

Provided by the Middle Level Commissioners		Item No:		Enc
Meeting:	NIGHTLAYERS IDB (Hereafter referred to as the Board)	Subject:	CONSULTING ENGINEERS REPORT: CHIEF ENGINEER'S SUMMARY & CAPITAL PROGRAMME	
Date:	Tuesday 20th May 2025	Officer Responsible:	Nicola Oldfield	

RECOMMENDATIONS

The Board is asked to:

- A. **Acknowledge the proposed approach to introduce interim charges for responding to applicant's questions.**
- B. **Comment and instruct on how to proceed in relation to developments off New Road, Chatteris.**
- C. **Instruct the Consulting Engineer regarding GiA funding.**
- D. **Review pumping station key dates and inform the Consulting Engineer of any discrepancies or additional information.**

1. Technical Services

- 1.1 Since Chris Bailey started as our new Head of Technical Services, we have been updating the catalogue of services which MLC could provide. Given the increasing frequency of complex cases where Boards consider there may be a need for regulation and enforcement dependent on the costs and benefits, we are reviewing and updating training, policies, and capacity to undertake enforcement and compliance regulation on behalf of the Boards we represent.
- 1.2 We are receiving an increased number of questions from developers ahead of planning applications/consent applications, with an expectation that we can provide the information freely. We have completed the review of our charging model and we will be introducing a new charging model for answering these questions if applicants do not enter into a pre-app agreement.

Please refer to item 4 in the Clerks report.

The Board is asked to acknowledge this approach.

2. Cambridgeshire Flood Risk Programme

The County Council's Flood and Water team are currently in the process of developing a programme of flood risk schemes/works across sixteen locations in Cambridgeshire, which are identified in the Local Flood Risk Management Strategy as key areas requiring further investigation. To undertake this piece of work the Council has commissioned AtkinsRéalis (SNC-Lavalin Atkins), a multi-disciplinary consultant that provides the County Council's Highways Management Services, who are currently working on the first phase which includes:

- A review of existing information at each of the locations
- Site walkovers
- Gap analysis
- Survey scoping
- Stakeholder analysis
- Concept solution identification

As key partners, the MLC Planning Engineer, together with representatives from other RMA, attended a workshop before Christmas to identify and discuss any ongoing flood management projects that are being progressed, aspirations and needs for each area, opportunities for partnership working, option constraints, relevant data and general receptiveness to solutions within the areas.

3. Summary of Key Planning Issues

We will, when possible, seek the Board's input, rather than wait for Board meetings. This will be done via correspondence with the Chair, Vice Chair, District Officer and any appropriate sub-committees.

3.1 Proposed reforms to the National Planning Policy Framework and other changes to the planning system - Open consultation

Following the change of government in July an open consultation was held between 30th July and 24th September 2024 on proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system.

As the NPPF sets out government's planning policies for England and how these are expected to be applied, it is therefore a significant driver and influence on development related planning policy, and it was essential that a suitable response be made.

During August the Boards' Chairs were given the opportunity to comment on the issues raised within the draft consultation document and provide comments and any other related items of unease that the Boards had.

A response, which was primarily providing answers to specific questions, was submitted before the deadline.

One of the big issues related to development of the "green belt" and the introduction of the "grey belt" but the consultation also included decision making, climate change, flood risk, and environmental related issues. Responses to specific questions contained within the consultation included:

1. The advantages and disadvantages of restoring the 5-Year Housing Land Supply (5YHLS).
2. Further supporting effective co-operation on cross boundary and strategic planning matters.
3. The LPA's need to understand, consider and acknowledge the impact of new development on their special levy and future funding requests under Defra's Partnership Funding Policy. Under this policy housing built or converted after January 2012 is not included in FCERM government grant in aid calculations.
4. The need to consider the adoption of appropriate measures that consider the whole water cycle process such as rainwater harvesting and the re-use of as much water as possible.
5. The need for bodies involved in the planning process but which are not LPAs to be provided with suitable compensation, benefit and other incentives for contributing to and enabling the aspirational growth and local economy.

The opportunity was taken to raise some issues not covered by the reform consultation as a concern by many Boards, in the hope that these points are heard and acted upon. These included:

- A. The Fenland Situation – special requirements needed due to the low-lying topography, the managed flood risk and land drainage systems, the provision of enabling infrastructure to allow life to continue and also accommodate current growth aspirations.
- B. The flawed methodology used by LPAs and poor decisions made by the LPAs when considering and allocating sites often caused by the need to meet government targets.
- C. The impacts of growth and climate change and the need to revise nationally accepted design standards.

