

Item No 09:-

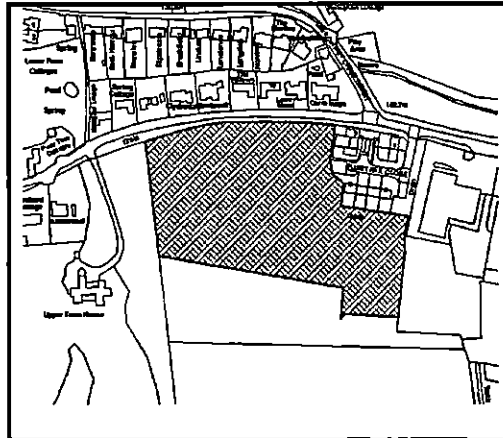
19/00038/COMPLY

**Land At Plum Orchard
Moreton Road
Longborough
Gloucestershire**

Item No 09:-

**Compliance with Conditions 5, 6, 7, 8, 13 and 14 of Permission 17/00321/OUT -
Development of up to 14 dwellings, public open space, landscaping and other
associated works (Outline application) at
Land at Plum Orchard
Moreton Road Longborough**

Compliance with conditions application 19/00038/COMPLY	
Applicant:	Piper Homes
Agent:	Zebra Architects Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Julian Beale
Committee Date:	13th March 2019

Site Plan

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RECOMMENDATION: APPROVE**Main Issues:**

Foul Drainage
Surface Water Drainage
Access and Highways

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Committee Members. At the Committee meeting held on the 14th November 2018, Members resolved that a future Condition Compliance application relating to foul drainage should be referred to Committee for determination.

1. Site Description:

This application relates to a parcel of agricultural land measuring approximately 1.6 hectares in size. It forms part of a larger agricultural field which extends to approximately 2.3 hectares in area. The site is located towards the north eastern edge of the village of Longborough. The northern boundary of the site adjoins a Class C highway (Moreton Road) which leads to and from the centre of the village. A native species hedgerow lies between the site and the aforementioned highway. To the north of Moreton Road is a line of post war detached dwellings.

The western boundary of the application site adjoins a Public Right of Way (HLO12) which extends in a north south direction along the western edge of the site. Immediately to the west of the Right of Way is a line of trees/woodland which defines the eastern garden boundary of a detached residential property (Upper Town House). The southern boundary of the site is open and adjoins agricultural fields. The eastern boundary of the site adjoins a recently completed residential development of 9 dwellings (Plum Tree Close) and the western edge of an employment estate. The eastern boundary largely comprises post and rail fencing and relatively young vegetation.

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

The site is located outside Longborough Conservation Area (CA). The western boundary of the application site lies approximately 40m to the east of the CA.

The site is located within a Flood Zone 1 as designated by the Environment Agency.

In terms of site topography the application site rises steadily from east to west. The site rises approximately 8m from its eastern boundary adjoining Plum Tree Close to its western boundary adjoining the Public Right of Way.

2. Relevant Planning History:

Application Site

17/00321/OUT Development of up to 14 dwellings, public open space, landscaping and other associated works (Outline application). Granted January 2018

18/02207/REM Development of up to 14 dwellings, public open space, landscaping and other associated works (Reserved Matters application). Approved 2018

Adjacent site (now Plum Tree Close)

10/00338/FUL Erection of nine dwellings. Granted 2011

18/00038/FUL Installation of a dosing unit within a GRP composite cabinet at the pumping station at Plum Tree Close, Longborough (to replace temporary unit in situ). Granted April 2018

The above development was allowed as a rural exception site and comprises 100% affordable housing.

3. Planning Policies:

NPPF National Planning Policy Framework
 INF4 Highway Safety
 EN14 Managing Flood Risk
 EN15 Pollution & Contaminated Land

4. Observations of Consultees:

Thames Water: No objection

Gloucestershire County Council Lead Local Flood Authority: No objection

Gloucestershire County Council Highways: No objection

5. View of Town/Parish Council:

Objection - see attached comments

6. Other Representations:

3 objections received.

Main grounds of concern are:

i) I live at number 2 Plumtree close and we are extremely concerned about the way this waste plant/pumping station right next to our house will cope with over triple the amount of waste going in when it cannot cope with the waste that's going in at present. Who will look after and maintain this pumping station? At present Bromfords look after it and it is constantly blocked on a regular basis and the red light indicator that there is a problem constantly flashing. This causes sewage to back up not just into our drains but also into our homes causing a major health hazard. The poor maintenance by Bromford of this pumping station has not just affected residents locally but also residents further afield, this is well documented. What assurances will be given by the Cotswold District Council that this will not be allowed to happen again? and how will this be implemented? It is not fair to just say that in theory this works when in reality it definitely does not. We need to see a definite working plan before this goes ahead to stop even more misery further down the line.'

ii) In relation to condition 8, my objection concerns the inadequacy of the construction detail provided, in particular, I have seen some correspondence between Piper Homes and Case officer Martin Perks but am concerned that Piper Homes may not be fully informed about the nature of the flow problems. Piper say "It is incorrect that Bromford has not been maintaining the system, they have tried to improve it where they are able and regularly maintain, however, they were working with a system that by design was not going to work until it was properly supplied with effluent". I do not demur from the concept that increasing flow should improve the function of the existing plant - I am not competent to say otherwise - but I have serious doubts about maintenance of both the existing and new systems as there is ample evidence of slow or non-existent response to the existing alarm system which requires someone to telephone a number posted on the plant compound. I would therefore wish to see a condition requiring an automated alarm system connected to the actual maintainers of the system who, no doubt, will be contractors yet to be appointed; a response time should also be formalised. System failure will impact on not only the new dwellings but, importantly, take the form of surface outflow of sewage into the lowest parts of the existing development. Pump failure has been an issue and needs to be investigated and appropriate remedy settled before consent/compliance is agreed.

iii) Bromford have blamed their tenants for flushing sanitary products into the system. As the blockage occurred at the outflow from the existing tank this may not be the case but should be entirely negated by a condition requiring macerator[s] at the inflow points to the tank so that this becomes impossible. I accept that little can be done about entry of these products to the pipe system from the new and existing individual dwellings [beyond exhortation] but certainly a unit should also be provided above the entry point to the new storage tank, too.

iv) Too much is being left to Building Regulation compliance and detail should be settled at this stage where real control exists. Some of this has been the subject of discussion with Piper

Homes and may be acceptable to them but should be conditioned before consent/compliance is issued.

v) So far as condition 14 is concerned, the external works plan shows a path round the back [south and west] of the new development. Whilst I doubt the necessity for this as no occupier is going to take this longer route, the short section across the area intended to pass to the Parish Council is positively deleterious to the use of the open space for team games such as football which requires a rectangular open space; this ought to be removed

vi) letter of objection attached.

7. Applicant's Supporting Information:

SUDs Maintenance Plan

8. Officer's Assessment:

Background

Outline planning permission was granted in January 2018 (17/00321/OUT) for the 'Development of up to 14 dwellings, public open space, landscaping and other associated works' on this particular site. The Outline permission included a number of pre-commencement conditions relating to surface and foul water drainage and access/footpaths. In June 2018, the applicant submitted a Reserved Matters application (18/02207/REM) for the approval of details relating to Appearance, Scale, Layout and Landscaping. The Reserved Matters application was considered at the Planning and Licensing Committee meeting held on the 14th November 2018. Due to local concerns about foul water drainage, Committee Members resolved that a future condition compliance application relating to foul drainage details should be referred to Planning and Licensing Committee.

