

3 December 2025



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Planning Portal Ref. PP-14535001

Dear Amanda

**Land at former Northfleet Cement Works, The Shore, Northfleet
Discharge of Condition 13 (Ecology) of Full Planning Permission 20220226**

On behalf of our client, Bellway Homes Limited (Thames Gateway), we submit an application to discharge Condition 13 (Ecology) attached to planning permission Ref: 20220226 for the above site for the approval of details.

Background and Approval

Full planning approval for a temporary access was granted on 5th October 2022 (LPA Ref. 20220226) with the following description of development:

"Temporary Access and associated landscaping and parking for the sales suite at Northfleet Embankment West site"

For ease of reference, we have set out the wording for the condition below:

Condition 13: Ecology

The development hereby approved shall not be brought into use until a scheme for providing bat roosting opportunities at the site, in line with the recommendations of the Ecology Technical Note (AAe May 2022) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development hereby approved being brought into use.

Reason: In order to enhance the biodiversity of the site in accordance with adopted Local Plan Core Strategy Policy CS12 of the Gravesham Local Plan: Core Strategy (September 2014).

This application is supported by the Sales Area/ Access Road Bird and Bat Box Locations (Dwg No. HV1B-ARCH-902 C1), prepared by BDG. This shows the location of the poles mooted with bat and bird boxes along the temporary access road.

Application Documents

In support of this application, we enclose the following documents for approval:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

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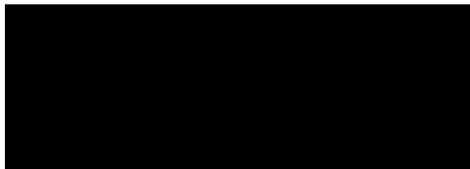


- Application Form, prepared by Savills;
- This Covering Letter, prepared by Savills; and
- Sales Area/ Access Road Bird and Bat Box Locations (Dwg No. HV1B-ARCH-902 C1), prepared by BDG.

The application has been submitted via the Planning Portal (Ref: PP-14535001). Payment of the requisite planning application fee 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 colleague George Daniel (george.daniel@savills.com) if you have any queries or would like to discuss.

Yours sincerely,



Ben Kershaw
Assistant Planner

Enc.