invitations and attended meetings held by both Fenland District and King's Lynn & West Norfolk Borough (KL&WN) Councils' Developers Forum and the latter's Inter-Agency Flood Group.

The use of Infiltration Devices

At the last Inter-Agency Working on Flood & Water Group meeting the issue of minor developments (less than 10 houses) not having adequate safeguards in place where infiltration (soakaway) drainage is proposed was raised, as no authorities are prepared to accept responsibility for checking the adequacy of designs or to police their effective implementation. This matter has now been added to the agenda for future meetings.

Local Land Charges Register (LLCR)

A challenge to the legality of the requests by the Middle Level Commissioners to place notes on the Land Charges Registry was raised. This has resulted in KL&WN Council ceasing adding any such notes. Interestingly the stance being taken by Fenland District Council differs from this and it has advised that it holds notes on file which are passed on whenever a Land Charges Registry enquiry is made. In this way it can rightly assert that the notes are not on the Registry but are held separately.

Planning Applications

In addition to matters concerning previous applications, the 9 new development related matters shown below have been received and, where appropriate, dealt with during the reporting period of September 2019 to March 2020.

<i>MLC Ref.</i>	<i>Council Ref</i>	<i>Applicant</i>	<i>Type of development</i>	<i>Location</i>
1538	F/YR19/0748/F	Mr C Wiles	Residence	Elm Low Road, Wisbech
1539	F/YR19/0787/F	Miss E Lewis-Smedley	Residence	Loring Lane, Wisbech
1540	F/YR19/0828/F	Mr & Mrs R O'Gorman	Residence	Crooked Bank, Wisbech
1541	F/YR19/0848/F	A C Bennett Construction Ltd	Residential (3 plots)	Main Road, Elm*
1542	Enquiry	Medworth (MVV UK)	Energy from Waste Combined Heat and Power Facility	Algores Way, Wisbech

1543	F/YR20/0105/FDL	WEP Fabrications Ltd	Industrial (3 units)	Europa Way, Wisbech*
1544	F/YR20/0132/F	J & J Properties	Residential (3 plots)	Elm Low Road, Wisbech
1545	F/YR20/0125/F	Mr & Mrs R O'Gorman	Residence (Extension)	Crooked Bank, Wisbech
1546	Enquiry	Client of Pitman Associates	Used and salvage vehicles	New Bridge Lane, Wisbech

Developments that propose direct discharge to the Boards' system are indicated with an asterisk. The remainder propose, where applicable and where known, surface water disposal to soakaways/infiltration systems or sustainable drainage systems. All the applicants have been notified of the Boards' requirements.

The erection of three industrial units (B2 - workshops and offices) by WEP Fabrications Ltd is within an area that is exempt from paying the contribution fee.

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 Wilson Residential extension at 9 Grove Gardens, Elm (MLC Ref No 1481)
- Mr Chris Wiles Erection of dwelling at 236a Elm Low Road, Wisbech (MLC Ref No 1507)

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. **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)
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, 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)
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 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)
Proposed Industrial Units to the south east of Foster Business Park, Boleness Road, Wisbech	Foster Property Developments Ltd (MLC Ref Nos 1417 & 1429)
Change of use of land to B8 storage involving the siting of self-storage containers (310no max) and office and erection of 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)
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)

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

Developments in the area bounded by Cromwell Road, Newbridge Lane, the March to Wisbech Railway and the A47, Wisbech

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

Erection of 3no dwellings with attached garages involving demolition of existing sheds on land to the rear of Meadow Court, Main Road, Elm – Mr J Boyall (MLC Ref Nos 1229 & 1389) & A C Bennett Construction (MLC Ref No 1541)

Further to the Board's April 2017 Meeting, a post-application consultation request was received from A C Bennett Construction Ltd for this development.

It is proposed that surface water will be attenuated on site by utilising SuDS where storage is provided within the porous sub-base material under the driveways, hatched green on the extract below, before being discharged at 1.1 l/s into the adjacent watercourse to the south east of the site.

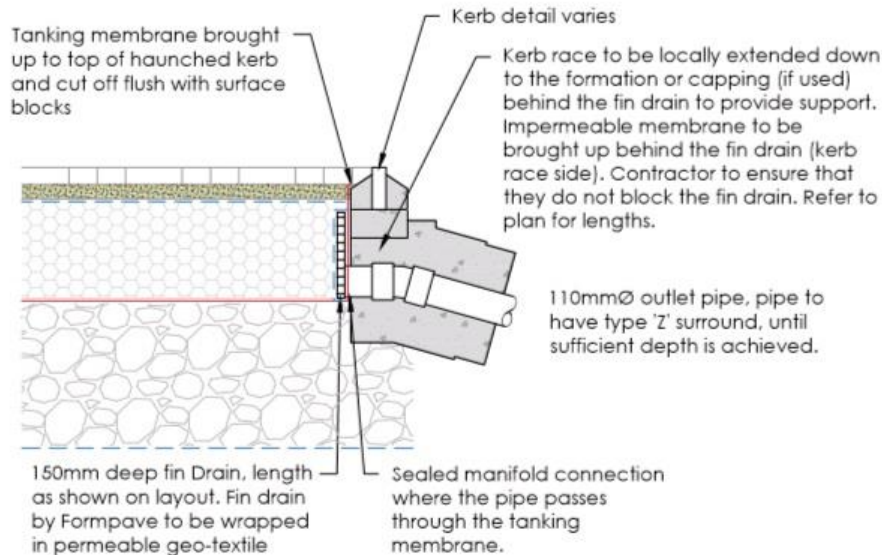


Extract from Studio 11 Architecture Ltd's Drawing No 472-S11-00-SI-DR-C-3010

Concerns have been raised in respect of the installation, future funding and maintenance of the device. The installation can require care particularly in respect of the tanking and provision of the rain inlets and the outfall. It is presumed that the long-term funding and maintenance of the device will be shared by the owners of the three dwellings. Clarification concerning these issues is currently being ascertained from the applicant's agent, Studio 11 Architecture Ltd.

Concerns were also raised about the adequacy of the receiving watercourse that serves this area and the convoluted route (approximately 500m long) between the site and the nearest Board's Drain, just upstream of Point 91. Subject to written agreements being reached with the landowners concerned, that this watercourse is cleansed to provide an effective outfall, this proposal should be acceptable.

At the time of writing the hydraulic calculations and storage volumes provided are being assessed to confirm they meet the Board's requirements.



Typical Fin Drain Outlet Detail

Extract from Studio 11 Architecture Ltd's Drawing No 472-S11-00-SI-DR-C-4100

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)

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

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 is being dealt with, on the Board's behalf, from a concerned neighbour relating to 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 the last meeting report, a site meeting was attended by the Chairman of the Board, a Middle Level Commissioners' Engineer, the applicant, the applicant's consultant, Engineering Support Practice Ltd (ESP), and the landowner of the adjacent site to discuss the issues and proposals to address the blocked culvert downstream.

Following the site meeting several variations to the proposals for piping the section of watercourse were discussed but the landowner was not prepared to consider any alternative other than the original proposal. Following discussion, the Chairman of the Board reluctantly agreed to the original proposal being consented, as this was the only option offered which would include removal of a historical blockage to the watercourse. The Chairman confirmed that removing the blockage was the priority to resolve the issues with drainage upstream of this site.

It was clearly communicated to the landowner that this approval would not set a precedent in relation to piping or culverting of drains and this was a one-off to resolve a priority issue affecting drainage in the area.

Following the resolution of these matters the applications for the disposal of treated foul effluent water and the works to the access culvert that had been previously applied for were recommended for approval.

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)

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

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 last meeting report, planning permission for the re-submitted application, Council Ref F/YR19/0078/F (MLC Ref No 1513), was granted by the District Council during October subject to the imposition of conditions including a “prior to commencement of development condition” concerning surface water drainage and a “ditch crossing point”. The provision of requiring a drainage strategy to be agreed for the site. The Decision Notice included a Drainage Advisory Note advising of the need to “comply with the requirements of the relevant Internal Drainage Board”.

This site was the subject of a “planning surgery” consultation meeting, a free service provided by the Commissioners, with the applicant’s consultant, ESP, held during

December. The meeting covered the disposal of treated foul effluent and surface water for this development.

A request from the applicant's consultant, ESP, was received in January on behalf of the applicant, requesting permission to install a temporary culvert to allow access to the site for clearance works, which the applicant had been told by Fenland District Council would be a condition prior to commencement of the development. Following internal consultation this request was to be refused. However, ESP subsequently withdrew the request before the refusal was communicated.

Further detailed proposals are currently awaited from ESP.

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)

This matter will be dealt with in a separate Agenda item.

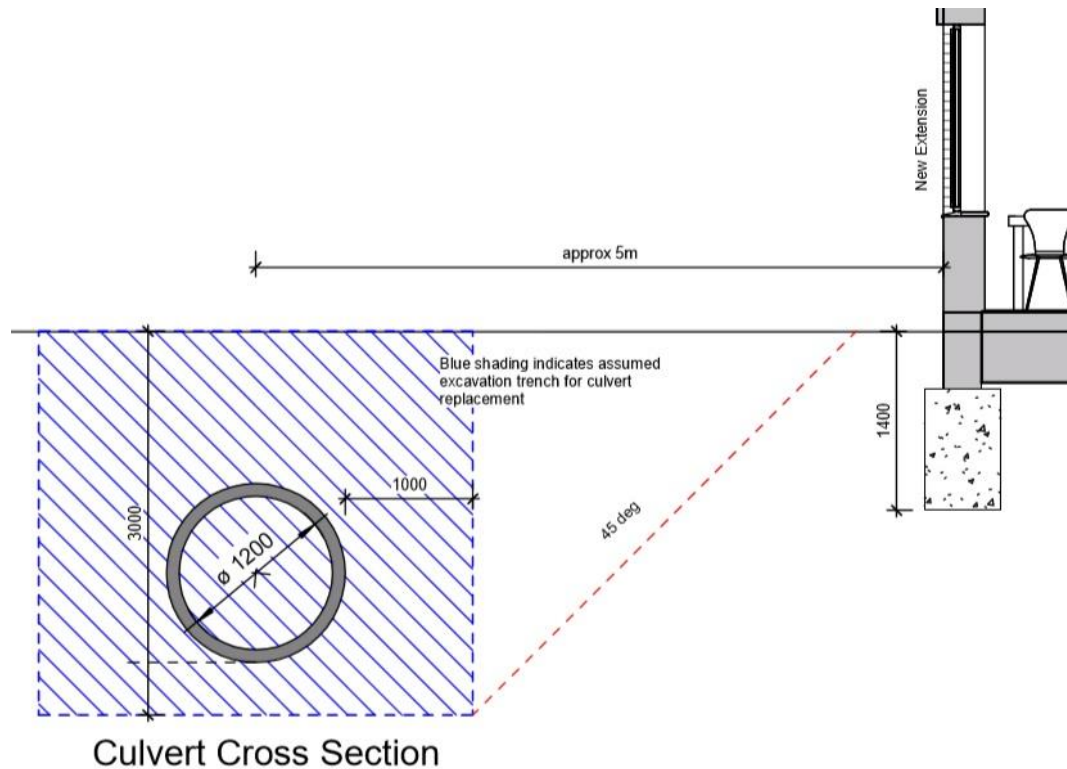
Erection of extension (cafe) at Unit 2, Queen Business Centre, 62 Weasenham Lane, Wisbech - Mr A Thompson (MLC Ref No 1525)

Further to the last Board Meeting, discussions concerning the extension of Deweys Café, have taken place with the applicant's consultant, Ellingham Consultants Ltd, and agent, Ian Gowler Consulting Ltd, as part of a post-application consultation.

