

20 January 2026



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Ms Amanda Grout
Senior Planner (Development Management)
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Planning Portal Ref. PP-14629586

Dear Amanda,

Northfleet Embankment West, Land at Former Northfleet Cement Works, Gravesend, Kent
Application for the Discharge of Condition 6 (Surface Water Drainage Scheme) Attached to Planning
Permission Ref: 20220078

I write on behalf of Bellway Homes Limited (Thames Gateway) to submit an application for the discharge of details pursuant to Condition 6 (Surface Water Drainage Scheme) of the full planning permission 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 no. dwellings including hard and soft landscaping, car parking and associated infrastructure."

Condition 6 – Surface Water Drainage Scheme

For ease of reference, we set out the wording of Condition 6 below.

"No development shall take place until a detailed surface water drainage scheme for the site, and a management and maintenance plan for surface water drainage, has been submitted to, and approved in writing, by the Local Planning Authority. The detailed drainage scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development including the interaction with contaminated land and should specify the responsibilities of each party for the implementation of the drainage measures and a management and maintenance plan for the lifetime of the development. The drainage scheme shall be implemented and subsequently maintained in accordance with the approved details."

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding or risk to groundwater in accordance with adopted Gravesham Local Plan Core Strategy Policy CS18 and National Planning Policy Framework paragraph 163.



The three additional units (Ref. 20220078) utilise the site-wide comprehensive drainage strategy and connect into the approved drainage for the Harbour Village residential scheme as shown on the accompanying plans previously approved on the 6th September 2023 under Ref. EDC/21/0072 and are now submitted under separate approval for Condition 6 of Ref. 20220078.

Details to Discharge Condition 6

This application seeks to discharge Condition 6. In support of this application, the following documents have been submitted for approval:

- Application Form, prepared by Savills
- This Covering Letter, prepared by Savills
- Application Boundary Plan (EHV-BPTW-S01-00-DR-A-0101 C02), prepared by BPTW
- Phase 1B Private Drainage Sheet 1 of 4 (Drawing No. 1803/05/3011 Rev K), prepared by RLT
- Forebay and Pond Details (Drawing No. 1803/05/3008 Rev D), prepared by RLT
- SUDS Basin Outlet Manhole Details (Drawing No. 1803/05/3022 Rev D), prepared by RLT
- SUDS Basin General Arrangement (Drawing No. 1803/05/3023 Rev F), prepared by RLT
- SUDS Basin Detail of Composite Deck and Ramp/Deck C (Drawing No. 1803/05/3024), prepared by RLT
- SUDS Basin Detail of Composite Deck Over Manhole (Drawing No. 1803/05/3024 Rev A), prepared by RLT
- Section 104 Layout (Drawing No. 1803/05/3002 Rev K), prepared by RLT
- Flood Exceedance Plan (Drawing No. 1803/05/3004 Rev C), prepared by RLT
- Drainage Longitudinal Sections Sheet 1 of 3 (Drawing No. 2101/21/3016 Rev F), prepared by RLT
- Drainage Longitudinal Sections Sheet 2 of 3 (Drawing No. 2101/21/3017 Rev F), prepared by RLT
- Drainage Longitudinal Sections Sheet 3 of 3 (Drawing No. 2101/21/3018 Rev F), prepared by RLT
- Manhole Schedules Sheet 1 of 2 (Drawing No. 2101/21/3019 Rev E), prepared by RLT
- Manhole Schedules Sheet 2 of 2 (Drawing No. 2101/21/3020 Rev E), prepared by RLT
- Catchment Areas (Drawing No. 1803/05/3021 Rev B), prepared by RLT
- Revised Robins Creek Hydraulic Modelling Technical Note – 2, prepared by Stantec
- Revised Summary of Critical Results by Maximum Level for Surface Water, prepared by Micro Drainage received 5th December 2022, prepared by RLT
- Revised Harbour Village Surface Water Drainage Maintenance and Management Strategy – by RLT Engineering dated 23rd November 2022, prepared by RLT

Summary

The application has been submitted via the Planning Portal (Ref: PP-14629586).

We trust that the enclosed is in order and I look forward to receiving confirmation that the application has been validated. Please feel free to contact myself or my colleague George Daniel (George.Daniel@Savills.com) of these offices in the first instance if you have any queries or would like to discuss.



Yours sincerely,

A handwritten signature in grey ink that reads "Savills".

Ben Kershaw
Assistant Planner

Enc. As listed above