The revised NPPF constitutes a significant departure from previous versions with 810 changes. It was issued during December and its contents are currently being reviewed.

3.2 New developments and the use of SuDS

Analysis of the responses from the last round of meetings revealed that the Board and its members had overwhelming concerns about the uses of SuDS Devices from the design, construction, ownership, management and maintenance phases.

Despite the new government growth agenda, as partly discussed above, it appears unlikely that the previously announced implementation of Schedule 3 of the Flood and Water Management Act and the introduction of the SuDS Approval Board (SAB) will occur in the near future.

4. Specific Issues

Developments off Doddington Road, Chatteris

Proposed development at Womb Farm south west of Doddington Road, Chatteris – Client of Gifford (MLC Ref No 446); Colliers CRE (MLC Ref No 459); Triman Developments (UK) Ltd (MLC Ref No 463); Client of Royal Haskoning DHV UK Ltd (MLC Ref No 787); Barmach Ltd (MLC Ref No 790); Triman Developments Ltd & Robertson Strategic Asset Management Ltd (MLC Ref No 804) & Persimmon Homes East Midlands (MLC Ref Nos 865 & 870)

Development of this cross-boundary site continues. However, Board Members are reminded that it was previously agreed that surface water from the Board's district on the southwestern side of Doddington Road would discharge into Warboys, Somersham & Pidley's Fillenhams Drain.

Developments off Fenton Way (Dock Road), Chatteris

The Old Onion Building – Rustler Growers Ltd (MLC Ref Nos 470 & 473), Produce World (Chatteris) Ltd (MLC Ref No 663) & Aerotron Leasing Services Ltd (MLC Ref Nos 794, 812, 828, 929 & 941)

Details have been received from the agent regarding Phase 2 of the project and are currently being considered. The proposal is to discharge at greenfield rates and the applicant will be advised if any further details are required.

Development to the north of South Fens Business Centre and east of Fenton Way, Chatteris – Client of Hannah Reed/Memoria (MLC Ref Nos 511 & 514); Floorspan Contracts Ltd (MLC Ref No 841, 886, 926 & 928) and Client of SLR Consulting (MLC Ref No 850)

A post-application consultation has been undertaken with the applicant, with discussions regarding the development taking place. To date, Byelaw consents have been issued for the installation of a new bridge/entrance road, a new headwall in the Board's drain, removal of two existing access culverts and the improvement of the ditch to the north, enlarging the existing access to the Board's

drain. A discharge consent has been issued regarding the surface water discharge from the upgraded road on Fenton Way.

Further consent applications will be expected in due course regarding the location of a roadway and utilities within the Board's maintenance strip from Phase 1 and discharge from the Phase 2 of the development.

Development off Bridge Street

Erect up to 9 x dwellings (outline application with matters committed in respect of access) on land to the east of 13B Bridge Street, Chatteris - JMC Construction Ltd. (MLC Ref. No 910)

Following the granting of outline planning permission for this site the Board were approached by residents of Lode Way and Gull Way who expressed concern about the issuing of planning permission, and particularly the disposal of surface water from the site.

Members will recall that the erection of the surrounding development created several issues relating to ground raising that resulted in flooding in the area and resulted in an Ombudsman's decision against the Council.

The decision required the Council to undertake mitigation works, most of which were installed, but the outfall was not completed so the risk of flooding remains.

Residents surrounding the site have alleged that they are continually subject to flooding, predominantly in their gardens', during relatively low frequency events which has prevented them from enjoying their property, with one resident claiming to have been close to internal flooding.

It is noted that the planning application submission document contained no acknowledgement or reference to either the flooding or the open watercourse which forms part of the boundary of the site and is within the Board's District.

The residents requested that the Board write to the District Council to seek appropriate reassurance that the development of the site will be the subject of an "agreed strategy" with relevant parties, including the District Council, the LLFA, Anglian Water and the maintenance company; to detail how, amongst other matters, the site will be established, including the completion of the mitigation scheme previously requested by the Ombudsman, developed, and maintained during its lifetime. This will include, but will not be limited to, the provision of further detail of any potential improvement works and installation of relevant infrastructure; design, construction and long term maintenance arrangements of the water disposal systems used to include relevant open watercourses; ecological protection and enhancement of open watercourses; etc.

