NORTH HERTFORDSHIRE DISTRICT COUNCIL
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Date: 20 April 2018

Our Ref: 18/00610/DOC

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Dear ;Sir/Madam

Discharge of Conditions : Discharge of Condition 4 (Landscaping) as attached to planning application 17/00477/1 granted on 18/09/2017.
Unit1, Land Off, Avenue One, Letchworth Garden City, Hertfordshire, ,

Please quote the following reference: 18/00610/DOC on all correspondence.

I refer to your application received on 15 February 2018 which seeks approval of landscape phasing for use on the above development pursuant to Condition 4 of the planning permission reference number 17/00477/1.

The condition requires the submission of *"full details of landscaping phasing will be submitted to and approved in writing by the Local Planning Authority. Such details will identify at which stages the different aspects of landscaping, as shown on drawing numbers NCSP 508/1-002E and NCSP 508/1-003E, will be carried out and competed as part of the development site. The approved phasing of landscaping will be provided in accordance with the approved details."*

The initial condition within the report taken to committee stated that landscaping details be implemented before the end of the first planting season following either the first occupation of the site, or the completion of the development, whichever is sooner.

It seems clear that the intention of the condition was to strengthen the requirement to implement the landscaping works in line with the completion of potential phases of development within the site.

The submitted plan referenced AP(0)027 Rev B shows that the landscaping works will follow in the next planting seasons following the completion of that phase of the development. This results in only landscaping works within the McDonald's phase being completed in the 2018-2019 planting seasons. All other phases are expected to be completed post the 2018-2019 planting season, and thus will be concluded within the 2019-2020 planting season.

The submitted landscaping phasing is considered agreeable and logically sequenced in order to prevent harm to landscaping during any construction phase.

I would remind you that the requirements of the afore-mentioned Condition will not be fully complied with until the development has been completed in accordance with the details hereby approved. Should you require the Local Planning Authority's agreement in this respect then you will need to apply in writing following the completion of the development.

Yours faithfully



Simon Ellis
Development & Conservation Manager