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Port of London Authority Response (DC 242) Plan ref 20250550 Land to the north west of Factory Road, Northfleet, Gravesend DA11 9HH.

Dear Amanda

Thank you for consulting the Port of London Authority (PLA) on the above application to erect a workshop (Use Class E(g)(iii), access, parking and associated landscaping. We have now had the opportunity to review the submitted report and have the following comments to make.

Firstly, we note the Environment Agency (EA) objection to the proposal as there is insufficient information to demonstrate that the rise of pollution to controlled waters can be appropriately managed. We support this view as the key interest for the PLA is in the health of the river, including water quality. Any new or amended outfall into or from the River Thames will require a River Works Licence with the PLA and the PLA's Statutory Consents and Compliance team should be contacted at lic.app@pla.co.uk to discuss further.

If the above objection can progress to the satisfaction of the EA, we would also note the close proximity of the site to safeguarded wharves, as shown in the Gravesham Local Plan Core Strategy and Policies Map (Map 1). The proposal must consider Policies CS07 Economy, Employment and Skills and Policy CS11 Transport of the Local Plan, to support the continued use of the River Thames for commercial transport, whilst safeguarding and maximising the use of the existing commercial wharves. Although we acknowledge that the warehouse use is light industrial, there is no evidence within the application to show that the use of the river has been considered for the transportation of goods and waste throughout construction and/or operation. Consideration should also be given to Policy DM8 (Safeguarding Minerals Management, Transportation Production & Waste Management Facilities) of the Kent Minerals and Waste Local Plan.

I hope these comments are of assistance and if there is anything further that we can assist with, please get in touch.

Yours sincerely



Maeliosa Hardy

Planning Consultant