The current condition compliance seeks the Council's agreement to foul drainage details as well as a number of other conditions relating to surface water drainage, access and footpaths attached to Outline permission 17/00321/OUT. The conditions are as follows:

Condition 5 (surface water drainage)

Prior to the commencement of development, details of surface water attenuation/storage works shall be submitted to and approved in writing by the Local Planning Authority. The volume balance requirements should be reviewed to reflect actual development proposal, agreed discharge rate and the extent of impermeable areas and runoff to be generated. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: *To prevent the increased risk of flooding in accordance with Paragraphs 100 and 103 of the NPPF. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.*

The condition was attached at the request of Gloucestershire County Council Lead Local Flood Authority (LLFA).

The applicant has provided detailed surface water drainage plans which show a surface water sewer within the development. Surface water from the dwellings and garages will be diverted from the sewer to an attenuation basin in the south eastern corner of the site. The basin will hold surface water gradually releasing it through a hydrobrake into an adjacent drainage ditch at a rate no greater than existing greenfield run off rates. Surface water run-off from the road will collect

under the main entrance road and will be discharged into the public highway drainage on Moreton Road to the north. The main road into the development will be adopted by Gloucestershire County Council and as such its construction will need to satisfy separate Highway controls.

The LLFA considers that the proposed surface drainage scheme is acceptable.

Condition 6 (Sustainable Drainage Systems (SUDS))

No development shall take place until a SUDS maintenance plan for all SUDS/attenuation features and associated pipework, in accordance with The SuDS manual (CIRIA, C753), has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

The condition was attached at the request of Gloucestershire County Council Lead Local Flood Authority (LLFA).

The purpose of SUDS is to provide an alternative to the direct channelling of surface water through a network of pipes and sewers to nearby watercourses. In the case of this proposal, the applicant is proposing to introduce the following measures:

- i) Attenuate flows from the new public highway using a HydroBrake and oversized pipe storage. Discharging at greenfield rates to the ditch along Moreton Road.
- ii) Permeable paving to reduce flow rate and clean pollutants from surface water discharge from private drives and parking spaces.
- iii) Attenuate flows from all private areas using a HydroBrake and attenuation basin storage. Discharging at greenfield rates to the ditch which will be extended along the eastern boundary of the site.

The applicant is therefore proposing to use a mix of permeable surfaces and on-site storage to reduce surface water flows from the site at a rate no greater than existing greenfield rates. A copy of the applicant's SUDS Maintenance Plan is attached to this report.

The LLFA has assessed the proposal and considers that the proposed SUDS maintenance plan is acceptable.

Condition 7 (exceedance flows)

Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100+40% event has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

The condition was attached at the request of Gloucestershire County Council Lead Local Flood Authority (LLFA).

The purpose of the condition is to ensure that surface water run-off in the case of a flood event will not have an unacceptable impact on future residents of the proposed development or nearby properties. The applicant has submitted a plan which demonstrates that existing surface water travels in a easterly direction across the site towards the Plum Tree Close development and the drainage ditch to the east. The proposed development will direct flood water along the approved road network and towards either the highway (Moreton Road) or the drainage ditch to the south east of Plum Tree Close. It will divert surface water flows away from Plum Tree Close.

The LLFA has assessed the proposal and considers that the proposed exceedance flow details are acceptable.

Condition 8 (foul drainage)

Prior to the erection of any external walls of the development hereby approved a foul drainage strategy detailing any on and/or off site drainage works shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker and the development shall be undertaken fully in accordance with the agreed details. No discharge of foul water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

***Reason:** The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.*

The condition was attached at the request of Thames Water.

The applicant is proposing to direct foul water from the proposed development to an existing pumping station located on the Plum Tree Close development to the east of the application site. Foul water is then directed from the pumping station to a Thames Water mains sewer located under Charlesway approximately 60m to the north of Plum Tree Close.

Concerns have been raised by local residents about the proposed drainage arrangements. Particular concern has been raised about odour arising from both the existing pumping station and the mains connection on Charlesway. Concern has also been raised about the management/maintenance of the existing pumping station. There is concern that the flow of additional foul water into the pumping station will exacerbate an existing problem.

In response to these concerns, it is of note that the pumping station originally installed on the Plum Tree Close site is larger than that required to serve the 9 dwellings currently on the development. The pumping station is designed to accommodate a greater flow rate than that currently occurring. The odour issue arising from the existing pumping station results primarily from inadequate flows through the system. There is a slow turnover of effluent within the wet well of the pumping station with the result that it is becoming septic and releasing an odour. The introduction of additional waste flows into the pumping station will increase the rate of flow through the system. As a consequence, effluent will not be held within the pumping station for such long periods which will in turn reduce the level of odour arising from the machinery. In addition, the applicant is also proposing to install storage tanks within their application site which will provide a 24 hour emergency storage facility in case of maintenance issues arising at the pumping station. A 24 hour remotely monitored alarm system will also be installed which will alert the management company of any issues as soon as a drainage problem arises. At present, issues are dealt with when complaints are made by existing residents. It is considered that the proposed details are acceptable.

With regard to the objector's concerns about noise arising from additional outflow, the connection with the Thames Water mains is located under a highway and adjacent to a brook which passes under Charlesway. There is already a continual sound of running water in the vicinity of the objector's property together with noise from passing vehicles. It is considered that the additional outflow through the underground pipes will not have an unacceptable adverse impact on the amenity of the objector having regard to Local Plan Policy EN15.

Thames Water raises no objection to the proposed details.

Condition 13 (access)

Prior to the commencement of development details shall be submitted to, and agreed in writing by, the Local Planning Authority for the site access from Moreton Road illustrating two-way passing for the area waste collection vehicle and an estate car. The approved site access shall then be constructed fully in accordance with the approved plans to at least binder course level within 10m of the highway carriageway edge prior to the erection of any external walls of the dwellings hereby approved.

Reason: *To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework Paragraph 35 and Local Plan Policy 38. It is important that these details are agreed prior to the commencement of development in order to ensure a safe and suitable means of access during the construction phase of the development.*

The condition was attached at the request of Gloucestershire County Council Highways.

The applicant has submitted plans showing the vehicle tracking and access visibility. The plans submitted demonstrate that the road layout can accommodate two-way passing of a refuse collection vehicle and an estate car.

Gloucestershire County Council Highways has no objection to the submitted details.

Condition 14 (pathway)

Prior to the erection of any external walls of the development hereby approved details of the pathway from the site's vehicular entrance west to the existing Moreton Road footway have been submitted to and approved in writing by the Local Planning Authority and no dwelling occupied until the approved works have been completed and are open to the public.

Reason: *To ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the National Planning Policy Framework and to give priority to pedestrian and cycle movements in accordance with paragraph 35 of the National Planning Policy Framework and Local Plan Policy 38.*

The condition was attached at the request of Gloucestershire County Council Highways.

