

10 April 2025



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Planning Portal Ref. PP-13938816

Dear Amanda,

**Land at former Northfleet Cement Works, The Shore, Northfleet
Discharge of Condition 13 (Verification Report) of Full Planning Approval (LPA Ref. 20220078)**

I write on behalf of Bellway Homes Limited (Thames Gateway) to submit an application for the discharge of details pursuant to Condition 13 (Verification Report) of the full planning approval LPA Ref. 20220078. relating to the Land at former Northfleet Cement Works, The Shore, Northfleet.

Background and Approval

Full planning approval was granted on 24 February 2023 for the following:

“Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081, Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN.”

Condition 13

For ease of reference, Condition 13 of full planning approval LPA Ref. 20220078 is set out below:

Condition 13 – Verification Report

“Prior to any dwelling hereby approved first being brought into use a Verification Report (if required pursuant to condition 4) demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation, shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification report to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete, in accordance with Gravesham Local Plan Core Strategy Policy CS19 and National Planning Policy Framework Paragraph 170.”

A Validation Report has been prepared by IDOM in support of this application. This report reviews the earthworks, remediation, gas assessment, formation level inspectors, and clean cover requirements, sources and validation. It concludes that the clean cover in Plots 122 to 124 was found to be of a suitable chemical quality and had been placed to an appropriate thickness. The topsoil and subsoil were inspected in each plot and found to be free of any evidence of gross contamination and compliant with the specification. Also, during

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inspections of the formation level, no evidence of hydrocarbon contamination, asbestos, or other deleterious material was noted within Plots 122 to 124. It was also noted that clean cover thicknesses were in excess of 600 mm which reduces the chance of clean capping material mixing with the underlying fill material by natural and anthropogenic processes in a domestic setting.

Application Documents

The following documents are submitted to support this discharge of condition application:

- Application Form, prepared by Savills;
- This Covering Letter, prepared by Savills; and
- Validation Report (VR-17855CZ-25-69), prepared by IDOM.

The application has been submitted via the Planning Portal (Ref: PP-13938816). Payment of the requisite sum will be made to the Planning Portal under separate cover.

I trust that the enclosed is in order and I look forward to receiving confirmation that the application has been validated and can be determined in line with the statutory timescales. Please feel free to contact myself or my colleague Ben Kershaw (ben.kershaw@savills.com) if you have any queries or would like to discuss.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Savills" in a stylized, cursive script.

Ben Kershaw
Assistant Planner

Enc.