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Port of London Authority
London River House
Royal Pier Road, Gravesend
Kent
DA12 2BG

Attention: Michael Atkins
By email

20th June 2024

Dear Mr Atkins

RE: Planning ref 20230906 Construction and Operation of a Green Hydrogen Electrolyser and associated infrastructure.

Thank for your recent response to Gravesham Borough Council dated 31st May regarding the above application. I note that there are still outstanding queries from your initial correspondence on the 21st of September 2023, which I've taken this opportunity to address.

I am pleased to confirm that there will be no water extraction from the River Thames. Water for the project will be supplied by Thames Water from the public mains where sufficient capacity has been confirmed. The Outfall to the river will consist solely of surface water run-off from the development which will be collected in the KC surface water network and discharged to the river using the existing outfall. We will be happy to discuss how this is assessed in further detail.

The proposed development will retain the impermeable area as per the existing site scenario at Northfleet mill, retaining the existing run-off as described above, so no additional effect on groundwater is foreseen as outlined in the Flood Risk Assessment. Contamination testing during site investigation returned results within acceptable limits, and details of this and proposed mitigation measures to be used to protect groundwater during construction of the proposed development will be included in the Construction Environment Plan.

The site will consider using the existing wharves for component deliveries as noted, with the site red-line boundary around 70 metres from where shipping ties up and approximately 40 metres from the near wharf edge. No construction will take place that would interfere with the wharf, as this requires to be operational for ongoing deliveries of pulp to the KC mill, so no riparian habitats will be disturbed.

There will be no significant effects on the environment as confirmed by the Secretary of State's decision issued on 4th April 2024, that the site does not require an Environmental Statement. Using the Source, pathway receptor approach, no link between emissions from the site and local wildlife populations or areas

can be construed, as the main emissions are restricted to water via the sewer network and oxygen vented to atmosphere.

The preliminary Environmental Appraisal concluded that a Habitat Regulations Assessment was not required, and that no evidence or presence of protected species was recorded during the survey. The site area comprises of a sealed surface of tarmac and concrete with some areas of vegetation growing on top. The Biodiversity Net Gain Assessment recommended an area of modified grassland outside the development area could be enhanced to provide a considerable net gain in biodiversity, and the calculations for this are attached to this letter. This was omitted from the original correspondence, and we apologise if this caused any confusion.

Your sincerely,

Iain Buchanan

Iain Buchanan

Development Project Manager