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Port of London Authority Response (DC 423) application ref 20241167 for the approval of condition 3 (Land Contamination Risk Assessment), condition 5 (UXO Operational Risk Management Plan), condition 6 (Construction Environmental Management Plan), condition 7 (Topographical Site Survey) and condition 8 (Operational Environmental Management Plan) attached to planning reference number 20230906.

Dear Lisa

Thank you for consulting the Port of London Authority (PLA) on the aforementioned planning application to approve conditions 3,5,6,7 and 8 attached to planning reference 20230906 for construction and operation of a 20MW Green Hydrogen Electrolyser at Northfleet Mill.

We note that the Transport Strategy (section 2.1) states that *'Where feasible (subject to assessment and necessary permits) delivery of large equipment will be implemented via the wharf to reduce construction road traffic...'* This supports The Kent County Council Local Transport Plan and the Gravesham Local Plan Core Strategy Policy CS11 Transport. Water transport is recognised as one of the most sustainable modes for freight movement and therefore due consideration should be given help displace HGV movements from the local highway where possible, to reduce the carbon footprint and maximise the use of the river. Once the assessment has been completed, details should be submitted to the Council to ensure that the use of the river is maximised.

The Operational Environment Plan (Section 2.3) states that *'The project poses negligible risks of land or water contamination due to the release of pollutants onto the ground or into surface waters and groundwater'*. We support efforts to maintain negligible risk as at no point in the lifespan of the development would the release of pollutants into the Thames be acceptable.

I hope that these comments are of assistance.

Yours sincerely



Planning Consultant