

4 September 2025

Delivered by email

Ms Alison Webster
Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
DA12 1AU

Dear Alison,

**Planning Application Submission - Planning Portal reference: PP-14195546
Land to the north of Chalk Road, Lower Higham**

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

"Outline application for the demolition of existing buildings and erection up to 40 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access from Chalk 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
- Location Plan (ref: 8990/P100 Rev A)
- Land Use Parameter Plan (ref: 8990/P101 Rev C)
- Design & Access Statement
- Planning Statement including Circular Economy Statement, Affordable Housing Statement and Draft Heads of Terms
- Statement of Community Engagement
- Landscape and Visual Appraisal (ref: V2) including the Illustrative Landscape Strategy (ref: 1733-L-D-PL-200 Rev V1)
- Site Specific Green Belt Appraisal (ref: V3)
- Transport Statement including Site Access Arrangements (ref: T25510_001 Rev D), Swept Path Analysis (ref: T25510_002 Rev D) and Road Safety Audit.

- Acoustic and Vibration Assessment (ref: 29524-ENV-0401 Rev A)
- Air Quality Assessment (ref: 29524-ENV-0402 Rev A)
- Flood Risk Assessment (ref: 29524-FLD-0101 Rev B)
- Preliminary Ecological Appraisal (ref: RSE_8983_R1_V1_PEAR)
- BIA Baseline Habitat Plan (ref: RSE_8983_BIAB_0825_V2R1)
- BIA Proposed Habitat Plan (ref: RSE_8983_BIAP_0825_V2R1)
- Biodiversity Net Gain Metric (RSE_8983_BIA_V2R1)
- Arboricultural Report and Tree Condition Survey (ref: 0425-100845)
- Heritage Statement (ref: P25-0237)
- Phase I Geo-Environmental Desk Study (ref: 29524-GEO-0401 Rev A)
- Utilities Assessment (ref: 29524-UTIL-0701 Rev A)
- Energy Statement (dated July 2025)

The Location Plan and Land Use 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 £10,795 has been paid via the planning portal. The fee has been calculated on the basis of an outline planning application for a site of 1.68 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