In view of the importance of this pipeline to the Board's system, between Points 57-58, it was imperative that access to the pipeline to undertake repairs, uprate or replace the pipeline in the future is provided.

Following discussion with the relevant parties, detailed drawings were received and following a technical review, to confirm that the foundation would not increase any imposed loads on the pipeline and that the pipeline could be excavated without detrimentally affecting the extension, it was agreed that the maintenance access strip could be reduced down to 5m.

Following the resolution of these matters the applications for the encroachment within the maintenance access strip and the disposal of surface water discharging from the extension, that had been previously applied for, were recommended for approval.



Extract from Ian Gowler Consulting Ltd's Drawing No 298-03 Rev. C showing the agreed foundation arrangement

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 No 1534)

Further to the last meeting discussions with the applicants' agent, Anfoss Ltd, requesting the provision of further information and detailing the requirements for a discharge consent have continued. We subsequently received technical information from the applicants regarding their proposals for surface water and foul drainage from the site.

In the absence of a suitable alternative and given its small area, which would be difficult to attenuate, it was considered that a direct discharge from the proposed stable block and hard standing to the adjacent private watercourse would be acceptable. In order to reduce the risk of pollution entering the adjacent watercourse network the muck heap area will drain into a dedicated 2,500 litre tank.

As a result, the previously submitted discharge consent application for the surface water disposal has been processed and recommended for approval.

Waste Combined Heat and Power Facility at Algore Way, Wisbech - Medworth Energy
(MLC Ref 1542)

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

Development Contributions

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

Cambridgeshire & Peterborough Flood & Water (C&P FloW) Partnership

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

Fenland Flooding Issues Sub-group

Meetings were held in April and October 2019. The next meeting was due to be held during April but has been postponed until the current Coronavirus (COVID-19) working restrictions are lifted.

No new “wet spots” have been identified within the Board’s district.

Cambridgeshire County Council (CCC)

Cambridgeshire Statement of Community Involvement (SCI) document

No further correspondence has been received in respect of this document.

2019 revision of the Local Validation Guidance List & Local Validation Check List for planning applications for the County Council’s own development & for waste development

A report detailing the proposed revisions and the public responses which included responses from various interested parties including the Commissioners, several Parish and Town Councils, and various County Council departments went before the County Councils on 16 May.

A copy of the report can be found on the Council’s webpage by using the following link and searching for “Review of the Local Information Requirements for the Validation of Planning Applications”:

https://cmis.cambridgeshire.gov.uk/ccc_live/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/232/Committee/8/Default.aspx

However, the relevant items, as far as the Commissioners and relevant associated Boards are concerned, are summarised below.

“3.0 CONSULTATION RESPONSES

3.10 Middle Level Commissioners – Middle Level Commissioners have made a number of comments:

1. The contents of the Middle Level Commissioner’s response of 2017 remain relevant.
2. The Commissioners are pleased to note that the reference in the introduction on page 2 of the 2019 LVL Guidance notes to the use of relevant and competent technical specialists and encourage this.
3. The commissioners and associated boards promote meaningful preapplication advice and work with CCC colleagues to ensure that any issues concerning flood risk, water level management, navigation and environmental issues are dealt with prior to the planning application process, which offers more certainty in the decision making process. The Middle Level Commissioners would be pleased if applicants and/or agents could be advised to contact the Middle Level Commissioners for advice within their jurisdiction. A web site link is given to their pre- and post-application procedure: <https://middlelevel.gov.uk/consents/>.
4. The Commissioners request that applicants and/or agents are reminded that should planning approval be given by Cambridgeshire County Council, to remind the applicant(s) agent(s) that any matters requiring consent under the requirements of the Land Drainage Act, the Highways Act, the Water Industry Act, the Flood and Water Management Act and/or the Middle Level Act 2018, which relates to navigation related issues, must be complied with before any work is commenced on site.
5. It is requested that any drawings that are submitted to County Council be to a recognised engineering scale including a scale bar and advice on what size of paper the drawing should be printed on.
6. The Commissioners are pleased to note that the reference in the introduction on page 2 of the 2019 LVL Guidance notes to the use of relevant and competent technical specialists and encourage this.
7. The Biodiversity Survey and Report (Paragraph 4) includes reference to the Middle Level Biodiversity Manual (2016), on page 5 - this remains current on 10 April 2019.
8. The Statement of Sustainable Design and Construction (Paragraph 5) includes or the provision of both a foul drainage strategy and water conservation strategy, on pages 6 and 7. This is supported but it is suggested that the latter should be applied County wide and not just applied to the South Cambridgeshire District Council’s area.
9. The Flood Risk Assessment (Paragraph 7) gives a list of application types that is appropriate to provide a Flood Risk Assessment for. The last bullet point (on page 8) refers to developments of: “Less than 1 hectare within flood zone 1 which has critical drainage problems as notified by the Environment Agency.” Unless the area is identified within a Preliminary Flood Risk Assessment) the Environment Agency are unlikely to be involved. Drainage is the responsibility of several stakeholders, including Internal Drainage Boards and your Council’s Flood Risk and Biodiversity Team. The latter are more likely to be aware of and have to resolve “critical drainage problems”. It is reassuring to note and we applaud the inclusion of a reference and a link to our “Planning Advice and Consent Documents” webpage on page 9.
10. Additional Plans and Drawings (including cross-sections where required). (Paragraph 22), the inclusion of the section detailing other plans and drawings and suggesting suitable scales for these is noted and supported.”

“4.0 Consideration of the Consultation responses

4.10 Middle Level Commissioners –

1. Noted with thanks. No changes required.
2. Pre application advice - References to Middle Level guidance will be retained, so no changes required.
3. References to Middle Level guidance are retained and it is recommended that the Middle Level Commissioners are added to the list of other bodies who provide pre-application advice.
4. Consent under the requirements of the Land Drainage Act is covered when necessary by informative at decision stage.
5. Drawings - This is covered by national guidance, so no changes required.
6. Technical specialists' reference - Noted with thanks. No changes required.
7. Biodiversity survey - Noted with thanks. No changes required.
8. Statement of Sustainable Design and Construction - This is already covered across all districts based on the relevant adopted policy guidance. The reference to South Cambridgeshire is only made as their requirements are stricter through adopted policy. Therefore no changes are required.
9. Flood Risk Assessment - Officers acknowledge that drainage is the responsibility of several stakeholders and have noted the acceptance to the Middle Level Commissioners planning advice pages. This will be retained on the new guidance and therefore no further changes are required.
10. Additional Plans and drawings - Noted with thanks. No changes required."

A copy of the Planning Committee Minutes can be viewed via the following link by searching for "Minutes – 16th May 2019":

<https://cmis.cambridgeshire.gov.uk/ccclive/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/232/Committee/8/Default.aspx>

The final published versions of both the Statement of Community Involvement (SCI) and the Local Validation List and Guidance Notes can be accessed via the following link:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/submitting-a-planning-application/>

Fenland District Council (FDC)

FDC Liaison Meeting

Another meeting is currently being organised but will have to be delayed until the current Coronavirus (COVID-19) working restrictions are lifted.

Issues & Options Consultation

Between 11 October and 21 November 2019, the Council undertook a Public Issues & Options Consultation, held a 'Call for Sites' exercise, requested nominations for Local Green Spaces, and invited views on the Sustainability Appraisal Scoping Report.

The consultation was in a questionnaire type format most of the content of which did not directly relate to navigation, water level and flood risk management matters or questions are not relevant to our duties and functions.

Where the questions raised were not specifically relevant to us but may be related to issues upon which we would like to make a remark we made a "comment".

Question 8: Renewable Energy

A comment was made concerning the location of the nearest appropriate grid connection and the potential detrimental effect that the export cable/main connecting into it may cause for example, channel crossings, transport routes and associated remedial works, the formation/uprating/reconstruction of access culverts/roads, and other works to accommodate specialist construction machinery and associated infrastructure the impacts of which are not generally considered as part of the planning process.

Question 11: Minimise Carbon Losses from Wider Activities

Should the Local Plan:

11a) Set out a specific policy on the loss of peat-based soils, and the carbon impacts of it?

Guidance was given concerning the Lowland Agricultural Peat Taskforce when launched by Defra and the East Anglian Fens peat pilot managed by Natural England.

Question 12: Other Proposals to Reduce Greenhouse Gas Emissions & Question 22: Transport

12b) Should the Local Plan make provision of cycle and footways, which are designed in a way so that they become the natural choice to use for short journeys, rather than the car?

The response advised that, where possible, footpaths, cycleways, street lighting, and/or other street furniture should be positioned outside of any protected watercourse and the associated maintenance access strip.

Question 13: Design and Amenity

13c) Are there any specific local issues which need to be addressed through design policies?

Issues specifically referred to were the retention of on-site open watercourses and the provision of adequate maintenance strips beside water level and flood risk management systems, including protected watercourses, within the development's design.

Question 14: Optional Standards

14a) Do you think the Local Plan should include any of the following optional standards (subject to need and viability testing)? If so why?

ii) Water efficiency of new homes

The implementation and management, including enforcement, of water efficiency measures for residential, business and other users of potable water. Proposals should include suitable schemes which minimise the need to abstract water from the Main River system to ensure that it is available for other potential water resource uses ie agricultural irrigation, biodiversity, navigation, leisure and tourism etc.

Question 16: Gypsy and Travellers & Question 17: Park Homes and Houseboats

16b) What other suitable locations for Gypsy and Traveller pitches are there?

17) Is there a need for moorings for houseboats or sites for caravans in Fenland? Any evidence to support your comments would be welcome, or suggestions as to how such need could be identified in Fenland

In respect of the Middle Level Commissioners' interests, comment was made that in addition to the normal caravans and "bricks and mortar" sites, suitable locations may need to be considered for "house boats".

Question 24: Natural Environment

How do you think the Local Plan should protect and enhance biodiversity and the natural environment?

The Conservation Officer advised that the Plan should include recreational and wildlife spaces being created as part of new residential developments and the incorporation of relevant biodiversity measures.

Question 26: Flood & Water Management

Do you have any views on how new development could reduce flood risk?

Our comments included but were not limited to the following:

- The extent of the Environment Agency's (EA) Indicative Floodplain and the constraint that this imposes on “growth” in the District.
- All relevant development proposals must be discussed with the relevant RMA including the appropriate Internal Drainage Board at the earliest opportunity, preferably at the pre-application stage.
- In addition to the requirements of the NPPF and associated technical guide, all applications for relevant developments must include a drainage strategy to demonstrate that:
 - (a) Suitable consideration has been given to the disposal of both surface and treated waste water flows and should detail any mitigation required;
 - (b) Appropriate arrangements have been made for developments adjacent to watercourses; and
 - (c) Issues of long-term ownership, funding and maintenance of the water level and flood risk management system are addressed.
- All proposals should have regard to the guidance and byelaws of the relevant RMA including the Internal Drainage Boards. Where appropriate the contents of hydraulic models and studies, such as the Middle Level Strategic Study must be considered.

