



Delegated Report

EDC Consultation Application

Planning Application No: 20250977

Location: Land At Former Northfleet Cement Works The Shore Northfleet Gravesend

Description: EDC Consultation - EDC/23/0078 Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land south of the River Thames (Phase 3B) comprising the erection of 40 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).

Applicant: Ebbsfleet Development Corporation

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/23/0078), and is a consultation in respect of the reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land south of the River Thames (Phase 3B) comprising the erection of 40 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15 of that planning permission).

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated 29 September 2025.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250752	EDC consultation - EDC/23/0078 Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land south of the River Thames (Phase 3B) comprising the erection of 40 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	15.08.2025
20250278	KCC Re-Consultation EDC/24/91 (GR/0102/2024) - Application under Regulation 3 of the Town and Country Planning General Regulations 1992 - The erection of a silo for storage of pulverised fuel ash (PFA) including outload tower, vehicular access, and drainage infrastructure.		06.05.2025
20250173	EDC consultation EDC/25/0032 Discharge of Condition 14 (Car Park Management Plan) pursuant to reserved matters approval reference EDC/22/0058.	Application Withdrawn	08.04.2025
20240763	EDC Re-Consultation EDC/23/0086 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).		04.09.2024
20240711	EDC Consultation EDC/24/0105 - Discharge of Condition 3 (Construction Management Plan) pursuant to planning approval reference no. EDC/22/0120.		20.08.2024
20240707	EDC Consultation EDC/24/0092 - Discharge of Condition 3 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0058.		20.08.2024

20240689	KCC Consultation - The erection of a silo for storage of pulverised fuel ash (PVA) including outload tower, vehicular access, and drainage infrastructure.		04.09.2024
20240595	Application for the approval of condition 8 attached to planning permission reference number 20220078 relating to details of the proposed active electric vehicle charging points being submitted (8).	Approval of details	22.08.2024
20240573	EDC Re-Consultation EDC/24/0067 - Use of land for open storage (Use Class B8) and ecological mitigation to form an extension to the adjoining employment land at Church Path Pit.		17.07.2024
20240572	EDC Re-Consultation EDC/23/0096 - Reserved Matters Application (matters relating to access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for the employment land at Church Path Pit comprising the erection of industrial and logistics units (Use Classes E(g)(iii) and/or B2 and/or B8) with ancillary office accommodation, external yard areas, staff and operational vehicle parking, servicing and associated works.		17.07.2024
20240550	EDC Consultation EDC/24/0067 - Use of land for open storage (Use Class B8) and ecological mitigation to form an extension to the adjoining employment land at Church Path Pit.	Application Withdrawn	06.08.2024
20240498	EDC Consultation EDC/24/0057 - Discharge of Condition 4 (Structural Survey of Cliffs) pursuant to planning application EDC/22/0120.		11.07.2024
20240410	EDC RE CONSULTATION EDC/23/0097 - Reserved Matters Application (matters relating to access, layout, scale, appearance and landscaping) for the erection of industrial and logistics units (Use Classes E (g) (iii) and/or B2 and/or B8) with ancillary office accommodation, open storage areas, staff and operational vehicle parking, servicing and associated works.		29.05.2024
20240361	EDC Re-Consultation EDC/23/0097 - Reserved Matters Application (matters relating to access, layout, scale, appearance and landscaping) for the erection of industrial and logistics units (Use Classes E (g)(iii) and/or B2 and/or B8) with ancillary office accommodation, open storage areas, staff and operational vehicle parking, servicing and associated works.		09.05.2024
20240360	EDC Re-Consultation EDC/23/0086 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design		09.05.2024

	and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).		
20240212	EDC Re-Consultation EDC/23/0100 - A Reserved Matters Application pursuant to Condition 2 of Outline Planning Permission (OPP) reference EDC/16/0004 for the creation of Fastrack Bus Road West Route.		20.03.2024
20231255	EDC Consultation - Erection of a two storey house dwelling (ground floor and lower ground floor).	Application Withdrawn	04.03.2024
20231176	EDC Consultation EDC/23/0100 - A Reserved Matters Application pursuant to Condition 2 of Outline Planning Permission (OPP) reference EDC/16/0004 for the creation of Fastrack Bus Road West Route.		06.12.2023
20231163	EDC Consultation EDC/23/0086 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Objection Raised	11.12.2023
20231161	EDC Consultation EDC/23/0051 - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.		15.01.2024
20231009	EDC Consultation - Application to discharge condition 6 of planning permission EDC/21/0206 in relation to a temporary landscaping scheme.		23.10.2023
20230997	Application to discharge condition 3 of planning permission EDC/21/0206 in relation to the installation and finish of boundary treatment.		17.10.2023
20230996	Application to discharge condition 5 of planning permission EDC/21/0206 in relation to a soft landscaping scheme.		17.10.2023
20230823	EDC Re/consultation EDC/21/0222 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north and west of Factory Road (Phase 2B) to create a heritage park and playing pitch including public realm together with details relating to site levels, ecological mitigation and enhancement strategy, noise attenuation, details of design and maintenance of public realm (Condition 9), soft landscaping, boundary treatments, furniture and play equipment, lighting strategy, public art and heritage interpretation including timescale's for commissioning and installing public art, provision for heritage interpretation and deployment of	Withdrawn	26.02.2024

