

PLANNING STATEMENT

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

Discharge of planning conditions in respect
of planning permission 24/02563/S73–
Variation of condition 2 (revised plans) of
planning permission 24/01031/S73 granted
for erection of eight dwellings comprising of
3 pairs of semi-detached dwellings (6 x 3-
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
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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: 24/02563/S73.
- 1.2 The application seeks the approval of the following planning permission imposed upon the grant of planning permission:
- 17 – Surface Water Drainage Works

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 24/01031/S73 granted for erection of eight dwellings comprising of 3 pairs of semi-detached dwellings (6 x 3-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)
17	Prior to the first occupation of the development hereby permitted, surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the LPA. Before any details are submitted to the LPA an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the LPA. Where a sustainable drainage scheme is to be provided, the submitted details shall: i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii. Include a timetable for its implementation; and, iii. provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.	Structa Troy Homes/Anglian Water Anglian Water	Civil Engineering Design Calculations (ref: 'TH152_C_S_CR001 Rev 2') S104 Agreement (ref: 'S104 / NSA-0215542') S106 Agreement (ref: 'ALD-0215539')

3. Conclusion

- 3.1 This application seeks the approval of condition 17 imposed upon the grant of planning permission reference 24/02563/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.

