



Delegated Report

EDC Consultation

Planning Application No: 20260490

Location: Land Adjacent To Ebbsfleet International Station International Way
Ebbsfleet Valley

Description: EDC Consultation EDC/26/0048 - Discharge of condition 13 (Site wide Operational Waste Management Strategy) pursuant to outline planning permission reference EDC/22/0168 (Ebbsfleet Central East, Site Wide).

Applicant: Ebbsfleet Development Corporation

Site Visit Date: Desktop Assessment

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/22/0168), and is a consultation in respect of the Discharge of condition 13 (Site wide Operational Waste Management Strategy) pursuant to outline planning permission reference EDC/22/0168 (Ebbsfleet Central East, Site Wide) at Land Adjacent to Ebbsfleet International Railway Station, Thames Way, Kent.

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated 11th May 2026.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221088	EDC Consultation - Outline planning application (with all matters reserved) for mixed-use development comprising demolition of the existing car parking, structures and station forecourt and provision of residential dwellings (Use Class C3); flexible commercial, business and service uses (Use Class E) to allow provision of retail, offices, restaurants/cafes, nurseries, and healthcare facilities; flexible learning and non-residential institutions (Use Class F1); flexible local community uses (Use Class F2); hotel use (Use Class C1); residential institutions (Use Class C2); and Sui Generis uses to allow provision of co-living and student accommodation, public houses/drinking establishments, and theatres/cinemas. Associated works include hard and soft landscaping, a River Park, car parking and multi-storey car parks, pedestrian, cycle and internal	Observations Sent	08.12.2022

	vehicular network, and other ancillary infrastructure; and associated crossings, highway accesses, and junction improvements		
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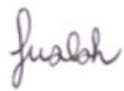
Planning Assessment/Comments

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/22/0168), and is a consultation in respect of the Discharge of condition 13 (Site wide Operational Waste Management Strategy) pursuant to outline planning permission reference EDC/22/0168 (Ebbsfleet Central East, Site Wide) at Land Adjacent to Ebbsfleet International Railway Station, Thames Way, Kent.

Recommendation

The EDC is advised that Gravesham Borough Council have no comments to make.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	<i>A Cue</i>	Signed:	
Dated:	2 nd June 2026	Dated:	02 June 2026