Question 27: Any Other Issues

Is there anything else you would like to raise – has anything been missed, or are there any general comments you would like to make?

It was suggested that the retention and improvement of the rivers, their settings and associated corridors in the District for navigation, environmental, leisure and tourism through the provision of related facilities together with the provision of a Water Space Strategy should be considered.

Question 28: Your Priorities

28b) Please identify any other top priorities.

The response advised that the Middle Level Commissioners and associated Boards'/Commissioners' priorities were:

- To fund, maintain, protect and improve existing and make further provision of viable and appropriate water level and flood risk management infrastructure and systems to reduce the likelihood of harm to people and damage to the economy, environment and society.
- The implementation and management including enforcement of water efficiency measures for residential, business and other users of potable water.

- The retention and improvement of the rivers, their settings and associated corridors in the District for navigation, environmental, leisure and tourism through the provision of related facilities.
- To maintain, protect and improve the existing and make further provision of net gains to achieve environmental benefits to the waterways in the district.

Question 29: Neighbourhood Planning

The Council was advised that the “Neighbourhood Area” designation should not unduly affect the Middle Level Commissioners and associated Boards/Commissioners adding that even though a neighbourhood area may have been designated, compliance with the provisions of the appropriate Acts and the relevant RMA's byelaws would still be required.

Level 1 SFRA & WCS documents

Royal Haskoning DHV has been appointed to update the Level 1 Strategic Flood Risk Assessment (SFRA) and Water Cycle Study (WCS) for Fenland District Council as part of the evidence for the new Local Plan.

An Inception Meeting has been held and an information request is currently being processed.

General Advice

Assistance has been given, on the Board's behalf, in respect of the following:

- (a) A byelaw consent application received from Jessica Boekee to pipe and fill a private watercourse next to 82 Stone Cottage, March Road, Fridaybridge was recommended for approval.
- (b) A discharge consent application from Anglian Water to discharge water from Fridaybridge Water Tower into a private watercourse was recommended for approval.

Consulting Engineer

1 May 2020

Hundred of Wisbech (346)\Reports\May 2020

Hundred of Wisbech I.D.B.

Supplementary Report – May 2020

Re-assessment of South Brink Pumping Station

This matter will be discussed under a separate Agenda item.

Main Outfall at Crooked Bank [Point 1]

Scheme Works 2019

The poor weather conditions reported at the last Board Meeting continued but the new twin pipelines were completed in late November. Unfortunately, due to the poor weather conditions, and primarily on the advice of the crane contractors and the Fen Group's Health and Safety Adviser, it was considered dangerous, given the poor ground conditions, to continue further.

As a result, the decision was taken to de-mobilise the site until the spring to allow the ground and working areas to dry and enable a safe working environment for the installation of the pre-cast concrete headwalls and other works.

The water main and the track have been re-instated in their original location with the track being temporarily surfaced with Type One granite material.

The occupants of No 19 were advised accordingly and the Fen Group withdrew from the site in mid-December.

Headwall Units

In order to alleviate any storage costs being charged by the manufacturer the headwall units were delivered to the Fen Group's yard just before the Covid-19 lockdown where they will be stored until the work re-commences on site. This will incur an "extra" cost of approximately £4,000.

Environmental Mitigation

Following the period of time that has passed it was considered appropriate to ensure that the re-commencement of work was not delayed and the Board's contractor has visited the site and has reported that whilst there was nothing to flail at that time he will monitor the situation and implement any mitigation required until the works re-commence on site.

Covid-19

The position concerning the implications on the current lockdown as a result of the Covid-19 restrictions, both contractually and on the re-commencement of work on site, is currently being investigated.

Scheme Works 2019

The commencement of the works is currently being discussed with the Fen Group. When work commences on site it is likely that the outstanding works will take 4-5 weeks to complete. However, the re-instatement of the landscaping will be weather dependent.

The Commissioners' Planning Engineer will continue to be the Board's main point of contact to assist in the completion of the project and to ensure that the Board's requirements are met.

Costs

According to the last valuation, undertaken in December, the cost of the contracted works is £280,566 with invoices totalling £175,279 having been paid.

Given the poor weather conditions experienced during the works no additional claims have been received in respect of additional pumping, changes to working procedures and other weather-related items.

An "extras" claim for the additional works involved in the diverting of the water main in the sum of £6,930.83, together with an invoice for the part payment of the headwalls in the total of £32,990 are currently being processed.

Appointment of Brown & Co/Letter of Instruction

Lulu Burton, from Brown & Co, has confirmed receipt of the Letter of Instruction permitting them to act on the Board's behalf when any compensation claims are received.

To date no compensation claims have been received.

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

Drawings and tender documents were produced and issued before Christmas as planned. They were returned by Fox (Owmby) Limited, Fen Group and B J Plant (BJP) by the end of January and opened in the first week of February with the Board representatives present. A final price of £82,485.01 was accepted and BJP was appointed as contractor. Following discussions with the landowner, BJP and a Commissioners' engineer, a preferred construction time in June was agreed and it was arranged that the landowner would carry out regular conservation cutting starting in mid-February to ensure that there were no issues with water voles or nesting birds (as suggested in the

environmental assessment which accompanied the tenders, produced by the Commissioners' Conservation Officer).

Although the contractor has consulted and submitted the relevant forms for the temporary closure for the byway over the culvert, Cambridgeshire County Council has allotted a slot in July rather than the hoped-for June. However, this should not cause any issues and given the current Covid-19 situation may even be beneficial as long as it does not clash with any plans for cropping of adjacent fields.

Proposal for Drainage Improvements South of Point 53 at the A47

In January this year a contact name was provided for someone at Highways England (Jenni Stout) who might be able to move the proposed work forward and the Clerk accordingly sent her an email stating that in 2012 it was agreed with the then Highways Agency that they were legally obligated to enlarge one of the culverts under the A47. This culvert, which served the town of Wisbech, was increasing the risk of flooding due to restriction to flow. The email went on to point out that over the intervening years contact had been made with Skanska, Amey and Kier all of whom had started to progress this scheme before being replaced with new framework contractors who seem to have little or no knowledge of the scheme. The email ended that it was hoped that reassurance could be given that these, well overdue, works would be progressed this year. No response has yet been received.

Condition of the existing culverts under the A47

Further to the last Board Meeting Report efforts have been made to engage with Highways England's Drainage Asset Manager in March and in early May but a response has not yet been received.

It is suggested that if a response is not received soon then the Board may wish to take the matter further. **The Board's further instruction is requested.**

Wisbech Garden Town & Wisbech 2020 Vision

March to Wisbech Transport Corridor

Previously known as the Re-opening of the March to Wisbech Rail-line - Scheme No 398128 (Wisbech Rail) (MLC Ref No 1274a)

Further to the last Board meeting report more detailed layout plans, as shown at Appendix 1, were provided in early December and these were the subject of an internal consultation with the Chairman of the RMAs involved just before Christmas. The covering correspondence advised that:

“The proposals are currently at the Feasibility Stage and feature many unknowns, however some initial guidance has been given by us, but Mott MacDonald has been advised that a more definitive response will be made to them on the Boards behalf in the New Year. Therefore, I shall be pleased if you will review and consider the relevant drawings and provide any comments that you may have. If there are any items that you consider inappropriate and that may place the proposals at risk please let me know.

During discussions with the Clerk he advised that the Board’s respective policy statements advise that:

The Board will:

- (i) Co-operate and share information with relevant authorities in the exercise of their flood and coastal erosion flood risk management functions.
- (ii) Seek to work with all relevant local organisations in carrying out its flood and coastal erosion management functions and environmental obligations.

As a result, it is considered that any discussions will have to be at the relevant Boards expense and that it would be against the Boards own policy to insist that the project be the subject of a Pre-application consultation as previously suggested.”

The designs are currently at a preliminary stage and are subject to change. The current proposals feature several relatively small attenuation features and structures. It is suggested that the prospective final solution may depend upon several items some of which are outside of the Commissioners’ control, but it is suggested that one larger and appropriately placed feature would be of more benefit to the Commissioners and easier to maintain than the current proposals.

No subsequent correspondence has been received but it is understood that the latest report, prepared by Mott MacDonald outlining the next steps in transforming this project, was presented to the Combined Authority at the beginning of March. Its contents have yet to be assessed.

Wisbech Access Strategy (Phase 1) (MLC Ref No 1529) & Southern Access Road (SAR) (MLC Ref No 1514)

No subsequent submissions or discussion with Cambridgeshire County Council or Skanska have been received or undertaken. The current position is being ascertained.

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

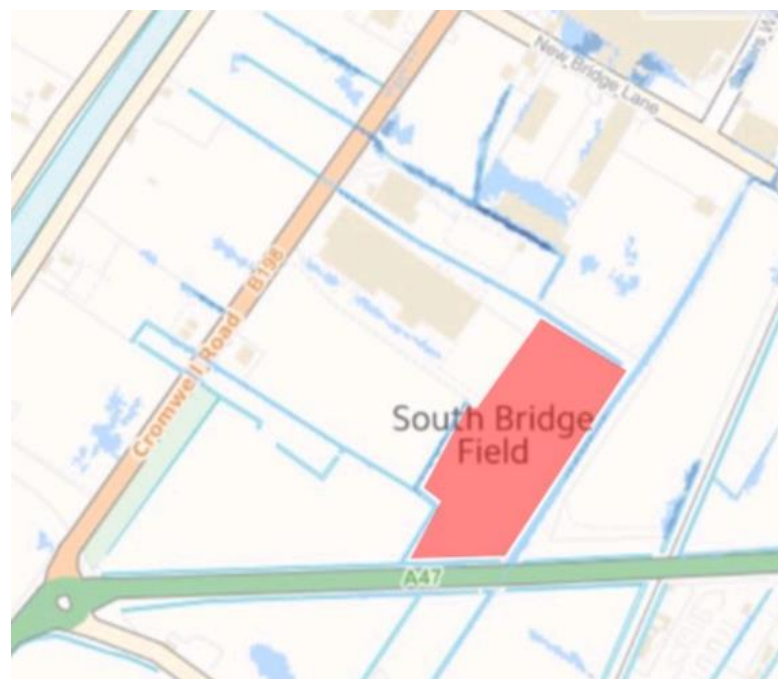
The Middle Level Commissioners’ Planning Engineer has represented both the Middle Level Commissioners and their associated Boards on the Technical Group since the last Board meeting.

A Draft Baseline Report is currently being prepared.

Developments in the area bounded by Cromwell Road, Newbridge Lane, the March to Wisbech Railway and the A4 (South Bridge Field), Wisbech

- (a) *Developments at used and salvage vehicle facility at Newbridge Lane, Wisbech – Norton Properties (MLC Ref No 375), Norton Properties (Essex) Ltd. (MLC Ref Nos 485 & 498), Co-part (MLC Ref Nos 956 & 957), Client of Catina Design Ltd (MLC Ref No 1196), Copart UK Limited (MLC Ref No 1248) & Client of Pitman Associates Ltd (MLC Ref No 1546)*

Further to the Board's October 2014 meeting report, an enquiry has been received from Pitman Associates Ltd for a proposed extension to the south and west of the existing vehicle storage facility, the extent of which is shown on the plan, below.



