

PLANNING STATEMENT

Land South West of and Adjacent to Lodge
Court, Turnpike Lane, Ickleford, Hertfordshire

Discharge of planning conditions in respect
of planning permission 24/01031/S73 –
Variation of condition 2 (revised plans) of
planning permission 23/02650/FP granted
16.02.2024 for erection of eight dwellings
comprising of 3 pairs of semi-detached
dwellings (6x3-bed) and two detached 4-bed
dwellings including integral garages (plots 1
and 8) with a new access spur from the
Lodge Court, on-site parking, landscaping.



PHASE 2

Quality Assurance

Site Name	Land South West of and Adjacent to Lodge Court, Turnpike Lane, Ickleford, Hertfordshire
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Our Ref	C24063
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Client Name	Troy Homes Ltd
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Type of Report	Planning Statement
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Author	Initials	Date
Lewis Halliday BSc (Hons) PGCE MSc TP MRTPI Senior Planner	LH	October 2024

Reviewed	Initials	Date
Matthew Wood BSc (Hons) MSc TP MRTPI Director	MW	October 2024

CONTENTS

1.	Introduction	1
2.	Condition Details	Error! Bookmark not defined.
3.	Conclusion	4

1. Introduction

- 1.1 This Planning Statement has been prepared by Phase 2 Planning and Development Ltd on behalf of Troy Homes Ltd, hereafter referred to as the Applicant, in support of an application to discharge planning conditions following the grant of planning permission ref: 24/01031/S73.
- 1.2 The application seeks the approval of the following planning permission imposed upon the grant of planning permission:
- 12 – Construction Traffic Management Plan

2. Condition Details

- 2.1 Full planning permission has been secured for the construction of 8 dwellings, alongside associated development. The description of the proposed development was as follows:

"Variation of condition 2 (revised plans) of planning permission 23/02650/FP granted 16.02.2024 for erection of eight dwellings comprising of 3 pairs of semi-detached dwellings (6x3-bed) and two detached 4-bed dwellings including integral garages (plots 1 and 8) with a new access spur from the Lodge Court, on-site parking, landscaping."

- 2.2 The permission includes 20 conditions. Those relevant to the submission of this Discharge of Condition application are as detailed below:

Cond No.	Condition Wording	Author	Document(s)
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 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.	PRP Surveying	Construction Traffic Management Plan (ref: '82917-02 Rev A')

3. Conclusion

- 3.1 This application seeks the approval of condition 12 imposed upon the grant of planning permission reference 24/01031/S73.
- 3.2 The supporting documentation demonstrates that the proposed details are acceptable taking into account all considerations. However, should the Council require any further clarification or details, please contact this office.

