



Delegated Report

Adjoining Authority Consultation Application

Planning Application No: 20220793

Location: Alkerden Market Centre Eastern Quarry Watling Street
Swanscombe

Description: 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).

Applicant: Ebbsfleet Development Corporation

Site Visit Date: N/A

Submitted Documents/Plans

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

Consultation letter dated 12 July 2022

Relevant Planning History

Reference	Description	Decision	Decision Date
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 substitution of approved parametre plans and documents under condition 3 and revised strategies under condition 4. EDC Decision 28.3.2018	Observations sent	22.09.2017
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
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Analysis

This application comprises an Ebsfleet Development Corporation consultation on application EDC/22/0084, which is a reserved matters application pursuant to an outline planning permission for 83 dwellings, commercial space and associated infrastructure together with details of a neighbourhood green open space and a noise assessment (conditions 31 and 28 respectively).

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:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	15th August 2022	Dated:	16th August 2022