



Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20221141
Location:	Alkerden Market Centre Eastern Quarry Watling Street Swanscombe
Description:	EDC Consultation - Discharge of condition 19 (area master plan) pursuant to outline planning permission EDC/17/0048 (Resubmission of details - Parts 19 A, B, C, H-K, N, Q, R-U, X, Y) in relation to Alkerden Market Centre
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The Ebbsfleet Development Corporation (EDC) has submitted the following in support of the application:

- Consultation letter dated 24 October 2022

Relevant Planning History

Reference	Description	Decision	Decision Date
20220793	EDC Consultation EDC/22/0084 - Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to condition 2 and 25 of outline planning permission EDC/17/0048 for 83 dwellings, 3264sqm of non-residential commercial use and associated infrastructure including roads, underground car park and surface water attenuation, together with submission of details relating to a neighbourhood green open space (condition 31) and noise assessment (Condition 28).	No objections	16.08.2022
ECD Applications:			
EDC/20/0070	Discharge of conditions 19 & 20 attached to planning permission reference no. EDC/17/0048 relating to submission of an Area Masterplan & Area Design Code for the Alkerden area.	Approved	22.11.2021
EDC/18/0196	Application for the discharge of conditions 19, 20 & 21 attached to planning permission reference no. EDC/17/0048 relating to the submission of the Area Masterplan, Area design code and Air Quality Monitoring.	Approved	19.06.2019

EDC/18/0195	Application for the approval of conditions 19 & 20 attached to planning permission reference no. EDC/17/0048 relating to Submission of an Area Masterplan and Area Design Code for the Alkerden area.	Approved	19.06.2019
EDC/17/0048	Application for variation of conditions 3 & 4 attached to planning permission reference no. 12/01451/EQVAR for a mixed use development of up to 6,250 dwellings & up to 231,000 square metres of non-residential floorspace with associated infrastructure and open space; to allow for the substitution of approved parameter plans and documents under condition 3 and revised strategies under condition 4.	Approved	28.03.2018

Analysis

This application comprises an Ebsfleet Development Corporation consultation on application EDC/22/0008, which is a discharge of condition application relating to condition 19 (area master plan (AMP)) pursuant to an outline planning permission EDC/17/0048 (for a mixed-use development of up to 6250 dwellings, non-residential floorspace with associated infrastructure and open space) in relation to Alkerden Market Centre. Alkerden, also known as the 'Central Village', provides the Market Centre to the Whitecliffe development site (formally known as Eastern Quarry, Swanscombe).

The AMP provides a detailed picture of the nature and feel of what will be created at the site. The submission is an addendum to the approved Alkerden Area Masterplan (under application EDC/20/0070, which GBC was not consulted upon). The purpose of the submission is to supplement the details currently approved to show more detail into the Centre.

The changes principally relate to the location of the Neighbourhood Green, and the development boundary as it relates to Whitecliffe Square. The location of the supermarket has also been amended, and the introduction of a new Green Link.

There are no comments in relation to these details.

Expert advice will be provided as necessary by other consultations undertaken by the EDC.

Recommendation

No observations.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	8th November 2022	Dated:	11 November 2022