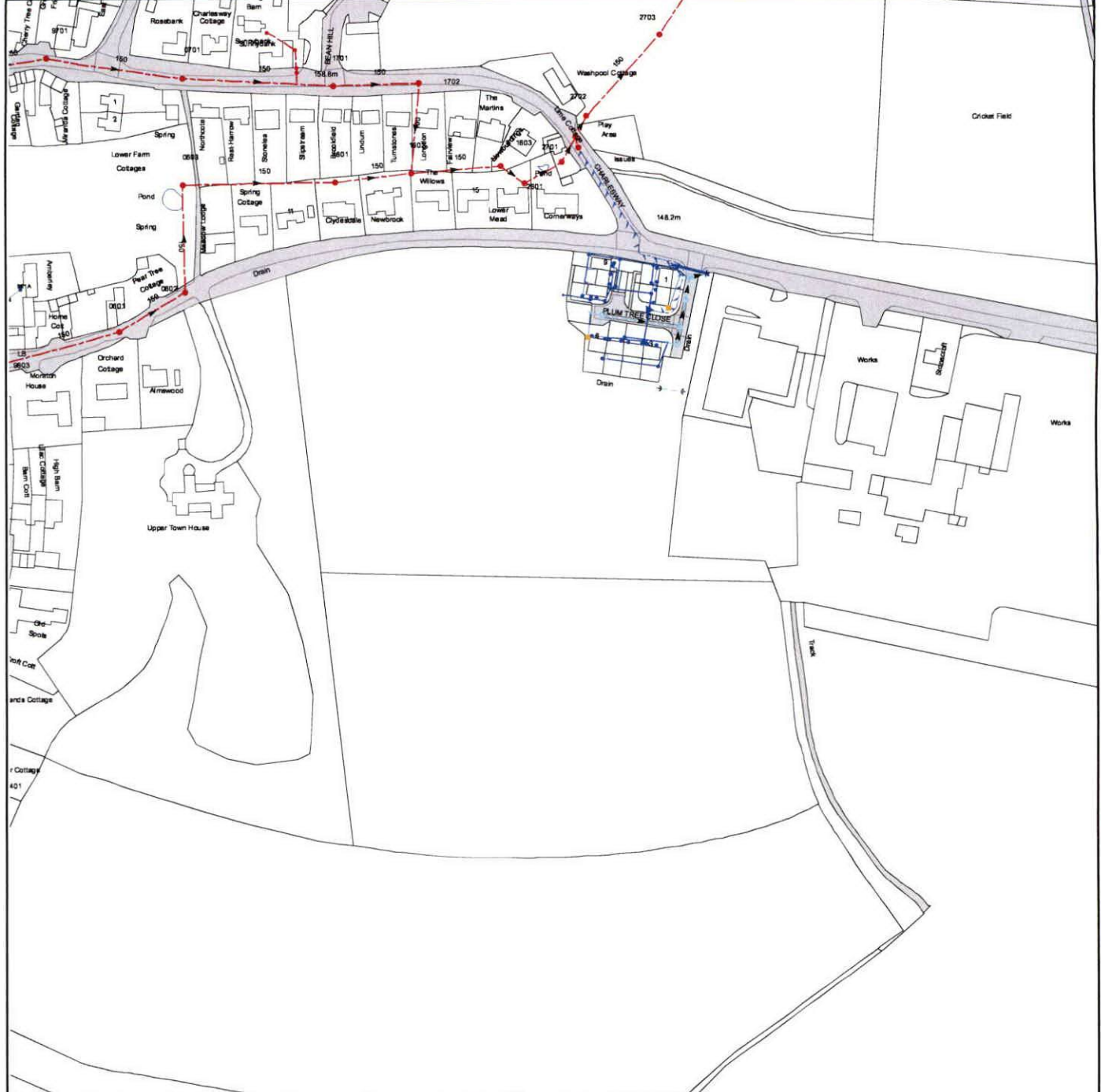
The applicant has provide a site layout plan which shows the creation of an asphalt footway leading from the site entrance to the Public Right of Way in the north western corner of the application site. The surfacing of the footpath is considered appropriate for all types of users.

Gloucestershire County Council Highways has no objection to the submitted details.

9. Conclusion:

It is considered that the submitted details are acceptable and satisfy the requirements of the respective conditions.

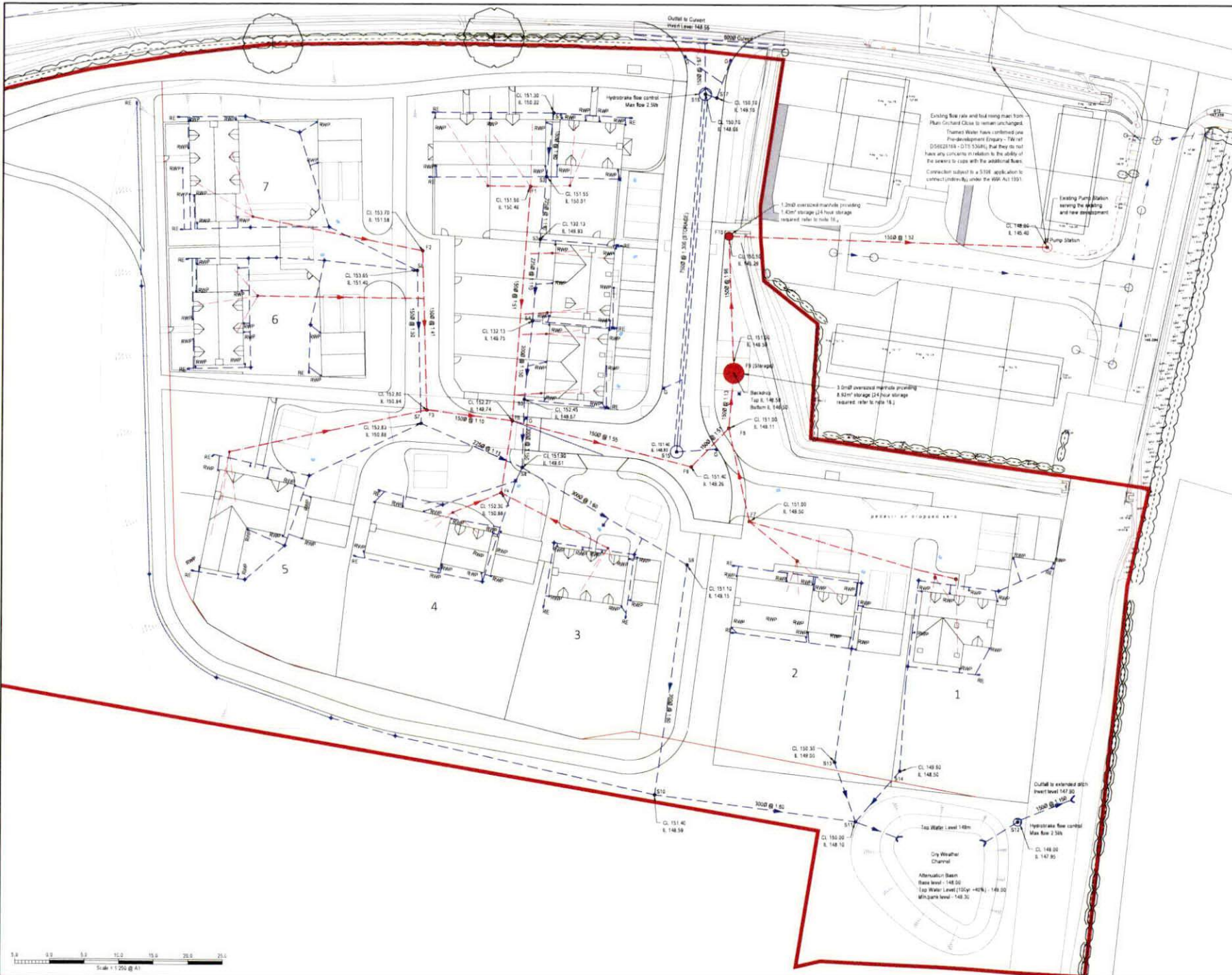
Asset Location Search Sewer Map - ALS/ALS Standard/2016 3449745



