



Delegated Report

Adjoining Authority Consultation Application

Planning Application No: 20240984

Location: Eastern Quarry, Watling Street, Swanscombe, Dartford

Description: 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.

Applicant: Ebbsfleet Development Corporation

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Ebbsfleet Development Corporation has submitted the following in support of the application:

Consultation letter dated 29 October 2024

Relevant Planning History

Reference	Description	Decision	Decision Date
20230371	EDC Consultation - Partial discharge of condition 3 (noise mitigation) pursuant to reserved matters approval.	Withdrawn	02.05.2023
20221141	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	No objections	11.11.2022
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
20170931	Application for variation of conditions 3 and 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	Observations sent	22.09.2017

	substitution of approved parametre plans and documents under condition 3 and revised strategies under condition 4. EDC Decision 28.3.2018		
20150831	Submission of reserved matters pursuant to conditions 2 of planning permission DA/12/01451/EQVAR for the application for erection of 125 dwellings (comprising 60 houses and 65 flats), access, layout, appearance, landscaping and scale including the part discharge of condition 25 and full discharge of condition 28.	No objections	03.12.2015
20150830	Submission of reserved matters pursuant to conditions 2 & 25 of planning permission DA/12/01451/EQVAR for the erection of 170 two, three and four bedroom market dwellings, and submission of details relating to noise (condition 28) and fibre-optic connections (condition 30) pursuant to permission DA/12/01451/EQVAR.	Observations sent	03.12.2015

Officer's Analysis

The application comprises an Ebbsfleet Development Corporation consultation on application EDC/24/0146 for variation of conditions 3 and 4 attached to planning permission reference no. 12/01451/EQVAR for a mixed use development of residential accommodation and 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.

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.

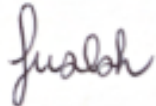
Expert advice will be provided as necessary by other consultations undertaken by the Ebbsfleet Development Corporation.

Recommendation

No objections.

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

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
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Signed:	<i>K. Parkin</i>	Signed:	
Dated:	20th November 2024	Dated:	20 November 2024