



planning.general@gravesham.gov.uk / 01474 33 73 91
Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

567427

174136

Description

Parcel of land to the south of National Grid's electrical substation at East Court Marshes and adjoining the Thames and Medway Canal Road.
Land is east of the Metropolitan Police Training Centre.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

24.37

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

National Grid Electricity Transmission (NGET) is proposing to construct a new cable tunnel beneath the River Thames between Tilbury and Gravesend which will provide additional transmission capacity and accommodate increased wind energy generated off the east coast of England and new sea cables connecting with the continent. This tunnel will replace an existing cable tunnel in a similar location that has reached the end of its asset life. The proposed development includes associate above-ground infrastructure in the form of a new Cable Sealing End compound and a new head house building.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site is located within a vegetated area which is part of the Canal and Grazing Marsh, Higham Local Wildlife Site and on land owned by National Grid at approximate grid reference TQ 67455 74158.

Is the site currently vacant?

- ☒ Yes
- ☐ No

If Yes, please describe the last use of the site

There are no buildings on the proposed site for permanent development.
Land proposed for a construction compound is partially grazed by ponies.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
- ☒ No

Land where contamination is suspected for all or part of the site

- ☒ Yes
- ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

n/a

Proposed materials and finishes:

Curved standing seam with applied green roof. Dark grey powder aluminium fascias. Integral gutters and rainwater pipes.

Type:

Walls

Existing materials and finishes:

n/a

Proposed materials and finishes:

The external appearance of the headhouse will be finished in weathered steel cladding with a roller shutter and ventilation louvre on the north west elevation. This includes: light grey composite cladding wall panels, dark grey powder coated metal doors, and dark grey powder coated metal louvres.

Type:

Vehicle access and hard standing

Existing materials and finishes:

n/a

Proposed materials and finishes:

Asphalt roads and parking. Concrete hardstandings and paths. Gravel ground coverings

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

n/a

Proposed materials and finishes:

Security fencing with a 1m high electrified section to the top. Overall height of the fence is therefore 3.4m above ground level.

Type:

Lighting

Existing materials and finishes:

n/a

Proposed materials and finishes:

External lighting will be within the compound area for ease of access and maintenance at night. The lighting system will include sensors based on motion and day light availability and will be LED with a downward spill. Given the very low frequency of maintenance visits (6-12 visits per year), the use of external lighting is considered minimal.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawings:

- Site location of the SEC shown in Planning Drawing TKRE/60677311/Gravesend/Site Location Plan;
- A ground floor plan of the Gravesend headhouse shown in Planning Drawing PDD-100116-LAY-054;
- A proposed roof floor plan of the Gravesend headhouse, shown in Planning Drawing PDD-100116-LAY-056;
- A site layout plan of the Gravesend SEC shown on Planning Drawing PDD-100116-LAY-053;
- A section plan of the Gravesend SEC shown on Planning Drawing PDD-100116-LAY-184;
- Elevations of the Gravesend headhouse shown on PDD-100116-ELE-005 including (south east, north east, north west and south west elevations); and
- Outline cross-sections of the Gravesend headhouse shown on PDD-100116-LAY-057

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☒ Yes

☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See Construction Traffic Management Plan (National Grid document ref PDD-100116-REP-063)

Environmental Statement Chapter 3 Project Description. Sub chapter 3.9.

Environmental Statement Chapter 18 Traffic and Transport which includes Figure 18.3 Walking and Cycling Routes

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

8

Difference in spaces:

8

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

1

Difference in spaces:

1

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☒ Yes
☐ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☒ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☒ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☒ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Use Class: Other (Please specify) Other (Please specify): Cable tunnel headhouse Existing gross internal floorspace (square metres) (a): 0 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0 Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 232 Net additional gross internal floorspace following development (square metres) (d = c - a): 232
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Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	232	232

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- ☐ Yes
☒ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☐ Yes

☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☐ Yes

☒ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

☒ Yes

☐ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- **Neither Certificate A or B can be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

The steps taken were:

Requests for Information regarding tenants sent out to all landowners within red line boundary on 4th December and replies requested by 18th December.

When the application is validated, adverts will be placed in the following newspapers for 28 days:

- London Gazette
- Thurrock Gazette
- Gravesend Messenger

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Miskin Road

Address Line 2:

Town/City:

Dartford

Postcode:

DA1 3LU

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

149 Shelford Road

Address Line 2:

Trumpington

Town/City:

Cambridge

Postcode:

CB2 9ND

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

National Sea Training Trust Charity

Address Line 2:

149 Shelford Road, Trumpington

Town/City:

Cambridge

Postcode:

CB2 9ND

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

National Sea Training Trust Charity

Address Line 2:

149 Shelford Road, Trumpington

Town/City:

Cambridge

Postcode:

CB2 9ND

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

National Sea Training Trust Charity

Address Line 2:

149 Shelford Road, Trumpington

Town/City:

Cambridge

Postcode:

CB2 9ND

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

National Sea Training Trust Charity

Address Line 2:

149 Shelford Road, Trumpington

Town/City:

Cambridge

Postcode:

CB2 9ND

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:**Number:****Suffix:****Address line 1:**

National Sea Training Trust Charity

Address Line 2:

149 Shelford Road, Trumpington

Town/City:

Cambridge

Postcode:

CB2 9ND

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:**Number:****Suffix:****Address line 1:**

National Sea Training Trust Charity

Address Line 2:

149 Shelford Road, Trumpington

Town/City:

Cambridge

Postcode:

CB2 9ND

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:**Number:****Suffix:****Address line 1:**

City Hall

Address Line 2:

Kamal Churchie Way

Town/City:

London

Postcode:

E16 1ZE

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Horizon House

Number:**Suffix:****Address line 1:**

Deanery Road

Address Line 2:**Town/City:**

Bristol

Postcode:

BS1 5AH

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:

The Lodge

Number:**Suffix:****Address line 1:**

Potton Road

Address Line 2:**Town/City:**

Sandy

Postcode:

SG19 2DL

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:**Number:****Suffix:****Address line 1:**

Royal Society For The Protection Of Birds Pension and Life Assurance Fund

Address Line 2:

c/o The Lodge, Potton Road, Sandy Street

Town/City:

Reading

Postcode:

SG19 2DL

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Royal Society For The Protection Of Birds Pension and Life Assurance Fund

Address Line 2:

c/o The Lodge, Potton Road, Sandy Street

Town/City:

Reading

Postcode:

SG19 2DL

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Royal Society For The Protection Of Birds Pension and Life Assurance Fund

Address Line 2:

c/o The Lodge, Potton Road, Sandy Street

Town/City:

Reading

Postcode:

SG19 2DL

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Royal Society For The Protection Of Birds Pension and Life Assurance Fund

Address Line 2:

c/o The Lodge, Potton Road, Sandy Street,

Town/City:

Reading

Postcode:

SG19 2DL

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Onega House

Number:

Suffix:

Address line 1:

112 Main Road

Address Line 2:

Sidcup

Town/City:

Kent

Postcode:

DA14 6NE

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Gravesend Messenger

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

02/01/2024

Person Role

☒ The Applicant

☐ The Agent

Title

First Name

Kate

Surname

McGregor

Declaration Date

18/12/2023

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Kate McGregor

Date

18/12/2023