

PLANNING COMMITTEE

21 November 2023

REPORT OF:

Director of Planning and Growth – Brett Leahy

Subject:
Planning Committee – 21 Nov 2023
Update for Members

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Update to Planning Committee

Ahead of Tuesday’s Planning Committee meeting, please note the following updates to the Committee report which hopefully, will be of assistance to Members in your assessment of the proposals.

Agenda Item: 6

23/00032/FUL – 66 The Ridgeway (Arnold House) (Pages 39-96)

- 1. This addendum relates to the inclusion of an additional condition as requested by Thames Water during the applications consultation period. This condition states the following:

“No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure

- 2. This addendum is to update with respect to the S160 obligations for the planning application following further discussions with the Applicant since the publication of the Planning Committee report.

| Relevant paragraph of the main report | Updates |
|---------------------------------------|---|
| 10.4 | Contribution towards or the direct provision of planting of 40 trees off site to help mitigate the proposed reduction of trees caused by the proposal on the development site. A suitable location has been established within close proximity of the site where the Council is currently in the process of creating new woodlands on leasehold farmland. |

| | |
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| | A contribution of £46,000 shall be secured to cover the estimated cost of planting and maintaining 40 trees offsite. The applicant has confirmed agreement to this contribution. |
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Agenda Item: 7

23/00978/FUL – 115 South Street (Pages 97 -138)

3. This addendum provides more detailed information on the consultation response from Thames Water as detailed below:

Thames Water expects the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer which typically result from construction site dewatering, deep excavations, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal. TW require an informative to be placed on any grant of planning permission advising the applicant of requirement to obtain a Groundwater Risk Management Permit from TW should groundwater be discharged into a public sewer.

Officer response:

The recommended informative will be imposed on any grant of planning permission. A condition has been imposed

TW recommends the developer follows the sequential approach to the disposal and management of surface water in accordance with the London Plan Policy SI 13. Any proposals involving discharge of surface water to a public sewer requires prior approval from Thames Water Developer Services.

Officer response:

The Surface Water Management Report submitted with the application has been reviewed by the SuDS officer and has been accepted as adequately dealing with the management of surface water run-off through the proposed SuDS measures. A condition has been imposed to ensure measures are fully implemented.

TW requests an informative is imposed on any grant of planning permission advising the applicant that the development is located within 15m of underground waste water and water assets and that appropriate measures should be taken when working near pipes or other structures.

Officer response:

The recommended informative will be imposed on any grant of planning permission.

The development site falls within a Source Protection Zone for groundwater abstraction. To prevent pollution, the EA and TW use a risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection and may wish to discuss the implications of their development with an environmental consultant.

TW advise there is no objection with regard to waste water network, sewage treatment works infrastructure capacity or water network capacity.

4. Since the publication of report the applicant has agreed to contribute £15,362.00 towards open space improvements and enhancements at Ponders End Park and up to £5,000 for the CPZ exclusion should one be implemented in the vicinity of the site.

5. For clarify, the table outlining the Heads of Terms of financial and non-financial contributions to be secured within the S106 Agreement in paragraph 9.11.1 is updated as below.

| Obligation | Requirement |
|-------------------------------------|--|
| New Development Carbon Compensation | £8,265 |
| DEN Connection | Commitment to connect and to provide suitable infrastructure in accordance with the Council's SPD |
| Sustainable Transport | £14,975 |
| Travel Plan Monitoring | £6,125 |
| CPZ exclusion | £5,000 maximum |
| Affordable Housing | <ul style="list-style-type: none"> a) Early stage review if an agreed level of progress is not reached within 2 years of the grant of PP in accordance with the Mayor's SPD b) Late stage review trigger to be agreed |
| Business Employment and Skills | <p>In accordance with the Council's SPD:</p> <ul style="list-style-type: none"> a) to provide construction and training opportunities for local people both in their own business and among their suppliers; b) and to work in partnership with local employment and training programmes to maximise opportunities for local people resulting from new developments c) use of local labour in construction <p>On the basis of the estimated build cost of >£5 5no apprentices would be required.</p> |
| Education provision | £48,165 (£2,535 / dwelling) |
| SAMM | £952.60 (£45.40/ dwelling + £90 admin fee) |
| Open space contribution | £15,362 |
| S106 Monitoring | As per SPD |