The residents anticipate a collaborative working approach in order to resolve and not exacerbate the existing situation.

Developments off New Road, Chatteris

Erection of 20 dwellings with associated garages, parking and landscaping on land to the south of 116 - 122 New Road, Chatteris - Beauville Properties Ltd (MLC Ref Nos 312, 766 & 934)

Members will be aware of the drainage and flooding issues that have afflicted this site and immediate area due to a combination of factors including the site's topography, ground conditions, highway run off from New Road and, primarily the absence of a positive point of discharge.

In response to an Outline Planning Application (FDC Ref. No. F/YR24/0468/O MLC Ref. No. 0934) several residents of Green Park advised that “We already have drainage issues in our garden” with one referring to “.. flooding up to our ankles at times.”

Several responses refer to a large agricultural channel, between 1.80 – 3.0m wide and 1.80m deep, “bordered on one side by the Green Park” which is either “poorly maintained” or no longer exists. It appears that there is confusion concerning the ownership and maintenance responsibilities.

One respondent advises that:

“For many years FDC, Cambs County Council and the Drainage Board have been contacted regarding this from people trying to find out whose responsibility it is and have it maintained”.

Despite the problems that affect this site it is considered that there are some opportunities which could be taken. These include:

1. Partnership working to advise the various parties of their maintenance rights and responsibilities and that Notices can be served on—
 - (a) any person having control of the part of the watercourse where any impediment occurs; or
 - (b) any person owning or occupying land adjoining that part; or
 - (c) any person to whose act or default the condition of the watercourse
2. Provide a suitable and long term positive drainage outfall. As discussed on several occasions in previous years the best and most sustainable drainage system should flow in a southerly direction towards Birch Fen Drain. However, this solution is dependent upon landowner agreement and collaborative working.

The Board’s comments and instruction is requested.

Developments off Wenny Road (Manor Field), Chatteris

There are two large developments on the Manor Field site, as follows:

Residential development with associated landscaping, open space and infrastructure at land east of Wenny Road, Chatteris - Cannon Kirk (UK) Homes (MLC Ref Nos 535, 698 & 858), Client of Cannon Consulting Engineers (MLC Ref Nos 667 & 676)

The latest planning application for 93 dwellings and infrastructure has recently been granted Full planning permission subject to the imposition of planning conditions.

Erect 152 x dwellings (41 x 2-storey 2-bed, 78 x 2-storey 3-bed, 27 x 2-storey 4-bed and 6 x 2-storey 5-bed) and garages, with associated parking, landscaping, and the formation of 2 x attenuation basins and 2 x new accesses on land to the south of The Elms, Chatteris - Abbeymill Homes (MLC Ref. No. 917)

A decision by the District Council is currently pending.

South Chatteris (Strategic Allocation)

Mixed Use Development on land at Tithe Barn Farm and south east of London Road, Chatteris - Hallam Land Management Ltd (MLC Ref Nos 481, 537 & 562)

It is hoped that a meeting with Barratt Redrow plc to discuss the issues associated with this large development will be held in the next few months.

Standard Response Letters

Standard Response letters the primary feature of which is to provide initial guidance to the applicant/agent that the site is within the Authority's district, when sites are adjacent to the Boards District Drain, has the potential to discharge into it, or otherwise require its prior written consent have been issued to all the planning applications listed below.

Those of concern to which responses or applications have not been received include the following:

Residential development on land north east of 81 - 87 High Street accessed from Slade Way, Chatteris - Mr T Mannion (MLC Ref Nos 752 & 845) + Mr J Mannion (MLC Ref. No. 884) – 8 plots

Residential development at 14 - 16 Wenny Road Chatteris – Ms C Morley (MLC Ref No 753 & 855) – 4 Plots

Residential development including associated infrastructure and alterations to existing wall on land to the west of 98 - 102 High Street, Chatteris - Laurel Crest Development Ltd (MLC Ref Nos 833 & 535, 667, 676, 698 & 858) – 4 Plots

Residential Development at 2 Doddington Road Chatteris – Mr D Chambers (MLC Ref No 856) & Howard Renovations Ltd (MLC Ref. No. 946) - 9 plots

Birch Fen Drain – FDC Award Drain and increased discharge from Nightlayers WRC

As Members will note many of the developments discussed above will discharge into the Boards System via this watercourse which has a notorious history.

