

Water Environment Limited
Highland House
165 The Broadway
Wimbledon
London
SW19 1NE

Tel: 020 8544 8067
Fax: 020 8544 8068

www.WaterEnvironment.co.uk

Planning Ref: WA/2014/2127
Our Ref: 14053/TC

22 January 2015

Hilary Hobbs
Planning Services
Waverley Borough Council
The Burys
Godalming
GU7 1HR

By email: hilary.hobbs@waverley.gov.uk

Dear Hilary,

WEST CRANLEIGH NURSERIES, ALFOLD ROAD, CRANLEIGH
THAMES WATER PLANNING CONSULTATION

With reference to the planning application for the site at West Cranleigh Nurseries (WA/2014/2127) I write to inform you of correspondence that has been received from Thames Water with regard to the capacity of the local waste water infrastructure to accept additional flows from the development.

A formal response to the application was received by Waverley Borough Council from Thames Water (Development Planning Department) on 18 December 2014 (Annex A). The response states that *"Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this planning application"*. The response to Waverley Borough Council provides supplementary comments confirming that *"the development forms just part of the much bigger proposal for the area [...] and cannot, therefore be viewed in isolation"*. As a result, infrastructure capacity problems are known or suspected. The response refers to *"DTS 32285 Land South of High St between Alfold Road & Knowle Lane 425 dwellings"*. The planning application for the site in question was submitted on behalf of Berkeley Homes in May 2014, which lies across Alfold Road from the West Cranleigh Nurseries site.

A pre-development enquiry was submitted to Thames Water by Water Environment Ltd alongside the submission of the planning application. The written response to the pre-development enquiry (Annex B) reiterates the formal response to the council and states that the catchment planning team have concerns that the *"local foul sewer network will not be able to accommodate the additional foul flows anticipated from the development"*. As a direct result, a developer funded impact study was requested to confirm capacity within the foul sewerage network.

Following submission of the planning application for the adjacent Berkeley Homes site, Thames Water were consulted and a formal response was received by Waverley Borough Council on 8 October 2014 (Annex C). This response does not highlight any incapacity problem within the existing system, and states that *"Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application"*. This would therefore indicate that there is sufficient capacity within the existing system to accommodate the 425 dwellings proposed by the Berkeley Homes application. Lack of capacity for the West Cranleigh Nurseries site is therefore assumed to be a direct result of the cumulative additional load on the system, should the Berkeley Homes properties also be constructed.

Cont.../

On 6 January 2015, Waverley Borough Council confirmed their refusal of planning permission for the Berkley Homes site (Annex D). Given that Thames Water confirmed that there were no sewerage infrastructure capacity issues associated with construction of a potential 425 additional homes on this site, it must therefore be assumed that there is additional capacity available within the existing drainage system.

The Developer Services team at Thames Water were re-consulted by Water Environment Ltd (Annex E) following the refusal of the Berkeley Homes site. A response was received (Annex F), which states that "*the catchment planning team [...] no longer feel the need for the impact study on the foul sewer network*". This response changes Thames Water's original position to the West Cranleigh Nurseries application. It is therefore requested that Thames Water are formally re-consulted by Waverley Borough Council regarding this planning application to confirm that their formal position has adjusted to reflect this updated information.

I trust that this has provided you with sufficient information to request an updated formal consultation response from Thames Water. If you require any further information, do not hesitate to contact me.

Yours sincerely,



Tony Clothier
PhD, BSc Eng (Civil)
CEng, CEnv, C.WEM
Director

Enclosures

- **Annex A** – Formal response from Thames Water to West Cranleigh Nurseries planning application (WA/2014/2127, dated 18 December 2014)
- **Annex B** – Formal pre-development enquiry response from Thames Water for West Cranleigh Nurseries (dated 19 December 2014)
- **Annex C** - Formal response from Thames Water to Berkeley Homes planning application (WA/2014/0912, dated 8 October 2014)
- **Annex D** – Planning decision from Waverley Borough Council to Berkeley Homes planning application (WA/2014/0912, dated 6 January 2015)
- **Annex E** – Request for reconsideration from Water Environment Ltd to Thames Water for West Cranleigh Nurseries (dated 7 January 2015)
- **Annex F** - Updated pre-development enquiry response from Thames Water for West Cranleigh Nurseries (dated 15 January 2015)

