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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING APPLICATION TO DISCHARGE PLANNING CONDITION 8 ATTACHED TO PLANNING PERMISSION 2019/2164/FUL IN RESPECT OF CROXLEY DANES SCHOOL, BALDWINS LANE, CROXLEY GREEN, HERTFORDSHIRE.

PLANNING PORTAL REFERENCE: PP-12924507

Dear Matthew,

Mott MacDonald Limited ('the Agent') have been retained by the Department for Education ('the Applicant') to prepare and submit an application to fully discharge condition 8 in respect of planning permission 2019/2164/FUL.

Three Rivers District Council granted planning permission (Reference: 2017/2204/FUL) for the construction of a school building on 23rd March 2018. The planning permission approved the following development:

The erection of a 9,212 sq m (GIA) secondary school, for 1206 pupils, incorporating the erection of a two storey academic building, sports hall and facilities, playing fields, landscaping, 1,242 sq m (GIA) of temporary accommodation (Use Class D1) together with car parking, drop-off area and associated highway works.

Planning permission 2017/2204/FUL was granted subject to a total of 34 planning conditions covering a wide range of environmental, design and construction related matters. The Applicant is required to comply with the requirements of the conditions, some of which need to be satisfied and complied with at certain stages of the development process.

Since the grant of full planning permission however, a number of Section 73 (Variation of Conditions) applications have been submitted, resulting in new planning permissions with amended conditions. The most recent of these is application 2019/2164/FUL, which is subject to 29 conditions. This is the extant planning permission that is being implemented.

Information is submitted as part of this planning application in relation to fully discharge the following planning condition on 2019/2164/FUL for the Croxley Danes scheme:

Condition 8 – Travel Plan

The planning application is submitted to Three Rivers District Council as Local Planning Authority via the Planning Portal (Reference: PP-12924507). Along with the suite of documents stated below, the planning application is also accompanied by the completed application forms and applicable fee of £209.00 including service charge, which is made under separate cover.

Discharge of Condition Application

Condition 8 – Travel Plan

Condition 8 states:

“No part of the educational establishment hereby permitted shall be occupied prior to the implementation of the Framework Travel Plan. During the first year of occupation an approved full travel plan based on the Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.”

The reason for Condition 8 is to deliver an acceptable development and to promote alternative modes of travel to the private car in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

In order to satisfy condition 8, the following information is submitted:

23/228 Document Number D001 Rev 0.1 (Full Travel Plan – February 2024)

It is considered that the information submitted is sufficient to fully discharge condition 8 associated with planning permission 2019/2164/FUL.

Summary

Mott MacDonald Limited have been retained by the Department for Education to prepare and submit an application to discharge condition 8 attached in respect of planning permission 2019/2164/FUL.

The information submitted with the planning application is considered sufficient to discharge the requirements of the condition stated above associated with the implementation of planning permission 2019/2164/FUL. Should there be any queries regarding this application, please contact myself or Luke Coffey on 0121 234 1500.

Yours sincerely,

[Redacted Signature]

William Whiting
Senior Town Planner

[Redacted Contact Information]

Enclosed.