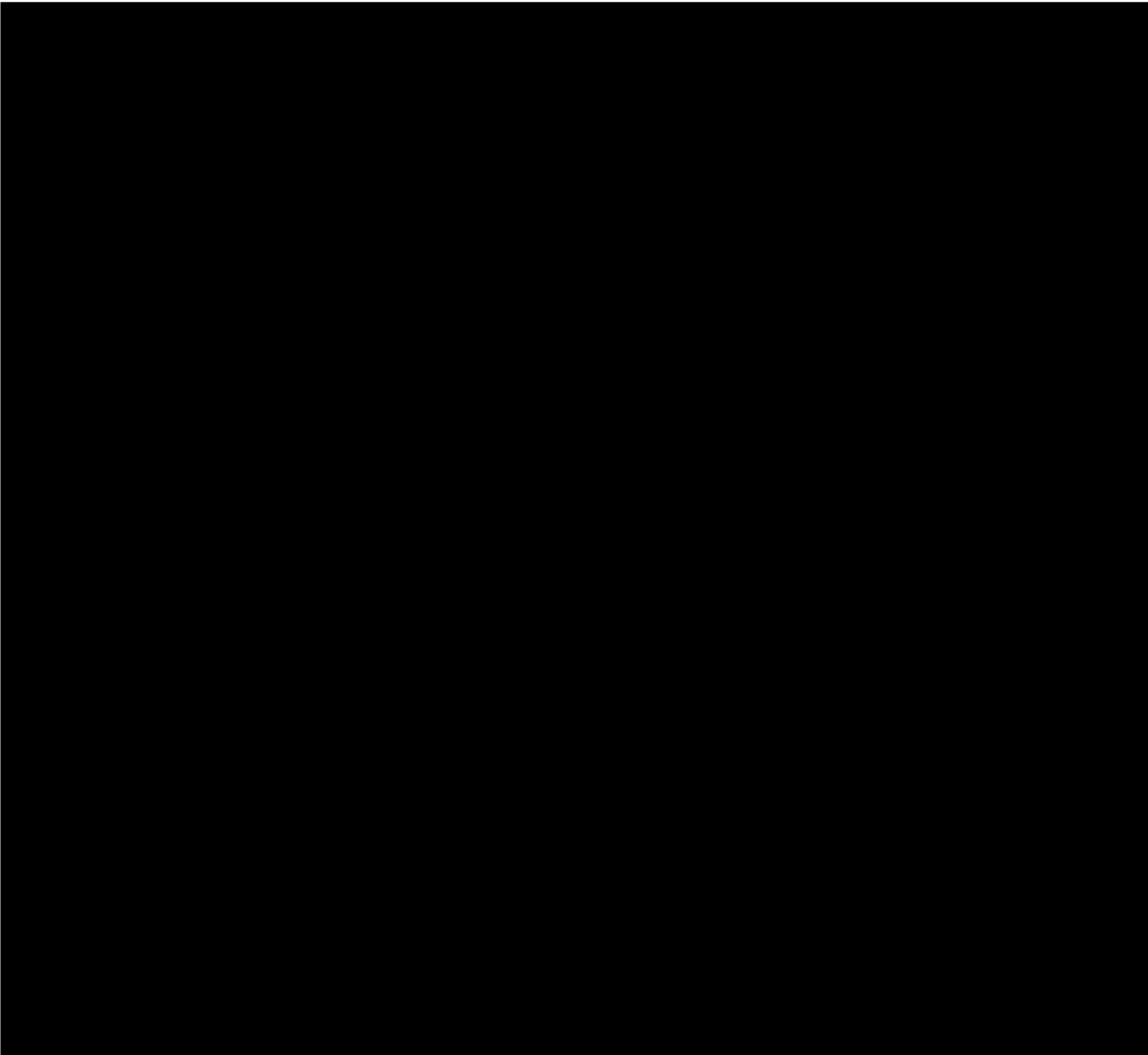




From: Tiffany Bate <Tiffany.Bate@nationalgrid.com>

Sent: 07 April 2025 18:25

To: Shazad Ghani <shazad.ghani@gravesham.gov.uk>; Andrew Lyons <Andrew.Lyons@nationalgrid.com>

Cc: Katherine Parkin <katherine.parkin@gravesham.gov.uk>; Richard Hart <richard.hart@gravesham.gov.uk>

Subject: RE: [EXTERNAL] Re: 20221064 - Northfleet Harbourside

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Hi Shazad,

Apologies for the delay. Our solicitors agree with you.

