

10 March 2026

Peter Bull
Project Officer
Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Dear Mr Bull,

**ICKLEFORD MILL, ARLESEY ROAD, ICKLEFORD, HERTFORDSHIRE, SG5 3UN
APPLICATION TO DISCHARGE CONDITION 9 (DEMOLITION AND CONSTRUCTION
MANAGEMENT PLAN) FOR PHASE 1 (DEMOLITION).**

We write with regard to the Ickleford Mill development and enclose an application for the discharge of Condition 9 (Demolition and Construction Management Plan) for Phase 1 (Demolition).

Further details of this application and the background to it are set out below.

Background

Outline Planning Permission (17/01955/1) was granted on 11 March 2024, subject to 39 Conditions, for the following:

“Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access).”

Condition 9 (Demolition and Construction Management Plan) states that:

“Prior to the commencement of any single phase of development, a Demolition and Construction Management Plan/Method Statement shall be submitted to and approved in writing by the local planning authority in consultation with the Highway Authority and Environmental Health Unit (Noise). Thereafter the demolition and construction of the development shall only be carried out in accordance with the approved Plan/Statement. The Construction Management Plan/Method statement shall address the following matters:

- (i) Details of a demolition and construction phasing programme (including any pre-construction or enabling works);*
- (ii) Hours of construction operations including times of deliveries and removal of waste;*
- (iii) Site set up and general arrangements for storing plant including cranes materials, machinery and equipment, temporary offices and other facilities construction vehicle parking and loading/unloading and vehicle turning areas;*

- (iv) Access and protection arrangements around the site for pedestrians cyclists and other customers; (v) Details of provisions for temporary car parking during construction;*
- (v) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures; (vii) Screening and hoarding details (viii) End of day tidying procedures;*
- (vi) Construction and storage compounds (including areas designated for car parking);*
- (vii) Siting and details of wheel washing facilities;*
- (viii) Cleaning of site entrances, site access roads and the adjacent public highway and;*
- (xii) Disposal of surplus materials.*

Reason: To minimise the impact of construction vehicles on the highway network and to maintain the amenity of the local area.”

It should be noted that a Non-Material Amendment Application (25/02832/NMA) which proposes amendments to the wording of Conditions 3, 8, 9, 24, 25, 26, 29, 36 and 38, to bring forward demolition of the existing buildings on site, is at an advanced stage and is due to be issued for determination in early March 2026. Under the Non-Material Amendment Application, Condition 9 (Demolition and Construction Management Plan) is proposed to be varied as follows:

“Prior to the commencement of any single phase of development (The demolition of the buildings being Phase 1 and Phase 2 being construction), a Demolition and/or Construction Management Plan/Method Statement for the relevant phase shall be submitted to and approved in writing by the local planning authority in consultation with the Highway Authority and Environmental Health Unit (Noise). Thereafter the demolition and construction of the development within each phase shall only be carried out in accordance with the approved Plan/Statement. The Construction Management Plan/Method statement shall address the following matters where relevant:

- (i) Details of a demolition and construction phasing programme (including any pre-construction or enabling works);*
- (ii) Hours of construction operations including times of deliveries and removal of waste;*
- (iii) Site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;*
- (iv) Access and protection arrangements around the site for pedestrians, cyclists and other customers; (v) Details of provisions for temporary car parking during construction;*
- (v) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures; (vii) Screening and hoarding details (viii) End of day tidying procedures;*
- (vi) Construction and storage compounds (including areas designated for car parking);*
- (vii) Siting and details of wheel washing facilities;*
- (viii) Cleaning of site entrances, site access roads and the adjacent public highway and;*
- (xii) Disposal of surplus materials.*

Reason: To minimise the impact of construction vehicles on the highway network and to maintain the amenity of the local area.”



Discharge of Condition Application

This application seeks to discharge Condition 9 (Demolition and Construction Management Plan) for Phase 1 (Demolition). In support of this application, please find enclosed the following for your consideration:

Application Form;
Application Fee; and
Demolition Stage Construction Management Plan

We trust the above and enclosed provides you with sufficient information to discharge this condition and we would be grateful for confirmation of receipt. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me at IsabelYeardley@hill.co.uk.

Yours sincerely

Isabel Yeardley
Development Surveyor
The Hill Group