

Late Submission to Planning Committee, Torbay Council, 12 December 2022.

Agenda Item 5.

Application Reference Number: P/2022/0772

Address: Rowcroft Hospice, Avenue Road, Torbay, TQ2 5LS

Demolition of Mildmay, the art room and estate workshop buildings and construction of new 60-bed specialist dementia & complex needs nursing home with ancillary facilities (Use Class C2). Remodelling of and extension to Main House to provide a 14-bed inpatients unit with ancillary facilities (Use Class C2). Remodelling of Rainbow House and construction of 40 assisted living units with communal facilities (Use Class C2). Construction of 3 guest lodges (Use Class C2). Construction of shared resident and community facilities comprising restaurant (Use Class E(b)), creche / nursery (Use Class E(f)) and community room / village hall (Use Class F2(b)). Construction of estate workshop. Associated car and cycle parking. Comprehensive landscape scheme to include publicly accessible amenity space, communal and private amenity space, restoration of boating lake, sustainable drainage features, allotments, new tree planting and associated works. Various vehicular, cycle and pedestrian routes through the site. All associated infrastructure works. (As amended by plans received 14.11.2022.).

Biodiversity Net Gain Metric received in openable format 18th November 2022.

Devon County Council Ecologist consulted 18th November 2022.

Devon County Council Ecologist response received 6th December 2022:

“The tree removal plan certainly appears to show the retention of far more trees than previously identified and a reduction in tree loss, which is very much welcomed. I am also content that the BNG metric evidences a net gain in biodiversity units of 2.99%. Whilst this is not in line with emerging national policy, it does represent a net gain in biodiversity which is compliant with Torbay Local Plan Policy and the NPPF.

Hopefully that is acceptable and again please accept my apologies for the delay in responding to you.”

Separately responded on 6th December 2022 that

“Whilst the biodiversity net gain is not in line with emerging national policy (i.e. a 10% net gain)... this requirement doesn't become statutory until the Environment Act is approved, likely to be November 2023.”