The Board will receive increased flows from the WRC.

In addition, any adverse impacts because of the Fens Reservoir remain unknown.

As a result, it is likely that both Birch Fen Drain and the Board's system will require significant improvement works and ongoing maintenance to receive these flows and ensure its future integrity and ability to serve this and future "growth".

Therefore, it is suggested that the Board, the District Council, LLFA and the various developers work together to ensure this possibly by requiring the provision of a suitable hydraulic study to be undertaken upon which future consent applications can be considered with any adverse impacts and required improvements being assessed and delivered with funding by the developers as appropriate.

3. Strategic Issues

3.1 Fenland District Council Sustainability Appraisal Scoping Report Consultation

This high level document is currently the subject of a consultation.

It is a statutory requirement for Local Planning Authorities to carry out an appraisal of the sustainability of their Local Plan. Sustainability Appraisal (SA) is an iterative process which forms an integral to the plan making process and is used to appraise the social, environmental, and economic effects of the Local Plan.

It should provide a sound evidence base for the plan, form an integrated part of the plan preparation process and will help ensure that decisions are made that contribute to achieving sustainable development.

The SA Scoping Report is the first stage in the SA process. Through an assessment of the current situation in Fenland, the SA Scoping Report identifies which issues need to be addressed and identifies objectives to test the Plan and policies against. This assessment will help to establish the Issues, Vision and Objectives of the emerging Local Plan.

The document is primarily aimed at Historic England, Natural England and The Environment Agency but comments are welcome from any organisation or individual.

At the time of writing the document is being considered with the intention of issuing a response by the deadline.

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

In addition to the items discussed above, the following issues of interest to the Board have been raised:

a. Cambridgeshire Flood Risk Programme

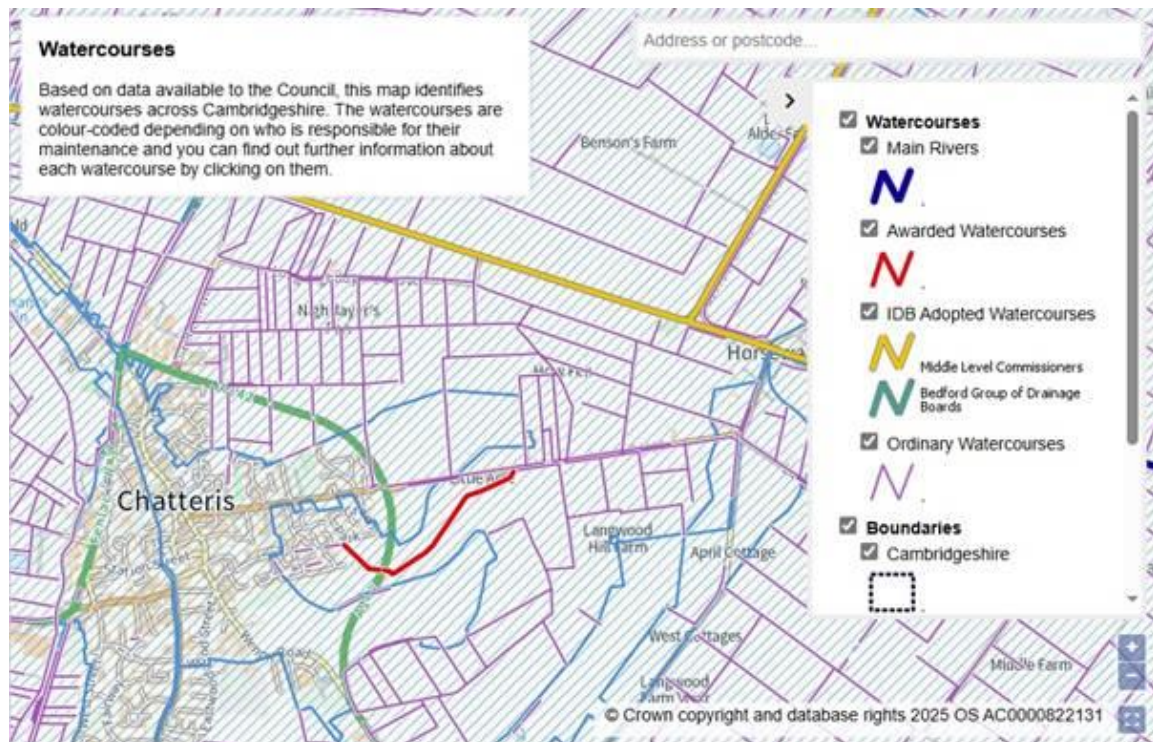
Given that a year has passed since the workshop and no meaningful correspondence or outcomes appear to have been received, the Commissioners requested an update on this programme. However, it is understood that these sites are included in the Cambridgeshire Flood Risk Management Strategy: 2024 Action Plan Review. See below.

