

12 March 2021

Delivered by email

Lucinda Roach
Dover District Council
White Cliffs Business Park
Dover
CT16 3PJ

Dear Lucinda,

**Outline Planning Application - Planning Portal Reference PP-09545952
Land South West of Sandwich Road, Sholden**

On behalf of our client, Richborough Estates Limited, I am pleased to enclose an application for:

“Outline application for the erection of up to 117 dwellings with associated parking and means of access (all matters reserved except for access)”

The application site is identified within the Site Location Plan submitted with the application.

The application comprises the following documents:

- Location Plan (Drawing No. 275_L01)
- Illustrative Masterplan (Drawing No. 275_P01)
- Land Use Parameter Plan (Drawing No. 275_P02)
- Design and Access Statement
- Planning Statement (incorporating Economic Benefits Statement, Affordable Housing Statement, Draft Heads of Terms)
- Statement of Community Engagement
- Transport Assessment
- Travel Plan
- Flood Risk Assessment
- Sustainable Drainage Statement

- Ecological Assessment and Biodiversity Net Gain (incorporating protected species surveys)
- Arboricultural Impact Assessment
- Noise Assessment
- Air Quality Assessment
- Phase 1 Geo-Environmental Assessment
- Agricultural Land Classification
- Utilities Assessment
- Heritage Statement (incorporating Archaeological Assessment)
- Landscape and Visual Impact Assessment (LVIA)

The Location Plan, Illustrative Masterplan and Parameter Plan have been uploaded to the Planning Portal and the remaining documents have been sent electronically to Dover District Council.

The requisite planning application fee of £14,882 based on a site area of 4.99ha, has been paid to Dover District Council via BACS.

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



Mike O'Brien
Director

mike@pinnacleplanning.co.uk