

Drainage Statement for land at former Pomana Works, Attwood Lane, Hereford

This statement is prepared in support of the Lioncourt Homes Ltd (LCH) planning application for residential development off Attwood Lane, Hereford.

We are aware from our discussions with Hereford Council, local residents and Welsh Water that there are historical problems surrounding the public sewer system in the vicinity of the application site, in particular with the existing foul drainage system and the lack of an available connection to the public sewer system. This statement has been prepared to detail the investigations carried out and confirm the storm and foul outfall options for the site.

Background

Foul Drainage

Discussions with Welsh Water revealed a general lack of public sewers in the vicinity of the application site. Although two housing estates had been built to the south of Attwood Lane in the last ten to fifteen years, the new sewers to these estates had remained private since the Section 104 adoption agreements relating to these sewers had never proceeded to final adoption as a result of operational problems within certain elements of the drainage system. However, three relatively recent developments meant that a potential drainage solution could be found:

- Crest Nicholson was granted a reserved matters planning consent in 2009 for 300 residential units situated to the south and east of the application site. This consent was subject to a Section 106 Agreement and contained within Schedule 5 an obligation to provide a foul drainage scheme that catered for the 300 units and a certain amount of existing properties. The scheme was also required to resolve some outstanding historical issues relating to an existing, unadopted foul pump station located on the adjacent Wentworth Park estate – (see attached extract from Crest Nicholson application papers ref: CW09/1678/RM).
- Prior to LCH interest in the application site, other housing developers had carried out appraisals on the land which went as far as reaching an agreement with Crest Nicholson to upgrade their proposed 300 unit drainage infrastructure to accommodate storm and foul flows from the application site.
- Another factor which had a bearing on our drainage considerations was a change in legislation with an element of the Flood and Water Management Act coming in to force in October 2011. This involved the transfer of ownership and maintenance liability of private sewers to the local Water Authority. The effect of this legislation was to potentially deliver a foul connection point to the public sewer system within a technically and commercially viable distance of the application site (subject to some potential upgrade works to the Wentworth Park pump station).

Storm Drainage

The same issue of a lack of public sewers affected our storm drainage considerations, however, the consequences were not as severe since there was an option to connect to one of the existing ditchcourses adjacent to the northern and eastern boundary of the application site.

Options

Given the aforementioned constraints, LCH considered two potential drainage options:

1. Reach a commercial settlement with Crest Nicholson to connect to their new foul and storm sewers installed as part of their 300 unit site. The technical requirements surrounding the increased flows from the application site had already been considered and included within the design and construction of the Crest Nicholson sewers as a result of an agreement reached with a prior interested party. Install foul and storm sewer pipes within Attwood Lane to connect the application site and the Crest development site.
2. Await the transfer of the private sewer system within Wentworth Park estate to Welsh Water and then make a new foul water drainage connection to the existing manhole at the junction of Attwood Lane and Turnberry Drive. Discharge greenfield storm flows to one or both of the existing ditchcourses surrounding the application site.

Both of these options were sketched up and presented as part of the public exhibition that was held by LCH in December 2011 (see attached exhibition board details). Drainage concerns featured highly amongst the comments received from members of the public who attended and the Parish Council, some of whom are residents of the Wentworth Park estate (further details can be found within our Statement of Community Involvement report appended to this application). At the exhibition, LCH confirmed that one of the two options presented would be taken forward.

Conclusions

After due consideration and much negotiation, LCH has come to the conclusion that the most appropriate drainage solution for this site would be Option 1, an unrestricted connection of both foul and storm drainage into the Crest Nicholson infrastructure associated with their 300 unit development. The key deciding factors were that the necessary technical and design considerations had already been taken into consideration within the Crest design, the solution was available for implementation immediately and the amount of disruption within Attwood Lane was minimised.

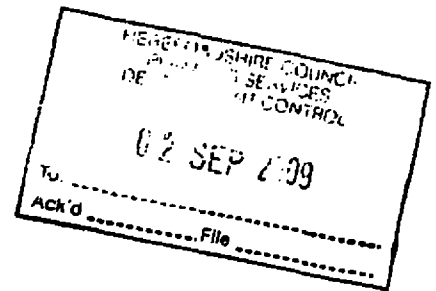
We can therefore confirm that the necessary commercial and legal agreements are now in place between Lioncourt Homes Ltd and Crest Nicholson to deliver suitable foul and storm drainage connections for the application site that will meet adoptable standards and cause no additional issues within the existing drainage infrastructure.