b. Community Flood Action programme

Further copies of the Community Flood and Water newsletter have been issued. You can view previous editions and subscribe to receive the newsletter automatically at [Community flood action programme | Cambridgeshire County Council](#).

c. Watercourse Mapping Tool

The Flood Risk team has published a Watercourse Mapping Tool - Watercourse management | Cambridgeshire County Council that can be used to identify location of, and responsibility for different, watercourses.



Extract from the CCC Watercourse Mapping Tool showing part of the Board's area

3.3 Cambridgeshire Flood Risk Management Strategy (FRMS): 2024 Action Plan Review

A plan review has been prepared to provide an update on the progress of actions listed in the Cambridgeshire FRMS, which was adopted in 2022, highlighting contributions, completed work and any risks or challenges.

The contents are currently being reviewed in detail, but it summarises that:

"Progress has already been made against 54 of the 58 actions with 6 actions now having been completed. There are several obstacles that impede progress in some areas, these are outlined below. Despite that and the persisting wet weather conditions, headway has been made across most actions and by multiple partners.

The importance of clear communication remains in focus, whilst the impactful action led by community groups and local landowners continues to provide positive results.

There is still some uncertainty from external factors that influence the work we do. In response to this we take an adaptive approach so we can be prepared for the changing circumstances."

Two actions that may be of interest to the Board are "Chatteris: Explore opportunities for flood resilience schemes" and "Birch Fen OWC improvements". The latter is understood to have been raised by the District Council.

4. IDB Recovery Fund T2B

Funding allocations for Tranche 2 were confirmed in mid-November and work has now been completed including repairs to weed screens, pumps and controls and channel repairs.

Works were included in a second bid for Tranche 2B to be delivered by March 2026, but the bid was unsuccessful.

The criteria for bids were for the modernisation, innovation, and upgrade of IDB assets and waterways, making them more effective, sustainable, environmentally friendly for agricultural land, flood risk and rural communities.

5. Capital Programme

- 5.1 In terms of FCRM Grant-in-Aid (FCRM GiA) the current indication is that there may be an allocation available for 2026/27. It is recommended that a bid be prepared for funding for any grant eligible works needed to sustain the operation of the pumping station in the short-to-mid-term, given uncertainty about the impacts of the proposed Fens Reservoir on the Board's assets.

The Board is asked to instruct the Consulting Engineer accordingly.

- 5.3 The Board's Capital Programme is shown as Appendix 1.

Author Name: Nicola Oldfield

Role: Chief Engineer

Appendix 1: Capital Programme

Appendix 2: List of applications since last meeting

Appendix 3: Operational Services Report

Appendix 4: M&E Report

Appendix 1

[illegible]

Appendix 2

The following planning applications have been responded to since the last meeting:

MLC Ref.	Council Ref.	Applicant	Type of Development	Location
932	F/YR24/0359/F	Mrs A Bailey	Equine (Formation of menage & installation of flood lights)	Iretons Way, Chatteris
933	F/YR24/0378/F	Laurel Crest Developments Ltd	Residence (New dwelling)	Victoria Street, Chatteris
934	F/YR24/0468/O	Beauville Properties Ltd	Residential (Up to 20 dwellings)	New Road, Chatteris
935	F/YR24/0562/F	Mr S Howard	Residential (14 dwellings)	Doddington Road, Chatteris
936	F/YR24/0733/AG1	Mr S Edgley	Agricultural (Extension)	Fenton Way, Chatteris
937	F/YR24/0770/O	Messers A P Sole	Residential (Up to 6 dwellings)	South Park Street, Chatteris
938	F/YR24/0783/O	Mr & Mrs B Morley	Residential (Up to 2 dwellings)	Doddington Road, Chatteris
939	F/YR24/0825/RM	Mr & Mrs G Mott	Residential (Up to 3 dwellings)	Willy Terrace, Doddington Road, Chatteris
940	F/YR24/0849/F	Mr & Mrs Southern	Residence (Erect porch and insert 2 dormer windows)	New Road, Chatteris
941	F/YR24/3152/COND	Aerotron Composites Ltd	Commercial (Workshop, Office, Warehouse)	Fenton Way, Chatteris
942	F/YR24/0972/F	Mr J Chester	Residence (Extension)	The Shrubbery, Chatteris
943	F/YR24/0964/F	Maria Hobbs	Residential (3 dwellings)	Doddington Road, Chatteris
944	F/YR24/1008/F	Mr D & Mrs S Worsley	Residence (Extension)	West Park Street, Chatteris
945	F/YR24/0991/F	Ms N Kennerley	Residence (Extension)	Black Horse Lane, Chatteris
946	F/YR25/0017/RM	Howard Renovations Ltd	Residential (9 dwellings)	Doddington Road, Chatteris
947	F/YR25/0123/FDL	King Edward Centre	Residence (Extension)	King Edward Road, Chatteris
948	F/YR25/0105/VOC	Chelmer Foods	Commercial (Store/distribution building)	Fenton Way, Chatteris
949	F/YR25/0100/RM	Mr Hawkes	Residential (Up to 3 dwellings)	Willy Terrace, Doddington Road, Chatteris

The following applications for Byelaw Consent (to undertake works in and around watercourses) have been granted since the last meeting:

MLC Ref	Council Ref	Consent No	Applicant	Description of Works	Location	Date consent granted
511, 514, 841, 850, 886 & 926	F/YR22/0889 & F/YR/3009/COND	N/BC/17	Floorspan Contracts Ltd	Installation of an entrance bridge at point 6 of the boards watercourse at Point 5	Fenton Way, Chatteris	22/05/2024

511, 514, 841, 850, 886 & 926		N/BC/18	Floorspan Contracts Ltd	Closing up redundant headwalls and pipe near Point 6 of the Boards watercourse	Fenton Way, Chatteris	06/06/2024
511, 514, 841, 850, 886 & 926		N/BC/19	Floorspan Contracts Ltd	Northern Ditch improvement works including connection to Board's drain	Fenton Way, Chatteris	15/01/2025
511, 514, 841, 850, 886 & 926		N/BC/20	Floorspan Contracts Ltd	Removal of 2no. existing access culverts	Fenton Way, Chatteris	04/03/2025

The following applications for Byelaw Consent (to discharge to a watercourse) have been granted since the last meeting:

MLC Ref	Council Ref	Consent No	Applicant	Location	Date consent granted
849	F/YR21/0493/F	Ni/DC/14	Mrs C Terry	Victoria Street, Chatteris	07/05/2024
1248	F/YR23/0114/RM	Ni/DC/15	Accent Homemade Ltd	Fairbairn Way, Chatteris	21/05/2024
714, 799 & 883	F/YR22/0773/F	Ni/DC/16	GM Property Solutions Ltd	St Francis Drive, Chatteris	02/08/2024
511, 514, 841, 850, 886 & 926	F/YR22/0889/F & F/YR24/3028/COND	Ni/DC/17	Floorspan Contracts Ltd	Fenton Way, Chatteris	06/01/2025

The following infiltration device applications have been acknowledged since the last meeting:

MLC Ref	Council Ref	Option 1 (Self-certification) or Option 2 (Checking Form)	Location	Date acknowledged
947	F/YR25/0123/FDL	Option 1	King Edwards Road, Chatteris	17/02/2025

Provided by the Middle Level Commissioners		Item No:	Enc
Meeting:	NIGHLAYERS IDB (Hereafter referred to as the Board)	Subject:	CONSULTING ENGINEERS REPORT: OPERATIONAL SERVICES
Date:	Tuesday 20th May 2025	Officer Responsible:	Morgan Lakey

1. Weed Control & Drain Maintenance

The maintenance works carried out last year generally accorded with the recommendations approved by the Board at its last annual meeting.