**Extract from Pitman Associates FRA Ref. 0437 Rev. A
showing the site's location on the Environment Agency's Surface Water Flooding Map**

Members will be familiar with the problems that the Board experiences accessing its system through the current site and that the proposal will further envelope this important watercourse that is the outfall for the Cromwell Road area.

Pitman Associates Ltd was advised that consideration of the FRA in respect of the Board's interests could be undertaken as part of a pre-paid service but, in view of the situation, the use of the detailed pre-application consultation procedure was encouraged. To date no further correspondence or instruction has been received.

- (b) *Associated access, car parking and landscaping on land at junctions of A47/Cromwell Road, Wisbech – Scopebusy 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 Board's April 2017 meeting report, members will be aware that the 'triangle' of land at Southbridge Field to the north east of the Redmoor Roundabout that abuts the Board's drain near Point 39 has been sold to the Godwin Group.

We entered into a pre-application consultation agreement with the Godwin Group regarding this development in August 2019. Subsequent to this we received an enquiry from Jackson Purdue Lever (JPL), consultant engineers, in October 2019 relating to the new highway junction serving this site concerning surface water drainage matters and discharge consent requirements. JPL is progressing the design of the highway junction and seeking approval from Cambridgeshire County Council Highways who will ultimately adopt the new road junction upon completion. We confirmed that a discharge consent would be required for the increased road area as a result of the new junction along with agreeing a discharge rate for the existing highway currently draining to the Godwin development site and ultimately the Board's drain between Point 39 and Point 29. The JPL proposal for surface water management for the new highway junction is to provide an attenuated discharge to the private drain which runs along the north boundary of the site and connects to the Board's drain downstream of Point 39. Attenuation storage is to be provided by the receiving open drain which runs along the new highway along with a flow restriction device. We are awaiting full technical details of the proposals from JPL for our review.

Following discussion with the Chairman we have highlighted to JPL the culvert beneath Cromwell Road which connects land on the River Nene side of Cromwell Road to the receiving private drain and due consideration needs to be given to flows from this area.

To date, we have yet to receive any details of proposals from the Godwin Group regarding the wider site development and drainage arrangements.

- (c) *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)*

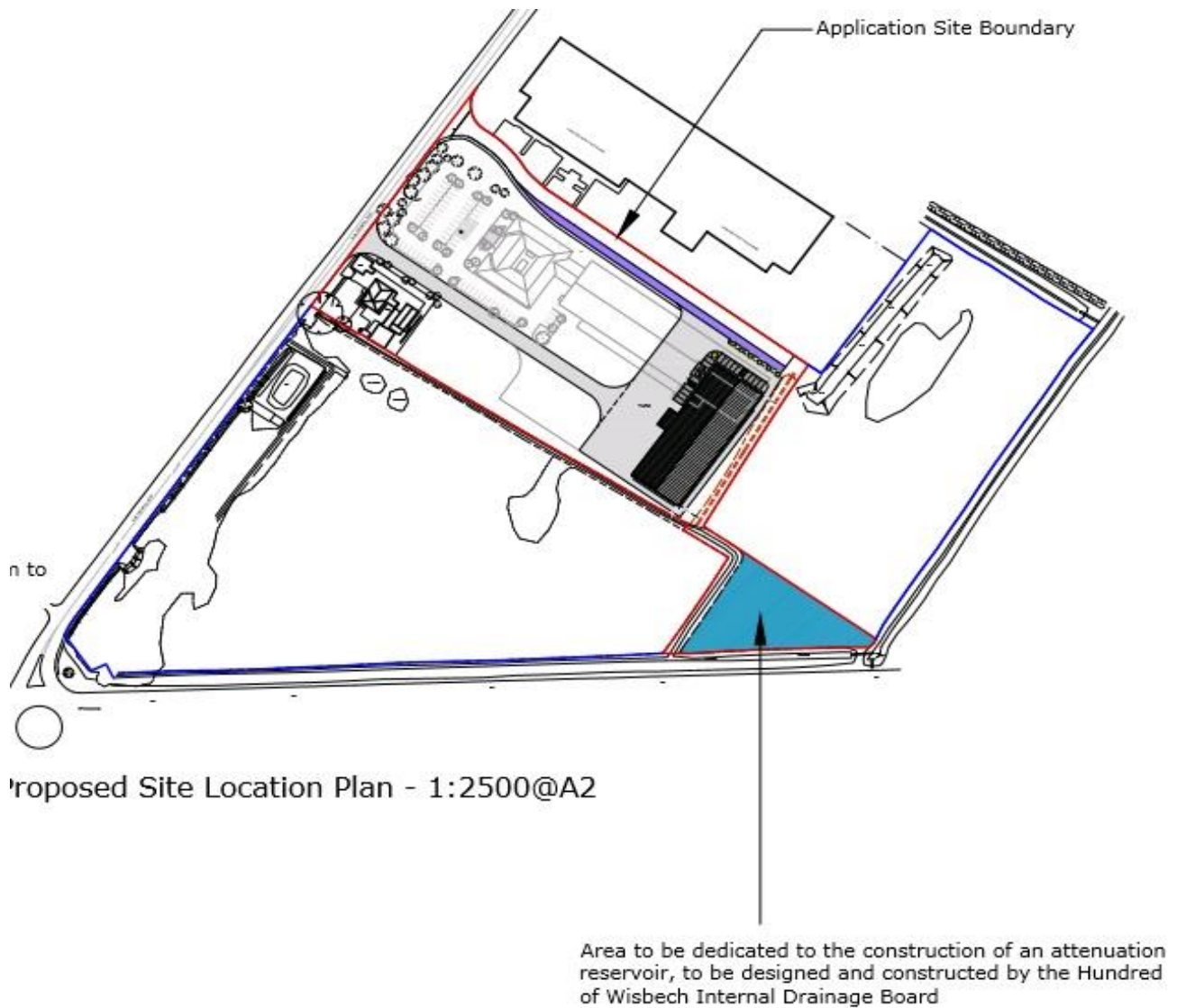
Further to the Board's April 2018 Supplementary Report, a meeting attended by representatives from H L Hutchinson Group (HLH); Steve Dunn Architects (SDA), HLH's architect; John Maxey, HLH's Land Agent; the Commissioners' Planning Engineer together with the Board's Chairman and Vice-Chairman, was held in early January to discuss HLH's proposals for additional warehousing at the southern end of the site adjacent to 25 Cromwell Road. It was explained that in order to maximise the land available, the warehouse would need to be located within the Board's 9.0m wide maintenance access strip adjacent to Point 39.

Being aware of the problems experienced in this area by the Board, which this proposal contributed to, it was proposed that any storage volume lost could be provided within a "balancing" pond in the immediate area.

It was suggested, and the Board accepted, that a transaction that transferred the balancing pond area to the Board in return for waiving any discharge consent contribution fee for development of any part of the HLH site and its access road together with de-maining a section of the Board's Drain at Point 39 was a suitable arrangement for both parties.

To assist the Board, HLH intend to improve the drain on the south western boundary as its main discharge route for surface water which would then link well with the re-routed system and can permit, by right of way, access across the yard adjoining the proposed building and alongside the drain forming the south western boundary of the site.

Subsequent to the meeting it has been agreed that the formation of the balancing pond will be included within the planning application being prepared by SDA.



*Extract from SDA's Drawing No 2622-A2-02a
showing the layout of the proposed warehouse and de-mained Board's Drain at Point 39.*

Drawings associated with the balancing pond are currently being prepared and it is estimated that if the maximum area is utilized a storage volume in excess of 5,000m³ may be available.

In order to assist further discussion, the Board is asked to consider the proposal for the balancing pond and provide instruction on how it would wish us to proceed.

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)

During the processing of the application for discharge consent submitted to the Board it has been noted that the proposal is intentionally designed to store surface water on the highway as part of the on-site SuDS. Car parks and highways have, in the past, been used for storage of water in high intensity rainfall events when gullies and local pipework are temporarily overwhelmed or for longer duration events when eventually the balancing system is full.

It is considered that the intentional flooding of the highway raises several issues and could be considered as poor practice which could, amongst other items, lead to unregulated overland flows entering the Board's system. The Board will be aware, from its involvement in resolving the issues at Birch Grove, of the resources and subsequent costs on the rate payer that is involved in resolving highways that flood.

In respect of a site within its catchment March Fifth District Drainage Commissioners recently resolved that "...the road should not be used for attenuation purposes".

The matter has been discussed with the Clerk to the Board who advised that:

"... we cannot take unreasonable positions on this. If storage of water on a car park or highway is not putting life, property or infrastructure at risk, I am not sure we can refuse to acknowledge that."

However, he considers that;

"..... if they are a key element of the storm water system design, they must be protected and remain in-situ for the life of the development and that this should have some legal backing. It will in 20 or 50 years time be too easy to forget that a road or car park is part of a surface water solution."

"In summary I am happy for us to take a position that we do not encourage the use of roads or car parks for flood storage because of the risks that they may be unwittingly altered in future losing their function. But that in instances where it can be shown that adequate and clear legal protection is in place which would stop them from being modified (without the applicant being able to prove flood risk is not increased to any land or property) we may accept them."

In order to assist further discussion and enable the processing of the consent application, the Board is asked to consider the proposal and provide instruction on how it would wish us to proceed.

Proposed development bounded by Heron Road Estate, Elm Low Road, the A47 Wisbech Bypass, and Halfpenny Lane, Wisbech – Client of Matrix Transport and Infrastructure Consultants Ltd (MLC Ref No 1338) & Screening and Scoping Opinion: Residential and associated development at land east of Halfpenny Lane, Wisbech – EMC Land (MLC Ref No 1339)

The Board was approached by Seagate Homes, a Holbeach based developer, concerning the 'Wisbech South Broad Concept Plan' (BCP), the masterplan for which is shown on page 13.

Seagate Homes advises that the BCP has been planning development for a number of years and has been developed on the basis that the access incorporates the existing 'Halfpenny Lane' and requires the piping and filling of 200 lin m of the adjacent Board's Drain, between reach 54-55, with box culverts, to form a new adoptable estate road entrance on New Drove.

A site meeting was attended by representatives from Seagate Homes, the Commissioners' Planning Engineer and the Board's Chairman. The Board's position was explained and Seagate Homes was advised that if a Byelaw Consent application was submitted it would be recommended for refusal for several reasons including the increased risk of flooding within both this and the existing urban area.

