

Provided by the Middle Level Commissioners		Item No:	7
Meeting:	HUNDRED OF WISBECH IDB (Hereafter referred to as the Board)	Subject:	CONSULTING ENGINEERS REPORT: CHIEF ENGINEER'S SUMMARY & CAPITAL PROGRAMME
Date:	Monday 9 th June 2025	Officer Responsible:	Nicola Oldfield

RECOMMENDATIONS

The Board is asked to:

- A. Consider the need for future capital investment and how it will fund any works.**

1. Summary

The Chief Engineer is currently developing capital investment programmes across the catchment, starting with estimated refurbishment/replacement costs based on the age of assets.

A new FCERM grant in aid programme will start in 2026/27.

2. Summary of key planning issues

We continue to receive an increasing number of consent applications and developer enquiries across the catchment. Managing this workload is a significant pressure on available staff resources. As a result, we are prioritising this critical work and will not be including any specific information for any Board report, other than if directly requested.

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.

2.1 Engagement with the Local Planning Authorities (LPA)

We have been prioritising proactive efforts to reengage with local planning departments and developers since the new Head of Technical Services started.

There is particular concern about the larger strategic sites which will take several years to build out and involve several RMAs. In view of our revised charging model a more robust response to developers seeking advice and guidance is being adopted which may enable additional resource that would benefit the MLC and the Board in dealing with increasing workloads.

Policies and processes are being reviewed and updated.

3. Strategic Issues

The Consulting Engineer has responded on the Board's behalf concerning the following.

3.1 **Borough Council of Kings Lynn & West Norfolk**

Consultation to IDBs

Following a request a copy of the Board's GIS files have been issued.

Local Plan 2021-2040

The Council advised in February that the draft Local Plan has been found to be 'sound' which means that it meets the legal requirements as well as the policy tests which are set out in national planning policy. It marks the end of the examination process and means that the Plan can be formally adopted.

3.2 **Fenland District Council**

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.

3.3 **Cambridgeshire County Council**

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**

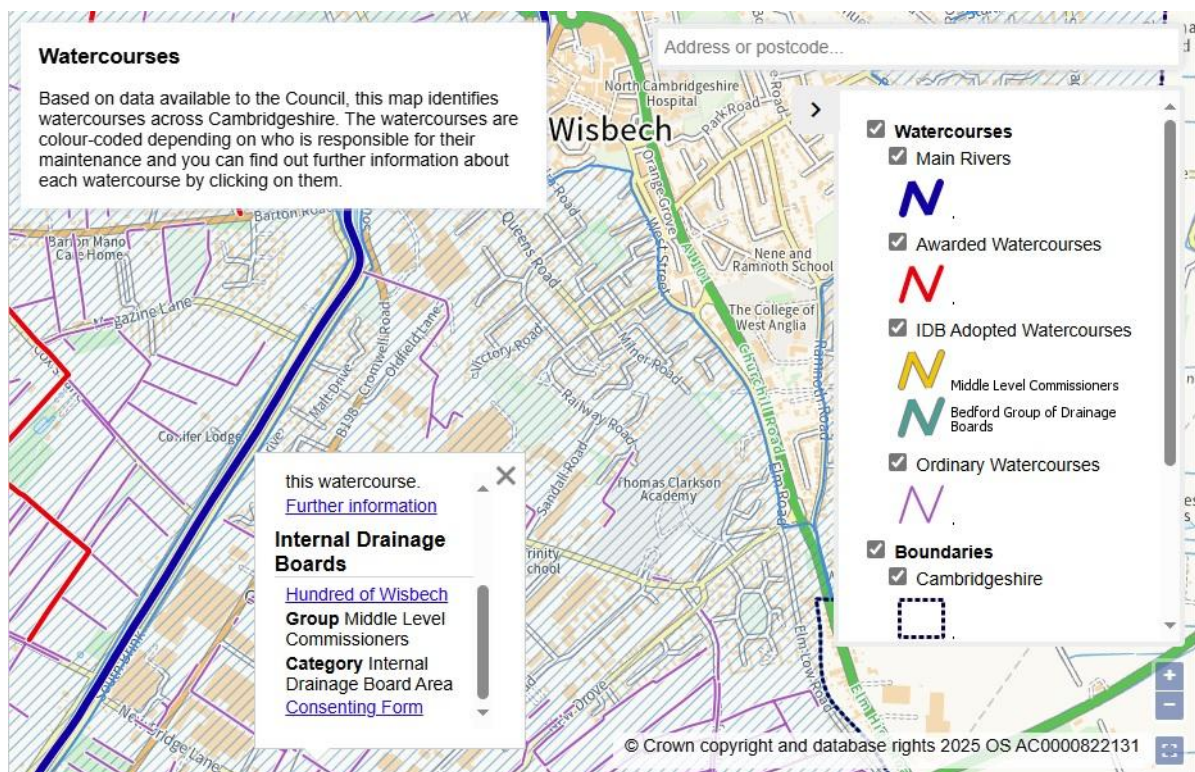
Given that a year has passed since the workshop and no meaningful correspondence or outcomes appear to have been received, the Commissioners requested an update on this programme. However, it is understood that these sites are included in the Cambridgeshire Flood Risk Management Strategy: 2024 Action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

