

Rebecca Harrison
Gravesham Borough Council

Our ref: PA-0001666/01
Your ref: 20260175

Sent by email

Date: 23 April 2026

Dear Rebecca,

Erection of two electrical cabinets.

Land North Of Elizabeth Gardens, West Street, Gravesend DA11 0BL

Thank you for consulting us on the above application which we received on 8 April 2026. As part of this consultation, we have reviewed the following documents:

- Feeder Pillar Site Location Plan (drawing no. 600-PLA-01-WSP-DR-0001, dated 27 January 2026, by PLA)
- Proposed Feeder Pillar Site & Layout Plans (drawing no. 600-PLA-01-WSP-DR-0002, P01, dated 27 January 2026, by PLA)
- Flood Risk Assessment (dated February 2026, by PLA)

Environment Agency position

We **object** to the proposed development as it involves works within close proximity of a flood defence. As submitted, it is unlikely that we would grant a flood risk activity permit for this application.

Please refer to the following sections for our full response:

- Section 1: Reasons for, and how to overcome, our objection(s)
- Section 2: Note to the Applicant

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Please be aware that we wish to be re-consulted on this planning application once the required information has been submitted. Please also note that our subsequent advice may concern other important environmental issues.

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Gabrielle Delorme

Sustainable Places Planning Specialist

E-mail kslplanning@environment-agency.gov.uk

Section 1: Reasons for, and how to overcome, our objection(s)
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Objection - Works next to a flood defence

We object to this application as it involves works within close proximity of a flood defence. As submitted, it is unlikely that we would grant a flood risk activity permit for this application.

Reason

We have reviewed the information submitted for the installation of two electrical cabinets in close proximity of the River Thames. Even though this is a minor infrastructure development, we have some concerns relating to the installation and request further clarification on the installation.

Within the Proposed Feeder Pillar Site & Layout Plans drawing, the diagram shows that there will be a concrete slab places beneath the electrical cabinets, as well as cabling running south from the unit.

Overcoming our objection

The applicant should confirm the depth at which the concrete slab will be installed, as well as the electrical cabling. This needs to be demonstrated to ensure that the Thames Tidal flood defence wall, as well as any underground elements of the defence will not be adversely affected or disturbed due to the proposed works.

Section 2: Note to the Applicant

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.