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Clare Howe  
Development Management  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
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17<sup>th</sup> December 2019

Dear Clare,

**APPROVAL OF DETAILS PURSUANT TO CONDITION 49 OF  
PLANNING APPROVAL REF. 6/2018/0171/MAJ**

On behalf of the applicant, Metropolitan Thames Valley, I write to formally submit an application to discharge condition 49 of Planning Permission 6/2018/0171/MAJ. This application comprises a copy of this covering letter, the necessary application form and the documentation submitted in respect of condition 49 which is detailed later on in this covering letter. This application has been submitted via the Planning Portal (ref. PP-08371444) and the relevant planning fee of £116 has been paid at the point of submission.

**Background and Proposal**

On 15th February 2019, the Council granted Planning Permission for the following development:

*Creation of a mixed-use quarter comprising the erection of up to 1,340 residential dwellings including 414 (31%) affordable dwellings (Use Class C3); 114 extra care homes (Use Class C2); the erection of a civic building comprising 497 m<sup>2</sup> of health (Use Class D1), 497 m<sup>2</sup> of community use (Use Class D1), 883 m<sup>2</sup> of office (Use Class B1) and 590 m<sup>2</sup> of retail (Class A1/A2/A3/A4/A5); alterations, additions and change of use of Grade II Listed Building and retained Silos to provide 5,279 m<sup>2</sup> of flexible business floorspace (Use Class B1), 270 m<sup>2</sup> Combined Heat and Power (Sui Generis), 2,057 m<sup>2</sup> International Art Centre (Use Class D1), 1,235 m<sup>2</sup> Gymnasium (Use Class D2), 1,683 m<sup>2</sup> of restaurant/coffee shop/bar (Use Class A1/A3/A4/A5), Creche/Day Nursery (Use Class D1) of 671m<sup>2</sup> as well as a Network Rail TOC Building (Use Class B1) of 360 m<sup>2</sup>; plus associated car parking, access, landscaping, public art and other supporting infrastructure.*

However, the aforementioned development was subject to a number of conditions. This application relates to the discharge of condition 49 for Phase 1 of the South Site.

**Condition 49**

Condition 49 of 6/2018/0171/MAJ stipulates the following:

*No development shall commence above ground level on site until a local labour strategy has been submitted to and approved in writing by the local planning authority. The strategy shall set out how it will implement the recruitment of a proportion of local people and demonstrate how it will support training and apprenticeships.*

**Condition 49**

In order to discharge this condition, the following document has been submitted for approval.

- Employment and Skills Plan - Shredded Wheat

**Summary**

As a result of the submitted document, it is now considered there are no further documents which need to be submitted for Condition 49 for Phase 1 of the South Site.

I trust that the enclosed information is sufficient to expedite validation of our application. However, should you require any further information please do not hesitate to contact me.

Yours sincerely

**Carlota Boyer**

For and on behalf of  
ColladoCollinsArchitects