

Firstly, we'd like to put on record our appreciation and support for Gayton and Gayton Thorpe Parish Council for recognising the complex nature of flooding which can often only be effectively managed when multiple agencies, organisations, community representatives and the public come together to find solutions. The detailed local knowledge of affected communities really helps everyone appreciate a deeper understanding of the issues, and that balanced view, without the finger pointing that can often be the case, is the best approach to establish and implement constructive solutions.

Following the Gayton and Gayton Thorpe Parish Council meeting on 9th June, and previous letter outlining flooding and sewage problems in the parish we can share the following update.

To address the points put forward in the letter, that we did touch on in the meeting:

1. **Can the sewage and foul drainage system cope with the village as it is now and how will it cope with the 150 or so new homes being built or likely to be built at Hall Farm, old Gayton Mill site, Allen's Garage on Lynn Road and site behind, Manor Farm and behind the Rampant Horse? (For PC info, all these developments have specific planning conditions relating to foul drainage and drainage capacity).**

Allans Garage Lynn Road – 29 dwellings.

Discharge of Condition application for foul and Surface Water.

Anglian Water's response in May 2020:

“The foul strategy is acceptable to Anglian Water; we can therefore recommend the discharge of the foul water condition 13 of planning reference 15/01776/OM”

“The surface water strategy does not involve discharge to Anglian Water owned assets, we therefore have no comments to make regarding the discharge of the surface water condition 13 of planning reference 15/01776/OM”

The developer did undertake a pre-planning enquiry with us, and we said that no mitigation was required.

Rampant House - 24 dwellings

Reserved matters application

We stated:

- Water Recycling Centre – has capacity
- Foul Network – has capacity
- Surface Water proposal – was acceptable to us

A discharge of condition 9 and 10 foul and surface water strategy.

Anglian Water's response:

“*The foul water drainage strategy is acceptable to Anglian Water; we can therefore recommend the discharge of condition 9*”

“*The surface water strategy is acceptable to Anglian Water; we can therefore recommend the discharge of condition 10*”

A discharge of condition 2

Anglian Water's response:

“*The foul and surface water strategy is acceptable to Anglian Water, we can therefore recommend the discharge of condition 2*”

Kings Lynn and West Norfolk Council have discharged the condition.
No mitigation required.

Gayton Mill - Planning permission for 33 homes (approved)

Anglian Water made a comment in January 2018 stating:

Section 3 – Foul Sewerage Network

"We understand that Kings Lynn and West Norfolk District Council are currently considering a number of planning applications for residential in Gayton. There is current limited capacity within the existing foul sewerage network in Gayton to accommodate the total number of dwellings proposed on these sites. The sewerage system at present has available capacity for the flows from this development. However, it is important to note that Anglian Water is unable to reserve capacity within the foul sewerage network to accommodate a specific development. There is a risk of downstream flooding in the event that two or three of the above sites are to be developed. It is anticipated that upgrades to the existing foul sewerage network would be required in the event that the council is minded to approve more than one of the above applications. In the event that the Council is minded to approve more than one of the above applications we would recommend that a foul drainage condition is applied to those which are proposed."

Manor Farm - 40 dwellings

Outline permission for 40 dwellings granted

Reserved Matters application was then refused in June 2020

The case officer at Kings Lynn and West Norfolk recommended approval but the planning committee refused it and it is currently going through the appeal process. Decision not made yet.

We will undertake an assessment for this and will report back to the parish council in due course.

2. Has there been investment in the system, are the pumps new and/or in good order and is AW alerted automatically to any breakdowns?

Two new pumps were installed at our pumping station on Winch Road in mid-May. Regular maintenance, servicing and telemetry alarms all help to highlight any problems quickly. Other pumping stations at Pott Row and on Watery Lane are also working well and on routine inspection and maintenance plans.