Lioncourt Homes Ltd, June 2012

CW 09 / 1678 / RM

Holmer Hereford

Foul Drainage



1. The outline planning permission granted on 28th July 2008 included a number of conditions one of which, condition 11 dealt with foul drainage as follows:-

"All foul drainage from the development shall be discharged to the mains foul sewer unless otherwise agreed in writing with the Local Planning Authority."

2. In addition foul drainage is also dealt with under the Section 106 Agreement. The Fifth Schedule to the Agreement states:-

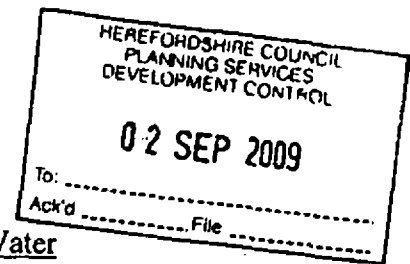
1. **"Prior to Commencement of the Development, the Owners shall provide details of a proposed new foul drainage infrastructure to be agreed in consultation with Herefordshire Council and Welsh Water which shall be designed to have capacity to accommodate: the foul drainage from the Development; and other properties which have a common boundary with the Development site; and properties within Wentworth Park and Cleeve Orchard Estates west of the Development site (to the extent that foul sewerage from the Wentworth Park and Cleeve Orchard Estates shall not previously have been adopted or made subject to an Adoption Agreement under Section 104 of the Water Industry Act 1991 or otherwise) and the maximum flow through the neighbouring Wentworth Park Estate Sewage Pumping Station ("WESPS") shall be limited to a maximum of 13 litres per second.**
2. **The agreed foul drainage scheme (or any interim arrangements approved in writing by the Council) shall either be subject to a sewer requisition scheme under the provisions of the Water Industry Act 1991 which shall as a result be constructed and completed in accordance with the approved scheme or (at the**

discretion of the Owners) subject to the provisions of adoption procedures or completion of the Section 104 of the Water Industry Act 1991 substantially in accordance with the approved scheme or as otherwise required by Welsh Water in consultation with the Council so as to be operational prior to occupation of the first Dwelling.

3. To procure the construction of the approved foul drainage scheme arrangements prior to occupation of any dwelling or to ensure that appropriate interim arrangements (which shall have been approved in writing by the Council) shall have been completed prior to occupation of any dwelling.”

3. In September 2007 Atkins (Consulting Engineers) were appointed by Welsh Water, to undertake a Drainage Impact Assessment for a proposed sewer requisition for the site. Three options were identified which could serve the proposed development.
4. It is Crest's intention to proceed with Option 1a. As stated within the Atkins report there are various tasks that need to be undertaken before connection can be made to the existing pumping station. Crest will carry out that work as part of the detailed design and construction. All of these details will be submitted to the Local Planning Authority in order to comply with the Section 106 Agreement.
5. In terms of the present situation Crest are aware that the adoption of the Cleeve Orchard pumping station has always been an issue. There have been a number of matters which needed to be resolved before Welsh Water would adopt it namely:
 - i) Removal of the existing upstream illegal connection.
Crest are advised that this connection has been removed.
 - ii) Spinning of the Kiosk
An order has been placed for this to take place

CW09/1678/RM



iii) Transfer of the Pumping Station to Welsh Water

The land is owned by Barclays and the transfer process is progressing. Once the transfer is complete and, the Kiosk spun Welsh Water will adopt it.

Conclusion

Work is progressing towards ensuring that the Cleeve Road Pumping Station is adopted. However, full details of the foul drainage scheme will be submitted to the Local Planning Authority for approval in accordance with the requirement of the Section 106 Agreement once reserved matters consent has been granted. No development can commence on site until this work has been approved..

CW 09 / 1678 / R M

Option 1a will involve pumping the gravity fed foul flows from the proposed pumping station on the Crest site to manhole SO51420201. To progress this it will be necessary to undertake the following:

- Confirm the existing Wentworth pump rate.
- Confirm condition of the wet well, existing rising main and pump.
- An existing storm response has been observed in the system. Prior to any connection being made this storm response will have to be removed.
- Upsize 370m of 150mm pipe to 225mm between manholes SO51420201 and SO50428101 and limit the pump rate from the Crest site to a maximum of 13 litres per second based upon current invert levels.

This option would require that the flows currently discharging to the Wentworth Pumping Station be included in the design.

This pumping station is not currently adopted. For a connection from this development to be made then the pumping station should be designed to adoptable standards.

The principle of this option is supported by Welsh Water.



