

Additional update attached below:

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JOINT PLANNING COMMITTEE
ADDENDUM - UPDATE SHEET – 27 APRIL 2016

Correspondence received and matters arising following preparation of the agenda and the update report of 26/04/2016.

Item A1

WA/2015/1569

Land at West Cranleigh Nurseries and North of Knowle Park between Knowle Lane and Alfold Road, Cranleigh

Response from Consultee

Thames Water:

The following is confirmed with regard to WA/2014/0912, WA/2015/0695 and WA/2015/0478.

Foul drainage network capacity

In relation to the drainage network there are large sewers crossing the development sites, which are considered adequate to take and convey the flows from the developments without increased risk of sewer flooding to existing properties. However, taking into consideration the cumulative impact of the developments proposed and consented in Cranleigh, initial modelling of the drainage network has indicated that the Inlet Pumping Station at Cranleigh Sewage Works is likely to be needed to be upgraded to cater for the cumulative increase in foul flows envisaged.

Detailed modelling is being carried out to confirm the scale of the upgrade and Thames Water will be engaging with the developers to understand the phasing of their schemes. Thames Water will seek to ensure any necessary upgrade to the Inlet Pumping Station at the Sewage Works is carried out within the appropriate development timescales.

Sewage Treatment capacity

In terms of water quality, Thames Water are working up plans to ensure that Cranleigh Sewage Works continues to have sufficient capacity to cater for the growth coming forward in the coming months and years, including the Berkeley site. Thames Water will ensure the Sewage Works is upgraded to reflect the increase in flows from new development and continue to meet the EA water quality permit requirements set for the Sewage Works.

Thames Water has recently upgraded the filter system on the Sewage Works. Additional disc filters were installed in November 2015 and 2 new treatment filters will be installed by March 2017.

This work will provide enhanced resilience to the treatment processes. Future upgrades to plant and machinery are likely to focus on the Sewage Works Inlet Works and Pumping Station (as set out above), and Thames Water are currently modelling the scope of any upgrade to this plant.

Water supply capacity

With regards to water supply infrastructure, local water supply reinforcement may be necessary for these schemes. Thames Water did suggest to the Council that a condition should be imposed requiring a water modelling assessment. However, it is noted that such a condition is not recommended in either of the committee reports. In the absence of such a condition Thames Water will be actively seeking to engage with the developers so that the necessary water modelling assessment is carried out and any local water infrastructure upgrades are undertaken before the developments are occupied.

Conclusion

In conclusion, Thames Water does not have any objections to the developments in relation to water supply, drainage or water quality. Thames Water support the conditions proposed by the Council (officers) in the committee reports in relation to drainage network infrastructure provision and Thames Water will be working with the developers to ensure that the necessary water and wastewater infrastructure is provided as the developments are built out.

Officer comment:

The above response confirms that with regard to foul sewage disposal, there is sufficient capacity within the foul drainage network, as well as at the Cranleigh Sewage Works. Condition 15 on page 82 of the agenda secures the full details for any drainage system and this is supported by Thames Water.

In terms of water supply capacity, Thames Water has suggested a condition be attached requiring a water modelling assessment. This condition was not included within the officer's report within the agenda, pending a response from Thames Water. Now confirmation has been received on the updated position, it is recommended that a condition to secure a water modelling assessment be included, should planning permission be granted. The wording of the condition has been agreed with Thames Water.

Car parking provision

Members will note on page 56 of the agenda, parking provision is discussed and the applicant has indicated compliance with the Surrey County Council Parking Guidelines, which fall below that of Waverley's adopted Parking Guidelines. Officers remain of the view that the indicative layout and density would adequately accommodate the parking requirement of the development. However, for the avoidance of doubt at the Reserved Matters stage, should permission be granted, a further condition requiring compliance with the Council's guidelines is recommended.

Revised Recommendation:

Recommendation A:

That, subject to completion of a S106 legal agreement to secure 40% affordable housing, infrastructure contributions towards off-site highway improvements, early years and primary education, off-site highway works, play spaces and open space and the setting up of a Management Company to manage the Country Park, POS and SuDS within 3 months of this date of resolution to grant permission and conditions 1 - 18 and 20 - 42 and informatives 1-21 within the agenda **and additional informative 22 within the report update, revised Condition 19 and additional Conditions 43 and 44 included in the addendum report update**, permission be GRANTED.

19. Condition

No machinery or plant shall be operated, no process shall be carried out, no deliveries taken at or dispatched from the site and no queuing except between the hours 08:00 – 17:30 Monday to Friday and 08:00 – 13:00 on Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason:

In the interests of residential amenity, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

43. Condition

Development should not be commenced until Impact Studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority, in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in full accordance with the approved details.

Reason:

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand and in the interests of the amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan and the NPPF. This is a pre-commencement condition as this matter goes to the heart of the acceptability of the application.

44. Condition

Development should not be commenced until full details of the parking provision for each dwelling have been submitted to, and approved in writing, by the Local Planning Authority. The parking provision should comply with the requirements of Waverley Borough Council's Parking Guidelines 2013. The development shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of visual and residential amenity and to ensure that an appropriate level of parking provision is provided for future residents, in accordance with Policies

D1 and D4 of the Waverley Borough Local Plan, the NPPF and Waverley Borough Council's Parking Guidelines 2013.

Recommendation B remains as set out in the agenda:

That, if the requirements of Recommendation A are not met, permission be REFUSED for reasons 1-3 as set out in the agenda report.

Item A2

WA/2015/0478

Little Meadow, Alfold Road, Cranleigh

Response from Consultee

Thames Water

The following is confirmed with regard to WA/2014/0912, WA/2015/0695 and WA/2015/0478.