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 418218,229525

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



- NOTE**
- This drawing is to be read in conjunction with all relevant documents and specifications.
 - Dimensions not to be scaled.
 - All works to be carried out in accordance with Section for Adoption 7th Edition.
 - Covers & Frames to existing chambers to be adjusted to suit new levels.
 - All manhole chamber covers to be installed parallel to foot kerbs edge, paving joints or building lines as appropriate.
 - The rising details all below ground drainage up to finished floor level, for details of drainage above finished floor level refer to Architects and M & E Drawings.
 - Soil and vent stacks (S&V) locations are indicative only, refer to Architects drawings for existing out details.
 - For levels of all external hardstanding refer to the Engineering Landscaping.
 - All surface drainages to be provided with above ground reliable access points.
 - All pipe connections under buildings to be 110mm at minimum gradient of 1 in 40 unless otherwise noted unless from showers. Connections from showers to be 50mm.
 - All RWP connections to be 150mm at minimum gradient of 1 in 40 unless otherwise noted.
 - 200mm and above sewers to be vertically filament wrapped with flexible joints and socket joints and installed in accordance with the requirements of BS EN 1916 and BS 5911 Part 1.
 - 150mm to 225mm sewers may be either vitrified clay with flexible joints and socket joints complying with the requirements of BS EN 205 and BS 55 (just face water only) or thermoplastic olefin with socket joints and shall comply with BS 5911 Part 1. Pipes shall be 800 Knotwork or have equivalent load per calculation.
 - The existing services shown are taken from existing records and are indicative only. No guarantee is given as to their accuracy which must be confirmed on site by hand dug trial holes prior to commencing excavation.
 - All existing chambers, gullies, etc within the works which are NOT to be retained shall be broken down to below formation level and the remaining void backfilled with lean concrete to formation level.
 - 24 hour storage is to be provided above the high level alarm of the pump station at Plum Orchard Close. The foul drainage strategy involves providing a gravity connection to the existing pump station. Refer to Calculations sheet for details of existing and proposed 24 hour storage.
 - Refer to hydrostatic calculations sheets (Attachments) for design of the private and adoptable surface drainage water systems.

- KEY**
- Existing foul water rising main
 - Existing foul sewer
 - Existing surface water sewer
 - Existing surface water sewer manhole
 - Existing headwall
 - Proposed foul sewer
 - Proposed surface water sewer
 - French/Landfill Drain
 - F3 Proposed foul chamber
 - S7 Proposed surface water chamber
 - S12 Proposed hydrostatic flow control
 - RWP Proposed rain water pipe
 - RE Proposed rook eye
 - G3 Proposed gully
 - HT Proposed silt trap and desludger/collector tank
 - Proposed headwall

Rev	Description	Date	Check
A5	Drainage layout updated to show the latest drainage design	18.12.2018	JH
A4	Minor changes	14.11.2018	JH
A3	Revised for updated site plan	09.11.2018	JH
A2	Revised for updated site plan	08.10.2018	JH
A1	APPROVAL: issue	10.07.18	WLM

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Client: **PIPERHOME**

Project: **The Plum Orchard Longborough**

Title: **Proposed Drainage Layout**

Project Engineer: M Taylor Scale: 1:250 @ A1
 Project Director: J Haron Date: October 2018
 Status: **APPROVAL**

Drawing No. **8160293/1200** Rev **A5**



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Plum Orchard, Longborough

SUDS MAINTENANCE PLAN
December 2018

1. SUDS systems at Plum Orchard carry out the following functions:
 - Attenuate flows from the new public highway using a HydroBrake and oversized pipe storage. Discharging at greenfield rates to the ditch along Moreton Road.
 - Permeable paving to reduce flow rate and clean pollutants from surface water discharge from private drives and parking spaces.
 - Attenuate flows from all private areas using a HydroBrake and attenuation basin storage. Discharging at greenfield rates to the ditch which will be extended along the eastern boundary of the site.

2. Maintenance of the SUDS systems will be placed under the responsibility of the prospective owners. Porous private drives and parking areas will be the responsibility of the new home owners. Maintenance of the adopted road will be rested with the Local Authority. Private shared features with a maintenance company, funded by the home owners under a covenant.

3. The SuDS have been designed for easy maintenance to comprise:
 - Regular day to day care - litter collection, grass cutting and checking the inlets and outlets where water enters or leaves a SuDS feature
 - Occasional tasks - managing vegetation and removing any silt that builds up in the SuDS features
 - Remedial work - repairing damage where necessary

4. The maintenance regime is set out as follows (refer to Appendix A for locations):

PRIVATE			
Element	Ownership	Maintenance Actions	Frequency
Porous paved driveways	Home owner	Inspect the paving to detect areas of subsidence, movement or ponding. Repair as necessary.	Annual
		Jet wash and suction cleaning of porous block paving surfaces to remove silt blockages as indicated by ponding or vegetation growth, reinstate the specified joint fill material as necessary.	As Required
		Clear silt traps. Inspect silt trap for damage, repair as necessary.	6 Months
PRIVATE SHARED			

Element	Ownership	Maintenance Actions	Frequency
Attenuation Basin	Management Company	Where there is a build-up of silt in the basin at inlets, i.e. 50mm or more above the design level then remove when the ground is damp in autumn or early spring and turf to the original design levels. Spread excavated material on site above SuDS design profile, e.g. top of banks, in accordance with E.A. Waste Exemption Guidance.	As Required
		Mow grass access paths and verges at 35mm-50mm minimum and 75mm maximum or as specified to provide a cared for appearance and allow pedestrian access.	Monthly or as required
		Mow rough grass areas for occasional access or habitat reasons at 100mm and maximum 150mm with cuttings removed. Grass areas not required for access may be managed for wildlife interest and to reduce costs.	As required 4-6 times annually
Basin inlet and outlet		Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage.	Monthly
		Strim vegetation 1m min. surround to structures and keep hard aprons free from silt and debris	Monthly
Basin Flow Control		Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn	Annually
Flood Routes		Make visual inspection. Check route is not blocked by new fences, walls, soil or other rubbish. Remove as necessary.	Monthly
Litter Removal		Pick up all litter in SuDS and Landscape areas and remove from site	Every Visit
Chambers		CCTV inspection to gauge silt/debris build	5 years or as

and Pipes		up or damage. Clean and repair as necessary	necessary indicated by incorrect performance
PUBLIC			
Element	Ownership	Maintenance Actions	Frequency
Chambers and Oversized Pipes	Highway Authority	CCTV inspection to gauge silt/debris build up or damage. Clean and repair as necessary	5 years or as necessary indicated by incorrect performance
Flow Control		Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn	Annually
Outfall and culvert		CCTV inspection to gauge silt/debris build up or damage. Clean and repair as necessary	5 years or as necessary indicated by incorrect performance

SPILLAGE – EMERGENCY ACTION

5. Most spillages on development sites are of compounds that do not pose a serious risk to the environment if they enter the drainage in a slow and controlled manner with time available for natural breakdown in a treatment system. Therefore small spillages of oil, milk or other known organic substances should be removed where possible using soak mats as recommended by the Environment Agency with residual spillage allowed to bio-remediate in the drainage system.
6. In the event of a serious spillage, either by volume or of unknown or toxic compounds, then isolate the spillage with soil, turf or fabric and block outlet pipes from chamber(s) downstream of the spillage with a bung(s). (A bung for blocking pipes may be made by wrapping soil or turf in a plastic sheet or close woven fabric.)
7. Contact the Environment Agency immediately.

