

Project Number 2580
The Builders Yard, Lower Range Road, Gravesend, Kent DA12 2QL
Piling Statement - Pre-commencement Planning condition 7
PLANNING REF: 20250262

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Document Revision Sheet

Project: 2580

Document: Piling Statement to discharge Pre-commencement Planning condition 7 planning ref: 20250262 dated 20.08.2025

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Revision	Description	Author	Checked	Verified	Date
0	Piling statement	MS	SW		13.01.26
1	Piling Statement	MS	SW	Peter Baxter of Peter Baxter Associates Ltd Kestner Works, Bredgar Road, Gillingham, Kent, ME8 6PLBA	22.01.26

Introduction

This statement refers to S73 PLANNING APPROVAL REF: 20250262 dated 20.08.2025 for:

Proposal for variation of condition 2 to planning permission reference number 20190520 for erection of three storey building to form 14no. two bedroom self contained flats; to allow increase in building height, a new ramped and stepped approach to both principle entrances along with omitting private gardens to Units 2, 3, 4 & 5.

Subject to the following Condition 7:

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Note:

Original Piling Statement dated 25.11.2021 was prepared by Waldens Engineering Ltd submitted 30.11.2021 and approved 01.03.2022 under original planning approval 20211465 condition 8 based on original soil investigations by R. Carr Geotechnical Services (reference 3825/20) dated December 2020

The above was not referred to in approval notice 20250262 dated 20.08.2025 to which this statement refers and is therefore replicated and updated below in line with further soils investigations by Peter Baxter Associates Reference: 1779/SI_2 dated 7th November 2025 on behalf of Gravesham Borough Council

Piling Statement

The structural designs for the residential dwellings at the above-mentioned site have been developed based on the use of a piled foundation solution.

Extensive soil investigations were originally completed by R. Carr Geotechnical Services (reference 3825/20) dated December 2020. And further updated under a new Phase 2 Geo-Environmental investigation and report prepared by Peter Baxter Associates Reference: 1779/SI_2 dated 7th November 2025 on behalf of Gravesham Borough Council.

Both investigations highlighted the varying depths of made ground across the site and the nature of the underlying variable nature of the alluvial soils beneath.

As a result, Continuous Flight Auger (CFA) piled foundations, that were originally recommended and approved under condition 8 of planning approval 20211465, are still considered the most appropriate foundation solution for the site to discharge condition 7 of 20250262.

The pile design would be the responsibility of a specialist contractor and will likely be based on 300 - 400mm diameter founding in the Chalk estimated to have a max safe working load of 500kN.

In addition, both soil investigations included boreholes & samples showing slightly elevated concentrations of lead and various PAH compounds within the fill material and leachate testing showed low results, meaning the site is considered to pose a low risk to the water environment.

Continuous Flight Auger (CFA) piles are also proposed as the method of piling, as this method of piling is a replacement method bringing all the excavated material to the surface during the drilling phase thus allowing the removal of any contaminated soils without them being displaced. The overall process of

forming CFA pipes prevents any contamination in the upper layers from being displaced and migrating deeper into the soils or potential aquifers.

Upon reaching the required depth, the auger is extracted whilst simultaneously pumping concrete under pressure into the void, thus forming the pile. Furthermore, the leachate results from the clay soils also show that any further migration of contamination is not likely to occur.

I trust the above is acceptable and clears the items relating to condition 7 of planning ref: 20250262 dated 20.08.2025