

S/2501/19/COND8 – Abbey Developments Ltd – Land to the North and South of Bartlow Road, Linton CB21 4LY – Condition 8: Pumping Station. Decision Required.

These DoC's mainly appear to be re-submitted reports upon which LPC has already commented. The deficiencies identified in our comments dated 23 January 2020 have not been addressed. Most of the reports are also out of date as they predate the RM scheme of 2019. The data and calculations used for these conditions are therefore inaccurate, incomplete and misleading. This includes noise, flood risk, surface water drainage and foul water drainage, identified in more detail in the full response to DoCs sent separately.

The submissions include further development that was not approved in the OL and RM schemes, and would conflict with those approvals and their conditions. The conditions are therefore not fit to be discharged.

LPC Comment:

The condition requires:

- *details of the pumping station*
- The reason is *'To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018'*.

The condition is not complied with as the details of the pumping station have not been provided.

- Instead of showing the pumping station, the drawings show an extensive brick enclosure (with a footprint larger than the nearest house) that replaces the fenced enclosure around the proposed pumping station shown on the RM layout.
- The brick enclosure and metal gates are not high quality design, appropriate to their rural context.
- The drawings indicate that, apart from the pump structure, there are other kiosks and structures within the same enclosure, and again details are not provided. The June 2020 scheme shows the number of 'kiosks' has increased since the RM scheme.
- The details of levels and excavations of the pumping station have still not been provided.
- The proposed development abuts the boundary with a neighbour, and therefore is likely to affect their boundary and amenity. The proximity is not assessed and there are no details of noise and other likely environmental effects on this and other nearby residents.
- There are indications on the plans submitted with these conditions that there is a circular zone of potential noise from this pumping station that extends over a neighbouring garden. The reproductions of the plans are so poor that the annotation cannot be read, and the information is not provided within this submission. Further noise information, details and remediation is required in order to minimise disturbance of neighbours.
- Details of the maintenance and management of the pumping station are missing and should also be provided to ensure the appearance, when acceptable, is maintained during the life of the development.

There are additional inconsistencies and elements of harm, raising objection as follows:

- The connection of drainage to the pumping station is inconsistent. The D+A statement says the drainage is proposed to go to manhole 7501. It does not do this. Drawing E17-084-141 P7 The drawings show the sewer pipe heading uphill to the old village drain heading west from Bartlow Road. Connecting drainage onto the Victorian 6" main was specifically not approved due to the

environmental damage likely to be caused to the village and Conservation Area. Manhole 7501, required to be the connection under Condition 11, is on the newer 375mm pipe is further away and requires landowner consent to access this. This is where the sewer pipe must lead - south west of the site.

- It is critical that the submission details demonstrate that the proposed pumping station protects the rural landscape and key riverside views.
- It is also critical that the details demonstrate protection of the integrity of the aquifer and water supply. The submission does not show the structure itself and the excavation into the ground, which is critical to assess likely impact.
- Being located within the previously flooded area, the scheme should also demonstrate it will not cause flooding and/or contamination elsewhere.
- The elevation drawings instead shows a brick boundary enclosure wall some 13 metres long by 9 metres by 1.8 metres high, with a weldmesh pair of gates. This replaces the fence in the RM scheme. It is larger than the footprint of a house and its additional bulk within the key river view would impact on the appearance of the site, and its solidity is likely to impact on the flood performance of the site. It is on the site boundary so also likely to affect the amenity of neighbours and the retention and maintenance of the site boundary. The changes to the RM scheme therefore '*go to the heart of the permission*' and have not been publicly consulted on.
- The brick enclosure and its metal gates has an industrial character at odds with its domestic and rural context, exacerbated by the use of cheap detailing such as concrete cappings.
- Inside this boundary wall is another structure, and no details are provided of this. This is likely to be the pumping station.
- Behind and next to that structure are two 'kiosks'. Again there are no details provided of these structures.
- There are other structures described as slabs, but an attached drawing shows these slabs are actually parts of structures that are at least 1.8 metres high, so would also have a material impact on the appearance of the development.
- There is a new tarmac road which overlaps the access to the parking spaces for Plot 13. When the pumping station is in use, it is likely that the residents of Plot 13 will not be able to park. This change to the RM scheme is also not consulted on. The road is proposed in tarmac so will not be permeable, contrary to the flood calculations, and its appearance is poorly integrated with the finishes around it.
- The outer brick boundary wall is less than 1 metre away from the boundary with adjacent housing, so fails to provide sufficient space to retain and maintain the existing boundary/Protected hedge.
- There is insufficient space to maintain the wall, boundaries and hedging.

- The pumping station plan shows a drainage route which conflicts with the drainage condition which requires the connection to be in the new section of main (i.e. downhill of this site) See below.
- This pumping station is sited outside of the developable area, in the previously flooded area of the floodplain (Flood Zone 2)
- The developer asserted in the covering letter to s/2501/19/RM that consultees were content with the scheme, although Highways, Lead Local Flood Authority and others recommended refusal. Anglian Water objected to the proposed sewer connection. LPC was definitely not content. The consultees this time should be provided with full consistent details in order to make their decisions,
- As relevant consultees are not content, the foul water handling station would likely not be adopted, leaving its maintenance uncertain and likely to be a burden on the public purse.
- The scheme does not comply with the LPC specialist drainage report. The reason Anglian Water's objection to the wrong manhole being used for foul water, appears to have been dropped, was that the developer stated they will not now

connect to Anglian Water's drainage at all. However, there is no deliverable alternative scheme provided and the drawings still show the drainage being directed towards the old Victorian 6" main, where it is likely to increase flooding of the village. That the drains terminate on the plans without any viable connection is of considerable concern.

- The planning application fails to provide any viable solution to the flooding and drainage issue, and instead leaves the development with a much higher risk of contamination and discharge of flood water into the Protected Chalk Stream and Cambridge Aquifer.
- The siting of the pumping station in a flood zone, into our drinking water aquifer and outside of the developable area, should be given due concern. This proposed design and failure to demonstrate a viable drainage scheme is of considerable concern to the parish.

The details of the proposed pumping station have not been provided and therefore the condition is not complied with.

In addition, the proposal includes new structures and roadway not publicly consulted on. The proposed route of the sewer pipe directly contravenes s/1963/15/OL condition 11. The submission and latest changes do not clarify the impact and viability of the pumping station and its drainage route, and are likely to result in harm to the appearance, landscape, the environment and amenity, contrary to HQ/1, CC/9 and NPPF 43 and 155 etc.

LPC Decision: Object and do this to the District Council Full Planning Committee

Please refer to the complete response to condition, sent by e-mail to the Planning Officer