

Katherine Parkin
Gravesham Borough Council

Our ref: KT/2025/132776/01-L01
Your ref: 20250778

Sent by email

Date: 21 August 2025

Dear Katherine

Application for the approval of condition 2 (Contamination Strategy), condition 4 (Sustainable Surface Water Drainage Scheme) and condition 5 (Construction Method Statement) attached to planning reference number 20241011.

Land and Buildings at Seacon Site Tower Wharf Lower Road, Northfleet, Gravesend, Kent DA11 9BD

Thank you for consulting us on the above application which we received on 4 August 2025. As part of this consultation, we have reviewed the following documents:

- Phase 2 Geoenvironmental Ground Investigation, ref. 22/35405-01, dated August 2022, by Site Analytical Services Ltd
- Drainage strategy plan, dwg no. LM25100-XX-D-XX-0500 P04, dated 28 May 2025, by Leimen

Environment Agency position

We have **no objection** to the discharge of conditions 2, 4, and 5.

Please refer to the following sections for our full response:

- Section 1: Technical comments

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application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn.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
E-mail kslplanning@environment-agency.gov.uk

Section 1: Technical comments

Condition 2

We have reviewed the submitted Phase 2 Geoenvironmental Ground Investigation report. Overall, the risks to controlled waters, based on the reported sampling results, have been assessed in the report as low.

Remediation works are proposed, but are mainly deemed required to address potential risks to human health in relation to ground gas and asbestos. No specific remediation to protect controlled waters has been identified as necessary in the report.

Based on the reported information, we have no objections to the approval of condition 2. Please note that further comments should be sought on human health matters from the local authority's environmental health team.

Condition 4

The proposals include no infiltration drainage, therefore we have no comments from a groundwater protection perspective.

Condition 5

We have no comments on the submitted details.