APPENDIX A

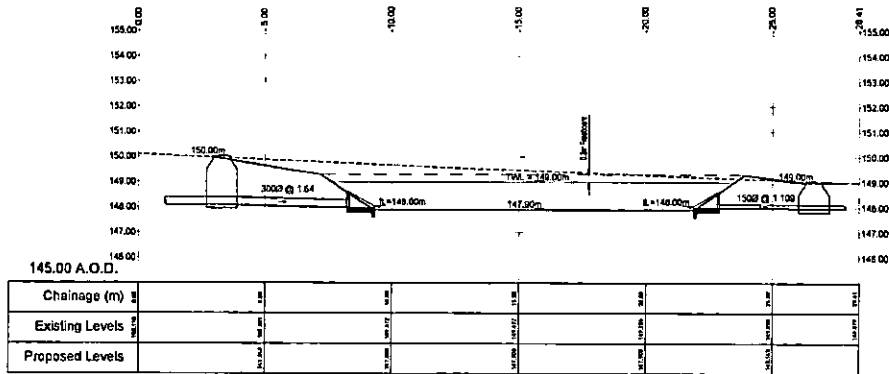
PROPOSED DRAINAGE MAINTENANCE PLAN



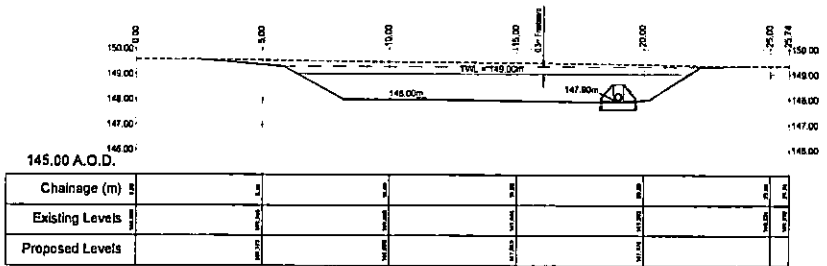
- KEY
- Private Porous Paving
 - Shared Private/MANCO
 - Public Road Drainage

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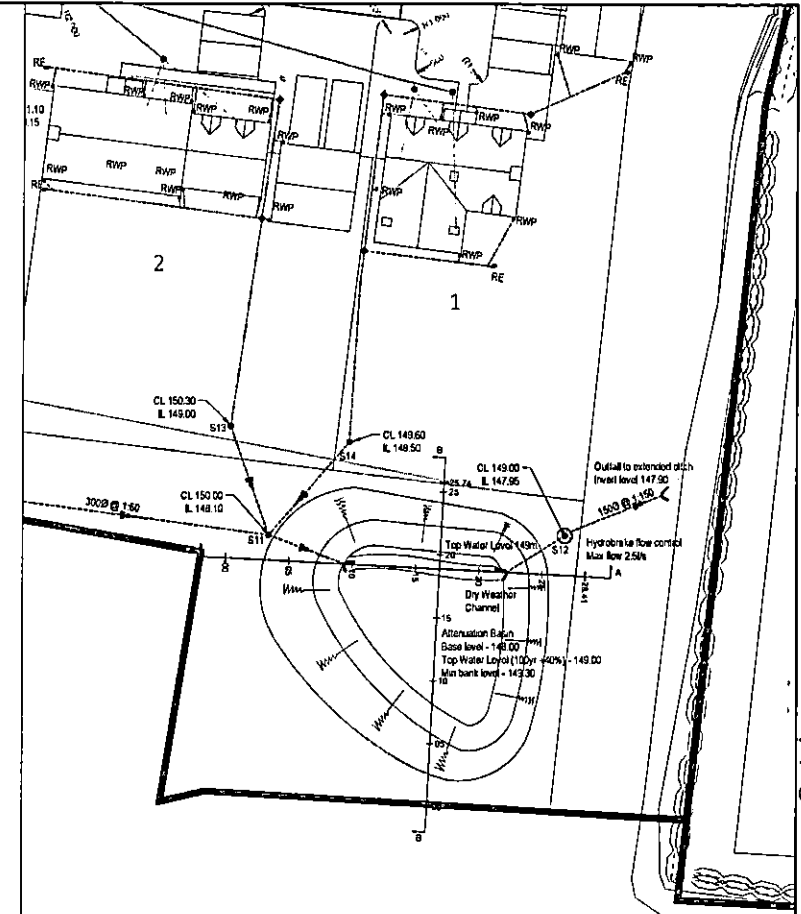
A1	Updated to show the latest drainage design	18.11.2018	JH
Rev	Description	Date	CHK'd
Glanville Cornerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: 01235 513350 Fax: 01235 817799 post@glanville.co.uk www.glanville.co.uk			
Client	PIPERHOME		
Project	The Plum Orchard Longborough		
Title	Proposed Drainage Maintenance Plan		
Project Engineer	A. Parsons	Scale	1:250 @ A1
Project Director	J. Hankin	Date	October 2018
Status	APPROVAL		
Drawing No.	8180293/1201	Rev	A1