At last year's annual meeting the Board approved to address the areas of bank subsidence along several reaches in the Campole drain reaches. Fortunately, the Board was successful in securing a bid from the DEFRA IDB fund; to carry out 3 areas of timber bank revetment works to reinstate the affected areas. Prior to works commencing an ecological survey was required to check for any protected species that may require additional works and licencing to ensure they were carried out compliantly. Going forward this will have to be considered with all bank revetment works and if water voles are present, they will need to be displaced under licence, before any revetment works can commence. The displacements can only be carried out during a few weeks around March and September and will increase the cost of the proposed revetment works. To prevent time delays and the additional costs, if all bank slips can be reported as soon as they are identified, the potential for water vole being present is greatly reduced as they will have been naturally displaced by the slip occurring. The MLC ecology team will be able to survey the area to hopefully prove the absence of water voles and the revetment works can then continue as normal.



Revetment works, Reach 18-19

A recent joint inspection of the Board's drains has been undertaken with the Chairman, revealing that most drains remain in a generally satisfactory condition and are being maintained to a good standard. An early season filamentous algal (cott) bloom was identified in the drains to the West of the system, reaches 28-9-10-11. These will be monitored throughout the season and if required the affected reaches will be included in this year's machine cleansing programme.



Early season Cott present in reach 9-28



Aquatic vegetation evident in reach 29-30

Sporadic stands of reed and aquatic vegetation are evident in the Board's drains, to the North of the Chatteris bypass, reaches 4-13-29-30-31. As the inspection was at the early part of the growing season it is recommended that the affected reaches are treated with an application of Roundup herbicide and re-inspected pre-harvest to assess if light machine cleansing post-harvest is required this year.

Due to the continuous discharge from the Chatteris water treatment plant, the downstream drains have historically suffered from annual accumulations of sediment. To maintain water conveyance and allow the arisings to be incorporated easily into the adjacent arable fields, the main pump drain has been maintained on a 'little and often approach' carrying out machine cleansing every 2-3 years. In agreement with the Chairman, the reaches from Fenton Lode

to the pumping station will be included in this year's proposed machine cleansing programme. In anticipation of the Board's agreement, a sum has been included in the estimated costs for the works to be completed following the harvest of the adjacent crops.

At the Chairman's request, a provisional sum has been allocated within this year's estimated expenditure for any other emergency machine cleansing, Cott removal, culvert clearance or bank slip repair works that may be required within the Board's drains later in the year.

The Board's flail mowing contractors, Messrs Ashman, have indicated that they are available to undertake the Board's flail mowing requirements this year. A sum for the completion of flail mowing of Board's drains for the ensuing year has been included in the estimated costs.

2. Estimated Costs of Anticipated Drain Maintenance and Weed Control Programme

The recommended Weed Control and Drain maintenance programme is as follows, see following site plan for locations.

1) Roundup applications to control emergent aquatic weed and reed growth in District Drains	Item	Sum	1400.00
2) <u>Machine Cleansing</u>			
Reaches 1-2-3-4-5-6	2000m	@	2.00
			4000.00
3) Allow sum for emergency machine cleansing, Cott removal, culvert clearance works in Board's Drains	Item	Sum	1750.00
4) Flail mowing district drains	Item	Sum	3000.00
5) Fees for inspection, preparation and Submission of report to the Board, Arrangement and supervision of herbicide Applications and maintenance works	Item	Sum	1250.00
TOTAL			£11,400.00

Orders for the application of herbicides by the Middle Level Commissioners are accepted on condition that they will not be held responsible for the failure or efficacy of any treatments.

Author Name: Morgan Lakey

Role: Operations Manager

REPRODUCED FROM OR BASED UPON THE
ORDNANCE SURVEY MAPS WITH THE SANCTION
OF THE CONTROLLER OF H.M. STATIONERY OFFICE.
CROWN COPYRIGHT RESERVED.

RATEABLE AREA 687ha.



NIGHTLAYERS
PUMPING STATION

KEY

-  RATEABLE BOUNDARY
-  BOARD'S DRAINS/
DIRECTION OF FLOW
-  HIGHLAND CATCHMENT
-  PUMPING STATION

KEY

-  PROPOSED MACHINE CLEANSING WORKS 2025

NIGHTLAYERS I.D.B.

