

Delegated Report

Planning Application

Application no:	20230711
Location:	Ascot Arms Central Avenue Gravesend Kent
Description:	Application for the approval of conditions 27 attached to planning permission 20220207 relating to details of how the development will enhance biodiversity.
Applicant:	Mr Adrian Doyle, Avery Healthcare Group
Site Visit Date:	N/A

Planning permission was granted for 'Demolition of the existing former public house building and redevelopment to provide a new 62 bed care home (Use Class C2) in a three-storey building together with associated access, car and cycle parking, structural landscaping and amenity space provision' on 13 July 2022 under planning application reference number 20220207. This was subject to a number of planning conditions including no. 27 which this application seeks to discharge.

Consultations

KCC Biodiversity

We advise that additional information is required prior to determination.

The submitted landscaping plan has confirmed that a native species hedgerow will be created within the site and areas of the grassland will be enhanced with wildflower and bulb plug planting. We are supportive of these proposals but advise that more could be done.

This includes:

- Increasing the number of native species within the site or increasing the number of species which benefit pollinators <https://www.rhs.org.uk/plants/search-form>.
- Inclusion of enhancement features within the building and grounds.

Analysis

Condition 27 is:

Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the Local Planning Authority. This will include the recommendations in section 7.0 of the Preliminary Ecological Assessment (Andrew Day Arboricultural Consultancy February 2021). The approved details shall be implemented before the first occupation of the development and thereafter retained.

Reason: *In the interests of protecting wildlife and encouraging biodiversity and pursuant to the*

The information submitted in pursuance of this condition is:

- Application form; and
- Drawing no. CAGL1 Rev. C – Landscape proposals.

The recommendations in section 7 of the Preliminary Ecological Assessment were as follows:

7.0 Recommendation

Opportunities offered to deliver ecological enhancement

7.1 Newly formed landscaped areas post-development could be supplemented by integrating a variety of native species for trees and plants.

7.2 Planting around any available space on the new buildings and garden area with wildflower seed mixes will increase the biodiversity of the site. Climbing plants provide excellent habitat opportunities on the vertical plane, particularly invertebrates, which in turn are an important food source for other species.

The submitted plan shows the ecological enhancements as set out in section 7.0 of the Preliminary Ecological Assessment.

The planting schedule and landscaping plan are as follows:

Planting Schedule

Proposed Tree planting

Nr	Key	Plant Name	Form	Ht(cm)	Girth(cm)	CStem(cm)	Root	Cntr
3	T1	Betula utilis Jaquemontii	Multistemmed	450-500	-	-	C	90L
1	T2	Prunus serrula	Multistemmed	350-400	-	-	C	45L
1	T3	Catalpa bignonioides 'Aurea'	Multistemmed	250-300	-	-	C	45L
1	T4	Acer campestre 'Streetwise'	EHS	-	18-20	-	C	45L
2	T5	Liquidamber styraciflua 'Worplesdon'	EHS	-	18-20	-	C	45L

7nr Fruit trees, eating variety. Containerised.

Proposed specimen shrubs.

Nr	Key	Species	Ht(cm)	Root	Cntr
3	Ic	Ilex crenata 'Ball'	35 dia.	C	15L
4	HA	Hydrangea 'Annabelle'	90-120	C	15L
6	PT	Pittosporum tenuifolium 'Tom Thumb'	90-120	C	15L
4	PR	Photinia 'Red Robin'	90-120	C	15L
3	PI	Prunus lusitanica	90-120	C	7.5L
3	Vr	Viburnum rhytidophyllum	60-90	C	15L
1	CcRP	Cotinus 'Royal Purple'	60-90	C	15L

Proposed Shrub and herbaceous planting.

Nr	Key	Species	Ht(cm)	Root	Cntr	Density(nr/m2)
32	Df	Dryopteris filix-mas	40-60	C	3L	5
15	CoE	Carex oshimensis 'Everillo'	15-20	C	3L	4
110	CSS	Carex 'Silver Sceptre'	15-20	C	3L	4
20	EG	Euonymus 'Green Spire'	30-40	C	3L	5
325	HG	Hedera helix 'Glacier'	30-40	C	9cm	5
100	HpP	Hebe pinguifolia 'Page'	30-40	C	3L	5
60	HoJ	Hebe ochracea 'James Stirling'	30-40	C	3L	5
20	St	Stipa tenuissima 'Pony Tails'	40-60	C	3L	4
12	HO	Heuchera 'Osbidan'	20-30	C	3L	4
15	HIE	Hosta fortunei 'Elegans'	20-30	C	3L	4
9	PB	Perovskia 'Blue Spire'	30-40	C	3L	4
9	Sn	Salvia nemorosa 'Caradonna'	30-40	C	3L	4
70	Sin	Santolina incana 'Nana'	30-40	C	3L	5
5	SIB	Stachys lanata Big Ears	30-40	C	3L	4

Proposed hedge planting.

Nr	Key	Plant Name	Ht(cm)	Root	Cntr
Hedge planting. Cb double staggered rows @ 5nr per linear metre					
730	Fs	Fagus sylvatica	90-120	C	3

Proposed Bulb and Wildflower plug planting.

Bulb planting to be Narcissus planted @20nr. per m2. Total nr.1600.

Wildflower plugs to consist of Woodland and shade plant plug collection, planted @150nr per 30m2. Total nr. 450.



It can be seen that there would be a wide variety of native tree, shrubs and herbaceous planting species which would be spread across the site and in between gaps and in all strips and corners of the site, even including in front of the bin store, for example. Apart from the building, car park and pathways the site would be covered with greenery. It is noted that KCC Biodiversity have requested more biodiversity enhancements but it is considered that on this occasion that the level shown in the submitted drawing is a sufficient level and in line with Preliminary Ecological Assessment in the approved application.

Overall therefore it is considered that a sufficient level of information has been submitted and there would be sufficient ecological enhancements to the site such that condition 27 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	15th August 2023	Dated:	16th August 2023