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Dear Amanda

Land at Former Northfleet Cement Works, Gravesend, Kent
Application for the Discharge of Condition 4 (Contamination) attached to Planning Permission Ref: 20220078

On behalf of our client, Bellway Homes Limited (Thames Gateway), we submit an application to approve details reserved by Condition 4 Contamination attached to planning permission number 20220078 for the above site. This letter sets out the condition's wording and details submitted pursuant to the discharge of this condition.

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 4

Condition 4 - Contamination

"No development shall take place until further assessments for contamination (in accordance with the CLEA guidelines and LCRM methodology) and, if necessary, an associated remedial strategy, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise the following components:

- a) A Site investigation Strategy including relevant soil, soil gas, surface and groundwater sampling, to be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology;*
- b) A Remediation Strategy based on results of the Site Investigation Strategy detailing results of analysis, risk assessment to any receptors and long term monitoring and maintenance. The works shall be of such a nature so as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment, including any controlled waters; and*
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete.*

The development shall be carried out in accordance with the requirements and details of the approved scheme."

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Application Documents

To confirm, for the discharge of Condition 4 we submit the following documents for approval in support of discharging this condition:

- Completed Application Form, prepared by Savills;
- This Covering Letter, prepared by Savills;
- Geo-Environmental Assessment (Report Ref. GEA-17855-23-153+apps), prepared by IDOM.

Please note, in line with the wording of Condition 4, the Geo-Environmental Assessment (Report Ref. GEA-17855-23-153+apps), prepared by IDOM, demonstrates that the additional three units are not subject to contamination and that any further works will be addressed as part of the wider remediation project.

Summary

The application has been submitted via the Planning Portal (Ref: PP- 11981559). 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 colleagues Annie Timms (annie.timms@savills.com) and George Daniel (george.daniel@savills.com) if you have any queries or would like to discuss.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Greg Evans", with a stylized, cursive script.

Gregory Evans
Associate Director

Enc. As listed