Below is a clean version of the proposed conditions reflecting the amends.

National Grid (Pylons)

No development shall commence until full details of how the development takes into account the electricity pylons, their associated infrastructure and access arrangements for maintenance, have been submitted to and approved in writing by the Local Planning Authority in consultation with National Grid. This shall include an Asset Protection Agreement ("APA") being entered into with National Grid, to include:

- (a) statutory clearances from overhead lines being maintained at all times;
- (b) sufficient space around the towers from any buildings or structures and during any maintenance or construction works, including demolition, excavation, piling, building, or other erections;
- (c) access agreements and agreement around the road layout near the north of the site and the ZR007 tower; and
- (d) details of construction works have been submitted to and approved by National Grid under the APA.

The agreement (or any amendment, update or variation to the same) shall be adhered to throughout the construction and maintenance of the development herein approved.

Reason: To ensure the development hereby permitted does not prejudice the operation of surrounding infrastructure in accordance with Policies CS01 and CS19 of the Gravesham Core Strategy 2014.

National Grid (Infrastructure)

No development including demolition, excavations, piling, building or erections within 15m of any of National Grid's infrastructure, shall commence until details setting out the location of any National Grid infrastructure and a construction method safeguarding statement have been submitted to and approved in writing by the Local Planning Authority in consultation with National Grid. The agreed method statement shall thereafter be followed in implementing such works.

Reason: In the interests of maintaining the safety and operational integrity of National Grid's infrastructure and in accordance with Policies CS01 and CS19 of the Gravesham Core Strategy 2014.

Stephen from NH Dev Co has been in touch separately wanting to discuss our initial response dated 27 March 2025. Can I confirm you'll liaise with them directly on the matter?

Thank you.
Kind regards

Tiffany

Tiffany Bate

Development Liaison Officer
Customer Connections
Land, Planning and External Affairs
nationalgrid

tiffany.bate@nationalgrid.com

[nationalgrid.com](https://www.nationalgrid.com)

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In order to deal with your query/request, we may need to collect your personal data. For more information on National Grid's privacy policy in respect of your personal data, please see the attached link: <https://www.nationalgridet.com/privacy-policy>

From: Shazad Ghani <shazad.ghani@gravesham.gov.uk>

Sent: 01 April 2025 12:02

To: Tiffany Bate <Tiffany.Bate@nationalgrid.com>; Andrew Lyons <Andrew.Lyons@nationalgrid.com>

Cc: Katherine Parkin <katherine.parkin@gravesham.gov.uk>; Richard Hart <richard.hart@gravesham.gov.uk>

Subject: Re: [EXTERNAL] Re: 20221064 - Northfleet Harbourside

Importance: High

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Morning Tiffany,

Thank you for the email, happy to go with the wording below, whilst some of the points highlighted in yellow can be picked up, some are more relevant to your APA agreement and not a planning matter, so it's for yourself to agree that position as part of the APA, I've highlighted those bits in red. Also as you are already being consulted as part of the condition, there is no need to expressly state that National Grid need to be consulted again under c. Also, they'd need approval under the infrastructure condition that follows to carry out work, again these points are highlighted in red.

I hope the above makes sense.

Kind regards,
Shazad

Shazad Ghani *MPhil, MA, BA (Hons)*
Head of Planning
Gravesham Borough Council
Tel: 01474 337483
E-mail: shazad.ghani@gravesham.gov.uk

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From: Tiffany Bate <Tiffany.Bate@nationalgrid.com>

Date: Thursday, 27 March 2025 at 15:44

To: Shazad Ghani <shazad.ghani@gravesham.gov.uk>, Andrew Lyons <Andrew.Lyons@nationalgrid.com>

Cc: Katherine Parkin <katherine.parkin@gravesham.gov.uk>, Richard Hart

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Hi Shazad,

Apologies for the delay in getting back to you. After review, our solicitors have proposed the below amends to the planning conditions which in general revert to the original position.

Additions to the drafting are highlighted in yellow and suggested deletions are struck through in red.