SECTION AA
Horiz. 1:500, Vert. 1:500



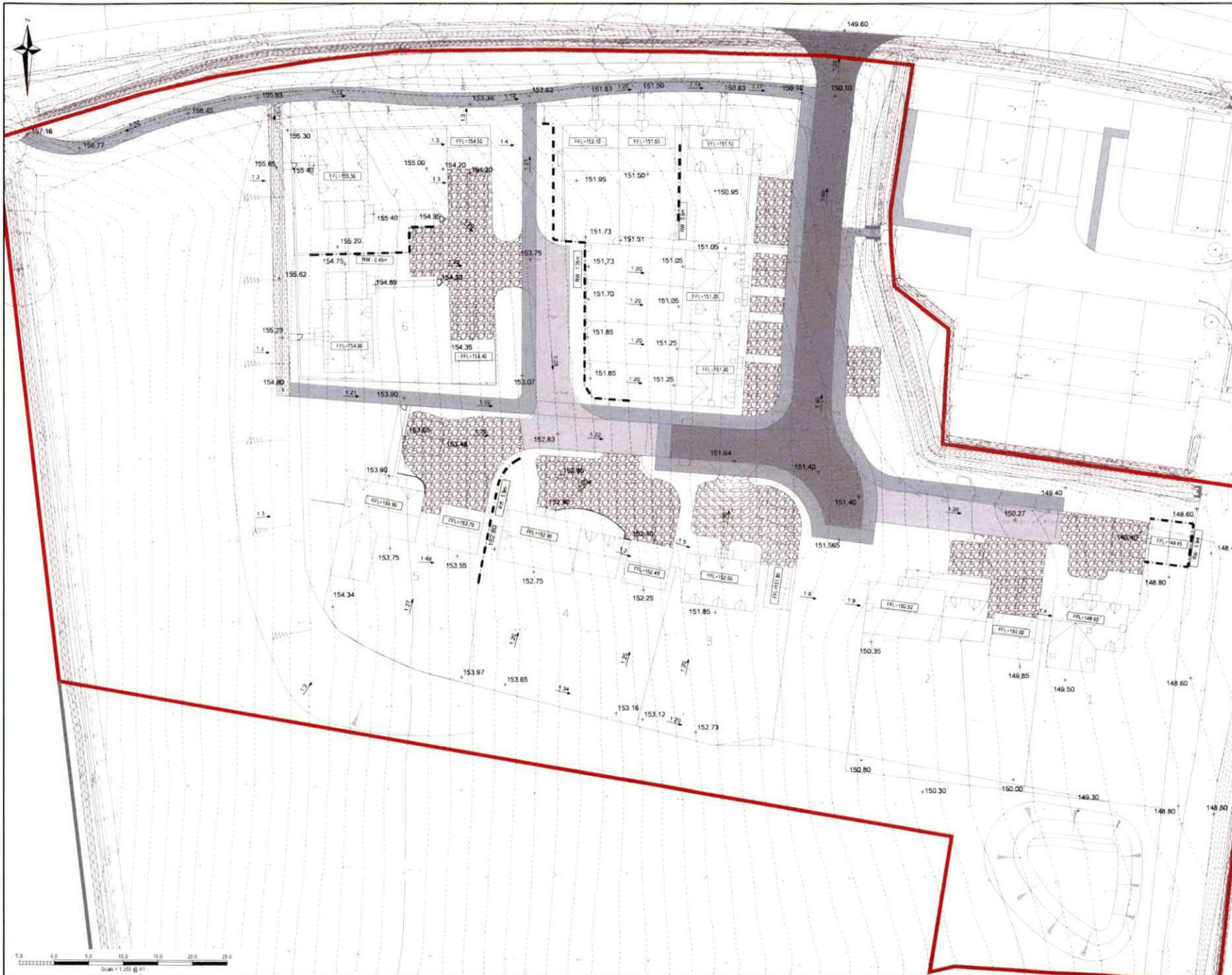
SECTION BB
Horiz. 1:500, Vert. 1:500



PLAN ON ATTENUATION BASIN
Scale 1:200

APPROVAL	DATE	BY
Rev	Description	Date
Glanville Cornerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: 01235 515555 Fax: 01235 617799 email: glanville@glanville.co.uk www: glanville.co.uk		
Client: PIPERHONES		
Project: The Plum Orchard Longborough		
Title: Proposed Attenuation Basin Long-Sections		
Project Engineer	A. Perkins	Scale: As Shown @ A1
Project Director	J. Haddon	Date: February 2018
Status: APPROVAL		
Drawing No.	8150293/1204	Rev: A1

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NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.

KEY

	Private construction
	Adoptable road construction - Asphalt
	Fastway construction - Asphalt
	Haggis footpath - Unbound

A6	Minor changes to site layout	14.02.2018	JH
A5	Minor changes to levels	05.03.2018	JH
A4	Minor Changes	14.11.2018	JH
A3	Revised for updated site plan	08.11.2018	JH
A2	Revised for updated site plan	08.12.2018	JH
A1	APPROVAL issue	10.07.18	JH

Rev	Description	Date	Chkd

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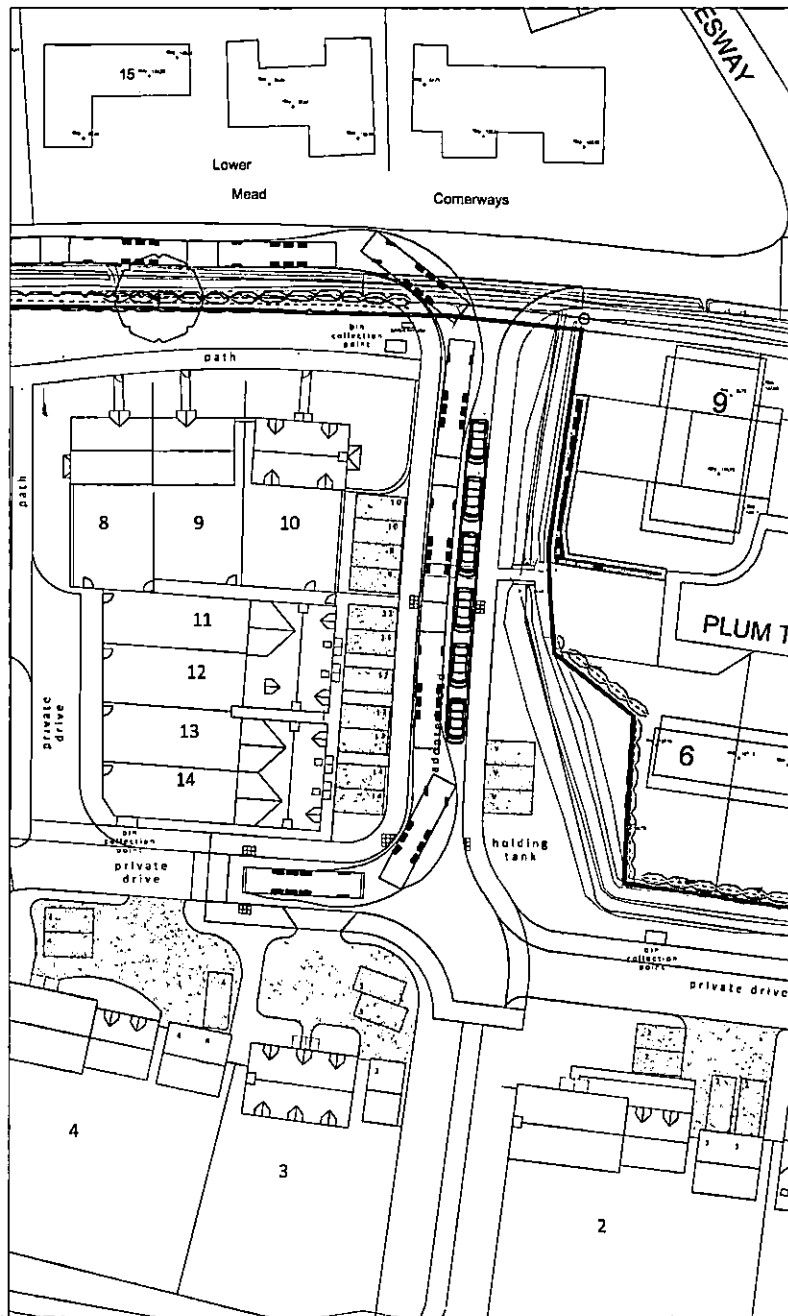
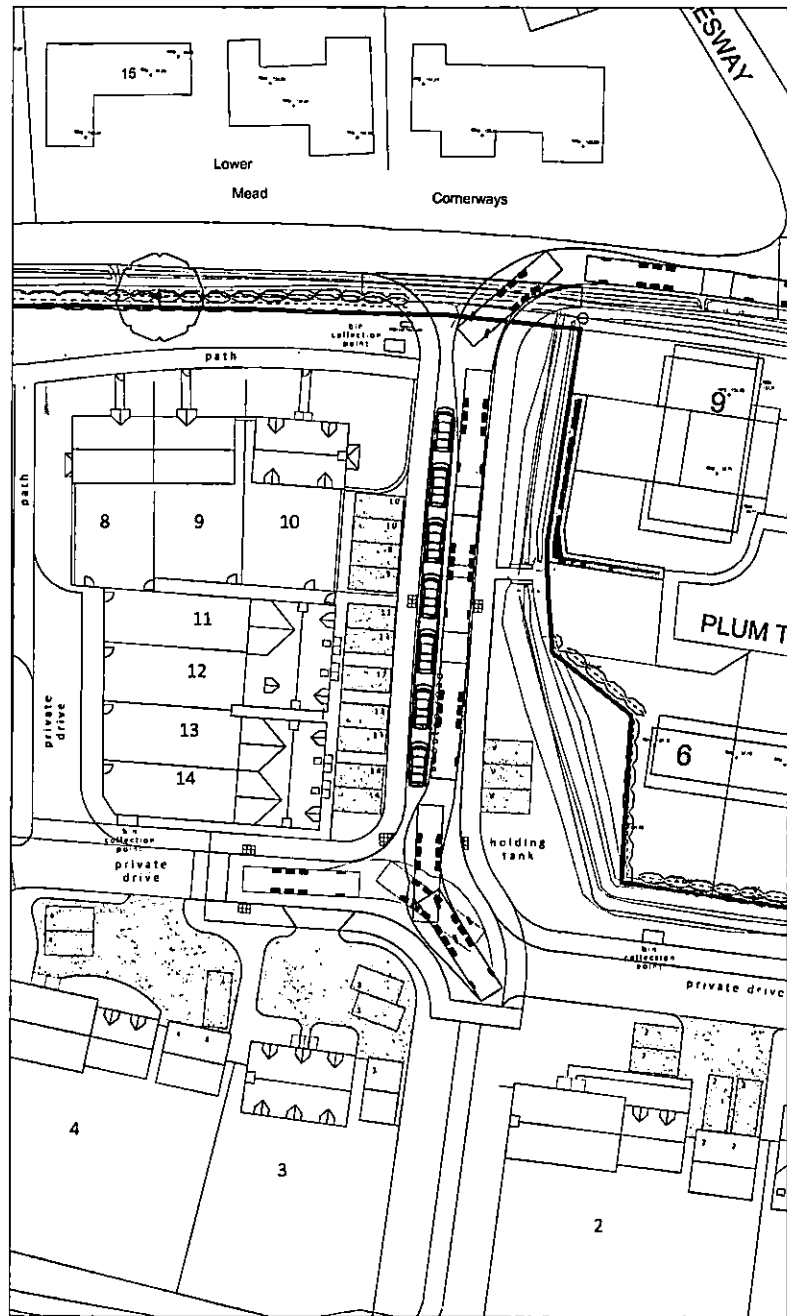
Client: **PIPER HOMES**