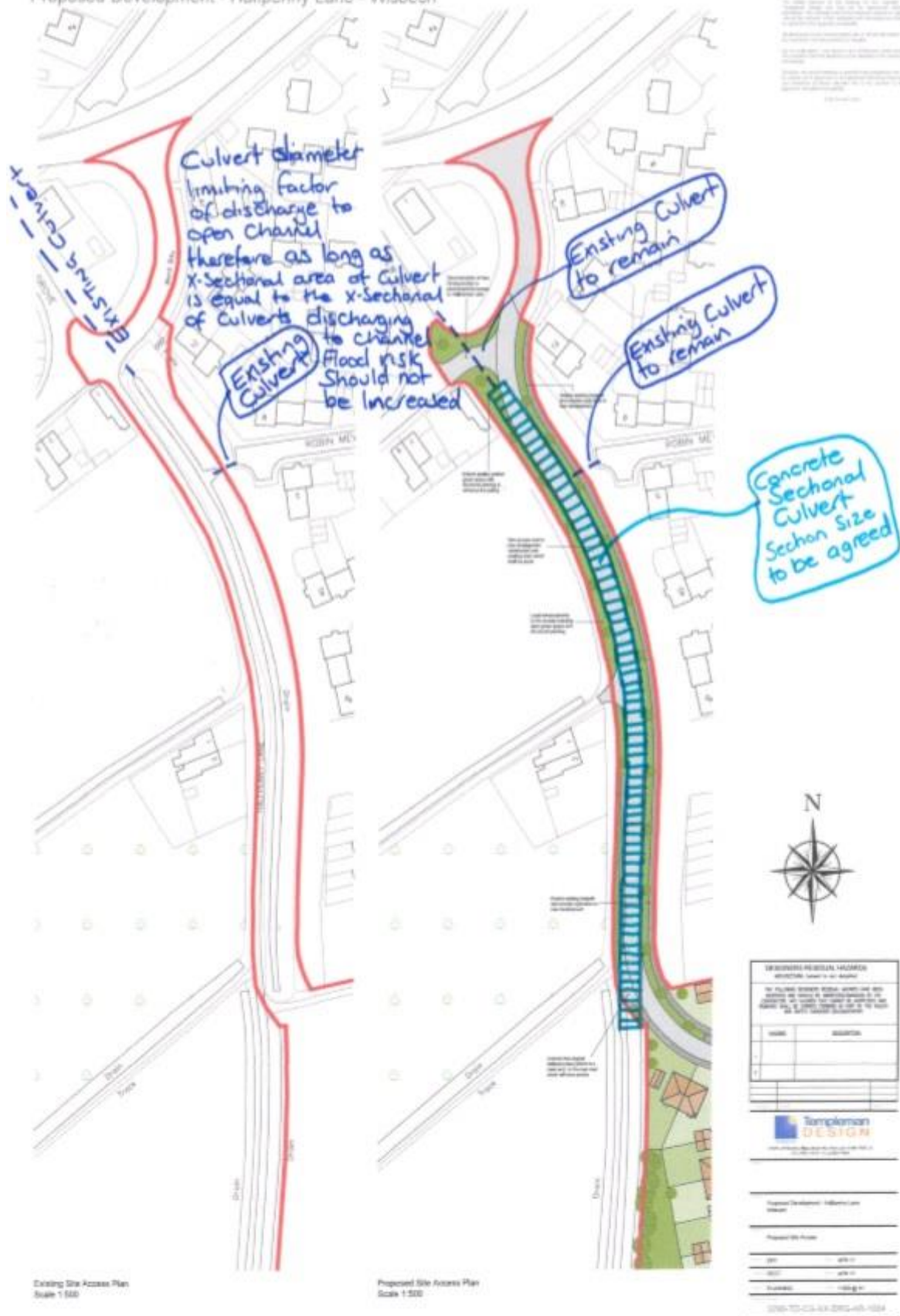
The BCP forms an essential part of the planned growth plans for the Town and both the District Council and Seagate Homes are keen to resolve the issue with the latter being prepared to enter into a formal pre-application consultation on the 'access only'.

Further proposals have been submitted with Seagate Homes being reminded of the Board's position.



Extract from an amended version of Templeman Design's Masterplan Drawing No. 3290-TD-CG-XX-DRG-AR-1002

Proposed Development - Halfpenny Lane - Wisbech



Extract from an amended version of Templeman Design's Drawing No. 3290-TD-CG-XX-DRG-AR-1004 supplied by Seagate Homes to illustrate the proposed piping and filling of the Board's Drain to facilitate the estate access road

A meeting to be attended by Seagate Homes, the District Council's Head of Shared Planning Service, the LLFA and the Board has been proposed but has not yet taken place.

The Commissioners' Planning Engineer recently spoke to a Seagate Homes representative in respect of another site but requested an update on this proposal and was advised that Seagate Homes is collating some documents for presentation to the Board.

In order to assist further discussion, the Board is asked to consider the proposal and provide instruction on how it would wish us to proceed.

Medworth Energy form Waste Combined Heat and Power Facility at Algores Way, Wisbech - MVV Environment Ltd (MLC Ref 1542)

This proposal is an emotive one and members will have specific views on it. However, members are reminded that any actions and subsequent resolutions need to be in the Board's interests.

Initial contact

In late November correspondence was received from MVV Environment Ltd concerning the proposal, followed by a letter from The Planning Inspectorate's Major Casework Directorate advising that the applicant had requested a Scoping Opinion.

Members will be aware that a Scoping Opinion is a planning process where the applicant asks the relevant Planning Authority for its formal opinion as to what information should be included within an Environmental Statement to accompany an application for planning permission for the related proposal.

The Planning Authority concerned must provide its opinion within 5 weeks, therefore, in view of the proposal it was considered imperative to provide a response to the consultation, which was over the Christmas Period.

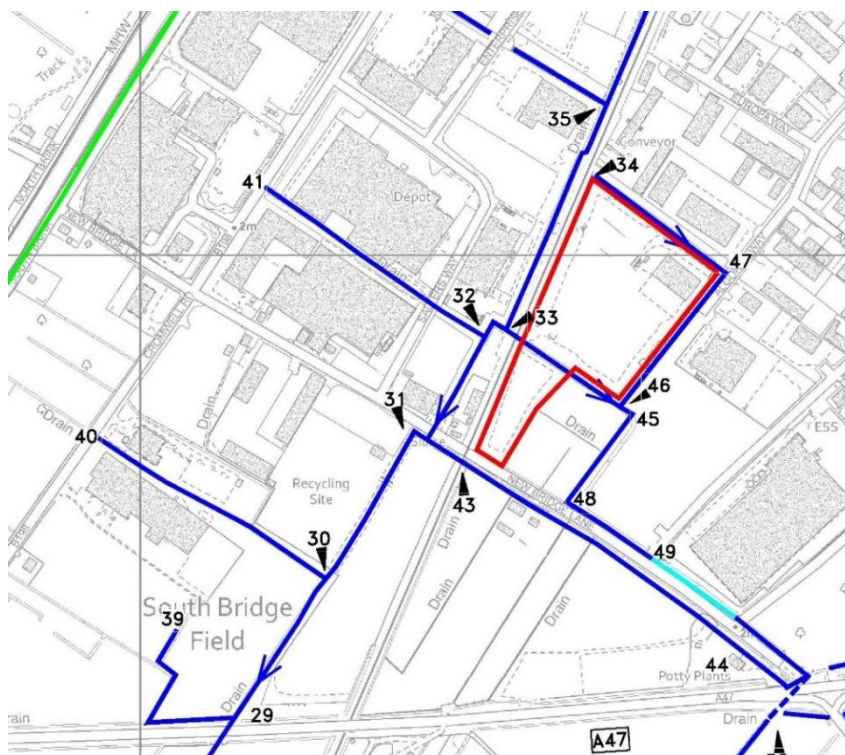
An internal consultation was undertaken with the Board's Chairman, Clerk, Solicitor and Conservation Officer. Unfortunately, due to the nature of the proposal and the absence of detail most responses were limited. However, a response providing general guidance on RMAs, early engagement and better design of infrastructure and other infrastructure projects in the area together with specific responses on Biodiversity, Hydrology and Major Accidents and disasters was sent to The Planning Inspectorate just before Christmas.

The Planning Inspectorate provided its Opinion in January and its implications on the Board are currently being assessed.

The report accompanying the request for a Scoping Opinion

The report prepared by Wood Environment & Infrastructure Solutions UK Limited, dated December 2019, advises that the proposed development comprises an Energy from Waste (EfW) Combined Heat and Power (CHP) Facility, a CHP Connection, a Grid Connection, Access Improvements and a Temporary Construction Compound (which includes potential additional land for a substation).

The application site for the EfW CHP Facility, shown edged red on the extract from the Board's District plan (below) and hatched brown on the extract from Figure 11.1a, (on page 17 of this report), forms part of a wider industrial estate currently operated by Frimstone Ltd as a waste recycling and transfer station.



Extract from the Board's District plan showing the location of the proposed EfWCHP facility edged in red

The proposed CHP Connection, shown dashed green on the extract from Figure 11.1a, (below) would be within the boundaries of the “mothballed” railway line to connect to the Nestle Purina factory.

There are two Grid Connection options including either a 132kV connection or a 400kV connection. Both options start at the EfW CHP Facility and share a common connection corridor running east of Wisbech where it then splits; with the 132kV route continuing north to Walpole, and the 400kV connection continuing east to meet an

existing 400kV line beyond Emneth Hungate. The Grid Connection corridors, within the Board's area of interest, are shown on the extract from Figure 11.1a, below. The Applicant has not yet determined whether the Grid Connection would form part of the authorised development or be delivered via a separate agreement.

The Scoping Report states that there are two potential locations for Temporary Construction Compounds; one located immediately adjacent to the south east of the EfW CHP Facility Site, and the second located to the south of New Bridge Lane, the former Potty Plants site, these are shown hatched blue and black on the aforementioned extract.

The proposed access is via an improved section of Newbridge Lane shown purple on the plan below.

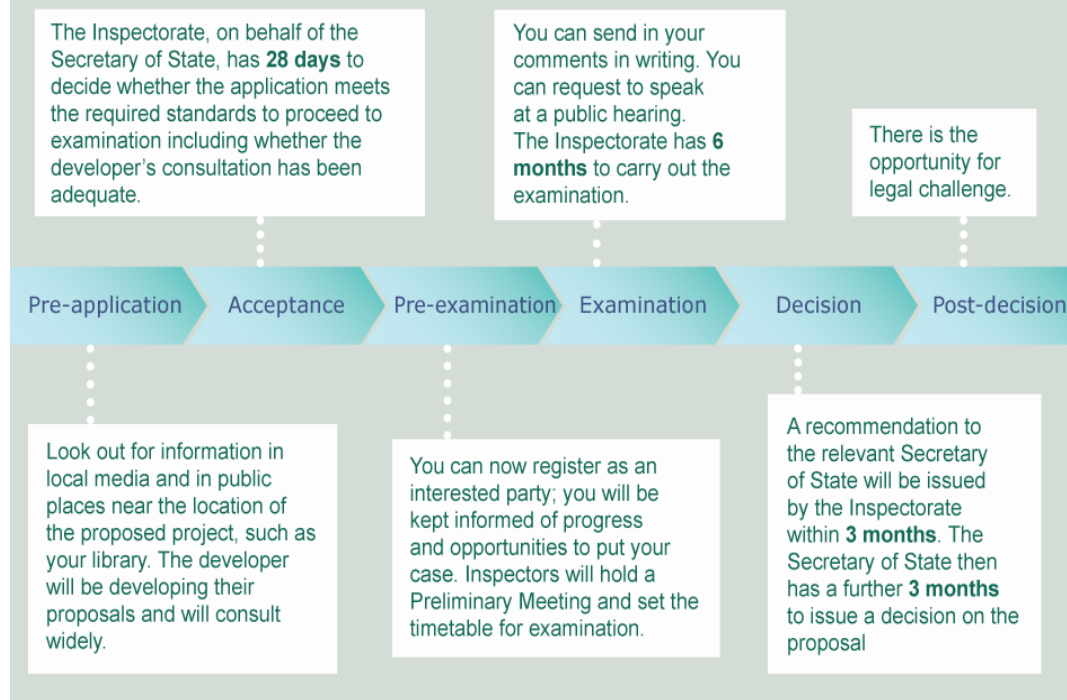


**Extract from Figure 11.1a Environment Agency Flood Map for Planning
(area surrounding the main development site)**

It is understood that the planning process under the Planning Act 2008 has six stages and these are shown on the diagram below. The proposal is currently at the pre-application stage and a meeting with the Board has been requested by MVV.