	artefacts (condition 15).		
20230798	EDC Consultation EDC/23/0097 - Reserved Matters Application (matters relating to access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for the employment land at the Triangle Site and Vineyard Pit comprising the erection of industrial and logistics units (Use Classes E(g)(iii) and/or B2 and/or B8) with ancillary office accommodation, external yard areas, staff and operational vehicle parking, servicing and associated works.		15.08.2023
20230797	EDC Consultation EDC/23/0096 - Reserved Matters Application (matters relating to access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for the employment land at Church Path Pit comprising the erection of industrial and logistics units (Use Classes E(g)(iii) and/or B2 and/or B8) with ancillary office accommodation, external yards areas, staff and operational vehicle parking, servicing and associated works.		13.10.2023
20230731	EDC Consultation EDC/23/0086 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of Outline Planning Permission reference no. EDC/16/0004 for Land North East of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).		17.08.2023
20230718	Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land south of the River Thames (Phase 3B) comprising the erection of 40 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).		15.08.2023

20230731	EDC Consultation EDC/23/0086 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of Outline Planning Permission reference no. EDC/16/0004 for Land North East of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Under Consideration	17.08.2023
20230639	EDC Reconsultation - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of College Road (Phase 2) comprising the erection of 130no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15) and scheme for the re-interpretation of the College Road flint wall (condition 40(ii)).	Observations Sent	12.07.2023
20230638	EDC Consultation - Application for the Partial Discharge of Condition 28 (Vineyard Pit Road Re-Alignment) Attached to Planning Permission Ref: EDC/16/0004.	Observations Sent	04.07.2023
20230637	EDC Consultation - Discharge of condition 18 (Contamination) pursuant to outline planning approval EDC/16/0004.	Observations Sent	03.07.2023
20230528	EDC Consultation - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	14.06.2023
20230511	Application for the approval of condition 4 attached to planning permission reference number EDC/22/0015 relating to contamination pursuant to reserved matters approval.	No Objections	09.06.2023
20230495	EDC Consultation Letter - Discharge of condition 9 (Street Lighting) pursuant to reserved matters approval EDC/22/0015.	No Objections	31.05.2023
20230375	EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.	Observations Sent	04.05.2023
20230374	EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval	No Objections	03.05.2023

	EDC/22/0015.		
20230352	Application for approval of condition 11 attached to planning permission reference number 20220078 relating to details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development	Approval of Details	09.06.2023
20221268	Application for the approval of condition 5 attached to planning permission reference number 20220226 relating to details of hard and soft landscaping	Approval of Details	28.04.2023
20221222	EDC Consultation - Installation of a 33/11kV primary electricity sub station with associated vehicular access and boundary fencing	Observations Sent	28.11.2022
20221152	Application for approval of condition 6 attached to planning permission reference number 20220226 relating to details of a non-native species removal plan.	Approval of Details	20.12.2022
20221120	EDC Reconsultation - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of College Road (Phase 2) comprising the erection of 133no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	08.12.2022
20221033	EDC Consultation EDC/22/0133 - Reserved Matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of Grove Road and west of Granby Road comprising the Fastrack route together with associated infrastructure including details relating to site levels, ecological mitigation and enhancement strategy, and public open space (condition 9), design and maintenance of the public realm (condition 15).	Observations Sent	11.10.2022
20221032	EDC Consultation EDC/22/0132 - Partial discharge of condition 8 attached to planning permission reference number EDC/16/0004, relating to a detailed masterplan for the fastrack route and adjacent land within the non-residential land.	Observations Sent	10.10.2022
20220857	EDC Re-Consultation EDC/21/0206 - Reserved matters pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north and east of College Road to create a Sustainable Urban Drainage System (SuDS) details relating to site levels, ecological mitigation and enhancement strategy, details of design and maintenance of public realm (Condition 9), surface materials palette, furniture, lighting strategy, soft landscaping and boundary treatments, public art and heritage interpretation including timescales for provision	Observations Sent	19.08.2022

