

Our Ref: [REDACTED]
23rd December 2021

Planning Department,
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Sir / Madam

Re: Planning application for Top Yard, Hardys Corner, 2 Vale Road, Northfleet, Gravesend, Kent, DA11 8BZ

On behalf of our client, BRT Properties, we write to support an updated planning application for development proposals at Top Yard, 2 Vale Road, Northfleet, DA11 8BZ.

The proposal is for a residential development and is predominantly based on the already approved scheme ref: 20190727 dated 29th October 2019. The approved scheme was a two storey building with rooms in roof for 10no. 2 bed flats and this new application is for a three storey building with rooms in roof consisting of 14no. 2 bed flats. The proposed building sits on the same footprint as the approved scheme mentioned above with updates to the parking and refuse / cycle storage areas to accommodate flats proposed.

Supporting reports were submitted as part of the previous approved application (ref: 20190727) and all deemed acceptable. This new application follows the same principles as the approved scheme, general site conditions are unchanged and the commercial unit is no longer there, therefore the following previous reports are all still acceptable as per the previously approved scheme.

- Noise Impact Assessment by RSK
- Habitat Survey by Wildlife Matters
- Sustainability and Energy Statement by Base Energy
- Vibration Assessment by Clover Acoustics

A new site investigation report and piling works risk assessment have been produced by Lustre Consulting and we submit these to replace the following reports submitted under application 20190727:

- Desk Study Assessment prepared by Brownfield Solutions
- Geo-Environmental Assessment report prepared by Brownfield Solutions

A remediation Strategy Report by Lustre is also included in this application.

Civil Engineer's drainage design information has been submitted to Building Control for application 20190727 and is based on a non-permeable system with the use of attenuation crates and a tanked substrate to ensure surface water does not

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find its way into the water course below. This application will follow the same design principles.

The client has confirmed the drainage network within the site will be privately owned and maintained.

A landscaping site plan is being submitted showing a site plan with proposed hard and soft landscaping elements indicated.

As such, to support this submission, the following documentation is being provided:

- Application forms completed and signed.
- Drawing 7985-PD-01 – Proposed Site & location plans, street scene and section
- Drawing 7985-PD-02 – Proposed Ground and First Floor Plans
- Drawing 7985-PD-03 – Proposed Second, Third Floor and Roof Plans
- Drawing 7985-PD-04 – Proposed Elevations
- Drawing 7985-PD-05 – Refuse & Cycle Stores
- Drawing 7985-PD-06 – Proposed Landscaping Plan
- Design & Access Statement
- Materials Schedule
- Site investigation report, remediation strategy and piling risk assessment by Lustre Consulting

I trust the above and submitted information is satisfactory and I look forward to receiving confirmation that this application has been registered and validated. If there is anything further you require or wish to clarify, please do not hesitate to contact me.

Yours faithfully,

