

21st November 2022

REF: FRON1094

Mr Shazad Ghani
Development Control
Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
DA12 1AU

Dear Shazad,

Site address: Former Battle of Britain Site, Coldharbour Road, Gravesend, DA11 8NT.

Proposed development: Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works.

Further to pre-application discussions, on behalf of our client Frontier Estates (BB) Ltd, we enclose a full planning application submission for the construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works.

The application is submitted via the Planning Portal under reference PP-11700172 and the application comprises the documents listed below.

- Application Form and Certificate of Ownership.
- Application drawings:

Architect plans prepared by Harris Irwin Associates (HIA)

- Location Plan ref. 3172 HIA ZZ XX DR A 0101 rev. P3.
- Proposed Site Plan ref. 3172-HIA-ZZ-XX-DR-A-0102 rev. P10.
- Proposed Ground Floor Plan ref. 3172-HIA-01-00-DR-A-0201 rev. P5.
- Proposed First Floor Plan ref. 3172-HIA-01-01-DR-A-0211 rev. P4.
- Proposed Second Floor Plan ref. 3172-HIA-01-02-DR-A-0221 rev P4.
- Proposed Elevations ref. 3172-HIA-01-XX-DR-A-0301 rev. P3.
- Proposed Elevations ref. 3172-HIA-01-XX-DR-A-0302 rev. P4.
- Proposed Elevations ref. 3172-HIA-01-XX-DR-A-0303 rev. P2.
- 3172-CGI_01.
- 3172-CGI_02.
- 3172-CGI_03.

Landscaping plan prepared by TLP

- Landscape Proposals ref. 102C.

Transport plans prepared by Royal Haskoning DHV (within Transport Statement Report)

- Site Access Arrangement and Visibility Splays ref. PC3574-RHD-GE-SW-DR-R-0001 rev. P04, dated 15/11/22.
- Vehicle Swept Path Analysis – 7.7M Fire Tender ref. PC3574-RHD-GE-SW-DR-R-0051 rev. P04, dated 15/11/22.
- Vehicle Swept Path Analysis – 7.5T Box Van ref. PC3574-RHD-GE-SW-DR-R-0052 rev. P04, dated 15/11/22.

- Vehicle Swept Path Analysis – Large Car ref. PC3574-RHD-GE-SW-DR-R-0053 rev. P04, dated 15/11/22.
- Vehicle Swept Path Analysis – 11.2M Refuse Vehicle ref. PC3574-RHD-GE-SW-DR-R-0050 rev. P04, dated 15/11/22.

Drainage Plan prepared by Fairhurst (within Drainage Strategy)

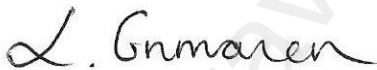
- Proposed Drainage Strategy ref. 144828/2000.
- Air Quality Assessment prepared by Hawkins Environmental ref. H3421 – AQ – v2, dated 15th August 2022.
- Biodiversity Net Gain Report prepared by TLP, dated 15th November 2022.
- Biodiversity Net Gain Metric prepared by TLP, dated 15th November 2022.
- Daylight and Sunlight Assessment prepared by Hawkins Environmental ref. H3523 – DS – v2, dated 15th August 2022.
- Design and Access Statement prepared by HIA and dated November 2022.
- Flood Risk Assessment and Drainage Strategy Issue 2 prepared by Fairhurst, ref. 144828-CM-FRA-100, dated 15th November 2022.
- Ground Investigation Report prepared by Applied Geology.
- Noise Assessment prepared by Hawkins Environmental ref H3523 – NV – v2, dated 15th August 2022.
- Preliminary Ecological Appraisal prepared by TLP, dated 15th November 2022.
- Planning Statement prepared by Gillings Planning, dated November 2022.
- Sustainability and Energy Statement prepared by Turley, dated November 2022.
- Transport Statement prepared by RHDHV ref. PC3574-RHD-ZZ-XX-RP-R-0002, rev. P01.3/S3, dated 17th November 2022.
- Travel Plan prepared by RHDHV, ref. PC3574-RHD-ZZ-XX-RP-Z-0002, rev. S3/P01, dated 26th August 2022.
- Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement prepared by TLP, dated September 2022.

The scope of the application submission has been agreed at the pre-application stage.

The pre-app fee of £23,305.20 will be paid via the Planning Portal.

I trust the enclosed reflects our discussions and I look forward to receiving confirmation that the application has been registered. Should you require any further information at this stage, please do not hesitate to contact me or my colleague Kate Chapman using the details below.

Yours Sincerely



Laura Grimason
Associate Director

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