	(Condition 15)		
20220844	Highways improvement works including road widening at The Shore/Granby Road to accommodate two-way running of the eastern extent of the Fastrack route.	Pending Consideration	
20220373	EDC Consultation EDC/22/0015 - Application for the erection of 3 dwellings along with hard and soft landscaping, car parking and associated infrastructure.	No Objections	24.02.2023
20220226	Temporary Access and associated landscaping and parking for the sales suite at Northfleet Embankment West site	Permission	05.10.2022
20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Permission	24.02.2023
20220529	EDC Consultation EDC/22/0058 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of College Road (Phase 2) comprising the erection of 133no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	08.06.22
20220015	Reserved matters pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road to create a Sustainable Urban Drainage System (SuDS) details relating to site levels, ecological mitigation and enhancement strategy, details of design and maintenance of public realm (condition 9), surface materials palette, furniture, lighting strategy, soft landscaping and boundary treatments, public art and heritage interpretation including timescales for provision (condition 15).	No objections	31.01.2022
20211271	**14 DAY CONSULTATION** EDC Consultation EDC/21/0081 -Reserved matters application (access, layout, scale, appearance and landscaping) Pursuant of condition 2 of outline planning permission reference no. EDC/16/0004 for Land North of Hive Lane (Phase 1B). Comprising the erection of 120 no. dwellings together with associated infrastructure including details relating to finish floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces (Condition 9) renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public	Observations Sent	02.11.2021

	realm and other areas with public amenity function, provision of, and timetable for installation of public art and heritage interpretation (Condition 15).		
20211227	EDC Consultation EDC/21/0173 - Continued use of land for external storage, vehicle parking and stationing of a welfare cabin in connection with the approved Mixed Aggregates Plant Facility for a temporary period.	Observations Sent	20.10.2021
20211018	** RECONSULTATION DOCUMENT** EDC Consultation EDC/21/0081 -Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north of Hive Lane (Phase 1B) comprising the erection of 122no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15)	Observations Sent	21.10.2021
20210654	EDC Consultation - EDC/21/0078 - Partial discharge of condition 16 (Construction Environmental Management Plan) relating to development on the residential element of the site pursuant to outline planning permission EDC/16/0004.	Observations Sent	09.06.2021
20210598	EDC Consultation -EDC/21/0086 - Partial discharge of condition 27 (Local Employment and Training Plan) relating to development on the residential element of the site pursuant to outline planning permission EDC/16/0004.	Observations Sent	25.05.2021
20210445	EDC/21/0068 EDC consultation - Partial discharge of condition 45 (Method and measures to minimise vibration), relating to land at Factory Road (Phase 1a) only, pursuant to outline planning permission EDC/16/0004.	Observations Sent	26.04.2021
20210434	EDC Consultation - EDC/21/0067 - Partial discharge of condition 26 (Community Development Strategy) relating to development on the residential land pursuant to outline planning permission EDC/16/0004.	Observations Sent	27.04.2021
20210281	EDC Consultation - EDC/21/0019 - Application for the partial discharge of condition 16 attached to outline permission reference no. EDC/16/0004 relating to a Construction Environmental Management Plan for development on land at Factory Road (Phase 1a) only.	Observations Sent	30.03.2021
20210262	EDC Consultation EDC/21/0031 - Application for the discharge of condition 22 and condition 40 (i) attached to outline permission reference no EDC/16/0004 relating to a programme of building recording for the site and historic building record of the College Road flint boundary wall.	Observations Sent	09.04.2021
20201223	EDC Consultation EDC/20/0083 - *Duplicate* Application for the discharge of condition 7 attached to planning permission reference no. EDC/16/0004	Observations Sent	10.12.2020

	relating to the Phasing and Implementation Plan.		
20201070	EDC Consultation EDC/20/0080 - Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land.	Observations Sent	06.11.2020
20201069	EDC Consultation EDC/20/0079 - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	06.11.2020
20200926	EDC Consultation EDC/20/0080 - Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land.	Observations Sent	09.10.2020
20200925	EDC Consultation EDC/20/0075 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to alter the wording of condition 40 in respect of the College Road flint wall.	Observations Sent	09.10.2020
20200924	EDC Consultation - EDC/20/0077 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to allow for the relocation of the community facility involving (i) change to description of development, (ii) changes to the wording of condition 4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.	Observations Sent	09.10.2020
20200923	EDC Consultation - EDC/20/0079 - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	09.10.2020
20200557	EDC Consultation - EDC/20/0080- Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land	Observations Sent	07.08.2020
20200556	EDC Consultation - EDC/20/0076 - Application for approval of reserved matters (relating to access, layout, scale, appearance and landscaping) pursuant to outline planning permission reference no. EDC/16/0004 for Phase 1a comprising the erection of 3no. dwellings together with associated infrastructure including details relating to parking, energy and sustainability, finished site and floor levels, noise attenuation and mitigation measures and ecological enhancement.	Observations Sent	31.07.2020
20200531	EDC Consultation EDC/20/0079: Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	31.07.2020
20200534	EDC consultation EDC/20/0078 - Application for a non-material amendment to condition 4 of outline planning permission reference no. EDC/16/0004 to replace the Building Heights Parameter Plan to allow for an increase in the maximum height of buildings in one location within the residential part of the site from 3 storeys to 4 storeys.	Observations Sent	31.07.2020
20200533	EDC consultation EDC/20/0077 - Application for non-material amendment to outline planning permission	Observations Sent	31.08.2020