Project: **The Plum Orchard Longborough**

Title: **Proposed External Works and Levels**

Project Engineer: M. Taylor Scale: 1:250 @ A1
 Project Director: J. Harlin Date: October 2018
 Status: **APPROVAL**

Drawing No. 8160293/1100 Rev A6



NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Source: Zebra Architects 1160 Rev M

KEY

11.6m refuse vehicle - forward gear

11.6m refuse vehicle - reverse gear

Estate car (1.784m / 4.446m) - forward gear



Rev	Description	Date	Chkd
F	Architect's layout updated. Swept paths amended to suit.	07/11/18 T. Cusson	BE
E	Car swept path updated.	29/10/18 M. Walton	BE
D	Architect's layout updated. Swept paths amended to suit.	05/10/18 T. Cusson	BE
C	Architect's layout updated. Swept paths amended to suit.	03/10/18 T. Cusson	MW
B	Notes amended.	05/07/18 J. Sienkingsop	JH
A	Architect's layout updated. Swept paths amended to suit.	02/07/18 J. Sienkingsop	JH

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 Cornerstone House
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 post@glanvillegroup.com www.glanvillegroup.com

Client: **PIPERHOMES**

Project: **The Plum Orchard Longborough**

Title: **Swept Path Analysis Refuse Vehicle**

Project Engineer: M. Walton Scale: 1:500 @ A3
 Project Director: J. Harlan Date: October 2018
 Status:

Drawing No. 8160293/6201 Rev F

175

19/00038/COMPLY Proposed development at Plum Tree , Longborough – response from Longborough Parish Council

The Parish Council objects to this application.

Our comments relate to compliance with condition 8 [foul drainage] and condition 14 [pathway].

In relation to condition 8, our objection concerns the inadequacy of the construction detail provided, in particular:

1. We have seen some correspondence between Piper Homes and Case officer Martin Perks but are concerned that Piper Homes may not be fully informed about the nature of the flow problems. Piper say "It is incorrect that Bromford has not been maintaining the system, they have tried to improve it where they are able and regularly maintain, however, they were working with a system that by design was not going to work until it was properly supplied with effluent". We do not demur from the concept that increasing flow should improve the function of the existing plant. Furthermore, we do not possess the technical skills on this matter, but we have serious doubts about maintenance of both the existing and new systems as there is ample evidence of slow or non-existent response to the existing alarm system which requires someone to telephone a number posted on the plant compound. We would therefore wish to see a condition requiring an automated alarm system connected to the actual maintainers of the system who, no doubt, will be contractors yet to be appointed and a response time should also be formalised. System failure will impact on not only the new dwellings but, importantly, take the form of surface outflow of sewage into the lowest parts of the existing development.
2. Pump failure has been an issue and needs to be investigated and appropriate remedy settled before consent/compliance is agreed.
3. Bromford have blamed their tenants for flushing sanitary products into the system. As the blockage occurred at the outflow from the existing tank this may not be the case but should be entirely negated by a condition requiring macerator[s] at the inflow points to the tank so that this becomes impossible. We accept that little can be done about entry of these products to the pipe system from the new and existing individual dwellings [beyond exhortation] but certainly a unit should also be provided above the entry point to the new storage tank, too.
4. Too much is being left to Building Regulation compliance and detail should be settled at this stage where real control exists.

Some of this has been the subject of discussion with Piper Homes and may be acceptable to them but should be conditioned before consent/compliance is issued.

So far as condition 14 is concerned, the external works plan shows a path round the back [south and west] of the new development. Whilst we doubt the necessity for this as no occupier is going to take this longer route, the short section across the area intended to pass to the responsibility of the Parish Council, is positively deleterious to the use of the open space for team games such as football, which requires a rectangular open space; this ought to be removed. The Parish Council supported the inclusion of such play space in the overall scheme, as there are currently no play facilities in the village for this kind of sport for older children. A footpath running across the grass would effectively render it unusable for sport and impose a financial burden on the council for grass cutting without the attached benefit of it creating play space of the kind identified as in need for the village on the Development Plan.

Jenny Walsh

Acting Clerk and on behalf of Longborough Parish Council 9th February 2019

Martin Perks

From: Rupert Parkin [REDACTED]
Sent: 22 February 2019 12:36
To: Martin Perks; Tim Carter
Subject: Fwd: Longbrough - Conditions 8 and 14

Good afternoon Martin

Please see below my email to Tim at Longborough Parish Council.

Kind regards

Rupert

----- Forwarded message -----

From: Rupert Parkin [REDACTED]
Date: Fri, 22 Feb 2019 at 12:31
Subject: Longbrough - Conditions 8 and 14
To: Timothy Gardner <[REDACTED]>

Good afternoon Tim

Further to the Parish Council's objection dated 9th February I am pleased to confirm the following solutions:

Condition 8

1. I totally agree that an alarm system that relies on a resident calling a number is now very out of date and I believe that this has been the main cause of the issues experienced at the Plum Tree Close. Blockages have occurred and the alarm has gone off, but residents have only noticed when the emergency storage has filled up and there is a real problem. As such, we will install a 24-hour remotely monitored alarm system which will alert the pump company as soon as there is an issue. This will mean that reaction time is immediate and the emergency storage provided is used correctly i.e. allow time for the engineers to get to the site.
2. We will fully service and upgrade where necessary the pumps and system. This will be based on recommendations by an independent pump company and I am happy to provide the council with evidence that these works have been implemented and signed off by the pump company.
3. I have discussed this with a pump company and I am afraid that it won't work. A macerator will create another point of failure within the system which if blocked will cause a backup on the wrong side of the pump unit where there is no emergency storage facility meaning that effluent will backup straight into the properties. Your suggestion of a remote alarm will resolve any blockage issues as they will be able to be dealt with immediately and correctly whilst having the emergency storage facility there which will function so that there is no back up of effluent into the dwellings. Not only is there emergency storage already provided we are providing additional storage on our site as a fail-safe.
4. I agree and these additional measures will ensure that the system works correctly.

I would also like to add that the additional dwellings will help reduce the odours experienced by the local residents as the foul effluent held in the wet well will be turned much over more regularly and not allowed to stagnate. Once there has been an appropriate cool off period and the pump company confirm that it is

okay then we would be willing to remove the unsightly deodorising unit. I will liaise with the Parish Council on this point closer to the time.

On a slightly separate note, we have provided the Parish Council at Ebrington with a defibrillator at the pumping station we are providing there. If Bromford agrees and Longbrough would like one, then we would be happy to provide one at Plum Tree Close.

Condition 14

I believe that we have amended the plans to take on board the comments made by the Parish Council.

