

Waverley Borough Council Council Offices The Burys Godalming Surrey GU7 1HR
18 October 2016

Our DTS Ref: 52370 Your Ref: WA/2016/1921

Dear Sir/Madam

Re: LAND SOUTH OF CRANLEIGH ROAD, ELMBRIDGE ROAD, CRANLEIGH, SURREY, GU6 8UG

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 0800 009 3921. 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 for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

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.

Supplementary Comments

Cranleigh STW is located close to the proposed development. Our consultation response reflects our concern that the applicant has failed to demonstrate that future occupiers of the proposed development will have adequate amenity. Given the proposed development's close proximity to the Sewage Asset we object to the planning application.

Background

The amenity of those that will occupy new development must be a consideration in deciding whether or not to grant permission for new developments. This is underlined in the 2012 National Planning Policy Framework (paragraph 120) which states that:

'To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.'

Amenity

The applicant must therefore include an assessment of potential impacts on amenity for future occupiers of the proposed development. This should include an appraisal of existing odour, noise and lighting from the Sewage Asset and its potential impact on future occupiers of the proposed development. The local planning authority must ensure they are satisfied with the applicant's assessment in that the amenity of future occupiers of the proposed development will be acceptable. If amenity is considered acceptable by the local planning authority then we would request that any proposed mitigation that is set out in the assessment is controlled via a planning condition.

Odour

Odour can be a particular issue at our sewage assets. It is important to ensure that development which might be sensitive to the odour environment in the vicinity of existing assets is not permitted to take place unless:

- (a) it can be established that it will be located or designed in such a manner as not actually to be sensitive to such odour;
- (b) or that funding is made available by the applicant for the installation of odour treatment apparatus sufficient to overcome any conflict between the development and uses proposed.

To address odour as an environmental impact, the applicant should submit an odour assessment to demonstrate that there will be no adverse impact in relation to odour. The odour assessment should be based on assessing onsite odour emissions. The assessment should also include an outline of an odour mitigation measures strategy.

If the odour assessment is considered acceptable by the local planning authority and Thames Water, then we would request that any proposed mitigation that is set out in the odour assessment is controlled via a planning condition.

A suggested planning condition is set out below.

“There should be no occupation of the development until the recommendations of the odour mitigation strategy have been implemented and are operational. The odour mitigation strategy should be agreed by the local planning authority in consultation with the statutory sewerage undertaker.”

Conclusion

We will maintain our objection until the amenity of potential future occupiers of the proposed development is adequately addressed by the applicant.

To address our objection the applicant should submit an appropriate appraisal of amenity which conclusions and recommendations satisfy the local planning authority. The applicant should within its submission include a detailed odour assessment, which should be prepared in consultation with Thames Water.

Finally, should the Local Planning Authority consider the above is inappropriate, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 01923 898072) prior to the Planning Application approval.

Yours faithfully

Development Planning Department

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