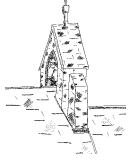




MAGOR WITH UNDY COMMUNITY COUNCIL CYNGOR CYMUNED MAGWYR A GWYNDY

admin@magorundy.co.uk

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Our Ref/Ein Cyf:

Your Ref/Eich Cyf:

Date/Dyddiad

09 February 2012

Mr David Swanson
Planning
Monmouthshire County Council
County Hall
CWMBRAN
NP44 2XH

Dear Sir,

**DC/2011/00990 - VARIATION OF CONDITION 13 OF PLANNING APPROVAL
DC/2006/01113 TO ALLOW FOR THE OCCUPATION OF THE PROPOSED
DWELLING UNITS ON A PHASED BASIS TO PREVENT THE OVERLOADING OF
THE PUBLIC SEWERAGE SYSTEM – LAND AT KENSINGTON PARK, MAGOR**

I should be grateful if you could ask the Chair or the Planning Committee to accept this late correspondence in respect of the above, which is to be discussed further at the Planning Committee meeting on Tuesday 14th February 2012, passing it on to members of the Planning Committee for consideration.

Magor with Undy Community Council wish to reiterate to members of the Planning Committee their strong objection to the application by the developers, for the removal of condition 13 of the original Planning Approval.

Under no circumstances should any further connection be allowed to the sewage system in the Magor and Undy area until such time that the whole infrastructure has been updated and improved.

Welsh Water has a track record of promising to update this particular system, but have continually failed to deliver.

Welsh Water agreed to improve the infrastructure throughout the villages by April 2009. They then revised this date to October 2010. In May 2010 they further advised that the critical infrastructure would be delayed until 2015.

Correspondence from Welsh Water at the end of 2011, tells us that works will start in "Spring or Summer 2012". The latest correspondence now tells us that they should be on site by "Late Summer". The timetable keeps moving, just as it has over the last decade, if not longer.

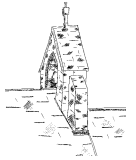
**Clerk Miss Beverly Reed Hilltop Cottage, Vinegar Hill, Undy, Caldicot NP26 3EJ
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Having a knowledge of the history behind the proposed improvements, the Community Council seriously question Welsh Waters' ability to make Capital Investment and deliver the completion of the required improvements by the April 2013, or indeed commence improvements by the now revised date of 'late summer'.

The historic Square at Magor (adjacent to Magor West) is continually blighted by the smell of sewage backing up the drains, not a very pleasant experience during the summer months.

On the weekend prior to the last Planning Committee, the Magor West pumping station once again overflowed in to neighbouring properties, causing foul waste to totally cover paths, driveways, lawns, road etc. Tankers had to be brought in to pump up the mess and cart it away. A local resident wrote to the Community Council:

".....my garden was filling up with sewage. When I opened my front door it was appalling, I had a lake of foul water on my patio at the back of the house which was about 3inches deep. In fact my bungalow was surrounded by a moat of varying depths - the only area not wet was a small part of my front drive.

This is the 19th time I've had this happen and I am not the only one. My neighbour next door was also affected as were several other properties at the bottom of the road.

I live constantly wondering not if it will happen again, but when.....

.....at the Bovis homes exhibition we asked about the sewage situation in the village and the reply given was that "it was sorted"-----NO IT'S NOT SORTED. It never will be until the network is upgraded and the ancient pipework is replaced by sewer pipes which are large enough to handle the amount of today's effluent, and a new pumping station is built away from our homes.

This village (town) is 5 times, if not more, bigger than what it was in 1969 when the pumping station was built, and still the councils are allowing more and more properties - not just houses, but hotels and offices to be built.

.....we have 100 more new houses ready to join the already 'bursting at

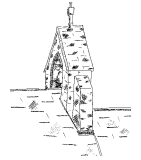
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the seams' system. How much more sewage can my property take or my neighbours??

My property is probably already blighted, No-one wants to live somewhere were sewage fountains up out of your manholes at 9 o'clock at night and you don't get to bed until 2.45am the next day because you've had to wait for the tanker to come from somewhere up the valleys to power hose your paths."

Although the tankers come, pump the mess away, hose it down, residents, both young and old, and pets are still walking through surface water that is just 'watered down' sewage and probably carrying potential disease in to houses. This is a major Health hazard. How long will it be until there is an outbreak of something vile!

This only further demonstrates the need to ensure that the proposed improvements are completed before anything else is connected to the sewerage infrastructure.

The Community Council is still conscious too, of the many planning applications submitted by individual residents in Magor and Undy, who have been refused planning, of just connection to the current foul water/sewage infrastructure due to its incapacity to take additional waste, and who were required to install septic tanks in the interim period in order to proceed with their planning. These are still patiently awaiting the upgrade of the system in order that they may connect.

It is also, our understanding that the InBev complex (Brewery) at Magor has been transporting away from site, in road tankers, foul water and waste weekly that it cannot dispose of by connection to the sewerage infrastructure. This is a hazardous risk.

The current problems being experienced daily, weekly, monthly and annually, must be addressed before any further developments are connected to the sewerage infrastructure in the Magor and Undy area. Welsh Water must undertake and complete their proposals before any further connections are made.

What happens if clause 13 is removed, the developers are allowed to connect, and then Welsh Water renege on their proposals, if yet again the upgrade and improvements are put back – 6 months, 1 year, and 5 years?

Surely Monmouthshire County Council has an obligation to their constituents to ensure that Health & Safety is paramount throughout the County. Approving the removal of clause 13 and allowing the developers of the Kensington Park site to

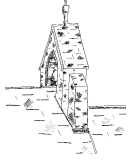
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connect to the sewage system (which may, or may not be upgraded in time) will be in breach of everything the Council holds dear. The Monmouthshire County Council strategic Aims state:

- Making Monmouthshire **Cleaner** and Greener
- Helping People Enjoy **Healthier** Lives
- Supporting **Safer** and Stronger Communities

Magor with Undy Community Council request that members of the Planning Committee seriously consider the consequences on the residents of Magor and Undy if Welsh Water fails to deliver the proposed upgrading.

The Community Council further asks members of the Planning Committee to refuse this application at present.

There is no reason why, once Welsh Water have commenced work on the upgrade, and work is well under way on the upgrading of the critical infrastructure in the Magor and Undy areas that the Committee cannot again review the request to remove clause 13.

Yours faithfully,

Miss Beverly Reed
Clerk to the Council