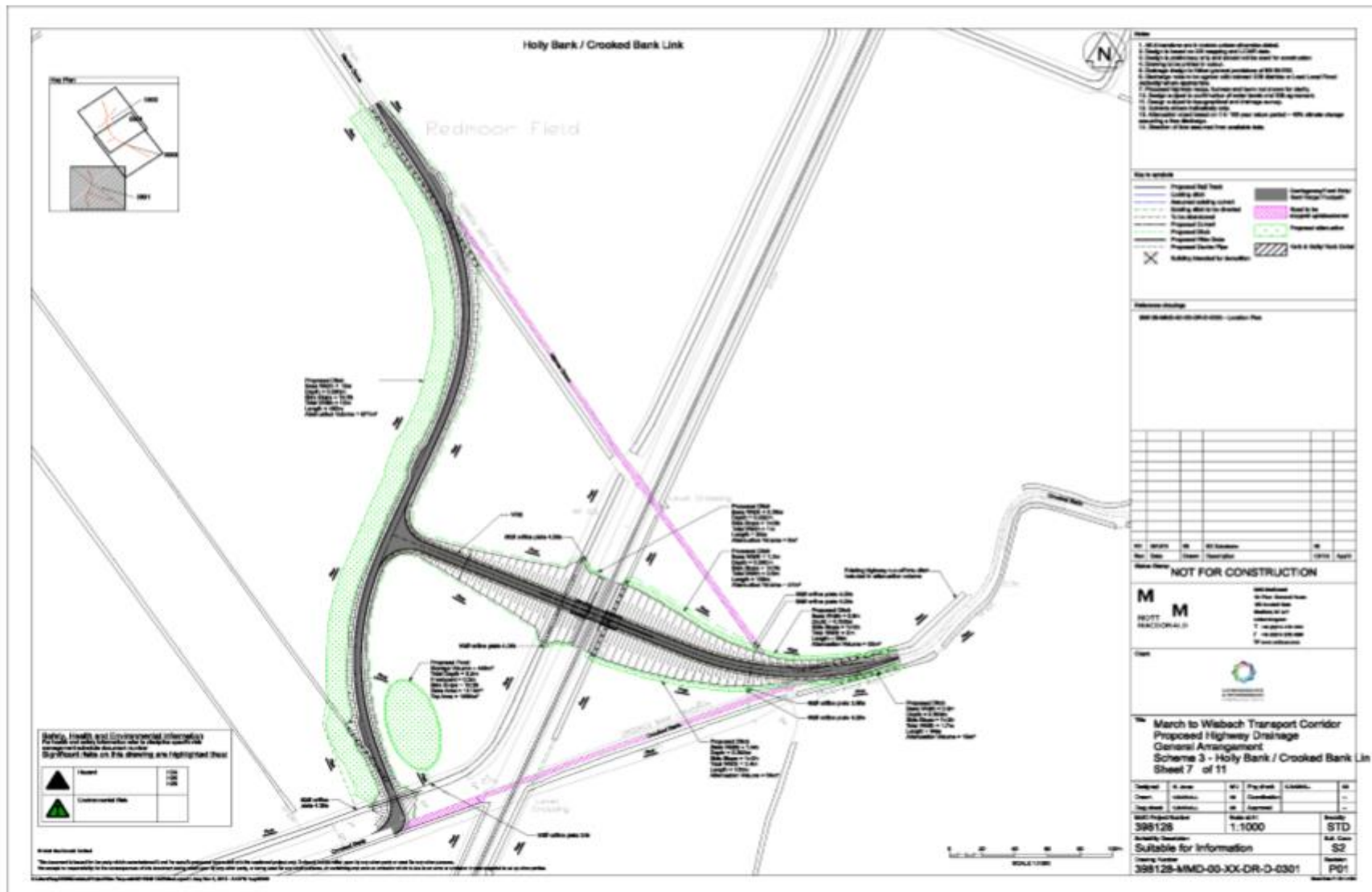
In order to further guide the Board, efforts are being made to ascertain the likely timescales involved and ensuring that the Board's requirements are met.