3. Why can heavy rainfall/high groundwater still be an issue if the system has been relined?

Before we carried out the previous sewer re-lining scheme in the village, pipes were found to be cracked. Apart from some specific properties, the overall network has performed better in recent years. The unprecedented rainfall and extremely high ground water this year caused inundation via other routes, including private connections and manhole covers. We would look to include private laterals (the sewer pipes from properties to our main sewers) for relining if that source of inundation affected our ability to treat and pump flows, but we would need community partnership / responsibility too. This is where we would look for support from the parish council to help identify such locations in the village and work with residents, landowners and other agencies to find solutions.

4. Why are certain properties still having problems?

Low lying properties can suffer more, as they become natural drainage points for surface water in heavy downpours. There could be system blockages too, although our teams have investigated customer reports and no blockages have been found in recent months. However, we would always promote our [Keep It Clear](#) campaign, as mentioned below in question 5.

5. **Is there anything that householders can do to help prevent system breakdowns? (The village was leafleted by AW after the 2018 public meeting and villagers warned of the dangers of pouring FOG (fats, oil and grease) down the drain) and the pump blocking caused by disposable wipes and nappies being flushed. These materials can merge to form dense 'fatbergs' which block pipes, pumps and the whole system).**

As mentioned above, our [Keep It Clear](#) campaign has been successful already in the village and has clearly made a difference to help reduce blockages from unflushables, fats, oil and grease (FOG) as we have not seen many reportable blockages in recent months/years. Other ways that householders can help is by working with us and other agencies, to assess any direct surface water connections, from roofs etc. into the sewer system. Such connections can add considerable volumes of rainwater into the foul (sometimes combined) system which can contribute to pumping stations being overwhelmed in storm events.

Our investigations

The Gayton catchment can experience problems during rainfall due to the wider network suffering from infiltration of ground water and surface water. This problem compounds in winter as the water table rises which can result in the foul sewer becoming permanently submerged.

This can lead to various locations in the network flooding and some residents losing facilities. During the winter of 2020/21 we utilised tankers in Gayton and the wider catchment (Roydon, Pott Row and Grimston). We also used direct over pumps into local watercourses, with Environment Agency approval, at strategic points in the wider network in an attempt to minimise the impact.

We have found large volumes of water infiltrating the network at various locations around the village. Please see below the work we are undertaking as we seek to improve the performance of the network and the reduce infiltration.

We are reinstating a non-return valve (NRV) into our sewer main manhole on Acorn Drive to protect properties from internal flooding on Acorn Drive.

We are planning to reline 300 metres of foul sewer in the Springvale area which will protect the sewer from infiltration from joints when the water table rises.

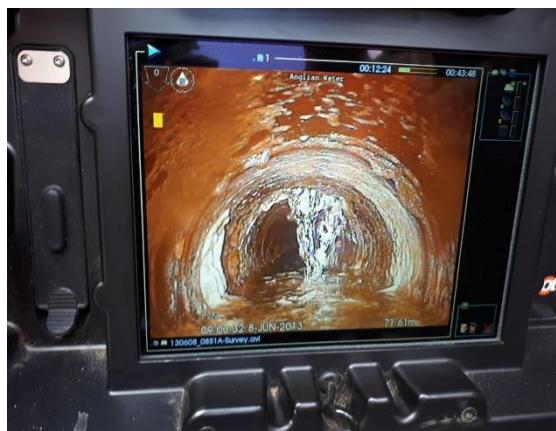
We are looking to install a manual gate valve to allow us to split the flow to the pumping station to manage all incoming flows. This will mean tanker movements can be reduced and should result in us only having to tanker the south part of Gayton when storms overwhelm the network.

Investigations are ongoing, and further work at our pumping stations this financial year will help to reduce flows further.

We will happily keep the parish council informed as work progresses.

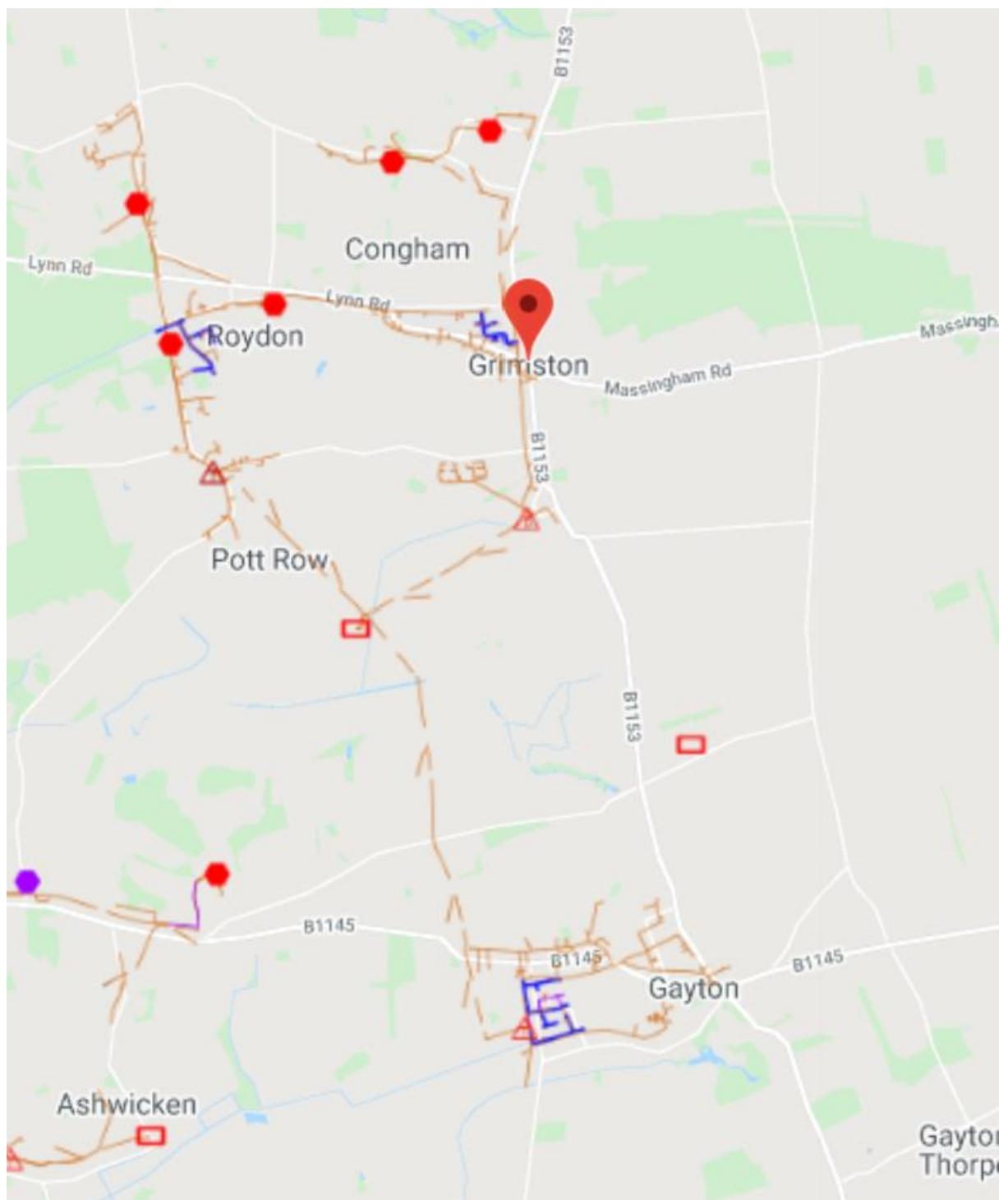
Appendices

Here are some pictures of infiltration taken on Back Lane showing the extent of water ingress into private lateral pipes.

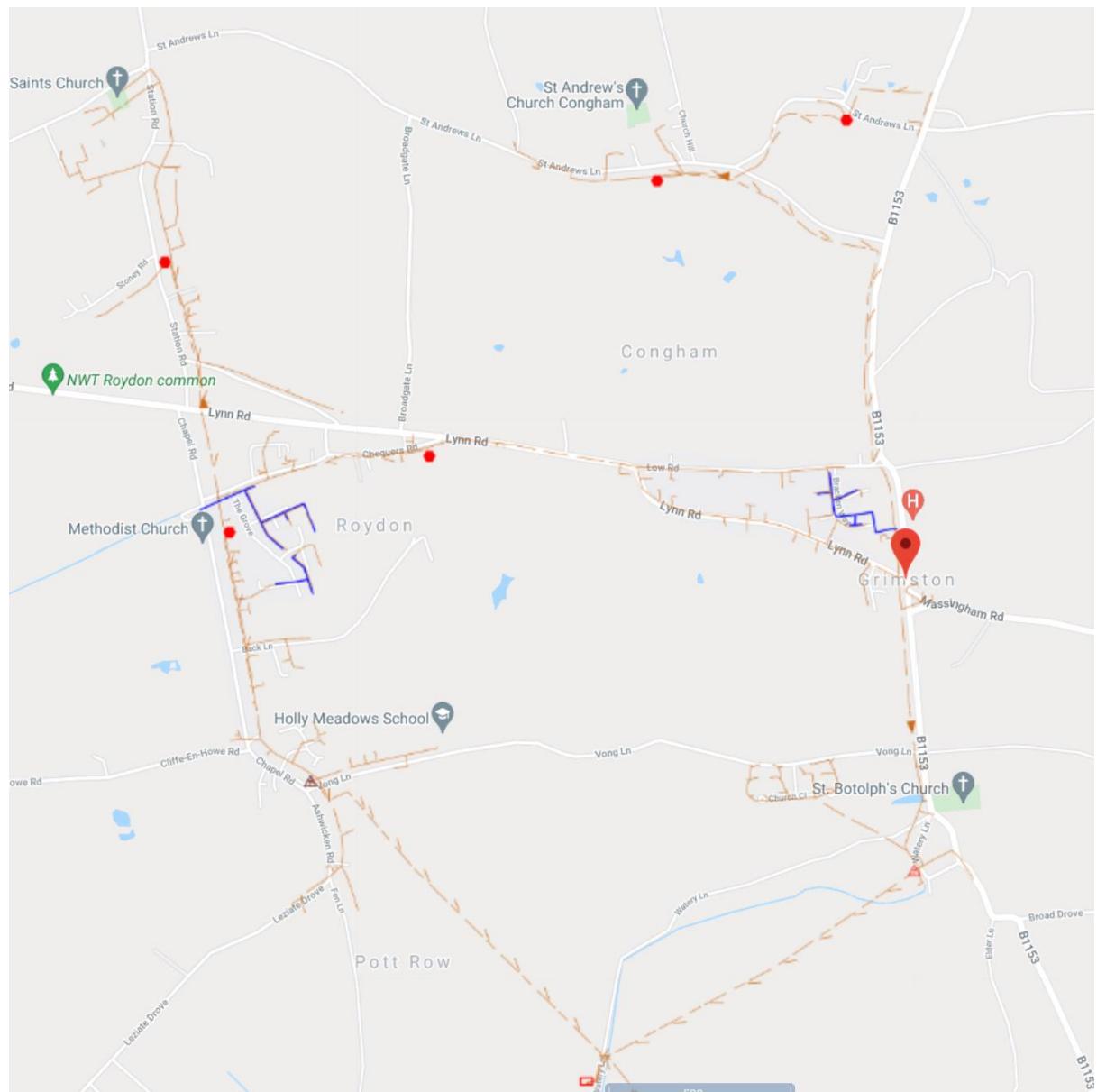


Maps

Full catchment



North part of catchment (Grimston / Pott Row / Congham / Roydon)



Gayton

