

Richard Hart
Gravesham Borough Council

Our ref: KT/2025/132793/01-L01
Your ref: 20250714

Sent by email

Date: 1 September 2025

Dear Richard

Application for approval of condition 4a and 4c attached to planning permission reference number 20231313 relating to a preliminary risk assessment and an options appraisal and remediation strategy.

Eastcourt Marshes Electricity Substation, Mark Lane, Gravesend, Kent DA12 2HN

Thank you for consulting us on the above application which we received on 8 August 2025. As part of this consultation, we have reviewed the following documents:

- Contaminated Land Memo, ref. GRR-ATL-SA-GRRS4-ZC-GI-000001, dated July 2025, by Ferrovia Bemo JV
- Geotechnical Interpretive Report, ref. 30003364-MSE-XX-XX-RP-Y-10118, dated 19 October 2023, by Baker Hicks Ltd
- Ground Investigation Report, ref. D2064-22/B, dated July 2023, by Socotec

Environment Agency position

We have **no objection** to the proposed discharge of condition 4 part A only.
We **object** to the discharge of condition 4 parts B and C.

Overall, the submitted information is considered acceptable for the matters in question. We note that there is a recommendation for further site investigations to be carried out, which we understand are taking place within 2025.

Because, at the time of writing, those investigation results have not been provided, we consider that part B of condition 4 remains outstanding.

Further, the results of those investigations may, to a limited degree, alter the recommendations for remediation works subject of part C of condition 4.

Thus, whilst there are no concerns about approving the submission in regard to part A, we recommend that parts B and C are not discharged, until the conclusion of the additional site investigations.

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.

Decision notice

In accordance with the planning practice guidance ([determining a planning application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

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

Yours sincerely,

Gabrielle Delorme
Sustainable Places Planning Specialist
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