

Our Ref: 22396/KM/TH  
Your Ref: PP-12688859  
Email: [thumphries@firstplan.co.uk](mailto:thumphries@firstplan.co.uk)  
Date: 20 December 2023

Planning Department  
Surrey Heath Borough Council  
Surrey Heath House  
Knoll Road  
Camberley  
GU15 3HD

Dear Sirs,

**APPLICATION FOR THE DISCHARGE OF CONDITION 7 ATTACHED TO PLANNING PERMISSION  
REF. 23/0545/FFU  
MALVERN COTTAGE, GORSE LANE, CHOBHAM GU24 8RB**

We have been instructed by our clients, Mr & Mrs Hayter, to submit a Discharge of Condition application in respect of Condition 7 associated with planning permission ref: 23/0545/FFU. This application has been submitted online via the Planning Portal (ref: PP-12688859).

This application represents a resubmission of the detail required by Condition 7 following the refusal of app ref: 23/1113/DTC, which was refused following an objection by the Surrey Wildlife Trust (SWT) who advised that further detail should be provided within the CEMP. Following this decision, direct discussions have been held with the SWT to agree on revisions to the document to address their concerns. The version of the CEMP submitted as part of this application reflects the changes agreed during these discussions.

The following documents are submitted in support of this application:

- Completed Application Forms;
- Cover Planning Letter, prepared by Firstplan;
- Construction Environmental Management Plan;
- Preliminary Ecology Assessment, prepared by Evolution Ecology dated April 2023 (as approved);
- Bat and Bird Survey, prepared by Evolution Ecology dated Aug 2023 (as approved); and
- Tree Report, prepared by Marcus Foster dated Apr 2023 (as approved).

The requisite fee of £145.00 has been paid online via the planning portal together with the £64 admin fee.

**Discharge of Condition 7**

Condition 7 states:

*'No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority, to include details of:*

- 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.*
- g) Site operation time*
- h) Details of proposed means of dust suppression and emission control*
- i) Details of proposed means of noise mitigation*
- j) Lighting impact mitigation*
- k) Material and waste management*
- l) Procedure for implementing the CEMP*

*Reason: In the interests of preserving and enhancing the ecological and biodiversity value of the area in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework”*

In accordance with this condition, a Construction Environmental Management Plan, dated December 2023, has been provided setting out how each of these matters will be addressed. Copies of the approved Tree Report, Preliminary Ecology Assessment and Bat and Bird Surveys have also been provided for reference.

### **Summary**

In the light of the above we trust that the attached documents are sufficient to validate and fully discharge Condition 7 attached to Planning Permission ref: 23/0545/FFU. However, should you have any queries please do not hesitate to contact me.

Yours faithfully,



TIM HUMPHRIES  
Associate

Enc.