HH

Nicola Stancombe

From: BCTAdmin@thameswater.co.uk
Sent: Thursday 18 December 2014 10:14
To: Consultation Planning
Subject: 3rd Party Planning Application - WA/2014/2127

Waverley Borough Council
Council Offices
The Burys
Godalming
Surrey
GU7 1HR

Our DTS Ref: 43462
Your Ref: WA/2014/2127

18 December 2014

Dear Sir/Madam

Re: LAND AT CRANLEIGH NURSERIES & NORTH OF KNOWLE PARK, ALFOLD ROAD, CRANLEIGH, SURREY, GU6 8NQ

Waste Comments

Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed. "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface 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. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

Water Comments

The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend the following condition be imposed: 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. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

Supplementary Comments

Waste: The development forms just part of the much larger proposal in the area (DTS 32285 Land South of High St between Alfold Rd & Knowle Lane 425 dwellings) and cannot, therefore be viewed in isolation. Infrastructure capacity problems are known or suspected, the developer will be required to finance an impact study.

Yours faithfully
Development Planning Department

WAVERLEY B.C.
BOROUGH PLANNING
DEPT

DATE 18 DEC 2014 REC'D

DATE ACK:

PAGE TO
FOR ATTN:

ACK. CODE:

FILE

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

This is an automated email, please do not reply to the sender. If you wish to reply to this email, send to devcon.team@thameswater.co.uk

Did you know you can manage your account online? Pay a bill, set up a Direct Debit, change your details or even register a change of address at the click of a button, 24 hours a day. Please visit www.thameswater.co.uk.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales each with their registered office at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of Thames Water Limited or its subsidiaries. If you are not the intended recipient of this email you may not copy, use, forward or disclose its contents to any other person; please notify our Computer Service Desk on +44 (0) 203 577 8888 and destroy and delete the message and any attachments from your system.

We provide the essential service that's at the heart of daily life.



Developer Services

Laura Sleightholme
Water Environment Ltd
Highland House
165-167 The Broadway
London
SW19 1NE

Your ref
Our ref 1012409219
Name Lance Cooper
Phone 0800 009 3921
Email developer.services@thameswater.co.uk

19 December 2014

Dear Laura

Pre-development enquiry relating to development proposals at West Cranleigh Nurseries, Alfold Road, Cranleigh

I refer to your recent pre-development enquiry relating to development proposals comprising 265 new dwelling units at West Cranleigh Nurseries, Alfold Road, Cranleigh.

Due to the size and sensitive location of these proposals I had to consult with our catchment planning team. I have now received their response and they confirm they have concerns that the local foul sewer network will not be able to accommodate the additional foul flows anticipated from the development. They have requested a developer-funded impact study be undertaken on the foul sewer network.

Thames Water can, if required, offer to undertake a study on behalf of the developer. To initiate the study first of all a scoping exercise must be carried out. There is a standard fee of £400 plus VAT to carry out the scoping exercise. This is to establish what information currently exists in terms of computer models and sewer data, what resources are required for the study and the amount of work required to carry out the study. The modelling team will require between 10 and 15 working days to produce the scope of the works. This will detail the cost of the impact study and the timescale.

These costs can vary between £6,000 and £20,000+ depending on the complexity of the sewerage catchment in question and the size of the development. Impact studies can take from 10 - 26 weeks to complete. Should the impact study predict flooding from the sewer network caused by the development, the report will provide options to ensure no detriment. The suggested solutions will not be costed and are for the Developer's guidance to indicate the level of reinforcing work required rather than solutions "set in stone."

Should you wish to pursue this option, please confirm in writing and provide the fee requested for the scoping exercise.

Yours faithfully

Lance Cooper
Development Engineer

Thames Water
Developer Services
3rd Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

T 0800 009 3921
I www.thameswater.co.uk

Thames Water Utilities Ltd
Registered in England and Wales
No. 2366661, Registered office

Neal MacGregor

TL

From: Tim Lipscomb
Sent: Wednesday 08 October 2014 14:14
To: Consultation Planning
Subject: Thames Water Consultation response Planning Application - WA/2014/0912

Tim Lipscomb
Principal Planning Officer
Development Control – Central and Eastern Team Waverley Borough Council Council Offices The Burys Godalming
Surrey
GU7 1HR

Direct line = 01483 523288
Fax = 01483 523191
Email = tim.lipscomb@waverley.gov.uk

