



Delegated Report

Approval of Details Application

Planning Application No: 20250639

Location: Phase 1B Harbour Village Hive Lane Northfleet Gravesend

Description: Application for the approval of condition 19 attached to planning reference number 20220078 the submission of a piling risk assessment.

Applicant: C/O Agent

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter (Verification Report); and
Drawing No. 1803/05/4011 Rev D – Phase 1B Plots 104-105, 113-116, 19-121 & 122-124 Vibro Foundation General Arrangement.

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

Consultations, Publicity and Representations

KCC – Heritage Conservation

The area of the proposed piling (as shown on Dwg No. 1803/05/4011 – Phase 1B Vibro Foundation General Arrangement) has been subject to archaeological field work to mitigate potential direct development impacts, including piling in this area and also in relation to preserved heritage remains nearby. As such I would be happy for the submitted details pursuant to Condition 19 of 20220078 to be approved in respect of archaeological matters.

GBC Environmental Protection

It does not appear that Environmental Protection requested this condition. The reason for the condition being applied is to protect archaeological features and to ensure there is no risk/harm to the water environmental/public water apparatus or sewers. These areas do not fall within our jurisdiction or area of expertise therefore there are no comments to offer. It is advised that more appropriate agencies/teams are consulted if that hasn't been done already.

Officer's Analysis

This is an application for the approval of condition 19 attached to planning permission reference 20220078, relating to the details of piling.

Condition 19 - Piling

Condition 19 of planning decision 20220078 states the following:

19. *Piling or any other foundation designs using penetrative methods shall not be used other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site here it has been demonstrated that there is no resultant unacceptable risk to groundwater. Where piling or any other foundation designs using penetrative methods are proposed, details of the method and measures to minimise vibration shall be submitted to and approved, in writing, by the Local Planning Authority before any such works commence. If applicable, the submission shall include a piling risk assessment. The development shall be carried out in accordance with the approved details.*

Reason: *In order to ensure that features of archaeological interest are properly examined and recorded, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS09 and CS20 OR pose an unacceptable risk or harm to the water environment or to public water apparatus and sewers, in accordance with Gravesham Local Plan Core Strategy Policy CS19, and National Planning Policy Framework paragraph 178.*

The condition was attached to mitigate any direct development impacts and to ensure the preservation of heritage remains nearby.

The supporting information has been reviewed by the KCC Heritage Conservation and GBC Environmental Protection who raised no objections to the proposed piling details. Therefore, sufficient information has been provided to discharge condition 19 attached to planning permission reference 20220078.

Conclusion

The details submitted are adequate to discharge Condition 19 (Piling).

Recommendation

Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	11 th August	Dated:	11 th August 2025