

PLANNING STATEMENT

Site: Ellenor Hospice, Coldharbour Road, Northfleet, Kent DA11 7HQ.

Client: Ellenor Hospice

Prepared by: DHA Planning Ltd (ref: JAC/DRB/13537).

Date: Aug 2023.

1.1 Introduction

- 1.1.1 This Planning Statement ('statement') has been prepared on behalf of Ellenor Hospice (hereafter 'the applicant') in support of an application to discharge condition 9 (lighting) and 16 (soft landscaping scheme) of planning permission reference 20220633 (original permission reference 20190756¹, as amended by planning permission reference no. 20211398 and 20220633) at Ellenor Hospice, Coldharbour Road, Northfleet, Kent DA11 7HQ ('Ellenor Hospice' or 'the site').

1.2 Supporting Documents

- 1.2.1 This submission is supported by the following documentation:

Reference	Document
-	Application Form (submitted online)
Reports	
JAC/DRB/13537	This Planning Statement (DHA Planning)
-	Lighting Report (Esilume Ltd) – Condition 9
EH001-LLD-ZZ-XX-SH-L-001 C01	Long Term Soft Landscape Management Plan – Condition 16
EH001-LLD-ZZ-XX-RP-L-002 C01	Detailed Plant Schedule and Specification (Lizard) – Condition 16
Plans	

¹ Planning permission reference 20190756:

'Expansion and refurbishment of the existing Ellenor Hospice to provide 12 ensuite rooms consisting of a single storey extension at the eastern end to provide 5 single en-suite rooms with amenity space and nurses space together with 7 refurbished rooms within the existing hospice layout; construction of two storey addition on south side for offices, meeting rooms for well-being centre and improved outpatient facilities; provision of ambulance access from Marks Square; alterations and extension to existing car parking layout and provision of external storage and sub-station.'

-	Lighting Layout (Esilume Ltd) – Condition 9
EH001-LLD-ZZ-XX-DG-L-200 C01	Detailed Planting Plan (Lizard) – Condition 16
EH001-LLD-ZZ-XX-DG-L-201 C01	Detailed Planting Plan (Lizard) – Condition 16
EH001-LLD-ZZ-XX-DG-L-202 C01	Detailed Planting Plan (Lizard) – Condition 16

1.3 Conditions 9 and 16

1.3.1 For ease of reference, conditions 9 and 16 are outlined overleaf:

1.3.2 Condition 9 (lighting):

'Notwithstanding the details shown in the approved drawings full details of any new external lighting to the site, buildings and car park as amended, including details of the re-siting of any existing lighting for each building, shall be submitted for the approval of the Local Planning Authority before the commencement of any above ground works on the building to which they relate, or for external lighting that is freestanding, prior to the installation of any new lighting.

The lighting shall be implemented in accordance with the approved details for each building prior to the occupation of the building for which the details relate.'

1.3.3 Condition 16 (soft landscaping scheme):

'Notwithstanding the landscaping details accompanying the application as shown in the approved drawings or as set out in the Arboricultural Survey Report by Phlorum Limited February 2019 and Arboricultural Impact Assessment by Phlorum Limited November 2021 Gravesham Borough Council and prior to the first occupation of any part of the development hereby approved, full details of the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. The scheme shall demonstrate that native species and ecological enhancement features will be included within the site as detailed within Preliminary Ecological Appraisal (Phlorum, October 2021). Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of any part of the development hereby approved. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with trees or plants of a similar size and species during the next available planting season.'

1.4 Conclusions

- 1.4.1 This Statement has been prepared on behalf of Ellenor Hospice in support of an application to discharge conditions 9 and 16 of planning permission reference 20220633.
- 1.4.2 The submitted details provide sufficient information to fully discharge this condition.
- 1.4.3 We therefore respectfully request that conditions 9 and 16 are discharged without delay.