DRAIN MAINTENANCE WORKS 2025

April 2025

Scale 1:25000

Appendix 4

Provided by the Middle Level Commissioners		Item No:	Enc
Meeting:	NIGHTLAYERS IDB (Hereafter referred to as the Board)	Subject:	CONSULTING ENGINEERS REPORT: MECHANICAL & ELECTRICAL
Date:	Tuesday 20th May 2025	Officer Responsible:	Dave Bantoft

1. M&E key messages

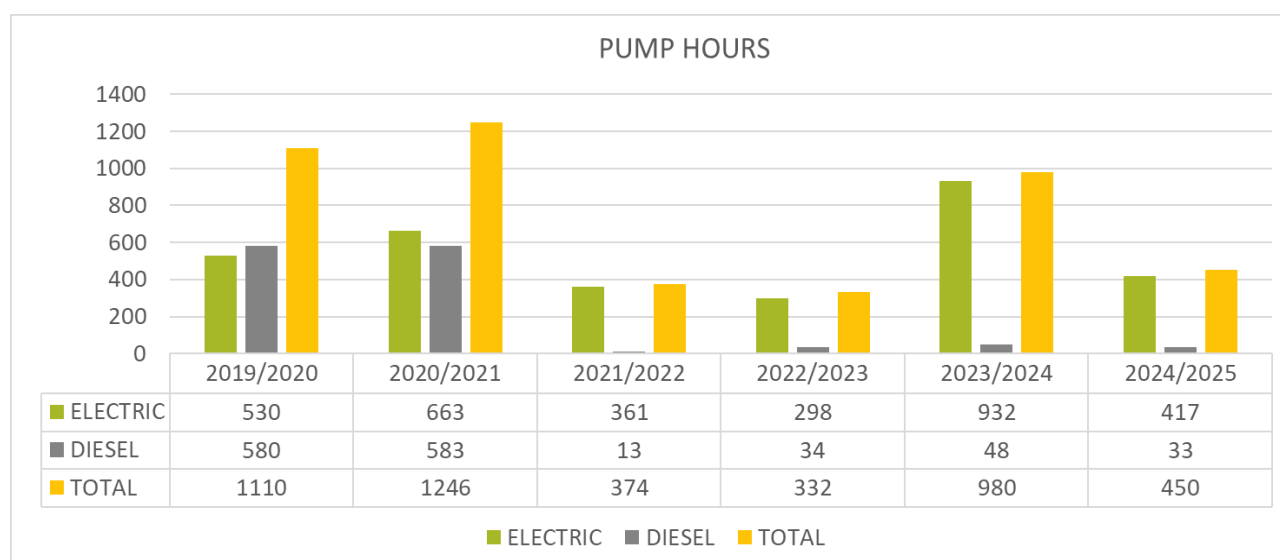
In light of uncertainty of GiA funding the Board is strongly advised to consider the development of an investment plan for asset refurbishment/replacement. The Board is asked to instruct the Consulting Engineer accordingly.

Other than matters previously reported or detailed below only routine maintenance has been carried out since the last meeting and the pumping plant appears to be mechanically and electrically in a satisfactory condition.

The station and pumps are at an age where reliability is a concern, and a plan should be put in place to overhaul or replace items as necessary to ensure ongoing reliability.

2. Pumping summary

2.1 Pumping Hours



2.2 The weedscreen cleaner trolley was removed during summer for a complete overhaul which was funded by the Storm and Recovery GiA.

The electric pump motor insulation resistance had improved at the last inspection but still is relatively low and will continue to be monitored closely. This reading shows that the pump has some signs of water ingress and is likely to need overhaul or replacement.

The electrical control panel is 45 years old and need replacing to ensure its reliability. This is likely to cost in the region of £15k to £20k.

The weedscreen PLC controller has had issues over the last few years and due to software being obsolete it would benefit from being replaced. This is likely to cost in the region of £5k.

The ultrasonic level controller failed during this season and had to be replaced.

3. Inspections, maintenance and minor works

3.1 HSB Engineering annual inspections for insurance were carried out during September 2024.

3.2 The mandatory site Electrical Installation Condition Report was completed April 2024.

Station	EICR Date	EICR Due
Nightlayers	23-Apr-2024	23-Apr-2029

4. Pumping Station Key Dates

4.1 Please review the pumping station key dates below, if there are any discrepancies or you can add any details, please let me know. The key dates are an important reference and will feed into the upcoming Key Health Indicators and District Studies.

Station	Built	Pump 1	Pump 2	Pump 1 O/H	Pump 2 O/H	Control Panel
Nightlayers	1952	1952	1996	2012	1996	1979
Station	Weedscreen Bars		WSC	WSC O/H	WSC Controls	
Nightlayers	2010		1996	2024	1996	

Author Name: Dave Bantoft
Role: M&E Engineer