

Our Reference: WIG/NORTHFLEET_WTW

Date: March 2025

Head of Planning
Development Management Service
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Submitted via Planning Portal

Dear Sir/Madam

SUBMISSION OF PRIOR APPROVAL APPLICATION FOR PROPOSED TELECOMMUNICATIONS DEVELOPMENT AT NORTHFLEET WATER TREATMENT WORKS, THAMES WAY, GRAVESEND, KENT, DA11 8HN

The proposal comprises the removal of an existing 25m mast and the installation of a replacement 30m HIGH 1S SWANN ENG LATTICE TOWER with ancillary equipment thereto at the existing telecommunications facility.

Planning permission was previously sought and approved (planning Ref: 20200819) at this site for the same development, with the decision issued by the Local Planning Authority granting permission on the 20th October 2020. In addition to this, a S73 application (planning Ref: 20211067) was then made on the 26th August 2021, which was an application for a variation of Condition 2 attached to the original permission for a minor amendment to the design of the mast previously approved, and which was subsequently approved by the Local Planning Authority on the 27th October 2021. However, on the decision notice issued it highlighted the following in respect of timescales for implementation:

1. The development to which this permission relates must be begun not later than 13 October 2023

Reason: In pursuance of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

As a result, the permission for both the original application as well as that of the S73 application (both of which could have been implemented) has now expired, meaning that a new application is now required for the proposal.

In terms of the proposed development, the NPPF clearly acknowledges the benefits of modern electronic communications (including 5G where appropriate) and seeks to encourage such development as being essential due to their role in supporting a modern economy, contributing to sustainable objectives, and enhancing local community access to a range of goods and services. Local planning authorities are advised to respond positively to proposals for electronic communications development and this must include an understanding of the associated special problems and technical needs of developing and upgrading communications networks. Public benefits are defined within the NPPG and could be anything that delivers economic, social or environmental progress. Benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

This application for prior approval permission seeks approval and comprises:

- Completed application form and covering letter
- GDPO Support Statement
- Location/Block plan (1:1250) Drawing No.100 (REV F);
- Drawings No's;
 - 101 Existing Site Plan (Rev F)
 - 102 Proposed Site Plan Elevation (Rev F)
 - 103 Existing Elevation (Rev F)
 - 104 Proposed Elevation (Rev F)
 - 105 Equipment Cabinet Plan (Rev F)
 - 106 EE Antenna Plan (Rev F)
 - 107 VF/TEF Antenna Plan (Rev F)
 - 200 ICNIRP Site Plan (Rev F)
 - 201 ICNIRP Elevations (Rev F)
 - 202 ICNIRP Zone Details (Rev F)
- Additional supporting information – 5G Technical Support
- Additional supporting information – 5G and Future Technology
- Additional supporting information – DCMS MHCLG Collaborating for Digital Connectivity Letter
- Additional supporting information – Future Telecoms Infrastructure Review
- Additional supporting information – UK Wireless Infrastructure Strategy April 2023
- The appropriate fee of £578;
- ICNIRP Certificate
- Developers Notice

Please also take this application and the details contained within it as due Notification, as may be required, under the relevant conditions of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended. In particular, you are given notice of the intention to install the electronic communications apparatus described in more detail in the application documentation (including the scale drawings) and to be located as shown on the application plans.

We would be willing to meet to discuss the merits of the application, or to assist with any visits of the site and surrounding area, if this is beneficial to the determination of the application.

We trust everything is in order, but please contact me if you require any additional information or clarification in relation to the proposed development.

Yours faithfully



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