

30 September 2025
Delivered by email

Ms Katherine Parkin
Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
DA12 1AU

Dear Katherine,

Planning Application Submission - Planning Portal reference: PP-14328326
Land to the east of Wrotham Road and south of Green Lane, Hook Green, Meopham

On behalf of the applicant, Richborough, I am pleased to enclose an application for:

"Outline application for the erection of up to 350 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access from Wrotham Road and all other matters are reserved."

The application site is identified within the Location Plan submitted with the application.

The application comprises the following documents:

- Application Form
- Site Boundary (ref: P25-0485_DE_1001B_1 Rev B)
- Parameter Plan (ref: P25-0485_DE_1006 Rev C)
- Design & Access Statement
- Planning Statement including Circular Economy Statement, Affordable Housing Statement and Draft Heads of Terms
- Statement of Community Engagement
- Illustrative Landscape Strategy (ref: 17741/P04a)
- Landscape and Visual Impact Assessment including Green Belt Assessment (ref: 17741_R01a)
- Transport Assessment including Visibility Splays (ref: T25512.001 Rev F), Swept Path Analysis (ref: T25512.002 Rev E) and Road Safety Audit.

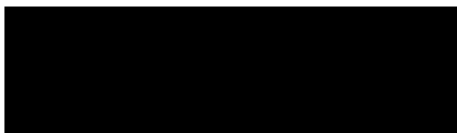
- Travel Plan
- Acoustic Assessment (ref: 29473-ENV-0401)
- Air Quality Assessment (ref: 29473-ENV-0402)
- Flood Risk Assessment including Drainage Strategy (ref: 29473-FLD-0101)
- Preliminary Ecological Appraisal Report (ref: RSE_8996_R1_V2)
- Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (ref: RSE_9340_R1_V3_ARB)
- Heritage Statement (ref: P25-0095)
- Phase I Geo-Environmental Desk Study (ref: 29473-GEO-0401)
- Utilities Assessment (ref: 29473-UTIL-0702)
- Energy Statement

The Site Boundary and Parameter Plan have been uploaded to the Planning Portal with the remaining application documents sent electronically to Gravesham Borough Council due to file size.

The requisite planning application fee of £41,021.00 has been paid via the planning portal. The fee has been calculated on the basis of an outline planning application for a site of 15.84 hectares in size.

I trust that you are in receipt of everything that you need to validate the application and I look forward to receiving confirmation of this shortly. Please get in touch if you have any queries or require anything further.

Yours sincerely



Jenny Fryer
Associate

jenny@pinnacleplanning.co.uk