

SENT BY EMAIL

Gravesham Borough Council  
Civic Centre  
Windmill Street  
Gravesham  
DA12 1AU

Our Ref 18118  
28 January 2022

Dear Sir/Madam,

**Former Ascot Arms, Central Avenue, Gravesend, DA12 5AW**

**Planning Application – Planning Portal Reference PP-09608518**

I am writing on behalf of Avery Healthcare Group (the applicant) to submit a planning application for the proposed development of the site comprising comprising the demolition of the vacant building and construction of a new care home (Use Class C2) together with associated access, car and cycle parking, structural landscaping and amenity space provision.

Avery Healthcare Group (Avery) develop and run industry-leading residential, dementia and nursing care homes and specialist retirement housing schemes. They have a portfolio of 60 elderly communities across the country. They provide residential and nursing care for over 3,800 residents and offer independent living facilities for over 300 people with further developments planned and in progress.

The site of the former Ascot Arms has been identified to address local care needs. The new care home will be registered with the Care Quality Commission and will provide 24-hour support and care for the frail elderly, meeting a full range of residential, nursing and dementia care needs, including end of life and palliative services.

Accompanying this planning application is the following documentation:

*Drawings submitted for Formal Determination*

Drawing AL(9)900 – Site Location Plan  
Drawing AL(9)906 – Existing Site Plan  
Drawing AL(9)901E – Proposed Site Layout Plan  
Drawing AL(1)101C – Proposed Ground Floor Plan  
Drawing AL(1)102C – Proposed First Floor Plan  
Drawing AL(1)103C – Proposed Second Floor Plan  
Drawing AL(1)104C – Proposed Roof Plan  
Drawing AL(1)140C – Proposed Elevations Sheet 1  
Drawing AL(1)141C – Proposed Elevations Sheet 2  
Drawing AL(1)160 – Site Sections

Drawing AL(9)902 – Sun Path Analysis  
Drawing AL(9)903 – Proposed Boundary Treatments  
Drawing AL(9)904 – Proposed Cycle Stores  
Drawing AL(9)905 – Proposed Refuse Store  
Drawing AL(1)120 – Proposed Materials Board

*Drawings Submitted for Indicative Purposes Only*

Drawing AL(1)150 – Artists Impression Sheet 1  
Drawing AL(1)151 – Artists Impression Sheet 2  
Drawing AL(1)152 – Artists Impression Sheet 3  
Drawing AL(1)153 – Artists Impression Sheet 4

*Supporting Information*

Planning Application and CIL forms – QED Planning  
Planning Policy Statement – QED Planning  
Statement of Community Involvement - becg  
Design and Access Statement – TDC Architects  
Landscaping Design Plan - PDP  
Landscape Design Strategy - PDP  
Care Needs Assessment – Healthcare Property Consultants  
Operator Statement – TDC Architects  
Waste Management Plan – TDC Architects  
Crime Prevention Statement – TDC Architects  
Public House Viability Report - James A Baker Surveyors  
Tree Survey – Andrew Day Consulting  
Tree Report – Andrew Day Consulting  
Tree Protection Plan - Andrew Day Consulting  
Transport Statement - Bancroft Consulting  
Framework for Green Travel Plan – Avery Healthcare  
Surface Water Drainage Strategy - CDA  
BREEAM Pre-Assessment – Scott White and Hookins  
Sustainability Report - Harniss Consulting  
Phase 1 Land Contamination Study – ASL  
Preliminary Ecological Appraisal and Biodiversity Plan – Andrew Day Consultants  
Desk Top Archaeological Statement – Souterrain Archaeological Services  
Utilities Statement – Harniss Consulting

The submission has been made online via the Planning Portal together with the requisite planning application fee of £22,997.00.

Should you have any queries in respect of this submission please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Adrian Kearley', with a long horizontal flourish extending to the right.

**Adrian Kearley**  
**Director**