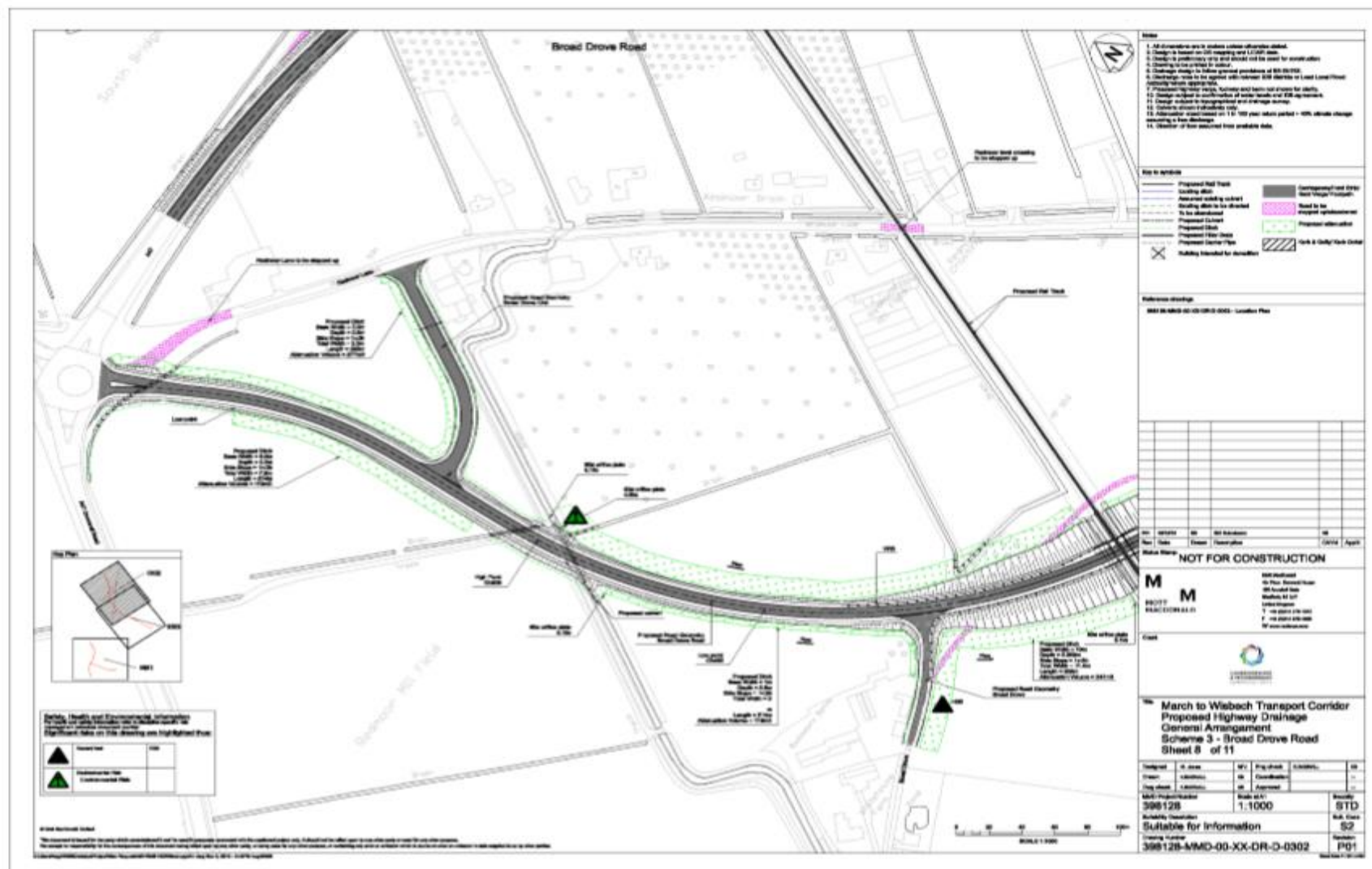
The application process. The six steps

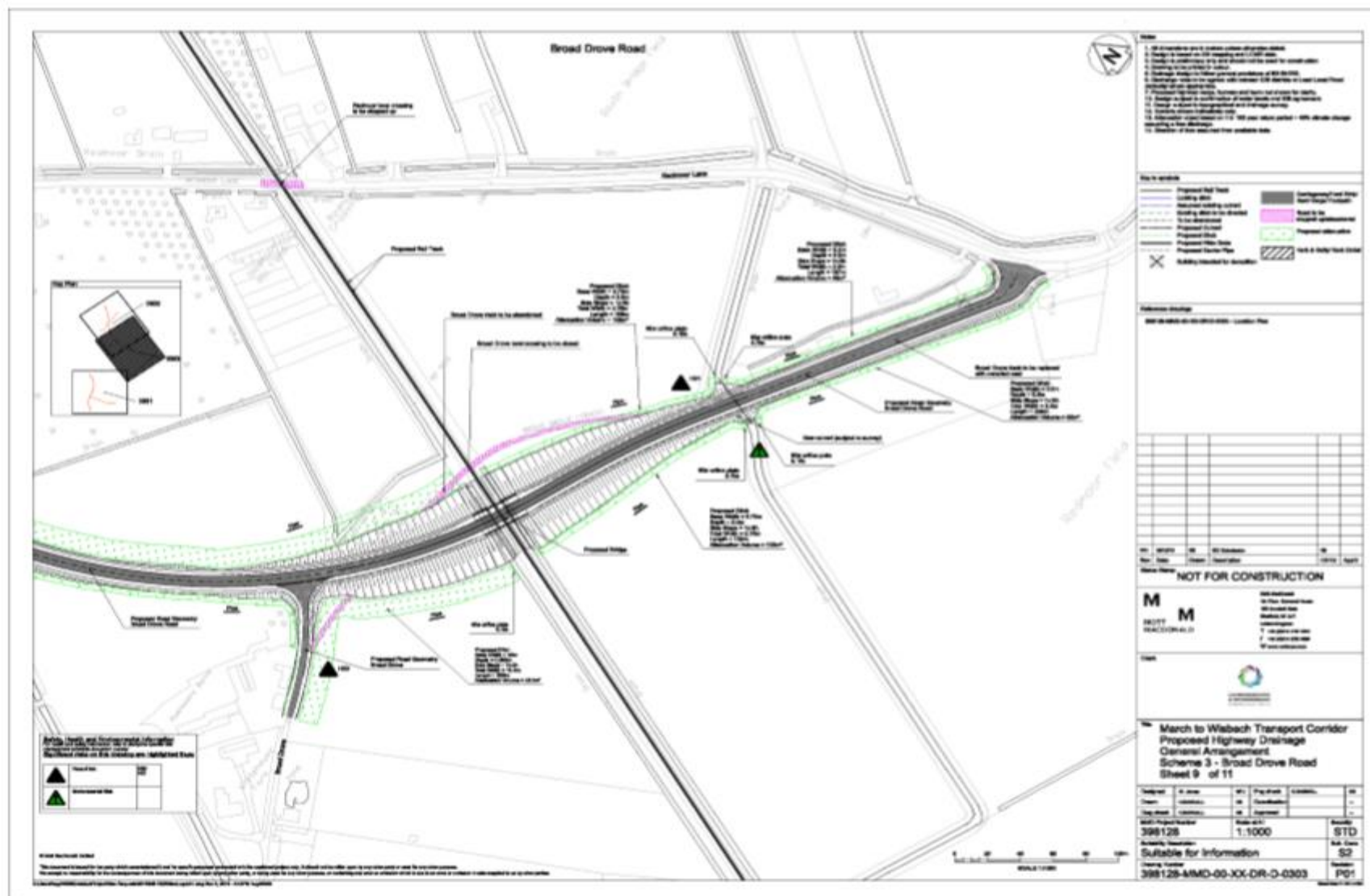


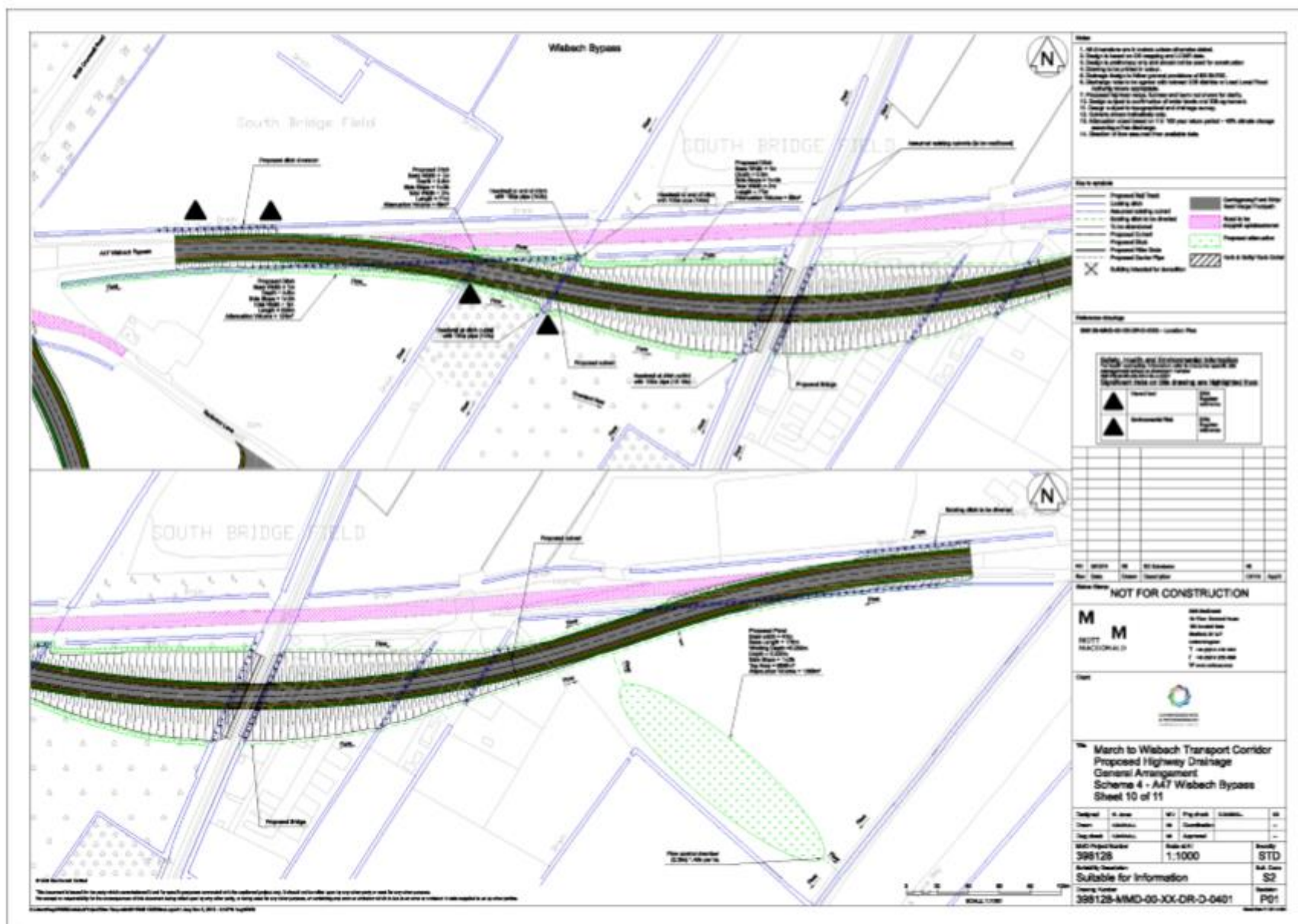
NB. If this proposal proceeds care will be required as the Board's Byelaws may be over ruled, as has been experienced on the A14 Upgrade and a Railway Improvement Scheme at Werrington, making it necessary to consider protected provisions or a separate legal agreement that reflects the Board's byelaws within the DCO.

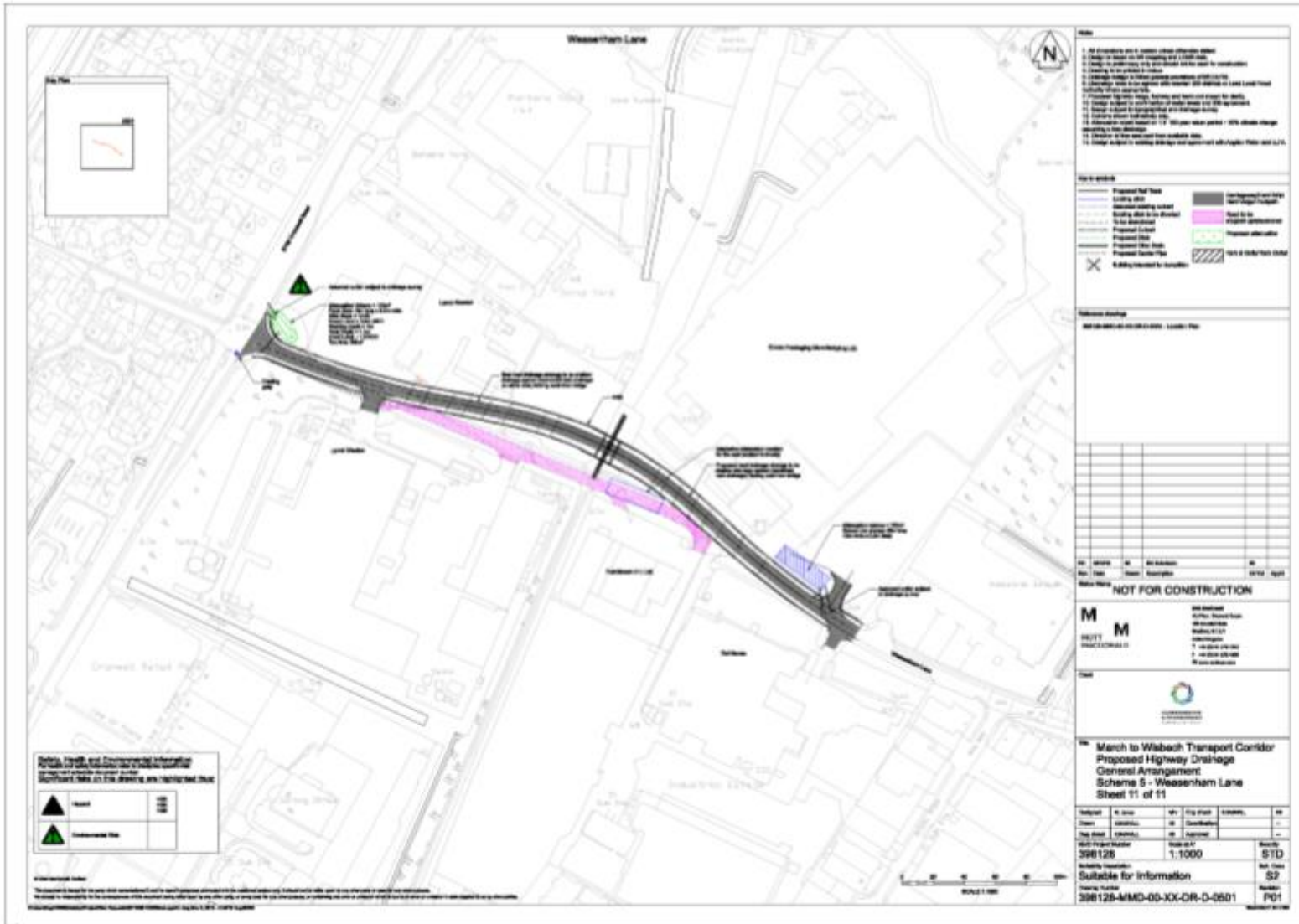
In order to assist further discussion, the Board is asked to consider its position and provide instruction on how it would wish us to proceed.

