



Application: 20240984
Your Reference: EDC/24/0146

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Ebbsfleet Development Corporation**
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
Kent
DA10 1EE

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **Eastern Quarry**
Watling Street
Swanscombe
Dartford
Kent

and being **EDC Consultation EDC/24/0146 -Application for variation of conditions 3 & 4 attached to planning permission reference no. 12/01451/EQVAR for a mixed use development of residential accommodation & up to 231,000 square metres of non-residential floor space 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.**

Referred to in your application dated 30 October 2024.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

Gravesham Borough Council's Planning Policy comments are as follows:

The previous application EDC/17/0048, which Gravesham Borough Council objected to, would have resulted in a significant change in the distribution of development with the main retail/market centre component shifting to the western end of the quarry close to Bluewater and away from the Market Centre as originally intended. It is understood this was negotiated out and the main focus is more central as originally intended. The application to vary conditions/parameters stands to be determined in accordance with the Development Plan as it currently stands following the recent adoption of the new Dartford Local Plan. Clearly consideration would also have to be given to whether the changes proposed now are material and how they sit with the description/EIA of the scheme. The development quantum was 'up to' and there was no requirement that a specific amount of employment had to be delivered relative to residential etc. What the current application appears to be doing is changing the development schedule to introduce some C2 Use Class and

using some of the floorspace allowance that they no longer intend to bring forward for employment to provide additional residential. Subject to the procedural requirements and environmental/transport impacts not being significantly different to those originally assessed, plus the consideration of alignment with Development Plan policy, there would be no objections to the proposal.

Expert advice will be provided as necessary by other consultations undertaken by the Ebbsfleet Development Corporation.

The Ebbsfleet Development Corporation is thanked for consulting Gravesham Borough Council.

Dated this 20th day of November 2024

Address; Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service