

Delegated Report

Discharge of Conditions

Planning Application No: 20250731

Location: Eastcourt Marshes Electricity Substation Mark Lane Gravesend Kent

Description: Application for the approval of condition 3 (Construction Environmental Management Plan Rev 05) attached to planning reference number 20231313.

Applicant: National Grid Electricity Transmission PLC

Submitted Documents/Plans

Application form;
Covering Letter;
Construction Environmental Management Plan (July 2025)

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
- 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 12 – Achieving Well-Designed Places
- Section 15 – Conserving and Enhancing the natural environment

Consultations, Publicity and Representations

Consultees

National Highways

We have reviewed the Construction Environment Management Plan (Rev 05) provided in support of this application, and we have no objection to this condition being discharged.

Kent Highways & Transportation

The CEMP includes under Section 7.1 the headline details of the required Construction Traffic Management Plan which is required under Condition 6 of 20231313. The proposed issues listed are acceptable and a CTMP will be submitted under a future application to discharge Condition 6.

Other than the above this application to discharge Condition 3 does not include any issues which have an impact on the local highway network. There is no highway objection to the discharge of this condition.

North Kent Marshes Internal Drainage Board

The site is within the North Kent Marshes Internal Drainage Board's district; however, the watercourse within the site is a designated main river and under the jurisdiction of the Environment Agency. Consequently, the Board defers to the Agency for comments regarding the proximity of storage areas to the watercourse, as well as the methods used for storing materials; also, dust suppression measures, spill prevention measures, and temporary site drainage.

GBC – Environmental Protection

The submitted CEMP satisfactorily address the various parts of the condition in sufficient detail.

Environment Agency

Thank you for consulting us on the above application which we received on 8 August 2025. As part of this consultation, we have reviewed the following documents:

- Construction Environmental Management Plan, ref. GRR-FBJ-PM-GRRS4-ZP-ZE-000001 rev P05, dated 9 July 2025, by Ferrovia Construction

Environment Agency position

We have no objection to the proposed discharge of condition 3.

Officer's Analysis

Condition 3

No development approved by this permission shall be commenced until a comprehensive Construction Environmental Management Plan (CEMP) and all associated appendices covering all environmental impacts of this development is submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency, Local Highway Authority and GBC Environmental Protection. The development hereby permitted shall be carried out in accordance with the approved Construction Environmental Management Plan (CEMP). For the avoidance of doubt the Construction Environmental Management Plan (CEMP) shall, where practical, include but not exclusively cover the following:

The following information has been submitted to discharge condition 3

The applicant correctly picks up the following:

It is noted that that the wording of the condition within the decision letter appears truncated, however, with reference to an earlier drafting of the condition, we have identified further constituent elements that were likely intended to fall within the condition. These are detailed below:

- a. Details of Construction Logistics Plan (CLP)*
- b. Storage of plant and material*
- c. Dust management controls;*
- d. Location and height of cranes and scaffolding;*
- e. Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities;*
- f. Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority;*
- g. Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;*
- h. Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;*
- i. Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);*
- j. Hours of operation;*
- k. Smoke management controls;*
- l. Odour controls; and*
- m. Any other matters relevant to this particular site*

The submitted Construction Environmental Management Plan (July 2025) seeks to address all of the above (regardless of the wording of the condition being shortened on the decision notice).

The sensitive location of development site and the constrained road network required input from the Highways Authority and National Highways who have both raised no objection with the Construction Environmental Management Plan.

In regard to the wider impact on the surrounding area (ground conditions) and existing uses to the west the Environment Agency and Gravesham Environmental Protection have been consulted who satisfied that the Construction Environmental Management Plan will minimise the construction impact on the area.

No further information is required and condition 3 can be discharged.

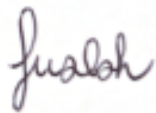
Conclusion

Discharge Condition 3

Recommendation

Approval of Details

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Mrs Faye Walsh
Signed:	<i>R Hart</i>	Signed:	
Dated:	2nd September 2025	Dated:	03 September 2025

