



Ebbfleet
DEVELOPMENT CORPORATION



RESIDENT'S PLANNING GUIDE

WHITECLIFFE (EASTERN QUARRY)



Introduction

This guide is for residents of Whitecliffe (also known as Eastern Quarry), incorporating the villages of Castle Hill, Western Cross (Ashmere) and Alkerden. It provides an overview of the development, and specific planning matters for Whitecliffe, as well as how it relates to the wider Ebbsfleet Garden City.

It also contains information on what types of development require planning permission and what can be constructed under permitted development rights. The outline planning consent restricts permitted development rights in Whitecliffe and so many types of development, which can be constructed without planning permission elsewhere, do require planning permission here.



Figure 1: Castle Hill Central Local Park.



Whitecliffe Overview

Whitecliffe is one of the main development areas where the Ebbsfleet Development Corporation (EDC) functions as the local planning authority. Details of the other development areas is set out later on in this guide, under the section on the EDC.

Outline planning permission was initially granted for the current development at Whitecliffe in 2007. This was amended in 2013 and 2018. The outline permission gave permission for mixed use development, divided into three villages (Castle Hill, Western Cross (Ashmere) and Alkerden). It allows for up to 6,250 dwellings and up to 231,000 square meters of non-residential floorspace (retail, office, community, educational etc.), along with associated infrastructure and open space. The ambition for the villages in Whitecliffe is to establish a diverse range of housing within walking distance of local walkable centres which provide for the day-to-day needs of residents.

The outline planning permission sets out the parameters for which subsequent 'reserved matters' planning applications must fall within. Under the outline consent, a site wide masterplan was produced. This identifies the broad location and approximate disposition of land uses, major open spaces, sports facilities, key transport routes and indicative boundaries of area masterplans. Area masterplans and design codes were produced for each of the three villages. These set out design expectations for development on matters such as density, building form and character, as well as land use. Reserved matters applications typically relate to different phases of development within each of the villages. Figure 5 shows the Site Wide Masterplan and figure 6 shows the relevant area masterplan for each area in Whitecliffe.

Castle Hill

Castle Hill was the first village to be commenced in Whitecliffe. Following the approval of a number of reserved matters consents, most phases of Castle Hill are now complete or nearing completion. It is largely residential in nature, although it also features a number of open spaces (including parks and tennis courts) and a primary school. Its local centre is almost complete and will contain a broad range of services, including a small supermarket and community hub. Castle Hill is also home to the EDC's office.

Alkerden

Alkerden will sit at the heart of Whitecliffe and form its main centre. The Alkerden Area Master Plan divides the village into three key areas – the 'Market Centre', the 'Garden Suburb' and the 'Tight-knit Neighbourhood'. It will provide new homes, as well as major education, civic and retail facilities that will serve the whole of Whitecliffe.

The Education Campus will contain a two-form entry primary school, eight-form entry secondary school, sport hall and associated playing fields. The sports facilities will be made available for the wider community. Alkerden Market Centre will sit in close proximity to the Education Campus. It will provide retail and community facilities, including a large supermarket; a lifelong learning hub; and, a range of business and leisure floorspace. The centre will accommodate a number of landmark civic and commercial buildings which will generate a sense of vitality with a wide range of uses and activities. It will be complemented by a range of urban squares and major public open spaces.



Figure 2: CGI of Alkerden Education Campus.

Western Cross (Ashmere)

Situated at the easternmost end of Whitecliffe, Western Cross (Ashmere) will be largely residential in nature. Its focal point will be the village green, which will be surrounded by a small mixed-use commercial centre and a primary school.

The design narrative for Western Cross (Ashmere) draws inspiration from the cultural heritage of the local area. Interwoven and threaded throughout the masterplan, the vision will tell the story of how the quarry came to be: from



its beginnings as farmland; to the extraction of the rock and the machinery used to transport, filter and mould it; and finally, to the finished material and its journey beyond the docks at Northfleet and Gravesend. The edge areas will have a heritage theme, with increasing formality towards its heart – drawing on inspiration from local towns.

The residential developer for Springhead Park is Countryside Properties PLC. Please refer to legal and estate charge documents for your property in respect of the management company responsibilities for estate maintenance.



Figure 3: Western Cross (Ashmere) Phase 1 under construction.

