

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**

Our Ref

C24063

Client Name

Troy Homes Ltd

Type of Report

Planning Statement

Author

Initials

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November 2024

Reviewed

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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:
- 3 – Materials
 - 4 – Hard Landscaping
 - 7 – Soft Landscaping
 - 16 - Ecology

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)
3	Details and/or samples of materials to be used on all external elevations and the roof of the development 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 site.	Troy Homes	External Material Schedule (ref: 'V1')
4	Details and/or samples of all hard surfacing materials to be used in the development 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 site.	CHBC Architecture	Site Plan (ref: 'TH152_A_S_XX_001 Rev T1')
7	Before any development commences on site landscape details are to be submitted to and approved in writing by the LPA. The details must be implemented on site in the first planting season following the substantial completion of the development hereby permitted. The details shall include: a) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting. The 18 new trees are to be semi-mature and native species; b) the location and type of any new walls, fences or other means of enclosure; c) details of any earthworks proposed.	ACD Environmental	Landscape Proposals (ref: 'TROY24693 11') Enclosure Proposals (ref: 'TROY24693 12') Soft Landscape Specification (ref: 'TROY24693 Spec')
16	Prior to the commencement of development the details of an ecology scheme are to be submitted to and approved in writing by the LPA and the agreed measures are to be implemented on site prior to the first occupation. The measure are to include:	ACD Environmental	Ecological Enhancement Scheme (ref: 'PRI24693_EES')

	- the provision of bird bricks / boxes; - the provision of bat tubes / boxes; - insect and bee bricks / habitats; - the creation of a 'hedgehog highway' across the site; - LED down lights not focused at any trees.		
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3. Conclusion

- 3.1 This application seeks the approval of condition 3, 4, 7, and 16 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.