Kind regards

Rupert

--

R. J. Parkin

[Redacted signature]

Piper Group

[Redacted signature]

132 Widney Lane

Solihull

West Midlands

B91 3LH

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

--

R. J. Parkin

Piper Group

132 Widney Lane

Kevin Field
Planning and Development Manager
CDC
Trinity Rd
Cirencester GL71PX
Dear Sir

I and M Wreay
Washpool Cottage
Longborough
Moreton in Marsh
GL56 0QN
19th January 2019

letter sent
'signed for'

Planning Ref 19/00038/COMPLY, The Willows & formerly 18/022/07REM The Grange, Longborough
We wish to object to the above planning applications on the following grounds.

Foul Waste Thames Water ref 53686 letter dated 17th January 2019, The letter states that TW are "happy" to be discharged based on the information submitted. However, under "Supplementary Comments" "The foul water for this development will discharge to a private sewerage pumping station in "Plum Orchard Close", and the maximum flow rate and rising main will remain the same.

This terminology is confusing. Is it the Bromford owned Plumtree Close? Or the proposed new 14 dwelling site? originally called 'PlumOrchard', more recently 'The Grange' and now 'The Willows'? Exact and accurate information is essential, not only for the public but is vital for the planning committee. This is misleading, and if passed by the planning committee, illegal for Land Registry purposes.

As stated in previous objections the private sewerage system has caused many problems in the vicinity of the childrens playground. Our old property in particular has been blighted.

Since the 14th Nov' 18 CDC Planning Meeting we have received 2 letters from Thames Water. The following information from Thames Water is vital for the CDC Planning Committee to consider:

"TW has identified an inability of the existing wastewater infrastructure to accommodate the foul water needs of this application. A developer funded impact study is recommended to enable us to ascertain with a greater degree of certainty the impact of this development on the local wastewater system and identify any upgrade work required" Nov 9th 2018 Ref 33262801 Matthew Peapell Appendix one.

"The SPS didn't meet the criteria for adoption when the legislation changed in 2011" "the SPS was not in use and service before 1 July 2011, we haven't adopted the pumping station and, unless the standards change in the future, and we receive a formal request to adopt the site from the owners, this will remain the case. It's regrettable that the letter from Cotswold District Council dated 22nd December 2015 contradicts our views on what we now [sic know]"

"Going forward, noise pollution or odour complaints would be best directed towards the Environment Health team at your local authority for assistance and advice." 6th Dec 2018 Ref 33262801 Sian Heather.

" Additionally, referring to the original application, the SPS has a pump rate of 4l/s [litres per sec] and is considered too small to meet the criteria for adoption" . Nov 9th 2018 Ref 33262801 Matthew Peapell

Highways have adopted Plumtree Close, and the proposed 14 dwellings access road [The Grange /Willows] is a Highways road. TW have not responded to our query regarding the adoption of private sewers Section 104 1991 Act, other than the pump being too small.

TW installed an Odour Monitor and Flow Meter in the TW Chamber adjacent to the childrens playground on 16th Oct 2016, the results proved the problem of foul odour and eventually Bromford installed a Permanent Treatment Unit [Nitrous Oxide] to ameliorate the odour. This has experienced teething problems. We continue to suffer 'noise pollution' and are concerned that the increase in volume of raw effluent will impact on our privacy of our property.

Volume and associated Noise Pollution Figures supplied by TW and Glanville ref 18/02207/REM
We refer you to our objection letter of 14th October 2018.

As previously stated and now proven by TW, we suffer from the sound of gushing raw effluent, within our garden every half hour during the day. With the increase in population from 36 to 105 persons we will then endure the torrent of 105 persons effluent every 10 minutes over a 12 + hour day. Mr Wreay purchased Washpool Cottage in 1996 as a detached property with the advantage of sitting alone without immediate neighbours in a field corner. The Council Tax banding is commensurate with that advantage. Terrace/Semidetached property occupiers accept they may hear the noise of immediate neighbours effluent from near by soil pipes. Council Tax banding is commensurate with that type of property.

From TW figures the private pump operates for 1min per hour @ 4lt a sec x24 hours a day. [We understand that it is a requirement in case of breakdown/failure to install 2 pumps]

This equates to 240ltsx 24= 5760 lts. per 24 hours for the Plumtree Close development.

As the further 14 dwellings have an estimated number of 69 persons the volume of effluent will triple, to 105 persons.

Thus 5760x3= 17,280lts per 24 hours. The submitted Glanville/Piper Homes estimates are more conservative.

Longborough Parish Council Site Meeting August 2016

Parish Councillors, interested villagers and 5 Thames Water Engineers attended a site meeting at the problem chamber adjacent to the childrens playground. The volume of foul odorous effluent together with the noise was verified, and it was then that TW commenced action to prompt the site owner to rectify the odour. It demonstrated that the effluent hit the 'shoulder' of the chamber in a vector force and the sewerage then turned the 90+ degrees into the field sewer pipe. However, the noise, as this is a vector, i.e. a force in one direction, carries straight on, into our garden. Please note that in August 2012 that the Bromford contractors enlarged the double hatch sewer. [this is the junction with the majority of the village sewerage. The pipe has come along beside the stream behind the '60/70's Charlesway houses]. From this point it is 'gravitational' [i.e. TW's responsibility] a few meters further it enters the problem chamber, grossly enlarged by the Bromford contractors.

New development sewer pipes have a narrower bore/diameter than older pipes. From the Site meeting it was established that there were 3 diameters of pipes in this area adjacent to the childrens playground

NOISE POLLUTION

Whilst the pump at Plumtree Close discharges at 4lts/sec for 1min, the volume has to squeeze into the pipes and finally discharges into the 'enlarged' chamber adjacent to the gate of the childrens playground. A simple analogy is a syringe squirting, or a pressure washer hitting a car. The effluent then cascades to the depth of the enlarged chamber and once it fills to the level it passes through to the main sewer into the field. This takes several minutes to escape and for the noise to subside.

The time it takes is a simple Pythagorean equation for a cylinder. The facts and evidence are easily calculated. The volume of effluent, with any one surge is known, the diameters of the pipes and the volume of the chamber are fixed, and the distance is approx 125meters in a straight line, from pump to chamber. The time to squeeze through the chamber can thus be calculated.

As suggested by TW. we are now requesting Environmental Health to review the unpleasant and un-neighbourly noise. We are able to hear the effluent discharge for some distance within our boundary. [Environmental Health made an unscientific assumption in 2015/16 that we sat beside the problem chamber for 24 hours a day. EH stated we had not provided enough evidence. The TW odour monitor proved the foul odours. Regrettably EH also 'mis'- informed us that TW were going to adopt the private sewerage in October 2016]

Concluding, we do not object to development but considerations must be given to the villagers. Over the past few years, communication [Whether, Councillor Beale, the LPC or ourselves, and other villagers] with the owners of the private sewerage has not been easy.

As this new development is proposing to join the sewerage through the private system, who will be responsible for the maintenance, and who will finance it? The social housing landlords include the cost in the rent. The proposed affordable/shared and private housing will incur this extra cost.

We should be able to live free without the foul smell of human waste and the gushing sound of raw effluent. The noise every half hour is irritating, the noise of 105 persons raw effluent every 10minutes is intolerable. The developers have had this knowledge for some time. Why have they not implemented this planning condition? In accordance with TW and CDC planning an 'independent professionally accountable engineering report should be made available for public consultation. Only then can these nasty issues be resolved and the planning process be endorsed.

Yours Sincerely


I M Wreay


M E Wreay Bsc Hons

GOTSWOLD DISTRICT COUNCIL

27 JAN 2019

Off Ref:
Ack: