At E&ECC's meeting with Cruden Homes on 17th March in connection with the planned development at Wadeslea it was decided that there should be a Public Consultation Meeting, to be held as soon as possible in Earlsferry Town Hall. The date for this has now been fixed - **Wednesday 22nd April 2026, between 2pm and 7.30pm.** Representatives from Cruden Homes will be on hand to answer everyone's questions pertaining to the planned development. More details to follow.

Meanwhile, Cruden Homes, in conjunction with Scottish Water have provided us with some questions and answers in relation to sewage management:

One of the key issues we are aware of is the potential impact of the development on the drainage system. Scottish Water, it should be noted, will only allow new development to connect if the overall impact on the network is neutral or better, i.e. it does not cause or exacerbate any issues.

1. Why does drainage need to be upgraded for this development?
Elie and Earlsferry's drainage system is an older combined network, which means rainwater and household wastewater go into the same pipes. During heavy rain, large volumes of water enter the system very suddenly, which can put pressure on the pipes and the existing wastewater treatment works.

2. What is the main drainage solution being proposed?
The development will locally remove surface (rain) water that currently enters the village's combined sewer system and instead divert it into a new Sustainable Urban Drainage System (SuDS) basin on the development site.

This frees up space in the existing pipes, so Scottish Water can accept the new treated foul water from the development. This will be achieved by installing new surface water sewers in specific targeted areas of the existing roads in Elie and Earlsferry, thereby diverting rainfall that falls on those roads into the proposed Sustainable Urban Drainage System (SuDS) basin on the site. We are currently engaged with Scottish Water Horizons and Scottish Water to determine the locations and sizes of areas to be removed from the network.

3. What is a SUDS basin, and what does it do?
A SUDS basin is a landscaped area designed to:

- Collect rainwater
- Store it temporarily during storms
- Naturally treat it – a SuDS basin naturally cleans rainwater by slowing it down so that dirt and pollutants can settle out and be filtered by plants and soil, and
- Release it slowly and safely into the environment

This means that sudden, heavy rainfall will no longer enter the village sewer network.

4. Why does removing surface water help the village system?
Rainwater arrives in unpredictable, high-volume spikes during storms. Wastewater from homes, on the other hand, is steady, low and predictable.

By swapping rainwater for treated foul water:

- Day-to-day performance improves (fewer sudden surges)

- During storms, the system is no worse off (the SUDS basin holds the water that used to overwhelm the pipes)

So, the overall effect is one of betterment, not added pressure

5. How is foul water from the new homes being managed?
Before any foul water reaches the village pipes, it will pass through onsite septic/treatment tanks. These tanks remove solids, provide initial treatment, and release flows steadily and predictably in accordance with Scottish Water's requirements and specifications. Scottish Water will "vest" (adopt) these tanks once installed.

6. Why can't foul water go straight to the existing wastewater treatment works (WwTW)?
The limitation is not just the treatment works - it's the combined sewer pipes running through the village.

Sending untreated foul water directly to the WwTW would increase pressure on these older pipes, especially during rainfall events.

Onsite treatment:
- Smooths out the flow
- Reduces the load on the sewer, and
- Avoids the need for disruptive major upgrades through Elie and Earlsferry

7. Does this increase the risk of flooding or sewer issues?
No. By removing rainwater from the combined system, the proposal reduces the volume entering the pipes. Treated foul flows are far smaller and more controlled. Under average weather conditions, the system will operate at its current capacity. However, in very extreme rainfall events, the removal of volatile surface water with predictable foul water will improve the operation of the sewers and WwTW.

8. Is this approach approved by Scottish Water?
Yes. The strategy follows Scottish Water's Drainage Impact Assessment process, which allows foul water to connect only if the equivalent capacity is created by removing surface water. The onsite foul treatment and surface water diversion are part of this agreed approach.

9. What are the overall benefits for Elie and Earlsferry?
- A more stable, predictable sewer network
- Reduced day-to-day flows in the combined sewer
- Improved capacity during extreme storm events
- Modern, sustainable SuDS features within the development
- Avoidance of major off-site works or disruption

10. In one sentence, what does this mean for the village?
By removing rainwater from the village's pipes and replacing it with small, steady, treated foul flows, the existing combined drainage system will perform better day to day, providing enhanced protection during storms.