

Submitted via Planning Portal

Planning Department
North Hertfordshire District Council

28 July 2026

Our Ref: 8087

Dear Sir / Madam,

Discharge of Condition 6 (Landscaping Scheme) attached to Planning Permission 25/03143/S73 | Variation of Condition 4 (Operational hours for staff, visitors, deliveries and machine operation) of planning application reference 23/00244/FP granted on 26/04/2023 for Temporary change of use of vacant industrial land for 5 years for use as an open storage yard (Use class B8) to include construction of vehicular access, layout of hard surfaced area, construction of security fencing and all ancillary works at Land At The South End Of Anglian Business Park, Orchard Road, Royston, Hertfordshire, SG8 5TW.

On behalf of our client, James Property Investments LLP, please find enclosed details to fully discharge Condition 6 imposed by planning permission 25/03143/S73 at the above site.

Condition 6 states:

"Following the commencement of the works on site and before the first use of the development hereby permitted, a landscaping scheme for the three site buffer areas on the east, south and west boundaries is to be submitted to and approved in writing by the Local Planning Authority. The buffer areas are to include a mix of trees, shrubs, grasses and wildflowers and the approved landscaping scheme is to be implemented on site in the first available planting season.

Reason: To support bio-diversity on site in accordance with the provisions of Local Plan policy NE4."

The following documents are submitted to discharge Condition 6:

- Planting Plan and Schedule – Ref. 3507-APA-ZZ-XX-PP-L-2000 P02 (May 2026)

I trust the above and enclosed is clear and provides sufficient information to validate this application and discharge Condition 6, however, please do not hesitate to contact the undersigned should you have any questions.

Yours sincerely,

Tamsin Penberthy

Assistant Planner

Planning Potential

London

Enc.