Foul drainage network capacity

In relation to the drainage network there are large sewers crossing the development sites, which are considered adequate to take and convey the flows from the developments without increased risk of sewer flooding to existing properties. However, taking into consideration the cumulative impact of the developments proposed and consented in Cranleigh, initial modelling of the drainage network has indicated that the Inlet Pumping Station at Cranleigh Sewage Works is likely to be needed to be upgraded to cater for the cumulative increase in foul flows envisaged.

Detailed modelling is being carried out to confirm the scale of the upgrade and Thames Water will be engaging with the developers to understand the phasing of their schemes. Thames Water will seek to ensure any necessary upgrade to the Inlet Pumping Station at the Sewage Works is carried out within the appropriate development timescales.

Sewage Treatment capacity

In terms of water quality, Thames Water are working up plans to ensure that Cranleigh Sewage Works continues to have sufficient capacity to cater for the growth coming forward in the coming months and years, including the Berkeley site. Thames Water will ensure the Sewage Works is upgraded to reflect the increase in flows from new development and continue to meet the EA water quality permit requirements set for the Sewage Works.

Thames Water has recently upgraded the filter system on the Sewage Works. Additional disc filters were installed in November 2015 and 2 new treatment filters will be installed by March 2017.

This work will provide enhanced resilience to the treatment processes. Future upgrades to plant and machinery are likely to focus on the Sewage Works Inlet Works and Pumping Station (as set out above), and Thames Water are currently modelling the scope of any upgrade to this plant.

Water supply capacity

With regards to water supply infrastructure, local water supply reinforcement may be necessary for these schemes. Thames Water did suggest to the Council that a condition should be imposed requiring a water modelling assessment. However, it is noted that such a condition is not recommended in either of the committee reports. In the absence of such a condition, Thames Water will be actively seeking to engage with the developers so that the necessary water modelling assessment is carried out and any local water infrastructure upgrades are undertaken before the developments are occupied.

Conclusion

In conclusion, Thames Water does not have any objections to the developments in relation to water supply, drainage or water quality. Thames Water support the conditions proposed by the Council (officers) in the committee reports in relation to drainage network infrastructure provision and Thames Water will be working with the developers to ensure that the necessary water and wastewater infrastructure is provided as the developments are built out.

Officer comment

The above response confirms that with regard to foul sewage disposal, there is sufficient capacity within the foul drainage network, as well as at the Cranleigh Sewage Works. Condition 14 on page 153 of the agenda secures the full details for any drainage system and this is supported by Thames Water.

In terms of water supply capacity, Thames Water has suggested a condition be attached requiring a water modelling assessment. This condition was not included within the officer's report within the agenda, pending a response from Thames Water. Now confirmation has been received on the updated position, it is recommended that a condition to secure a water modelling assessment be included, should planning permission be granted. The wording of the condition has been agreed with Thames Water.

Revised Recommendation A

That, subject to the completion of a S106 legal agreement to secure 36% affordable housing, infrastructure contributions towards off-site highway improvements, primary education, off-site highway works, play spaces and open space and the setting up of a Management Company to manage the SuDs, within 3 months of this date of resolution to grant permission, and conditions 1- 8, 14 – 17, 19 – 26 and 28-38 within the agenda, **as well as revised Condition 9 – 13 within the report update, revised Condition 18 and 27 and additional Conditions 39 and 40 included in the addendum report update**, permission be GRANTED.

Condition 18:

No machinery or plant shall be operated, no process shall be carried out, no deliveries taken at or dispatched from the site and no queuing except between the hours 08:00 – 17:30 Monday to Friday and 08:00 – 13:00 on Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason:

In the interests of residential amenity, in accordance with policies D1 and D4 of the Waverley Borough Council Local Plan 2002 and paragraph 17 of the NPPF.

27. Condition

Prior to first occupation of the development, the applicant shall

- Construct a new footway on Alfold Road between the site access and Littlemead Industrial Estate to provide a safe walking route between the site and the existing footway network, in general accordance with Motion's Drawing No. 1409009-03 'Proposed Footway' and subject to the Highway Authority's technical and safety requirements.
- Construct a priority give-way traffic management scheme at the existing road bridge located to the north of the proposed site access in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.
- Construct a highway drainage improvement scheme on Alfold Road on the north and south side of the road bridge, in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.
- Either: implement at its own expense, including the processes required to secure an appropriate traffic order, an extension of the existing 30mph speed limit on Alfold Road, to the south of the proposed site access, or; shall submit and agree with the Highway Authority alternative highway works to reduce vehicle speeds on Alfold Road, to a cost equal to or less than that incurred in implementing a reduced speed limit.
- Construct pram crossing points and tactile paving on Alfold Road between Littlemead Industrial Estate and Elmbridge Road in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.

Reason:

To provide safe means of pedestrian access to and from the site in accordance with Section 4 'Promoting Sustainable Transport' in the NPPF and Policies M1, M2 and M4 of the Waverley Borough Council Local Plan 2002.

39. Condition

Development should not be commenced until Impact Studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority, in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in full accordance with the approved details.

Reason

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand and in the interests of the amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan and the NPPF.

40. Condition

Development should not be commenced until full details of the parking provision for each dwelling have been submitted to, and approved in writing, by the Local Planning Authority. The parking provision should comply with the requirements of Waverley Borough Council's Parking Guidelines 2013. The development shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of visual and residential amenity and to ensure that an appropriate level of parking provision is provided for future residents, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan, the NPPF and Waverley Borough Council's Parking Guidelines 2013.

Recommendation B remains as set out in the agenda:

That, if the requirements of Recommendation A are not met, permission be REFUSED for reasons 1-3 as set out in the agenda report.

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