The basis of this is to:

- A. Remove the amends that would restrict commencing development in specific plots to commencing all development, on the basis that although the power line and pylons are only crossing through the Power Park and Plots 1 and 2 the power line is also close to other plots (16, 17 and 18) and the construction of the wider development may interfere with access to or otherwise damage NGET's assets, so it is essential that NGET has sufficient protection to be able to fulfil its statutory obligations – this change has been made to both proposed conditions;
- B. Widening the details of what should be included in the APA to ensure it provides appropriate protection to NGET apparatus, i.e. through ensuring details of access and construction works being submitted to National Grid, sufficient space being maintained from apparatus during both maintenance or construction works, statutory clearance being maintained at all times; and around protection of any land rights NGET may have

Proposed amends to draft conditions

National Grid (Pylons)

No development shall commence ~~in Plots 1 and 2, or the park area known as 'Power Park'~~ until full details of how the development takes into account the electricity pylons, their associated infrastructure and access arrangements for maintenance, have been submitted to and approved in writing by the Local Planning

*Authority in consultation with National Grid. This shall include an Asset Protection Agreement (“APA”) being entered into with National Grid **on their standard terms**, to include:*

*(a) statutory clearances from overhead lines **being maintained at all times**;*

*(b) sufficient space around the towers from any buildings or structures **and during any maintenance or construction works, including demolition, excavation, piling, building, or other erections**;*

*(c) access agreements and agreement around the road layout near the north of the site and the ZR007 tower, **with details submitted to National Grid for approval in advance of commencement of works relating to that road layout**;*

(d) details of construction works have been submitted to and approved by National Grid under the APA;

(e) provisions dealing with any legal rights National Grid may have such that if the construction or maintenance of the project conflicts with those rights a legal agreement must be entered into in terms no less favourable to National Grid than National Grid's existing legal rights; and

*The agreement (or any amendment, update or variation to the same) shall be adhered to throughout the construction **and maintenance** of the development herein approved **and maintained thereafter**.*

Reason: To ensure the development hereby permitted does not prejudice the operation of surrounding infrastructure in accordance with Policies CS01 and CS19 of the Gravesham Core Strategy 2014.

National Grid (Infrastructure)

*No development ~~in Plots 1 and 2, or the park area known as ‘Power Park’~~ including demolition, excavations, piling, building or erections within **15m 10m** of **any of the** National Grid's infrastructure, shall commence until details setting out the location of any National Grid infrastructure and a construction method safeguarding statement have been submitted to and approved in writing by the Local Planning Authority in consultation with National Grid. The agreed method statement shall thereafter be followed in implementing such works.*

Reason: In the interests of maintaining the safety and operational integrity of National Grid's infrastructure and in accordance with Policies CS01 and CS19 of the Gravesham Core Strategy 2014.

If you have any follow up questions, please don't hesitate to contact myself or Andy.

Thank you.
Kind regards

Tiffany

Tiffany Bate

Development Liaison Officer
Customer Connections
Land, Planning and External Affairs
nationalgrid

tiffany.bate@nationalgrid.com

nationalgrid.com

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From: Shazad Ghani <shazad.ghani@gravesham.gov.uk>

Sent: 20 March 2025 11:26

To: Andrew Lyons <Andrew.Lyons@nationalgrid.com>; Tiffany Bate <Tiffany.Bate@nationalgrid.com>

Cc: Katherine Parkin <katherine.parkin@gravesham.gov.uk>; Richard Hart <richard.hart@gravesham.gov.uk>

Subject: [EXTERNAL] Re: 20221064 - Northfleet Harbourside

Importance: High

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Dear Andrew and Tiffany,

Apologies for chasing, but we were wondering if you had an update on the matter below, if you could let us know when we're likely to receive a response, that will be appreciated.

Kind regards,
Shazad

Shazad Ghani *MPhil, MA, BA (Hons)*
Head of Planning
Gravesham Borough Council
Tel: 01474 337483
E-mail: shazad.ghani@gravesham.gov.uk

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From: Katherine Parkin <katherine.parkin@gravesham.gov.uk>

Date: Thursday, 13 March 2025 at 14:53

To: Andrew Lyons <Andrew.lyons@nationalgrid.com>, tiffany.bate@nationalgrid.com
<tiffany.bate@nationalgrid.com>

Cc: Shazad Ghani <shazad.ghani@gravesham.gov.uk>

Subject: 20221064 - Northfleet Harbourside

Dear Andrew / Tiffany,

Thanks for your time earlier.

