



Planning Team
Dover District Council
Council Offices
White Cliffs Business Park
Whitfield, Dover
CT16 3PJ

Our ref: RD/JJH/17249
Planning Portal Reference: PP-12636170

13th December 2023

Dear Sir or Madam,

FULL PLANNING PERMISSION - CHANGE OF USE OF LAND FOR THE SITING OF 8 NO. HOLIDAY UNITS ALONG WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING AT LAND SOUTH OF THE DEN, RICHBOROUGH ROAD, SANDWICH

Please find enclosed a full planning application for the above works on land south of the Den, richborough road, sandwich. The application is submitted on behalf of our client, Ms lauren terraforte and comprises the following plans and documents:

Plans

REFERENCE	TITLE	AUTHOR
DHA/31158/01	Site Location Plan	DHA Urban Design
DHA/31158/02	Existing Site Layout Plan	DHA Urban Design
DHA/31158/03	Proposed Site Layout Plan	DHA Urban Design
DHA/31158/04	Proposed Plans and Elevations Refuse Store	DHA Urban Design
-	Mega Max Pod Plans and Elevations	The Original Pod
H-01 Rev P4	Proposed Access and Visibility Splays	DHA Infrastructure
H-02 Rev P3	Proposed Footway	DHA Infrastructure
T-01 Rev P3	Vehicle Swept Path Analysis Access Arrangement	DHA Infrastructure
	Land South of the Den Designers Response Agreed Action	DHA Infrastructure

Documents

REFERENCE	TITLE	AUTHOR
RD/JJH/17249	Planning Statement	DHA Planning
PP-12084837	Application and Forms	DHA Planning



CS/JM/31269	Flood Risk and Drainage Strategy	DHA Infrastructure
PL/LC/17102	Transport Statement	DHA Transport
RSA791	Road Safety Audit	Road Safety Answers
20/00248	Water Quality Impact Assessment (update)	EXO Environmental
PJC.1229.00	Landscape Masterplan	PJC Landscaping
PJC.1229.493.001 Rev -	Landscape Assessment	PJC Landscaping
5361E/23/01	Preliminary Ecological Appraisal	PJC Ecology
5362E/23/01	Biodiversity Net Gain Assessment	PJC Ecology
5363E/23/01	Landscape and Ecological Management Plan	PJC Ecology
29532953-DFL-ELG-XX-RP-EO-13001	Lighting Strategy	DFL
2953-DFL-ELG-XX-LD-EO-13001-S3-P01	Lighting Plan	DFL
-	Letter of Support	Visit Kent

The statutory application fee payable in this case is £642.00 and has been paid under separate cover to the Planning Portal.

I trust you now 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 hearing from you. In the meantime, if you have any immediate queries, please do not hesitate to contact me.

Yours sincerely,

Rosie Dennis
Associate

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