



F.A.O. Peter Price
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU.

Our ref: DHA/13537
Date: 22nd November 2021

Dear Mr Price,

We write on behalf of our client, Ellenor Hospice, to propose the following rewording of Condition numbers 2, 10, 13, 14 and 16. For ease of reference, the original Condition will be outlined followed by our proposed rewording, and explanation where necessary.

Conditions

Existing-

'2- The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

Application Form;

Covering letter from David Hicken Associates dated 17 July 2019;

Drawing No P0299-RHP-ZZ-ZZ-DR-A-1000 Rev P3: Site Location Plan;

Existing Plans

Drawing No P0299-RHP-ZZ-ZZ-DR-A-1002 Rev P3: Existing Site Plan;

Drawing No P0299-RHP-ZZ-GF-DR-A-2000 Rev P3: Existing Ground Floor Plan;

Drawing No P0299-RHP-ZZ-01-DR-A-2001 Rev P3: Existing First Floor Plan;

Drawing No P0299-RHP-ZZ-XX-PL-A-2002 Rev P3: Existing Roof Plan;

Drawing No P0299-RHP-ZZ-XX-DR-A-2100 Rev P3: Existing Elevations;

Proposed Plans

Drawing No P0299-RHP-ZZ-ZZ-DR-A-1001 Rev P2: Block Plan;

Drawing No P0299-RHP-ZZ-XX-DR-PL-A-1003 Rev P10: Proposed Site Plan;

Drawing No P0299-RHP-ZZ-GF-PL-A-2003 Rev P6: Proposed Ground Floor Plan;

Drawing No P0299-RHP-ZZ-01-DR-PL-A-2004 Rev P5: Proposed First Floor Plan;

Drawing No P0299-RHP-ZZ-XX-PL-A-2005 Rev P4: Proposed Roof Plan;

Drawing No P0299-RHP-ZZ-XX-DR-A-2006 Rev P3: Proposed Service Stores and Workshop;

Drawing No P0299-RHP-ZZ-XX-EL-A-2101 Rev P4: Proposed Elevations;

planning transport design environment infrastructure

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Drawing No P0299-RHP-XX-XX-DR-A-2103 Rev P2: Proposed Street & Bay Elevations;

Drawing No P0299-RHP-ZZ-XX-DR-A-2201 Rev P4: Proposed Sections;

Drawing No P0299-RHP-ZZ-XX-MR-A-9200-S2 Rev P2: 3D Views;

Other Plans

Drawing No 429/010: Boundary treatment and new trees;

Drawing No 429/011: Tree setting for Ellenor;

Drawing No 429/012: Therapeutic Garden Zones;

Drawing No 429/013 Rev A: Therapeutic garden layout;

Drawing No 429/014: Indicative levels and section lines;

Drawing No 429/015: Illustrative Section A-AA;

Drawing No 429/016: Illustrative Section B-BB;

Drawing No 429/017: Illustrative Section C-CC;

Drawing No 429/018: Illustrative Section D-DD;

Drawing No 429/019: Illustrative Section E-EE & F-FF;

Drawing No 429/020: Illustrative Section G-GG & H-HH;

Drawing No 128746_C002 Rev P03: Proposed Drainage Strategy;

Documents

Design and Access Statement by DHA July 2019;

Planning Statement by DHA Planning July 2019 (Ref JAC/LJ/13537);

Supporting Statement from Ellenor;

Archaeological Desk-Based Assessment by SWAT Archaeology June 2019;

Arboricultural Survey Report by Phlorum Limited February 2019;

Arboricultural Impact Assessment by Phlorum Limited July 2019;

Arboricultural Method Statement by Phlorum Limited July 2019;

Preliminary Ecological Appraisal by Phlorum Limited December 2018;

Environmental Noise Survey by Cole Jarman (Report 18/0538/R1 November 2018;

Transport Statement by GTA Civils (Ref 7110/2.3) December 2018;

Travel Plan Framework by GTA Civils (undated);

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.'

Proposed Rewording-

'2- The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

Application Form;

Drawing No P0299-RHP-ZZ-ZZ-DR-A-1000-S2-Location Plan-P4: Site Location Plan;

Existing Plans

Drawing No P0299-RHP-ZZ-ZZ-DR-A-1002 Rev P3: Existing Site Plan;
Drawing No P0299-RHP-ZZ-GF-DR-A-2000 Rev P3: Existing Ground Floor Plan;
Drawing No P0299-RHP-ZZ-01-DR-A-2001 Rev P3: Existing First Floor Plan;
Drawing No P0299-RHP-ZZ-XX-PL-A-2002 Rev P3: Existing Roof Plan;
Drawing No P0299-RHP-ZZ-XX-DR-A-2100 Rev P3: Existing Elevations;