3.4 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.”

3.5 **Norfolk County Council**

Norfolk Minerals and Waste Local Plan (NM&WLP)

The independent examination of the Norfolk Minerals and Waste Local Plan (NM&WLP) has now concluded, with the publication of the Planning Inspector’s Report on 24th March. The proposed adoption of the NM&WLP will be considered at a meeting of the Full Council in May.

4. **Capital Programme**

- 4.1 In terms of FCRM Grant-in-Aid (FCRM GiA) a new FCERM grant in aid programme will start in 2026/27.

An initial bid for funding works arising from the Catchment Study will be captured in the new programme, to be refined once options have been appraised. However, it is uncertain what funding will be available.

The Board is advised to consider the need for future capital investment and how it will fund any works.

- 4.2 **Attenuation Area near Point 29 (Project Ref 346/23)**

This will be included as part of the Catchment Study.

- 4.3 **Flood Alleviation Investigation (Project Ref 346/25): Hundred of Wisbech IDB & Waldersey IDB**

Combined Catchment Flood Risk Study

The joint Catchment Study is continuing with close collaboration between the Engineer, the Board’s Works Committee (User Group) and Royal Haskoning DHV. There was a delay to surveys being completed due to availability of surveyors. This has set back delivery of the study until autumn 2025.

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Appendix 1: List of planning applications since last report

