



Planning Department
Gravesham Borough Council

Our Ref: JB/LJ/16619
Planning Portal Ref: PP-11628674

Via Planning Portal

30 November 2022

Dear Sir or Madam

FULL PLANNING PERMISSION FOR DEMOLITION OF EXISTING BOWLS PAVILION AND ERECTION OF A 4-STOREY BUILDING TO PROVIDE A 62-UNIT USE CLASS C2 RETIREMENT LIVING COMPLEX, WITH A NEW ACCESS FROM ELLERSLIE, A NEW EMERGENCY ACCESS OFF ELLERSLIE, PARKING, LANDSCAPING AND ASSOCIATED WORKS

GRFC BOWLS CLUB, CHURCH WALK, GRAVESEND, DA12 2QU

Please find enclosed a planning application for the above development. The application is submitted on behalf of our client, McCarthy & Stone Retirement Lifestyles Ltd. and comprises the following documents and plans:

Document Title	Author
Application Form and Ownership Certificate	DHA Planning
CIL Form 1	McCarthy & Stone Retirement Lifestyles Ltd.
Planning Statement	DHA Planning
Statement of Community Involvement	BECG
Design and Access Statement	ON Architecture
Transport Statement	DHA Transport
Tree Survey and Impact Assessment	Keen Consultants
Biodiversity Net Gain Assessment and accompanying letter	GreenLink Ecology
Ground Conditions Desk Study Appraisal	Crossfield Consulting
Flood Risk Assessment	Amazi
Drainage Strategy Report	Infrastructure Design Ltd.
Air Quality Impact Assessment	Noise Air
Noise Impact Assessment	24 Acoustics

planning transport design environment infrastructure

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URS is a member of Register of Standards (Planning) Ltd.

EXAMPLE Operational Management Plan	McCarthy & Stone Retirement Lifestyles Ltd.
Extra Care Affordable Housing and Contributions	McCarthy & Stone Retirement Lifestyles Ltd.
Heritage Statement	Bidwells
Archaeological Desk Based Assessment	RPS Group
Energy Statement	Focus Consultants
Photomontage Report	Virtual Resolution

Drawing Reference	Author
LSE-2821-03-AC-0000: Site Location Plan	ON Architecture
PP/4081/GRAVESEND/F1: Existing Site Layout Plan	Prospaplans Limited
PP/4081/GRAVESEND/F2: Clubhouse Floorplan and Elevations	Prospaplans Limited
LSE-2821-03-AC-0010: Proposed Site Layout (Ground Floor Plan)	ON Architecture
LSE-2821-03-AC-0011: Proposed Site Layout (Roof Plan)	ON Architecture
LSE-2821-03-AC-0011: Proposed Site Layout (Roof Plan – Coloured)	ON Architecture
LSE-2821-03-AC-1000: Proposed Ground Floor Plan	ON Architecture
LSE-2821-03-AC-1001: Proposed First Floor Plan	ON Architecture
LSE-2821-03-AC-1002: Proposed Second Floor Plan	ON Architecture
LSE-2821-03-AC-1003: Proposed Third Plan	ON Architecture
LSE-2821-03-AC-2000: Proposed Primary Elevations (Coloured)	ON Architecture
LSE-2821-03-AC-2001: Proposed Secondary Elevations (Coloured)	ON Architecture
LSE-2821-03-AC-2002: Proposed Section Elevations (Coloured 1)	ON Architecture
LSE-2821-03-AC-2002: Proposed Section Elevations (Coloured 2)	ON Architecture
LSE-2821-03-DE-101 Rev D: Proposed Drainage Layout	Infrastructure Design Limited
LSE-2821-03-DE-102 Rev C: Drainage Area Plan	Infrastructure Design Limited
LSE-2821-03-DE-103 Rev C: Proposed Levels Layout	Infrastructure Design Limited
MCD23935 10A: Landscape Strategy	ACD Environmental
1856-KC-XX-YTREE-TCP01Rev0: Tree Constraints Plan	Keen Consultants
1856-KC-XX-YTREE-TPP01Rev0: Tree Protection Plan	Keen Consultants



The statutory application fee payable in this case is £27,583.20 (*based on total GEA floorspace of 6232sqm*), and this will be paid under separate cover to the Planning Portal.

I trust you have sufficient information to validate this application and I would be grateful if the application could be registered and validated as soon as possible.

I look forward to receiving the signed documents. In the meantime, if you have any queries regarding the above then please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, which appears to read 'Buckwell', is positioned below the 'Yours sincerely,' text.

Jonathan Buckwell

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