



Ebbsfleet
DEVELOPMENT CORPORATION

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTIFICATION OF GRANT OF PLANNING PERMISSION

Proposed Development at **Ebbsfleet Central East
Land Adjacent To Ebbsfleet International Railway
Station
Thames Way
Kent**

Applicant: **Ebbsfleet Development Corporation**

The proposal comprises:

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 vehicular network, and other ancillary infrastructure; and associated crossings, highway accesses, and junction improvements.

The Ebbsfleet Development Corporation (the Corporation), in our role as the Local Planning Authority, would like to thank all those who responded to the public consultation on the planning application **EDC/22/0168** for the above development. The purpose of this notice is to inform all those who did comment, that the application has been **PERMITTED** by decision notice dated 17th March 2026.

The formal decision notice and accompanying legal documentation, along with the Officer/Committee report are available for inspection via the Corporation's website, at the following link <http://applications.ebbsfleetdc.org.uk/online-applications/> and entering the reference no. **EDC/22/0168**.

Any further enquiries please contact The Planning Team at Ebbsfleet Development Corporation, The Observatory, Castle Hill Drive, Castle Hill, Ebbsfleet, Kent DA10 1EE or by e-mailing edcplanning@ebbsfleetdc.org.uk .

Mark Pullin
Director of Planning & Place

On behalf of the Ebbsfleet Development Corporation