

Planning & Regulatory Committee 26 October 2022 Item No 8

## UPDATE SHEET

### MINERALS/WASTE GU22/CON/00006

**DISTRICT(S)** GUILDFORD BOROUGH COUNCIL

**Land to the north east of Slyfield Industrial Estate, Moorfield Road, Guildford GU1 1RR**

**Construction and operation of a new sewage treatment works and associated above and below ground infrastructure, including new final effluent and storm water outfall, and new transfer tunnel.**

## CONSULTATIONS AND PUBLICITY

### **District Council – Guildford Borough Council**

The consultation and publicity section of the officer's report (paragraph's 38-69) is updated as follows:-

Guildford Borough Council has submitted a consultation response.

*“the Council raise no objections to the application albeit we would welcome the imposition of suitable conditions to:*

- *Cover the protection of category B trees and/or replacement planting if to be removed adjoining the boundary with the Weyside Urban Village (Slyfield Masterplan) site, control site construction vehicles and*
- *For a new public right of way to the immediate west of the Sewage Treatment Plant to provide a link to the new SANG and allotments to the North (it is understood that the layout of the STW has been adjusted to allow this)”.*

### **Officer's comments:**

Paragraph 260 of the officer's report refers to the retention of trees within the temporary construction workers' parking area. Officers have included a planning condition to ensure that the trees are suitably protected and/or retained during the construction works. Planning Condition 39 relates to the retention of the trees within the compound area.

With regard to the new public right of way, the applicant has advised that no discussions have been held with Guildford Borough Council or the Weyside Urban Village team in relation to the provision of a new public right of way. The land north and west of the new STW is owned by Guildford Borough Council and is therefore outside of Thames Water's control. Furthermore, the land is covered by trees and vegetation and is unsuitable for a public footpath as it forms the existing embankment around the site.

### **Consultees (Statutory and Non-Statutory)**

**Surrey Wildlife Trust consultation:**

Paragraph 56 sets out the consultation response received from Surrey Wildlife Trust (SWT).

Officer's comments:

At present, the existing Sewage Treatment Works discharges into the *River Wey*. Officers have been in discussions with the Environment Agency (EA) to ensure that no harm is caused to the river habitats. The officer's report (paragraphs 239-243) addresses the concerns raised by the EA and advises that the EA is satisfied that the discharge would not cause harm to the river and surrounding habitats. In addition, the applicant will be required to obtain an environmental permit and/or discharge licence, from the EA, which will further regulate this process.

As such officers are satisfied that the concerns raised by SWT and the EA have been adequately addressed.

Biodiversity: p262-278

Officers would like to clarify that the development will provide biodiversity net gain. This will comprise of habitat enhancements on site as well as off-site provisions. Overall, there will be a net biodiversity gain of 10% which will be achieved through on-site provisions (hedgerows and landscaping) as well as off-site provisions (woodland management, additional planting) which will be subject to a Section 106 Agreement.

Highways and Access (paragraph 409-457)

The applicant has provided an updated to the anticipated construction programme as set out in paragraph 436 of the committee report. The updated timescales are as follows:-

Construction stage	Anticipated Start date	Anticipated End date
Site Establishment	November 2022	February 2023
Groundwork (including compaction)	December 2022	June 2023
Civil Work (including piling)	January 2023	February 2025
M&E Fit Out	November 2023	March 2025
Commissioning new STW	September 2024	March 2026
Tunnel Works	January 2023	April 2024

Amendments to Section 106 Agreement:

Schedule 1, Clause 4a of the Section 106 Agreement has been amended and the revised document is attached.

**RECOMMENDATION**

The following recommended conditions have been amended:

Condition 11 – Archaeology

Within one month of the date of this permission the Palaeoenvironmental Assessment and Dating Report for the new Sewage Treatment Works Outfall shall be submitted to the County Planning Authority for approval in writing.

