

Delegated Report

Planning Application

Planning Application No: 20250714

Location: Eastcourt Marshes Electricity Substation Mark Lane Gravesend Kent

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

Applicant: National Grid Electricity Transmission PLC

Submitted Documents/Plans

Application form;
Covering Letter;
Ground Investigation Report Rev 1 PART 1 of 2;
Ground Investigation Report Rev 1 PART 2 of 2;
Contaminated Land Memo - Condition 4 Rev P01;
Geotechnical Interpretive Report Rev P02;
Ground Investigation At grain To Tilbury Tunnel;
Report on a ground Investigation at Grain to Tilbury tunnel; and
Contaminated Land Memo.

Relevant Planning History

20231313 - Proposed construction of a new cable tunnel beneath the River Thames between Gravesend and Tilbury to provide additional transmission capacity. Above-ground infrastructure in the form of a new Cable Sealing End compound and a new head house building along with associated electricity infrastructure, access, parking, boundary treatment and two overhead gantry structures for future overhead lines. Temporary compound for the duration of the project to provide parking, staff welfare facilities, delivery vehicle parking, and equipment and machinery storage, including boundary treatment and lighting. **Permitted 04.03.2025**

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as

necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 11 – Making effective use of land
- Section 15 - Conserving and enhancing the natural environment

Consultations, Publicity and Representations

Consultees

*Full comments are available on Public Access

Environment Agency 13th November 2025)

Thank you for providing these clarifications. I can confirm that we are satisfied the information submitted under 20250714 are sufficient and acceptable to discharge condition 4b along with condition 4a and 4c.

Environment Agency (11th November 2025)

We have no objection to the proposed discharge of condition 4 parts A and C.

Following submission of additional information, including the Contaminated Land Memo, we can confirm we have no further objections to condition 4 parts A and C being discharged.

We note that no request has been made to discharge condition 4 part B, even though the Memo suggests sufficient evidence has been provided in that regard too. Please reconsult us if the applicant intends to make such a request.

Environment Agency (22nd October 2025)

We object to the proposed discharge of condition 4 parts A and C.

The submitted report on Ground Investigation is a factual report only, meaning that it presents raw data obtained from a supplementary site investigation, but is not intended to provide any interpretative comments. Such a report is usually referred to by an environmental consultancy in the development of their own interpretative risk assessments.

No such interpretative risk assessment has been included with this latest submission as found on the Planning Portal. As a result, whilst the report clearly shows that further investigations have occurred, we are unclear as to the extent to which the applicant considers these further investigations have altered the outcomes of the risk assessments already submitted pursuant to this planning application (that we previously reviewed under our letter KT/2025/132793/01-L01 dated 1 September 2025).

We therefore continue to advise that condition 4 parts A and C are not discharged, in line with paragraphs 187, 196 and 197 of the National Planning Policy Framework.

Environment Agency (1st September 2025)

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.

GBC Environmental Protection Team (3rd October 2025)

The 'Report on a Ground Investigation at Grain to Tilbury Tuned' dated 25/07/2025 by Soil Engineering (Report Ref: TB8754 v 01 – Draft) has been reviewed. This is more of a geo-technical report from an engineering perspective but does make reference to contamination testing and analysis (section 5.5). Analytical results are given in Section B Laboratory Testing – Chemical Test Results and Environmental Test Results. However, the results do not come with any form of interpretation or reference to risk assessment etc.

In addition, section 4.7 refers to Groundwater and Gas Monitoring having been completed, but there is no accompanying data/results in the relevant results section.

There is no reference in this report to the previously submitted report – it's very much a standalone report – from an engineering angle.

It doesn't provide the additional information requested in the previous consultation response, in relation to ground gas monitoring, risk assessment or revised remediation, so the comments/recommendations in that still remain and only part A of the condition can be discharged.

GBC Environmental Protection Team (29th August 2025)

The submitted reports have been reviewed. Part A relating to the preliminary risk assessment has been satisfactorily addressed and can be discharged.

It would appear from the reports that additional information is needed with regards to shallow ground gas risk and until completed, the risk has been put at high but needs to be quantified further once ongoing monitoring has been completed. It is rather unusual therefore to request that part C is discharged before part B, which relates to the site investigation and detailed risk assessment, has been completed.

As this outstanding data is to be reported in a further Ground Investigation report, it is advised that Part C cannot be discharged until this has been issued as the findings may well alter the report in relation to part C.

It is also advised that the EA is consulted as the reason for the condition is given as '*To protect and prevent the pollution of the water environment (particularly the Secondary (undifferentiated) and Principal aquifers)....*' And this falls within the EA's area of expertise.

Officer's Analysis

Condition 4a, 4b and 4c (Contaminated Land)

Prior to shaft excavation works commencing a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

A) A preliminary risk assessment which has identified:

(i) all previous uses

(ii) potential contaminants associated with those uses

(iii) a conceptual model of the site indicating sources, pathways and receptors

potentially unacceptable risks arising from contamination at the site.

B) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

The scheme shall be implemented as approved.

Reason: To protect and prevent the pollution of the water environment (particularly the Secondary (undifferentiated) and Principal aquifers) from potential pollutants associated with current and previous land uses in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraphs 187, 196 and 197 of the National Planning Policy Framework (2024), the EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements (2017) A4 - A6, J1 - J7 and N7.

The following information was submitted to discharge condition 4.

- Application form;
- Covering Letter;
- Ground Investigation Report Rev 1 PART 1 of 2;
- Ground Investigation Report Rev 1 PART 2 of 2;
- Contaminated Land Memo - Condition 4 Rev P01;
- Geotechnical Interpretive Report Rev P02;
- Ground Investigation At grain To Tilbury Tunnel;
- Report on a ground Investigation at Grain to Tilbury tunnel; and
- Contaminated Land Memo.

Initially concern was raised from the EA and GBC Environmental Protection Team and to address the objections from both consultees the following additional information has been submitted.

- Contaminated Land Memo.
- Report on a ground Investigation at Grain to Tilbury tunnel
- Ground Investigation At grain To Tilbury Tunnel

The EA who requested the original condition have confirmed on 11th and 13th November 2025 that sufficient information has been requested and condition 4 a, b and c can be discharged. As the EA are satisfied with the information submitted there is no requirement to re-consult EP who would simply confirm the EA's position.

No conflict with local and national policy and the application can be supported.

Recommendation

Discharge Condition 4 a, b and c.

(For detailed informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Mr Shazad Ghani
Signed:	<i>R Hart</i>	Signed:	<i>S.Ghani</i>
Dated:	20th November 2025	Dated:	20 November 2025

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