Landscape Phasing.

Project name:	**Foxlow Farm Local Centre, Buxton**
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This note is prepared in respect of Condition no. 18 attached to planning permission ref. HPK/2021/0145 and provides the proposed landscape implementation programme for the approved development. This should be read alongside the submitted Phasing Plan with Landscaping (1240-733 Rev 06). All references to phases are in accordance with the Phasing Plan with Landscaping definitions. For ease of reference; this note deals with each landscape phase separately.

Foodstore (Aldi) Landscaping Phase

1. The landscaping associated with the Aldi Foodstore phase of development will be completed within 6 months of occupation of the Foodstore phase, in accordance with those details submitted and approved in respect of Condition 17.

Retail / Commercial Landscaping Phase

1. The Retail / Commercial Landscaping phase will be completed within 6 months of the occupation of the Retail / Commercial Parade phase in accordance with those details submitted and approved in respect of Condition 17, and;

2. In the event that construction works within the Retail / Commercial Parade phase have not commenced within 6 months of the occupation of the Foodstore (Aldi) Phase, a temporary landscaping scheme will be implemented within the Retail / Commercial Landscaping Phase area. This temporary landscaping scheme will include:

- Topsoil the Retail / Commercial Landscaping phase area and seed it with Flowering Lawn Mix as per the mix set out in the detailed landscape proposals (submitted and approved in respect of Condition 17).

- This temporary landscaping will be bound by the drystone wall around the north and eastern boundaries of the Retail / Commercial Landscape phase to be provided in accordance with the phasing submitted and approved in respect of Condition 13.

- This temporary landscaping would be maintained in accordance with the maintenance regime submitted and approved through Condition 19.

3. In the event that construction works within the Retail / Commercial Parade phase have not commenced within 3 years of the Foodstore (Aldi) Phase, the Retail / Commercial Parade phase landscaping, shall be completed in accordance with those details submitted and approved in respect of Condition 17.

Nursery Landscaping Phase

1. The landscaping associated with the Nursery Landscaping phase of development will be completed within 6 months of occupation of the Nursery phase, in accordance with those details submitted and approved in respect of Condition 17.