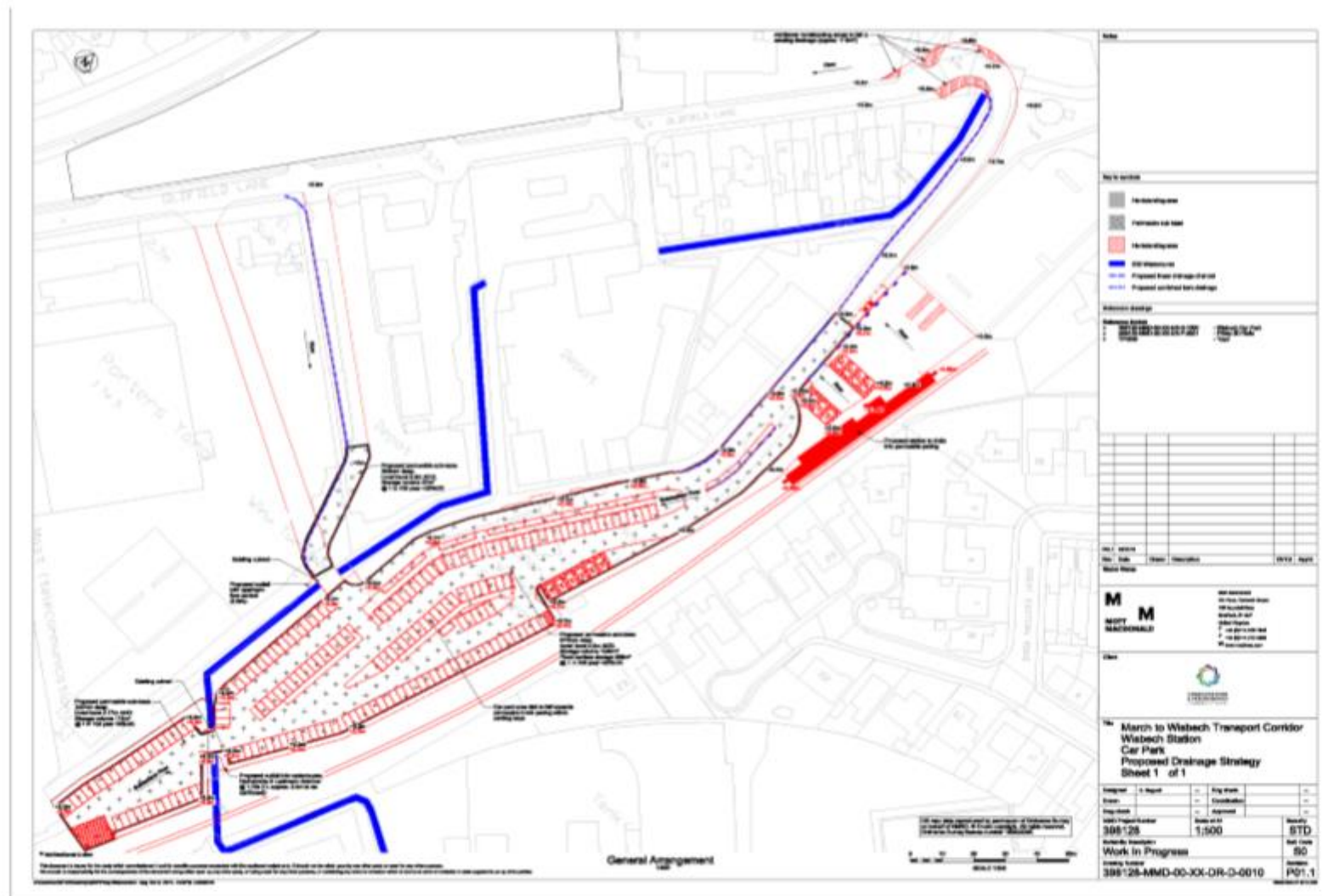












The Vice Chairman referred to the Consulting Engineer's Report included within the agenda and to the more substantial Supplementary Report which had been received the day before the meeting. He had discussed this with several Members who were not happy with such a major report which required Board decisions being received so late. Mr Lake reported that his copy had arrived on the morning of the meeting.

Mr Leach referred to the appendix which, due to being reduced in size and photocopied, he was unable to be read. He considered the Board were required to provide a concise response and that this was impossible when the Report was presented at such short notice.

RESOLVED

That consideration of the Consulting Engineer's Reports be deferred and that the Works Committee be authorised to fully review the Reports and be authorised to take any further actions they considered appropriate.

B.1915 Capital Improvement Programme and future works funding

Members reviewed the Board's future capital improvement programme and future works funding.

Mr Hill referred to the revised programme which, for future phases, was based on budget estimates. In response to Mr Lake, he confirmed that the costings for the replacement of the main outfall were based on the most up-to-date figures provided by the engineer and that he was not aware of any variance in the costs for the sleeving works.

In response to Mr Leach, Mr Hill confirmed that the channel improvements works to the south of Point 53 were in relation to the proposed replacement of the culvert at this point and that it was previously the Board's consideration that these works would only be required after the culvert had been replaced.

In response to Councillor Booth, Mr Hill confirmed that the Board do provide a budget indication to local authorities and that the Board's improvement programme and potential costs were specifically mentioned.

Mr Hill referred to the likely need to require further funding to progress these works, which would require additional loan facility. He reported that in producing the draft budget provision had been included for this.

Councillor Booth referred to the importance of contact with Fenland District Council officers and Councillor Sutton stated that he considered the Board were required to provide an adequate drainage system to the District to protect both the agricultural, residential and industrial areas. He confirmed that, overall last year, the Special Levy paid by Fenland District Council was approximately £16,000 less than the previous year.

Mr Hill reported that in providing the forecast to the local authorities it was always indicated that calculations should be based on the overall Special Levy paid, not those of individual Boards.

Mr Lake considered it prudent for the Board to carry out works when they were required and Councillor Meekins considered it prudent to now look to budget for these works.

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 £500,000 be borrowed from the Public Works Loan Board; repayable over a maximum period of 25 years.

B.1916 District Officers Reports

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

Mr Leach referred to a pollution incident noted in the Report and that the Environment Agency, who were responsible for pollution control, had delegated responsibility to Anglian Water. The incident was around points 48-50 which was well maintained and despite both himself and Mr Buttress working with Anglian Water they had been unable to identify the source of the pollution. Anglian Water considered it possible that it could be from a tanker discharging waste into the watercourse. He confirmed that Environment Agency intended to canvass around the industrial estate when COVID-19 constraints allowed them to do so. He reported that the Board should give consideration to a slubbing programme and that he personally felt fortunate to have the support of both Neil Buttress and Nigel Harrison to help with problems within the District.

Mr Buttress supported the comments that Nigel Harrison's assistance made works within the District easier and he was grateful for both his and Fred Leach's support.

With regards to a slubbing programme, Mr Buttress reported that it had been a very wet winter which tested the system and he considered that the system could benefit from a zonal phased slubbing programme. He understood that due to budget constraints this year it may not be the best time to introduce such a system but considered it necessary to continue with some programmed slubbing around Sandall Road, Weasenham Lane and Halfpenny Lane to point 53. Some of these works would require landowner notification and others could require material to be carted away.

He considered that, long term, a phased programme would be beneficial as it would give better budget control but for this year he felt it best, due to the nature of the works required, to put the works out to the Board's existing contractor.

He reported that, following the removal of the hedge at the Thomas Clarkson Academy, this section may require some slubbing and if so it would be more cost-effective to have the works carried out by Harrison Contractors who would be on-site for the hedge removal.

The Vice Chairman considered the proposals sensible but they would be dependent on the budget. Mr Hill considered it may be possible to look at re-allocating the budget expenditure later in the year to allow more slubbing works. Councillor Sutton considered it important to get works done when they were required and if these works were essential then they needed carrying out in the autumn.

RESOLVED

- i) That the Reports and the actions referred to therein be approved.
- ii) That the District Officers be authorised to arrange slubbing works as they considered necessary.

- iii) That Messrs F Leach and Buttress be thanked for their work on behalf of the Board.

B.1917 Conservation Officer's Newsletter and BAP Report

Mr Hill referred to the Conservation Officer's Newsletter, dated December 2019, previously circulated to Members.

Members considered and approved the most recent BAP report.

RESOLVED

That no action be taken concerning mink traps at this point.

B.1918 Works Committee Report

The Board reviewed the notes of the Works Committee meeting held on the 3rd December 2019.

RESOLVED

That the notes be approved and the actions taken by the Works Committee therein be approved.

B.1919 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.

RESOLVED

That no new proposals be formulated at the present time.

B.1920 Environment Agency – Precept

Mr Hill reported that the Environment Agency had issued the precept for 2020/2021 in the sum of £17,780 (the precept for 2019/2020 being £17,780).

B.1921 Association of Drainage Authorities
Subscriptions

Mr Hill reported that it was proposed by ADA to increase subscriptions by approximately 2% in 2020, viz:- from £849 to £866.

RESOLVED

That the increased subscription be paid for 2020.

B.1922 Hundred of Wisbech IDB and Waldersey IDB
Review of Joint Pumping Arrangements

Mr Hill reported that, at their last meeting, Waldersey IDB had requested the calculation for the allocation of shared costs for the running of the South Brink pumping station be increased to ensure it properly reflected the increase in the developed area.

Mr Hill reported that it had been established that the original calculation had been based on the area of both Boards, but that this did not take into account the change of use within each area. He reported that as part of the design process, the engineer had calculated the size of pumps required based on the run-off from agricultural land and developed land and that he had used these calculations to work out the split of discharge based on the areas of both agricultural and developed land within each District. He confirmed that the current split based on area was Hundred of Wisbech IDB 55% and Waldersey IDB 45% and using the pumping discharge calculations this would change to Hundred of Wisbech IDB 63% and Waldersey IDB 37%.

In response to Mr Lake, Mr Hill confirmed that using these discharge calculations there was currently approximately 10% allowance for future changes in land use.

Members discussed the potential to measure flows and possible contingency plans for the operation of the pumping station.

Mr Harrison considered that although it was important to get the calculations right it would be sensible to start discussions with Waldersey IDB over a possible amalgamation of the two Boards.

The Vice Chairman considered this could be something for the Works Committee to look into.

RESOLVED

That the Clerk write to Waldersey IDB to ask if they would be interested in talks concerning an amalgamation of the two Boards.

B.1923 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.1924 Review of Internal Controls

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

B.1925 Risk Management Assessment

- a) Mr Hill reported that it was necessary every 4-5 years to consider the formal Risk Register and in between times to judge the risks when considering the Consulting Engineer's and other reports and when setting budgets and rates/special levies. He advised that these risks had been analysed by the use of the Risk Matrix and added that, although the risk registers for IDBs very rarely changed, they would/could change over time and it was important for Boards to consider formally and that consideration was due this year.

Members considered the Board's Risk Register.

RESOLVED

That the Risk Register be approved and kept under review and the policy to review risk between formal reviews be continued.

- 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.1926 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.1927 Annual Governance Statement – 2019/2020

The Board considered and approved the Annual Governance Statement for the year ended on the 31st March 2020.

RESOLVED

That the Chairman be authorised to sign the Annual Governance Statement, on behalf of the Board, for the financial year ending 31st March 2020.

B.1928 Payments

The Board considered and approved payments amounting to £676,436.60 which had been made during the financial year 2019/2020.

(NB) – Councillor Sutton and Mr Hartley declared interests (as Members 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 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 W Norman & Son Ltd.

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

B.1929 Annual Accounts of the Board – 2019/2020

The Board considered and approved the Annual Accounts and bank reconciliation for the year ended on the 31st March 2020 as required in the Audit Regulations.

RESOLVED

That the Chairman be authorised to sign the Annual Return, on behalf of the Board, for the financial year ending 31st March 2020.

B.1930 Expenditure estimates and special levy and drainage rate requirements 2020/2021

The Board considered estimates of expenditure and proposals for special levy and drainage rates in respect of the financial year 2020/2021 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 4.83% and 95.17%.

RESOLVED

- i) That the estimates be approved.
- ii) That a total sum of £188,118 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 £9,088 and £179,030 respectively.
- iv) That a rate of 6.10p in the £ be laid and assessed on Agricultural hereditaments in the District.
- v)
 - a) That a Special levy of £177,974 be made and issued to Fenland District Council for the purpose of meeting such expenditure.
 - b) That a Special levy of £1,056 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.1931 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.1932 Date of next Meeting

Mr Hill reminded Members that the next meeting of the Board would be held on Thursday the 12th November 2020.

B.1933 Chairman

Mr Lake enquired of the Chairman's health.

The Vice Chairman reported that he was undergoing treatment and was currently coping well.

RESOLVED

That the best wishes of the Board be passed on to Mr Ayers which the Vice Chairman agreed he would pass on.