Transport and Open Space

The new neighbourhoods will be focused around accessible public transport routes, with a dedicated Fastrack bus service running the whole way through Whitecliffe. This will provide quick, direct connections to Bluewater Shopping Centre and Ebbsfleet International Station, as well as links to Dartford and Gravesend. This is due to open in Summer 2024. Additional bus services are provided by Arriva Click. This is a demand led minibus service. Passengers set their pick-up and drop-off locations via an app and wait for the bus to come to them. The service covers Ebbsfleet, Darent Valley Hospital, Greenhithe, Northfleet and Swanscombe. Further information is available here:

<https://www.arrivabus.co.uk/arrivaclick/arrivaclick-ebbsfleet>.

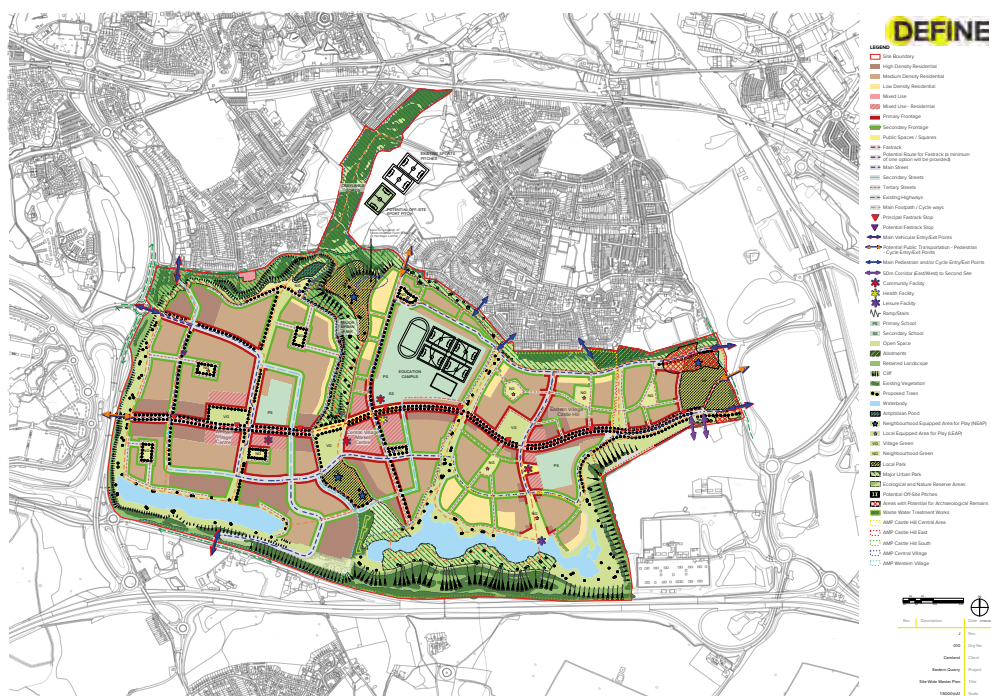


Figure 4: A view along the segregated Fastrack bus route, nearing completion in Castle Hill.

Most roads in Castle Hill are currently owned and maintained by private developers. Some will continue to be managed in this way. However, many of these roads have been, or are planned to be, adopted by Kent County Council Highways, who will then become responsible for future maintenance. Dartford Borough Council will become responsible for parking enforcement on adopted streets.

Being a garden city, public open space is a significant feature of new development in Whitecliffe. Leisure routes for walking, running, and cycling will surround the entirety of the Site, whilst residents will also be able to enjoy access around both lakes in the area. These routes will also provide links from neighbourhoods to local centres, Bluewater, Swanscombe and Ebbsfleet Central.

Each village will be divided by green zones. These will provide valuable areas of open space for residents, whilst also serving to provide a clear distinction between each of the villages. There will be a major urban park between Alkerden and Western Cross (Ashmere), some 12 hectares in size. This will provide a substantial swathe of green infrastructure running north to south through the centre of the site and east west across the northern boundary. This space will offer extensive opportunities for recreation through several different landscape characters incorporating children's play areas, public squares, sports facilities, walking and cycling routes and a look-out point atop of a natural chalk spine.



A map of Castle Hill, New South Wales, divided into five color-coded zones. The zones are: Ashmore (blue), Alkandary (purple), Castle Hill Central (yellow), Castle Hill South (green), and Castle Hill East (red). The map shows the geographical layout of these zones, with Ashmore to the west, Alkandary in the center, and the other three zones to the east and south.

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Figure 7: Castle Hill Local Centre.

