

23 November 2023  
L231123 SAV Cover Letter



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**SUBMITTED VIA PLANNING PORTAL REF: PP-12625134**

Dear Sir / Madam,

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
DISCHARGE OF CONDITIONS 13, 16, 20 AND 22 ATTACHED TO PLANNING PERMISSION:  
22/1268/FFU  
COMPTON PLACE BUSINESS CENTRE, SURREY AVENUE, CAMBERLEY, SURREY, GU15 3DX  
REASSURE LIMITED**

### **Introduction**

We write on behalf of our clients, Reassure Limited, to apply for the discharge of Conditions 13, 16, 20 and 22 of Planning Permission: 22/1268/FFU at Compton Place Business Centre, Camberley.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the application comprises the following documents:

- This covering letter;
- The completed application form;
- Planning Permission: 22/1268/FFU; and
- Scheme of Ecological Enhancement;
- Construction Environmental Management Plan;
- Construction and Logistics Plan; and
- Surface Water Drainage Scheme.

The application has been submitted via the Planning Portal website (Ref: **PP-12625134**). The relevant application fee of £116.00 has also been paid electronically via the Portal's payment system.

### **Relevant Planning History**

On 21<sup>st</sup> April 2023, planning permission was granted for the "*Demolition of the existing buildings and erection of a new warehouse for flexible use within Classes E(g)(ii), B2 and / or B8*" (App Ref: 22/1268/FFU) (the '**2023 Permission**').

The 2023 Permission was granted subject to 24 conditions. Condition 13 is a 'pre commencement' condition which requires the submission of a Construction Management Plan. The full condition has been set out below:

13. Prior to the commencement of any demolition works, a Construction Environmental Management Plan (CEMP), to include details of but not be limited to:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs

Shall be submitted to and approved in writing by the Local Planning Authority

Condition 16 is a 'pre-commencement' condition that requires the submission of a surface water drainage scheme to be submitted to the Local Plan and approved in writing. The full condition has been set out below:

16. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement of SuDS. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 8 litres / sec.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels and long and cross sections of each element including details of any flow restrictions and maintenance / risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Condition 20 is a prior to occupation condition and requires the submission of a scheme of ecological enhancement report to be submitted and approved by the LPA. The full condition has been set out below:

20. Prior to the occupation of the development hereby approved, a scheme of ecological enhancements shall be submitted to and approved by the Local Planning Authority. The scheme will include all the details set out in section 5.3 of the Biodiversity Report Greengage. The development shall be implemented in accordance with the approved details.

Condition 22 is a 'pre-commencement' condition and requires that a construction logistics plan to be submitted to the LPA. The full condition has been set out below:

22. No development shall begin, including demolition and site clearance works, until a Construction Logistics Plan (CLP), to include details of:

- a) loading and unloading of plant and materials;
- b) storage of plant and materials;
- c) programme of works (including measures for traffic management);
- d) provision of boundary hoarding, behind any visibility zones of construction traffic routing;

- e) hours of operation;
- f) and means to prevent deposition of mud on the highway.

*Have been submitted, to and approved in writing by, the Local Planning Authority. The development shall be constructed in accordance with the approved statement.*

Below is a breakdown of the documents that have been submitted in order to discharge each condition.

### **Discharge of Condition 13**

A Construction Management Plan is included as part of this submission. The document includes key works which includes site set up and enabling works, which includes vegetation clearance / investigation works, site establishment and formation; demolition works; main build works; internal fit out which also includes fire protection, masonry, carpentry, metalwork, flooring, decorations and lift fittings; utilities, including the mains electricity, tele communications and mains water. The information provided in this document addresses all the criteria set out in Condition 13 and therefore should be discharged.

### **Discharge of Condition 16**

A surface water drainage scheme is included as part of this submission. This submission includes information to demonstrate that a final solution has been provided to demonstrate that 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 8 litres / sec. Jubb have also provided detailed drawings, a plan to show exceedance flows, details of drainage management responsibilities and maintenance and how the drainage will be protected during construction. The design of the scheme satisfies the requirements of Condition 16.

### **Discharge of Condition 20**

A scheme of ecological enhancement is included as part of this submission. The report prepared by Greengage sets out that the scheme of works will create wildlife friendly landscape planting, living roof areas, invertebrate features, bat and bird boxed and wildlife sensitive management.

### **Discharge of Condition 22**

A construction logistics plan is included as part of this submission. The document prepared by Amiri sets out details including hours of operation, methods to prevent mud on the highway, loading and unloading of materials and its storage and boundary hoarding. The document provides all information required in order to discharge Condition 22.

### **Summary and Conclusion**

The application seeks to formally discharge Condition 13, 16, 20 and 2022 attached to Planning Permission: 22/1268/FFU, which relates to the development of Compton Place Business Centre, Camberley.

We trust that the information provided above and in the enclosed documentation is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.



In the meantime, should you require any clarification or additional information, please do not hesitate to contact Heloise Whiteman or Tim Price at these offices.

Yours faithfully

A handwritten signature in black ink, which appears to be "Savills" written in a cursive style.

**Savills (UK) Limited**  
Planning