-----Original Message-----

From: BCTAdmin@thameswater.co.uk [<mailto:BCTAdmin@thameswater.co.uk>]
Sent: Wednesday 08 October 2014 13:18
To: Tim Lipscomb
Subject: 3rd Party Planning Application - WA/2014/0912

9/10
NM

Waverley Borough Council
Council Offices
The Burys
Godalming
Surrey
GU7 1HR

Our DTS Ref: 32285
Your Ref: WA/2014/0912

8 October 2014

Dear Sir/Madam

Re: LAND SOUTH OF HIGH STREET BETWEEN, ALFOLD ROAD AND KNOWLE LANE, CRANLEIGH, SURREY, GU6 8RU

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing

buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Water Comments

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel: 020 3577 9998
Email: devcon.team@thameswater.co.uk

This is an automated email, please do not reply to the sender. If you wish to reply to this email, send to devcon.team@thameswater.co.uk

Did you know you can manage your account online? Pay a bill, set up a Direct Debit, change your details or even register a change of address at the click of a button, 24 hours a day. Please visit www.thameswater.co.uk.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales each with their registered office at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of Thames Water Limited or its subsidiaries. If you are not the intended recipient of this email you may not copy, use, forward or disclose its contents to any other person; please notify our Computer Service Desk on +44 (0) 203 577 8888 and destroy and delete the message and any attachments from your system.

We provide the essential service that's at the heart of daily life.

Kemp & Kemp Property Consultants
1-3 Ock Street
Abingdon-On-Thames
Oxfordshire
OX14 5AL

Matthew Evans
Head of Planning Services

Please Contact: Planning Enquiry Team
Direct Line: 01483 523583
Calls may be recorded for training or
monitoring

06/01/2015

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended) –
WA/2014/0912**

Waverley Borough Council as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 (as amended), **DO HEREBY** signify their **REFUSAL** of planning permission for the development specified in the form of application deposited by you with the Council on 23 May 2014 and described in the First Schedule.

FIRST SCHEDULE

Outline Planning Application with the reservation for subsequent approval of appearance, landscaping, layout and scale (reserved matters) for the erection of up to 425 dwellings including affordable homes and associated works, and new access points onto Alfold Road and Knowle Lane. This application affects Bridleway 566 and is accompanied by an Environmental Statement (as amended by letters dated 03/06/2014 and 05/12/2014, plans received 04/09/2014, 07/10/2014, and 19/11/2014, and as amplified by email dated 10/07/2014, by letters dated 12/08/2014, 13/08/2014, by emails dated 03/10/2014 and 21/11/2014.

Land South of High Street between Alfold Road and Knowle Lane, Cranleigh

SECOND SCHEDULE

The reasons for the decision of the Council to refuse permission for the development are:-

1. Reason
The proposal, by virtue of the number of dwellings, scale, urbanising impact and loss and harm to Ancient Woodland, would cause material and detrimental harm to the character and setting of the existing village settlement

and the intrinsic character, beauty and openness of the countryside contrary to Policies C2, D1 and D4 of Waverley Borough Local Plan 2002 and paragraphs 17 and 118 of the NPPF. The adverse impact would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the NPPF taken as a whole.

2. Reason

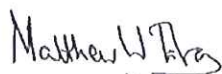
The application, by virtue of its indicative details has failed to adequately demonstrate that the proposal for up to 425 dwellings could be delivered in a sustainable way contrary to paragraphs 6 and 7 of the NPPF and Policies D1 and D4 of the Waverley Borough Local Plan. The adverse impact would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the NPPF taken as a whole.

3. Reason

The application fails to comply with the Waverley Borough Council Infrastructure Contribution SPD (April 2008) and therefore the proposal conflicts with Policies D13 and D14 of the Waverley Borough Council Local Plan 2002.

4. Reason

Notwithstanding Reasons for Refusal Nos 1 and 2 and the Council's objection to the development of this site, the proposal is considered to be unacceptable in that it fails to provide affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal is therefore contrary to Paragraphs 50 of the NPPF which states that Local planning authorities should plan for a mix of housing



Matthew Evans
Head of Planning Services

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

WA/2014/0912

(PLEASE SEE NOTES ATTACHED)

Water Environment Limited
Highland House
165 The Broadway
Wimbledon
London
SW19 1NE

Tel: 020 8544 8067
Fax: 020 8544 8068

www.WaterEnvironment.co.uk

Your Ref: 50041634 (Letter Ref: 1012409219)
Our Ref: 14053/TC
7 January 2015

Lance Cooper, Development Engineer
Thames Water , Developer Services
3rd Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

Dear Lance,

WEST CRANLEIGH NURSERIES, ALFOLD ROAD, CRANLEIGH –PRE-DEVELOPMENT ENQUIRY

I refer to your letter dated 19 December 2014, and our telephone conversation on 7 January 2015, relating to the pre-development enquiry submitted by Water Environment Ltd for the site at West Cranleigh Nurseries.

