

Rebecca Harrison
Gravesham Borough Council

Our ref: KT/2025/132651/02-L01
Your ref: 20250435

Sent by email

Date: 14 October 2025

Dear Rebecca,

Application for the approval of condition 12 and 13 attached to planning permission reference number 20221294 relating to a condition assessment of the site's tidal Thames flood defence and carry out such works as to provide a minimum 20-year service life for the site's tidal flood defence without the need for further intrusive works during this time. These repair works must be detailed in a report.

Port of London Authority, London River House, Royal Pier Road, Gravesend, Kent DA12 2BG

Thank you for consulting us on the above application which we received on 26 September 2025. As part of this consultation, we have reviewed the following documents:

- PCC Floodwall Inspection and Condition Report, ref. 0324-PLA-v1-XX-RP-K-0001, dated 3 February 2025, by Port of London Authority
- Steel Sheet Piling Analysis & Design, ref. 2045 11.1, dated 23 July 2025, by Port of London Authority
- Cover letter for sheet pile specifications, ref. PLA – LRH, undated, by PPG Architectural Coatings
- Product data sheet SIGMASHIELD 880, dated 27 March 2025, by PPG Architectural Coatings
- Cover letter from agent addressing EA comments, no ref, undated

Environment Agency position

We have **no objection** to the discharge of conditions 12 and 13.

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.

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 12

The applicant has submitted information that addresses the concerns raised in our previous response (dated, ref). We are therefore satisfied that condition 12 can be discharged.

The applicant has re-done the calculation with the tie bars completely removed and demonstrated that the wall will still pass structural analysis. The PCC Floodwall Inspection and Condition Report also concludes that the floodwall is in sufficient condition to resist the worst-case scenario

Condition 13

Information regarding the contents of Condition 13 should have been submitted for approval prior to the works going ahead on the flood defence wall. However, we are satisfied that a minimum 20-year service life has been met, therefore we have no objection to the discharge of Condition 13.

We would recommend that we are consulted on any work done to the flood defence in order to assess whether a Flood Risk Activity Permit is needed for the work. We acknowledge that the applicant has performed the remedial works to the flood defence wall without prior consultation and would recommend that any future work is discussed with us.