

19 December 2023

Gravesham Borough Council
Civic Centre
Gravesend
DA12 1AU

Project name: Marling Cross Site Compound, Hever Court Road/Valley Drive, Gravesend DA12 5UD

Dear Ms Webster,

As recently discussed with you by telephone, this covering letter accompanies a planning application under s 73 of the 1990 Town and Country Planning Act to amend Condition 1. of planning permission ref. 20210675 to allow for the continued use of the Marling Cross site compound for a further three-year period. The application has been submitted to Gravesham Borough Council via the Planning Portal by National Highways, henceforth referred to as 'The Applicant'.

By way of context, on 18 July 2019 planning permission was granted (Ref. 20190482) (as subsequently amended by application Ref. 20191217 for a minor material amendment relating to layout) to establish a site compound on a former lorry park adjacent to Hever Court Road and Valley Drive in Gravesend, close to the A2 Gravesend-East junction.

A subsequent application was approved on 26 July 2021 (Ref. 20210675) for continued use of the site compound established through planning application Ref. 20190482 being for the; Erection of temporary portable cabins with associated fenced off laydown area and car parking area with 3m fence around the site, lighting and perimeter landscaping, as amended by application ref. 20191217.

Condition 1. of this permission states:

'The buildings and machinery in connection with the use of the land as a temporary compound as hereby permitted shall be removed and the land restored to its former condition on or before 31 December 2023 unless an application for an extension of the period hereby granted is approved in writing by the Local Planning Authority.'

Reason: To ensure that the permitted development does not prejudice any future proposals for redevelopment of the site.'

The current application seeks to extend the permitted use of the compound for an additional three year period to allow for the continuation of activities relating to National Highways current and future planned works in the area.

If this application is approved, the compound's use would be permitted until 31 December 2026, unless an application for a further extension of the period were to be approved in writing by the Local Planning Authority.

The continuation of use would not lead to any changes to the current use and appearance of the site. Accordingly, the documents submitted in support of the original full application, the minor material amendment application and the 2021 application for the continuation of use are therefore still applicable, subject to the noted updates, and have been submitted again in support of the current application.

As these documents also address the initial establishment of the site, the current submission includes a 'Summary Update' document identifying the matters where there is no change, those that should be updated or disregarded and providing an update of policy as appropriate.

The planning application submission includes the following documents and drawings, which have been submitted online:

- s73 Planning Application forms and certificates
- Location Plan at scale 1:1250
- South Compound Block Plan at scale 1:200
- South Compound General Layout at scale 1:200
- South Compound Layout Cross Section at scale 1:200
- Planning, Design and Access Statement, May 2019
- Transport Appraisal, 8 May 2019
- Flood Risk Statement, 15 April 2019
- Landscape and Visual Technical Note, May 2019
- Lighting Strategy Assessment, May 2019
- Construction Compound Noise Assessment, May 2019
- Preliminary Ecological Appraisal, April 2019
- Summary update of documents previously submitted, December 2023

I would be very grateful if you could expedite validation of the application prior to the 31 December 2023 in order to keep the permission live.

I trust you have sufficient information to validate and progress the application and we look forward to working with you to secure a positive determination. In the meantime, please do not hesitate to contact me should you require additional information.

We look forward to receiving confirmation of validation at your earliest opportunity.

Yours sincerely



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