As discussed, I note that your direct written response to our pre-development enquiry states that the catchment planning team have concerns that the "local foul sewer network will not be able to accommodate the additional foul flows anticipated from the development". As a direct result, a developer funded impact study has been requested to confirm capacity within the foul sewerage network.

An application for planning permission for the site was submitted to Waverley Borough Council in October 2014 (ref: WA/2014/2127). A formal response to this application was received by Waverley Borough Council from Thames Water (Development Planning Department) on 18 December 2014. This reiterates your comments, stating that "Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this planning application". The same also applies to clean water supply.

The response to Waverley Borough provides supplementary comments confirming that "the development forms just part of the much bigger proposal for the area [...] and cannot, therefore be viewed in isolation". As a result, infrastructure capacity problems are known or suspected. The response refers to "DTS 32285 Land South of High St between Alfold Road & Knowle Lane 425 dwellings". The planning application for the site in question was submitted on behalf of Berkeley Homes in May 2014.

Following submission of the planning application for the Berkeley Homes site, Thames Water were consulted and a formal response was received by Waverley Borough Council on 8 October 2014. This response does not highlight any incapacity problem within the existing system, and states that "Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application". This would therefore indicate that there is sufficient capacity within the existing system to accommodate the 425 dwellings proposed by the Berkeley Homes application. Lack of capacity for the West Cranleigh Nurseries site is therefore assumed to be a direct result of the cumulative additional load on the system, should the Berkeley Homes properties also be constructed.

On 6 January 2015, Waverley Borough Council confirmed their refusal of planning permission for the Berkeley Homes site. Given that Thames Water confirmed that there were no sewerage infrastructure capacity issues associated with construction of a potential 425 additional homes on this site, it must therefore be assumed that there is additional capacity available within the existing drainage system.

Cont.../

The West Cranleigh Nurseries site proposes 265 dwelling, considerably fewer than the number proposed and agreed on the adjacent Berkeley Homes sites. Given refusal of planning permission for this site, any cumulative impact associated with construction of both developments simultaneously is no longer an issue. As a result, comments within the official Thames Water response (18 December 2014) no longer apply, and therefore the West Cranleigh Nurseries development can be viewed in isolation. Previous confirmation of capacity for the Berkeley Homes would therefore indicate that there would be more than sufficient available for the proposed development within the existing system.

I trust therefore that a developer-funded impact study is no longer required for the West Cranleigh Nurseries site, and that Thames Water are able to reissue their official response to the Waverley Borough Council.

Yours sincerely,



Tony Clothier
PhD, BSc Eng (Civil)
CEng, CEnv, C.WEM
Director



Developer Services

Tony Clothier
Water Environment Ltd
Highland House
165-167 The Broadway
London
SW19 1NE

Your ref
Our ref 1012409219
Name Lance Cooper
Phone 0800 009 3921
Email developer.services@thameswater.co.uk

15 January 2015

Dear Tony

Pre-development enquiry relating to development proposals at West Cranleigh Nurseries, Alfold Road, Cranleigh

I refer to your letter dated 7 January 2015 in response to my letter of 19 December 2014, requesting an impact study.

As explained during our subsequent telephone call, the contents of your letter were forwarded to the catchment planning team. I have now received their response and, based on the new information you were able to provide, they no longer feel the need for the impact study on the foul sewer network.

Consent, under S106 of the Water Industry Act 1991, to connect to the public sewer system must be obtained at the appropriate time.

Please note that the views expressed by Thames Water in this letter is in response to this pre development enquiry only and does not represent our final views on any future planning applications made in relation to this site.

We reserve the right to change our position in relation to any such planning applications should circumstances dictate.

Yours sincerely

Lance Cooper
Development Engineer

Thames Water
Developer Services
3rd Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

T 0800 009 3921
I www.thameswater.co.uk

Thames Water Utilities Ltd
Registered in England and Wales
No. 2366661, Registered office