Proposed Plans

Document Title	Author
• P0299-RHP-ZZ-ZZ-DR-A-1000-S2-Location Plan-P4 • P0299-RHP-ZZ-ZZ-DR-A-1001-S2-Block Plan-P3 • P0299-RHP-ZZ-XX-DR-PL-A-1003-S2-Proposed_Site_Plan-P13 • P0299-RHP-ZZ-XX-DR-PL-A-1005-S2-Proposed_Site_Plan-Phase 1- P3 • P0299-RHP-ZZ-GF-DR-PL-A-2003-S2-Proposed_Ground_Floor_Plan-P9 • P0299-RHP-ZZ-01-DR-PL-A-2004-S2-Proposed_First_Floor_Plan-P8 • P0299-RHP-ZZ-XX-DR-PL-A-2005-S2-Proposed_Roof_Plan-P6 • P0299-RHP-ZZ-XX-DR-PL-A-2006-S2-Service_Stores_and_Workshop-P5 • P0299-RHP-ZZ-XX-DR-EL-A-2101-S2-Proposed_Elevations- P8 • P0299-RHP-ZZ-XX-DR-SE-A-2201-S2-Proposed_Sections- P6 • P0299-RHP-ZZ-XX-DR-A-2103-S2-Proposed_Street_Elevations-P3 • P0299-RHP-ZZ-XX-MR-A-9200-S2-3D Views-P3	RHP

Documents

Document Title	Reference	Author
Arboricultural Impact Assessment, Method Statement and Tree Protection Plan	8414 Rev 05	Phlorum Limited
Drainage Strategy	FAH-00-XX-DR-C-0010 P3	Fairhurst
Landscape Masterplan- Phase 1	LLD2470-LAN-DWG-010 Rev 04	Lizard Landscape Design and Ecology
Preliminary Ecological Appraisal	8414 Rev 01	Phlorum Limited
Transport Statement	7110A Rev D	GTA Civils & Transport

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.'

Existing-

'10- Prior to the first occupation of any part of the development hereby permitted or in accordance with a timetable to be first agreed in writing by the Local Planning Authority, the area shown on the Proposed Site Plan (Drawing No PO299-RHP-ZZ-XX-DR-PL-A1003 Rev P10) as enlarged and altered vehicle parking area and the associated access and turning areas shall be formed, surface drained and marked out, with any necessary resurfacing and draining undertaken, and thereafter shall be kept available at all times for such use, and no development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any provision equivalent to that Class in any statutory instrument replacing, revoking and re-enacting that Order) shall be carried out on that area of land or in such a position as to preclude the use of or access to the reserved vehicle parking and turning area.'

Proposed Rewording-

'10- Prior to the first occupation of any part of the development hereby permitted or in accordance with a timetable to be first agreed in writing by the Local Planning Authority, the area shown on the Proposed Site Plan (Drawing No PO299-RHP-ZZ-XX-DR-PL-A-1005-S2-Proposed_Site_Plan-Phase 1- P3) as enlarged and altered vehicle parking area and the associated access and turning areas shall be formed, surface drained and marked out, with any necessary resurfacing and draining undertaken, and thereafter shall be kept available at all times for such use, and no development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any provision equivalent to that Class in any statutory instrument replacing, revoking and re-enacting that Order) shall be carried out on that area of land or in such a position as to preclude the use of or access to the reserved vehicle parking and turning area.'

Existing-

'13- The development hereby permitted shall include the provision of a minimum of 3 electric vehicle charging points within the altered and extended staff and visitor car park within the site and with cabling to enable future charging facilities to be installed for electric vehicles for a further 7 parking spaces; each charging point should be able to accommodate a useable supply of 7kW; such provision shall be implemented prior to the first occupation of any part of the development hereby permitted and therefore permanently retained and maintained.'

Proposed Rewording and explanation-

'13- The development hereby permitted shall include the provision of a minimum of 3 electric vehicle charging points within the altered and extended staff and visitor car park within the site; each charging point should be able to

accommodate a useable supply of 7kW; such provision shall be implemented prior to the first occupation of any part of the development hereby permitted and therefore permanently retained and maintained.'

Updated to omit 'cabling' and detail ducting only. Our concern with leaving long runs of copper cabling in the ground is that they may be susceptible to theft. From speaking with the facilities manager, a number of cars parked in the Hospice car park have had their catalytic converters removed. Therefore, if the client was to install 'future cabling' and leave it in the ground, it might not be there for very long.

Existing-

'14- The development hereby permitted shall be carried out in strict accordance with the precautionary measures, conclusions, recommendations, and mitigation works and habitat enhancement as detailed in the submitted Preliminary Ecological Appraisal (Phlorum, December 2018) including the provision upon completion of the works for bird boxes to be installed to encourage breeding birds on site and landscaping and planting to comprise of a high proportion of native species and to be of local provenance where possible.'

Proposed Rewording-

'14- The development hereby permitted shall be carried out in strict accordance with the precautionary measures, conclusions, recommendations, and mitigation works and habitat enhancement as detailed in the submitted Preliminary Ecological Appraisal (Phlorum, October 2021) including the provision upon completion of the works for bird boxes to be installed to encourage breeding birds on site and landscaping and planting to comprise of a high proportion of native species and to be of local provenance where possible.'

Existing-

'16- 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 July 2019 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. 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.'

Proposed Rewording-

'16- 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 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. 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.'

Yours sincerely,

John Collins-
Planning Director

A handwritten signature in black ink, appearing to read 'John Collins', is positioned below the printed name.