

Our Ref: 2023-77a

Planning – Development Management
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD

18th December 2023

SUBMITTED VIA PLANNING PORTAL

To Whom It May Concern,

RE: Discharge of Planning Conditions 6 (CTMP) and 8 (Drainage) Section 73 Application - Proposed 2-Bed Residence @ Land Adjacent To 1 Catena Rise Lightwater, Surrey

Adams Planning + Development Ltd (APD) are writing on behalf of our client, Rowly Brooks, in order to submit a discharge of condition application for Conditions 4 and 8 of planning permission Ref: 22/1086/FFU approved on 9th February 2024 (see Decision Notice in **Appendix 1**).

Condition 6 requires that:

“ No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors*
- (b) loading and unloading of plant and materials*
- (c) storage of plant and materials*
- (d) programme of works (including measures for traffic management)*
- (e) provision of boundary hoarding behind any visibility zones*
- (f) HGV deliveries and hours of operation*
- (g) vehicle routing*
- (h) measures to prevent the deposit of materials on the highway*
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused*
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm (adjust as necessary according to individual school start and finish times) nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in (specify named roads) during these times*
- (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.”*

APD Response:

Please see enclosed Construction Transport Management Plan (Ref: 2023-77b) that provides the required detail. A separate vehicle crossover / dropped kerb application is being submitted by the owner/applicant.



Condition 8 requires that:

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, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) 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)
- b) 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.
- c) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- d) 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.

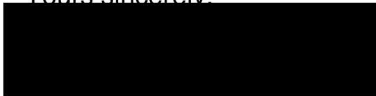
APD Response:

Please see enclosed Surface Water Drainage Report by Orchard Developments & Consultancy that addresses the information sought by Condition 8.

The proposed works that have been approved will be implemented before the 9th February 2024 in order to accord with the requirements of Condition 1 of the Decision Notice Ref: 22/1086/FFU.

We will contact the appointed case officer following the expiry of the statutory 28-day statutory consultation timeframe in order to ensure that Surrey Heath Council and their consultees are satisfied with the contents of this planning application ahead of the material commencement of the works.

Yours sincerely



Russell Adams
For and on behalf of Adams Planning + Development Ltd

Encl:
Appendix 1 – Decision Notice
Construction Transport Management Plan (Ref: 2023-77b)
Surface Water Drainage Report by Orchard Developments & Consultancy