Condition 12 – Construction Environmental Management Plan

No development, other than site security fencing/hoarding/ gates, site signage, monitoring equipment, temporary site accesses, temporary access roads and hardstanding at tunnel shaft

construction sites, and temporary car parking at the existing STW, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the County Planning Authority. The CEMP shall include details of the following relevant measures:

- a) Dust mitigation measures including control and management of airborne asbestos from groundworks
- b) Air quality management measures
- c) Construction odour management plan
- d) Pollution control and prevention measures, particularly to minimise mobilisation of contaminated materials including silt, and pollution reporting processes and staff training
- e) Construction lighting management measures
- f) Discovery Plan (in the event of discovery during the works of contamination not previously identified)
- g) Details of management responsibilities including complaint recording and management
- h) Contact details for residents to contact
- i) Outline programme for the works
- j) Outline construction methods
- k) Measures to be used to minimise impacts of the works on biodiversity (considering both potential disturbance and pollution) including any necessary mitigation for protected species, and a map or plan showing habitat areas to be specifically protected during the works
- l) Measures that will be used to prevent the spread of any non-native invasive species identified
- m) the Project Ecologist and/or Ecological Clerk of Works responsible for particular activities associated with the CEMP.

The development shall be carried out in accordance with the details and measures approved in the CEMP.

#### Condition 16 – Construction noise and vibration

No development, other than site security fencing/hoarding, site signage, site clearance, vegetation clearance, utility diversions, monitoring equipment, temporary site accesses, temporary access roads and hardstanding at tunnel shaft construction sites, temporary car parking at the existing sewage treatment works shall commence until a Construction Noise and Vibration Management and Monitoring Plan (CNVMP) for the development has been submitted to, and is approved in writing by, the County Planning Authority.

The CNVMP shall take into account the noise limits set in Conditions 14 and 15. The CNVMP should include (but not be limited to) noise/vibration limits at noise sensitive receptors, prediction of noise and vibration impacts, mitigation measures, noise and vibration monitoring procedure and complaints procedure. The CNVMP should include details of noise and vibration monitoring during night-time and other working periods outside normal construction working hours as set in Condition 4.

#### Condition 17 – Construction Noise and Vibration

At the request of the County Planning Authority following complaints, noise and/or vibration monitoring shall be undertaken at representative noise and vibration sensitive receptors located adjacent to the application site or calculated from measurements taken at the site boundary. The scope of this monitoring (including but not limited to locations, duration, methodology, noise limits) should be agreed in advance with the County Planning Authority (CPA) before being undertaken. The results of the monitoring shall be reported to the CPA within 14 days of the monitoring taking place. Measurements should only be undertaken by

those competent to do so. Should the site fail to comply with the limits set in Conditions 14, and 15 or any limits in the approved CNVMP, the Applicant shall submit a scheme for approval in writing by the CPA to attenuate levels to the required level alongside the monitoring results. Where monitoring establishes that there is an exceedance of the required levels, the noise source shall be attenuated within 48 hours of the exceedance being established or the source shall cease until the scheme is in place, unless a Section 61 Agreement under the Control of Pollution Act 1974 is already in place.

#### Condition 35 – Environmental Masterplan

The planting as shown on drawing number J009-AJ-GUILS1ZZ-PLN-DR-E-10390 Rev P04 Illustrative Environmental Masterplan dated 18 May 2022 shall take place during or prior to the first available planting season following the start of commissioning of the sewage treatment works. All maintenance and management of the woodland planting shall be undertaken in accordance with the details shown and prescribed on drawing number J009-AJ-GUILS1ZZ-PLN-DR-E-10390 Rev P04 and Condition 36.

#### Condition 36 – Habitat and Landscaping Management Plan

The Habitat and Landscape Management Plan (Appendix 10.14 of the Environmental Statement) shall be implemented as set out in the Habitat and Landscape Management Plan, with planting being undertaken in accordance with Condition 35.