



Delegated Report

Approval of Details Application

Planning Application No: 20250378

Location: Land At Former Northfleet Cement Works The Shore Northfleet
Gravesend

Description: Application for the approval of condition 13 (Verification Report) attached to planning reference number 20220078.

Applicant: Bellway Homes Ltd (Thames Gateway)

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter; and
Validation Report.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220078	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	Permission	24.02.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS03 – Northfleet Embankment and Swanscombe Peninsula East Opportunity Area
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design & Development Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- T5 – New Accesses onto Highway Network

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to

assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations

GBC – Environmental Protection

The Validation Report by IDOM dated February 2025 (Ref No: VR-17855CZ-25-69) has been reviewed. The report addresses the later application for an additional 3 plots on this site, known as plots 122-124.

After testing, the clean cover in plots 122-124 was acceptable in terms of chemical quality and also thickness (greater than 600mm). No evidence of any other contaminant was found during the inspections.

The findings of the report are accepted and there is no objection to condition 13 being discharged.

Officer's Analysis

Proposal

This application is for the approval of Condition 13 attached to planning permission reference number 20220078 relating to relating to Verification Report.

Submitted Details

The following information has been submitted to discharge Conditions 13:

Planning Application Form;
Covering Letter; and
Validation Report.

Condition 13

Verification Report

13. *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.

The details submitted with this application include; details of earthworks, remediation, gas assessment, formation level inspections, clean cover requirements, sources and validation, together with drawings, topsoil source data, certificates and photographs. GBC Environmental Protection have commented on the submission and based on the latest submitted information have raised no objection to the details submitted and the discharge of condition 13.

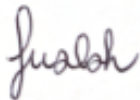
It is considered that sufficient information has been submitted to meet the requirement of this condition and that the details meet the purposes of the condition which were to ensure *that the site does not pose any further risk to human health or the water environment*.

Conclusion & Recommendation

The details submitted with this application are considered to be sufficient to discharge condition 13 of planning approval reference; 202200078. The recommendation is therefore to discharge this condition.

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	A Cue	Signed:	
Dated:	10th June 2025	Dated:	10 June 2025