

North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Ref: C24063/LH
Office: 01376 329059
Mobile: 07395 375381
Email: lhalliday@phase2planning.co.uk
Date: 16/01/2025

Dear Anne,

Application Site: Land At Turnpike Lane And Adjacent To 4 Manor Close, Turnpike Lane, Ickleford, Hertfordshire, SG5 3UZ

Description: Section 96A application seeking to vary Condition 12 attached to extant planning permission ref: 24/02563/S73

Proposal Description

Phase 2 Planning has been instructed on behalf of the Applicant, Troy Homes Ltd, to submit this Section 96A application. It proposes a non-material amendment to vary the wording of Condition 12 attached to planning permission ref: 24/02563/S73.

Proposal Justification

In terms of rationale, it is noted that Condition 12 associated with planning permission ref: 24/02563/S73 required the submission of a Construction Traffic Management Plan to be submitted to and approved in writing by the Local Planning Authority. However, a Construction Traffic Management Plan has already been discharged under ref: 24/02312/DOC. Therefore, this non-material amendment application seeks to amend the wording of Condition 12 to require compliance with the details already discharged.

For clarity, I summarise in the table below the condition that we require amending, along with the proposed wording of the new condition. This non-material amendment application therefore seeks only the variation of conditions, and no new/altered development is proposed as part of this application.

Existing Condition	Proposed Condition
Condition 12 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The	Condition 12 The construction of the development shall be carried out in accordance with the Construction Traffic Management Plan under application reference number 24/02312/DOC unless otherwise agreed in writing.



Construction Traffic Management Plan shall include details of: a. Construction vehicle numbers, type, routing; b. Access arrangements to the site; c. Traffic management requirements; d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas); e. Siting and details of wheel washing facilities; f. Cleaning of site entrances, site tracks and the adjacent public highway; g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times; h. Provision of sufficient on-site parking prior to commencement of construction activities; i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway; j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements. Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).	Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).
--	---

Conclusion

We trust that the above and enclosed detail is sufficient for the Council's prompt and full assessment of these application proposals, and we look forward to confirmation of the validation of the planning application shortly. In the interim please do not hesitate to contact me directly should you wish to discuss this matter further.

Yours sincerely

Phase 2 Planning

Lewis Halliday BSc (Hons) PGCE MSc TP MRTPI
Senior Planner