As discussed, please see the below Plots Plan extract showing the plots affected by the National Grid assets (Plot 1, 2 and the Park):



When the case went to Planning Committee with a recommendation to approve the scheme, the following conditions were agreed (as per the attached email from yourselves):

National Grid (Pylons)

No development shall commence in any geographical phase or sub-phase, until full details of how the development takes into account the electricity pylons, their associated infrastructure and access arrangements for maintenance, have been submitted to and approved in writing by the Local Planning Authority. This shall include an Asset Protection Agreement being entered into with National Grid, to include statutory clearances from overhead lines, sufficient space around the towers from any buildings or structures, access agreements and agreement around the road layout near the north of the site and

the ZR007 tower. The agreement shall be adhered to throughout the construction of the development herein approved and maintained thereafter.

Reason: To ensure the development hereby permitted does not prejudice the operation of surrounding infrastructure in accordance with Policies CS01 and CS19 of the Gravesham Core Strategy 2014.

National Grid (Infrastructure)

A construction method statement for working in proximity to National Grid's infrastructure shall be submitted to and approved in writing by the Local Planning Authority in consultation with National Grid prior to any excavations, piling, building or erections within 10m of the National Grid's infrastructure taking place. The agreed method statement shall thereafter be followed in implementing such works.

Reason: In the interests of maintaining the safety and operational integrity of National Grid's infrastructure and in accordance with Policies CS01 and CS19 of the Gravesham Core Strategy 2014.

The above conditions would be the fallback if you have any concerns over the more plot-specific amended wording we are now suggesting:

National Grid (Pylons)

No development shall commence in Plots 1 and 2, or the park area known as 'Power Park', until full details of how the development takes into account the electricity pylons, their associated infrastructure and access arrangements for maintenance, have been submitted to and approved in writing by the Local Planning Authority in consultation with National Grid. This shall include an Asset Protection Agreement being entered into with National Grid, to include statutory clearances from overhead lines, sufficient space around the towers from any buildings or structures, access agreements and agreement around the road layout near the north of the site and the ZR007 tower. The agreement (or any amendment, update or variation to the same) shall be adhered to throughout the construction of the development herein approved and maintained thereafter.

Reason: To ensure the development hereby permitted does not prejudice the operation of surrounding infrastructure in accordance with Policies CS01 and CS19 of the Gravesham Core Strategy 2014.

National Grid (Infrastructure)

No development in Plots 1 and 2, or the park area known as 'Power Park' including demolition, excavations, piling, building or erections within 10m of the National Grid's infrastructure, shall commence until details setting out the location of any National Grid infrastructure and a construction method safeguarding statement have been submitted to and approved in writing by the Local Planning Authority in consultation with National Grid. The agreed method statement shall thereafter be followed in implementing such works.

Reason: In the interests of maintaining the safety and operational integrity of National Grid's infrastructure and in accordance with Policies CS01 and CS19 of the Gravesham Core Strategy 2014.

We would be grateful if you could let us know if you are happy for the amended wording to be included as part of the conditions on any forthcoming planning permission, should the Secretary of State be minded to approve the proposed development.

If you could come back to us by the end of next week, that would be helpful in terms of us meeting our deadlines for case submissions to the Secretary of State.

Thank you for your help on this. If you have any queries, let me know.

Kind regards,

Katherine Parkin
Senior Planner
Gravesham Borough Council
Email: katherine.parkin@gravesham.gov.uk

PLEASE NOTE: I am hybrid working. Should you wish to contact me, please send me a direct email in the first instance with your contact details and I will respond to your request as soon as I can.

Please note that I work part-time (Mondays and Thursdays 0900-1500, Tuesdays 0800-1700, Wednesdays 0800-1430).

Development Plan and Supplementary Planning Documents including informal design guidance are available at <https://www.gravesham.gov.uk/local-plan-policy>

The Council has adopted a Local List of Validation Requirements (April 1st 2020)

Before you formally submit your application check that you have all the relevant documents, by reading our [Local Validation List](#). Failure to meet these requirements will lead to delays in processing your application, and it may not be registered.

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