

Delegated Report

Discharge of Conditions

Planning Application No: 20250757

Location: Eastcourt Marshes Electricity Substation Mark Lane Gravesend Kent

Description: Application for the approval of condition 5 (Groundwater Monitoring and Maintenance Plan - Contamination) attached to planning reference number 20231313.

Applicant: National Grid Electricity Transmission PLC

Submitted Documents/Plans

- Application form;
- Covering Letter;
- Gravesend Groundwater Monitoring and Mitigation Plan, ref. GRR-ATL-SA-GRRS4-ZP-GI-000001 rev P01.5, dated 18 July 2025

Relevant Planning History

20231313 Proposed construction of a new cable tunnel beneath the River Thames between Gravesend and Tilbury to provide additional transmission capacity. Above-ground infrastructure in the form of a new Cable Sealing End compound and a new head house building along with associated electricity infrastructure, access, parking, boundary treatment and two overhead gantry structures for future overhead lines. Temporary compound for the duration of the project to provide parking, staff welfare facilities, delivery vehicle parking, and equipment and machinery storage, including boundary treatment and lighting.

Permitted 04.03.2025

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS12 – Green Infrastructure
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and enhancing the natural environment

Consultations, Publicity and Representations

Consultees

North Kent Marshes Internal Drainage Board

The site is within the North Kent Marshes Internal Drainage Board's district; however, the watercourse within the site is a designated main river and under the jurisdiction of the Environment Agency. Consequently, the Board defers to the Agency for comments regarding the proximity of storage areas to the watercourse, as well as the methods used for storing materials; also, dust suppression measures, spill prevention measures, and temporary site drainage.

GBC – Environmental Protection

Looking at the original planning application, this condition was requested by the Environmental Agency rather than Environmental Protection. The condition relates for groundwater monitoring which is the EA's area of expertise. Therefore, there are no comments for EP to make and the EA should be consulted.

Environment Agency

Thank you for consulting us on the above application which we received on 8 August 2025. As part of this consultation, we have reviewed the following documents:

- Gravesend Groundwater Monitoring and Mitigation Plan, ref. GRR-ATL-SA-GRRS4-ZP-GI-000001 rev P01.5, dated 18 July 2025, by Ferrovia Bemo JV

We have no objection to the proposed discharge of condition 5.

Natural England

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details

Officer's Analysis

Condition 5

No development approved by this permission shall take place until a groundwater monitoring and maintenance plan in respect of contamination, including a timetable of monitoring (pre-, during and post-construction) and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The following information has been submitted to discharged condition 5.

- Application form;
- Covering Letter;
- Gravesend Groundwater Monitoring and Mitigation Plan, ref. GRR-ATL-SA-GRRS4-ZP-GI-000001 rev P01.5, dated 18 July 2025

The reason for condition 5 is set out below

To ensure that the site does not pose any further risk to the water environment by managing any

ongoing contamination issues and completing all necessary long-term remediation measures in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 187 of the National Planning Policy Framework (2024).

In response to the above the applicant has submitted Groundwater Monitoring and Mitigation Plan which has been reviewed by Gravesham Environmental Protection Team and the Environment Agency. Both consultees have responded and confirm the Groundwater Monitoring and Mitigation document is acceptable and no further information is required.

No conflict with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 187 of the National Planning Policy Framework (2024)

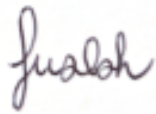
Conclusion

Condition 5 can be discharged.

Recommendation

Discharge Condition 5

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Mrs Faye Walsh
Signed:	<i>R Hart</i>	Signed:	
Dated:	3rd September 2025	Dated:	03 September 2025