

Cover Note

Discharge of Conditions 8, 9, 12, 14, 17, 18 and 19 attached to Planning Permission 25/01094/FP at Land to the rear 34, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UU

Planning Permission for the 'Erection of nine dwellings including access, parking and landscaping' was granted at Land to the rear 34, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UU on 19th February 2026.

The purpose of this application is to discharge the requirements/details reserved by conditions 8, 9, 12, 14, 17, 18 and 19 attached to the consent.

The details submitted in respect of each of the referenced conditions is as follows:

Condition 8

Condition 8 states that:

"No development shall take place before details of the proposed finished floor levels, ridge and eaves heights of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of the surrounding properties. The development shall be carried out as approved."

Plan SBA-ZZ-XX-DR-A0010 Levels Strategy is submitted to discharge the requirements of this condition

Condition 9

Condition 9 states:

"Details and/or samples of materials to be used on all external elevations and the roof of the bin stores for each dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on the site"

Details of all proposed external elevation materials are set out on submitted drawing AA-139_0-0-06 Rev A 'Proposed Materials' prepared by Mark Bell Architects Limited.

It was confirmed by the Planning Officer on the 11th March 2026 that in the case of this application, the resubmission of the previously submitted 'materials sheet' would suffice for the purpose of providing material details and that it would not be necessary to provide samples.

It is also highlighted that no bin stores were proposed by the permission, and accordingly, details of bin store roofs are therefore not required or necessary.

Condition 12

Condition 12 identifies that:

“No development shall commence until a Construction Traffic/Environmental 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) Measure to minimise dust, noise machinery and traffic noise impacts during construction.*
- d) Screening and hoarding details to protect neighbouring residents.*
- e) Traffic management requirements, including the location of routes and from the site, details of their signing monitoring and enforcement measures.*
- f) Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas)*
- g) Siting and details of wheel washing facilities.*
- h) Cleaning of site entrances, site tracks and the adjacent public highway including end of day tidying procedures to ensure protection of the site out the hours of construction. The construction activities shall be designed and undertake in accordance with the code of best practice set out in BS 5228 1997 and the agreed details unless otherwise agreed in writing by the LPA and Highways.*
- i) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.*
- j) Provision of sufficient on-site parking prior to commencement of construction activities.*
- k) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.*
- l) 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.*

A Construction Traffic & Environmental Management Plan (CTEMP) prepared by Peter David Homes is submitted to discharge the requirements of this condition.

Condition 14

Condition 14 states that:

“Prior to the commencement of the development a construction phase surface water management plan for the site will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to and during the construction phase.”

A Construction Phase Surface Management Plan (CPSWMP) prepared by Peter David Homes is submitted to discharge the requirements of this condition

Condition 17

Condition 17 requires that:

“No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/structures and hedgehog holes in fences, has been submitted to and approved in writing by the local planning authority.”

An Ecological Enhancement Plan prepared by ELMAW Consulting is submitted to discharge this condition

Condition 18

Condition 18 states that:

“Prior to the commencement of the development, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a) The construction programme and phasing*
- b) Hours of operation, delivery and storage of materials*
- c) Details of any highway works necessary to enable construction to take place*
- d) Parking and loading arrangements*
- e) Details of hoarding*
- f) Management of traffic to reduce congestion*
- g) Control of dust and dirt on the public highway*
- h) Details of consultation and complaint management with local businesses and neighbours*
- i) Waste management proposals*
- j) Mechanisms to deal with environmental impacts such as noise, air quality, light and odour.”*

A Construction Management Plan (CMP) prepared by Peter David Homes is submitted to discharge the requirements of this condition.

Condition 19

Condition 19 requires that:

“No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

- A Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination;*
- A Phase 2 Site Investigation (where shown as necessary the Phase 1 Desk Study);*

- *A Phase 3 Remediation Scheme (where shown as necessary by the Phase 2 Site Investigation)*

All such work shall be undertaken in accordance with BS:10175:2011 or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.”

To discharge the requirements of this condition, the following reports are submitted:

- Phase 1 Geo-Environmental Desk Study BRD4359-OR1-A December 2023 prepared by BRD Environmental Limited
- Geo-Environmental Site Investigation BRD4359-OR2-A February 2024 prepared by BRD Environmental Limited

As will be noted, it is concluded by the Site Investigation that *“Due to the absence of contamination risks, no remediation is considered necessary”*. Accordingly, the submission of a Phase 3 Remediation Scheme is not necessary in this instance.