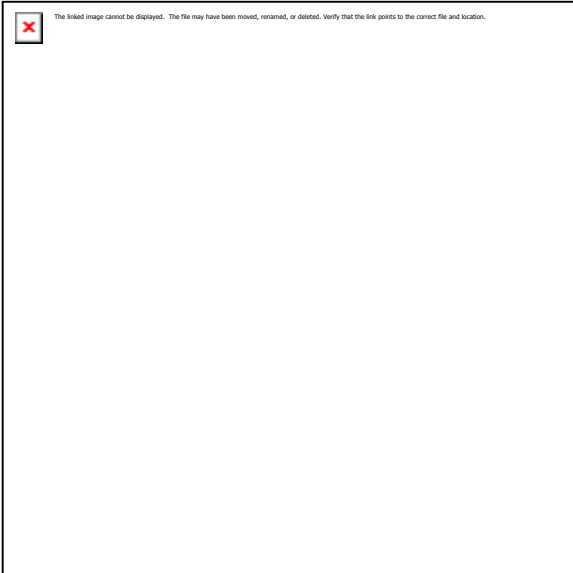




Delegated Report

Householder Planning Application

Planning Application No: 20220484

Location: Land At 270-340 Valley Drive Gravesend Kent

Description: Application for approval of condition 9 attached to planning permission reference number 20190155 relating to a scheme detailing the proposed soft landscaping.

Applicant: Mr Jason Wild

Site Visit Date: Various

Submitted Documents/Plans

Application form;
Covering letter;
Drawing No.0145_102 – Landscape Planting Master Plan
Drawing No.17-131 L(00)001 Rev A – Location Plan; and
Valley Drive Tree Plan.

~~Drawing No.0145_100 – Landscape Masterplan.~~

Relevant Planning History

20190155 - Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive. The blocks will contain a total of 48 affordable units including 32 x 1 bedroom rented flats for over 55's, as well as 16 general needs flats. - **Permitted 6.2.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

None.

Officer's Analysis

Condition 9

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme detailing 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. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. 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 a species of a similar size and species during the next available planting season.

The following information has been submitted to discharge condition 9;

- Application form;
- Covering letter;
- Drawing No.0145_102 – Landscape Planting Master Plan
- Drawing No.17-131 L(00)001 Rev A – Location Plan; and
- Valley Drive Tree Plan.

The applicant during the course of the application has submitted revised soft landscaping details with the changes listed below.

Omission/Replacements

Omit 'Liquidambar Styraciflua' and replace with Hornbeam (Carpinus) because they are difficult to establish without an existing presence of a mother tree and they will also provide security and leaf coverage

that can be controlled easier.

Omit 'Amelanchier Lamarckii' and replace with an alternative variety of 'Sorbus Aucuolaris' which will give different season colours and still give fruit for birds and wildlife.

Retained

'Cercis Canadensis' as it gives ornamental shrub coverage under the pergola.

Have ensured that all the silver birch (Betula Pendula) would be planted in underground tree containers so that in future years we can plan for easier maintenance and potential replacement.

In addition, the applicant has provided the following supporting statement to set out the rationale for changes to the landscaping scheme which is deemed acceptable;

Supporting Statement;

Upon reviewing the soft landscaping and tree proposal for the Valley Drive development there have been a few minor changes made to the quantity of trees within the grounds and some additions suggested to the flora within the courtyard.

GBC has assessed the scheme and taken into consideration future growth, wildlife habitat and access to light over the next 8-10 years for residents, as well as natural debris and by-product of trees and animals. The lead arborist has made amendments to the species of trees to ensure the greatest success for the trees planted and allow minimal disruption to the property and services thereafter.

It is considered sufficient information has been submitted to meet the requirements of condition 9 including confirmation that Gravesham Parks and Open Space Manager has provided input into the revised landscaping scheme. Furthermore the applicant has confirmed Gravesham Council would maintain the soft landscaping scheme as they do with other Gravesham owned housing sites.

Sufficient details have been provided and there is no conflict with local and national planning policy and no further information is required.

Discharge Condition 9

Conclusion & Recommendation

Discharge Condition 9

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	4th July 2022	Dated:	07 July 2022