Appendix 1

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

MLC Ref.	Council Ref.	Applicant	Type of Development	Location
1752	F/YR24/0724/F	Fenmarc Produce Ltd	Change of use of land to additional car park	Gosmoor Lane, Elm
1753	F/YR24/0718/F	Mrs Gibbs	Residence (Extension)	Hillburn Road, Wisbech
1754	Enquiry	Client of PDC Engineering	IDB Asset information request	Enterprise Way, Wisbech
1755	F/YR24/0729/F	The Secretary of State for Education	Education (2 modular buildings)	Corporation Road, Wisbech
1756	Enquiry	Paul Walker	Access	Halfpenny Lane, Wisbech
1757	F/YR24/0793/F	Finense Paving & Civil Engineering Ltd	Residential (9 dwellings)	Aberfield Well End, Friday Bridge
1758	F/YR24/0843/F	Fenmarc Produce Ltd	Commercial (4 x extension to existing building)	Gosmoor Lane, Elm
1759	F/YR24/0835/O	Mr R Crofts	Residential (5 dwellings)	Gosmoor Lane, Elm
1760	F/YR24/0857/F	Department for Education	Education (Secondary school)	Corporation Road, Wisbech
1761	F/YR24/0826/F	Mr M A Khan	Residence (New dwelling)	Elm Low Road, Wisbech
1762	24/01914/F	Motor Fuel Group	Commercial (Extension)	Elm High Road, Emneth
1763	F/YR24/0921/F	Mr Alex Mason	Residence (Extension)	The Stitch, Friday Bridge
1764	F/YR24/0924/F	Westview Developments Peterborough Ltd	Commercial (3 industrial units)	Sandall Road, Wisbech
1765	F/YR24/0934/F	Mr J McMullen	Residence (Extension)	Fridaybridge Road, Elm
1766	Post-App	Nestle Purina Petcare Ltd	Surface water drainage	Cromwell Road, Wisbech
1767	F/YR25/0003/F	Mr T Forster	Conversion (Barn to dwelling)	South Brink, Wisbech
1768	F/YR25/0026/CERTP	Mr T Dumitru	Residence (Outbuilding)	Begdale Road, Elm
1769	F/YR25/0028/CERTP	Mr M A Khan	Residence (Extension)	Elm Low Road, Wisbech
1770	Enquiry	Client of Coloini & Lane	Access Strip	Cromwell Road, Wisbech
1771	F/YR25/0097/F	The Secretary of State for education	Education (Temporary modular building)	Corporation Road, Wisbech
1772	F/YR25/0128/RM	Mr A Clarke	Residential (4 x dwellings)	Atkinsons Lane, Elm
1773	F/YR25/0146/F	Cobra Engineering Ltd	Portacabin	Redmoor Lane, Wisbech
1774	F/YR25/0230/F	Mr I Rawson	Residence (Extension)	The Stitch, Friday Bridge
1775	F/YR25/0339/F	Mr S Necker	Residential (2 x dwellings)	Wales Bank, Elm

1776	25/00692/F	Motor Fuel Group	Commercial (Extension & removal of car wash)	Elm High Road, Emneth
1777	F/YR25/0363/F	Fenmarc Produce Ltd	Commercial (Extension retrospective)	Gosmoor Lane, Elm

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

MLC Ref	Council Ref	Consent No	Applicant	Description of Works	Location	Date consent granted
1333, 1369, 1370, 1600 & 1636	F/YR23/3153/COND	HW/BC/154	D Brown Builders	Ditch realignment works	Gosmoor Lane, Elm	20/11/2024
1333, 1369, 1370, 1600 & 1636	F/YR23/3153/COND	HW/BC/155	D Brown Builders	Encroachment of footway and headwall within IDB easement	Gosmoor Lane, Elm	20/11/2024
1333, 1369, 1370, 1600 & 1636	F/YR23/3153/COND	HW/BC/156	D Brown Builders	Piping and filling of ditches	Gosmoor Lane, Elm	20/11/2024
1333, 1369, 1370, 1600 & 1636	F/YR23/3153/COND	HW/BC/157	D Brown Builders	Piping and filling of ditches along 60-63	Gosmoor Lane, Elm	20/11/2024
346/1	F/YR23/0952/F	HW/BC/158	Cobra Engineering (UK) Ltd	Improvement of carpark drainage and a new 150mm diameter outfall in a District Watercourse	District watercourse between Points 8 & 9 in Redmoor Drain	15/11/2024
1766		HW/BC/159	Nestle Purina UK Manufacturing	Retention of existing discharge pipe and installation of new enlarged pipe	Point 67 (Coal Wharf Road)	13/05/2025

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
1333, 1369, 1370, 1600 & 1636	F/YR23/3153/COND	HW/DC/26	D Brown Builders	Gosmoor Lane, Elm	20/11/2024
1087, 1563 & 1567	F/YR20/0701/F	HW/DC/27	Mr A Castle	Halfpenny Lane, Elm	13/05/2025

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
1456 & 1654	F/YR22/0646/F	Option 2 (Checking Form)	Fridaybridge Road, Elm	10/01/2025