	reference no. EDC/16/0004 to allow for the relocation of the community facility involving (i) change to description of development, (ii) changes to the wording of condition 4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.		
20200532	EDC consultation EDC/20/0077 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to allow for the relocation of the community facility involving (i) change to description of development, (ii) changes to the wording of condition 4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.	Observations Sent	17.07.2020
20200180	EDC Re-consultation EDC/19/0201 - Application for the discharge of condition 6(a) attached to outline permission reference no. EDC/16/0004 relating to a site-wide Heritage Management Plan.	Observations Sent	11.03.2020
20191324	EDC Consultation EDC/19/0201 - Application for the discharge of condition 6(a) attached to outline permission reference no. EDC/16/0004 relating to a site-wide Heritage Management Plan.	Observations Sent	24.01.2020
20191170	EDC Consultation EDC/19/0177 - Request under Section 106A of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation in respect of use of the access tunnels to serve the residential and mixed use areas of the development approved by Outline planning permission reference EDC/16/0004.	Observations Sent	22.11.2019
EDC/16/0004 (GBC ref. 20160962; previously when originally submitted to GBC, ref 20090238)	Outline application for mixed development and comprising: <ul style="list-style-type: none"> Up to 532 Homes, related car parking and landscaping (C3); Up to 46,000 sq. m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8); Mixed Use Neighbourhood Centre comprising mix of: up to 850 sq. m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1) and related car parking and landscaping; Riverside Food and Drink Uses comprising up to 500 sq. m of pub or food and drink uses (A3/A4); Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use, multi-use games area and wildlife corridors; Fastrack Link to provide a segregated link across the site along with Fastrack stops Street and Footpath Network to provide access to development and maintain and enhance existing public rights of way, including a bridge link between Hive Lane and Factory Road; Access Improvement to Grove Road/The Creek and The Shore/Crete Hall Road and associated highway improvements; 	Permission	08.06.2018 s106 signed concurrently

	<ul style="list-style-type: none"> • Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels; • Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk; and • Other Minor Works and development ancillary to the main proposals including the demolition of existing buildings and the retention of tunnels and facing walls adjacent to Lawn Road. 		
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Internal Consultations

GBC – Waste Services

The proposed refuse strategy is acceptable.

GBC – Environmental Protection

As with the previous consultation response (6th August 2025) for this application, a significant number of revised plans and documents have been submitted for review.

With regards to this application, a review of the noise report by Bureau Veritas (BV) was received from EDC on 18/08/2025 raising a number of queries/concerns regarding condition 9. It's noted that a response to queries dated 22nd September 2025 from Stantec and a revised NIA is included in the recent documents. A further Advisory Technical Note by BV dated 10/10/2025 has also been received direct from EDC.

The latest Technical Note by BV confirms that previously raised concerns have been addressed and in light of these, an appropriate assessment of existing industrial noise sources and future noise sources has been undertaken. With the recommended mitigation measures, internal noise levels in accordance with BS8233:2014 can be achieved. Therefore, providing these mitigation measures/specifications provided in the report are incorporated into the build, there is no objection.

Noise levels on a number of external balconies may exceed the upper value of 55dBA for external amenity areas. BV have advised that bearing in mind the limited size of these balconies they are more likely to be used for storage, pot plants, drying washing as opposed to relaxation for extended periods, and based on this, the exceedances are not sufficient to refuse the scheme on noise grounds. This is agreed with providing other shared external amenity areas in the vicinity comply with the WHO/BS8233 criteria for such areas.

GBC Housing Strategy

I don't believe there's enough detail for me to comment more fully – a schedule of accommodation etc. I don't have any comments on any other details.

Obviously there will be a requirement to comply with the affordable housing percentage.

The housing needs for different house types on the housing register suggest the following breakdown in terms of percentages for each:

1-Bed	308	30%
2-Bed	363	35%
3-Bed	251	25%
4Bed+	100	10%
Total	1022	

Planning Assessment/Comments

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/23/0078), and is a consultation in respect of the reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land south of the River Thames (Phase 3B) comprising the erection of 40 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15) of that planning permission.

Recommendation

The EDC is requested to consider the recommendations from the Borough Council's Housing Strategy and Development, Waste Services and Environmental Protection Officer's.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	27 th October 2025	Dated:	27th September 2025