Key Contacts

Maintenance

- A site-wide management company, RMG, provide maintenance and management services for the majority of Whitecliffe. They can be contacted regarding the facilities and services being brought forward in Whitecliffe. RMG can be contacted on 02075 981600 or by e-mail on London.CCC@RMG.London.
- Taylor Wimpey residents should contact First Port on 01322 475 924 or 07803 442530.
- Clarion Housing residents should contact the Neighbourhood Response Officer on 0300 500 8000 or by e-mail - customerservice@myclarionhg.com.
- Some developers have alternative management and maintenance providers. Legal and estate charge documents for your property should confirm details of the organisation responsible for management in your immediate area, if not listed here.

Community Information and Queries

- Castle Hill Community Contact: For queries or questions related to the public space or community life within Castle Hill you can also contact Claire Winterflood, who is the Castle Hill Community Contact, employed by the wider landowner. Claire chairs the Castle Hill 'Community Liaison Group'. This is a forum where a range of representatives meet to discuss and resolved issues within Castle Hill. The representatives include local councillors, the



EDC, the site wide landowners, the Castle Hill Residents' Group, and the Castle Hill Estate Management Team. Claire can be contacted directly with any issues or one of the representatives can raise issues on behalf of residents. Claire's email address is **info@whitecliffeinfo.com**.

- Castle Hill Residents Groups: 'The Castle Hill Resident's Group' seeks to act as a liaison between the residents and Developers of Castle Hill and Ebbsfleet Green. Matters are either addressed through email or at bi-monthly meetings with the Developers. Please contact Nigel Hoad on **nigel.hoad@sky.com**.
- Castle Hill also has a Neighbourhood Watch Scheme, contact Jason Clitherow on **coordinator@castlehillnw.org**.
- The Kent County Council Local Community Warden for Swanscombe and Greenhithe (covering Whitecliffe) is Billy Unsworth. Billy can be contacted on 07813 713025 or by e-mail: Billy.unsworth@kent.gov.uk. Community wardens help to prevent crime, support vulnerable residents, tackle social isolation, and deliver food/medical parcels to those in need. They will try and help you and your community no matter what the issue. If they aren't able to help, they often know someone who will. If you would like to volunteer to become a Community Warden, details can be found here: **<https://www.kent.gov.uk/leisure-and-community/community-safety/community-wardens/community-safety-volunteers>**.

Ebbsfleet Development Corporation (EDC)

The EDC is an organisation created in 2015 to speed up the delivery of the circa. 15,000 homes and 30,000 jobs in a green, modern environment, to create a 21st century garden city in north Kent. This includes using public funds to deliver facilities that would support the Garden City such as electricity, water, roads, healthcare facilities and schools.

The EDC is also the Local Planning Authority (LPA) for the area. Figure 10 shows the wider EDC development area, of which Whitecliffe is a part. Other than for Certificates of Lawfulness, all planning applications relating to land within the red line boundary shown on the map should be made to the EDC, not the respective borough councils.



Figure 8: A map to show the area where the EDC functions as Local Planning Authority.

Whitecliffe is one of the largest components of the EDC's development area. However, major housing development is also taking place at a range of locations, including Springhead Park and Ebbsfleet Green. Large scale regeneration is taking place across former industrial sites in Northfleet, whilst the area around Ebbsfleet International Station will become the new high-density city centre for the Garden City. This will be supported by a range of leisure developments, including Blue Lake and the London Resort theme park. Figure 10 provides an illustration of these wider development across the EDC's wider area.

Whilst the EDC's focus is on new development, the Garden City will be integrated with the existing communities of Northfleet, Swanscombe and Greenhithe, to create a cohesive urban area.

The EDC has produced the Ebbsfleet Implementation Framework, which sets out our vision for the Garden City. This refers to the land covered by the outline consents of Eastern Quarry and Ebbsfleet Green as 'a constellation of vibrant urban villages set against the chalk cliffs and waterscapes of the former quarry'. The Implementation Framework sets out six delivery themes. These are the overarching priorities, which the EDC is seeking to achieve across all development within its boundaries:



- Support quality homes and neighbourhoods
- Focus on thriving local centres
- Building on Ebbsfleet's connections
- Bringing in the green and the blue
- Celebrate and reflect the landscape, people, and cultural heritage
- Integrated utilities and services

Website Links

- Further information, including copies of the full and summary versions of the Implementation Framework, is available from the following page of the EDC website:
<https://ebbsfleetdc.org.uk/the-vision/>
- A new page for our growing communities with items like the popular blog, the community investment fund, Edible Ebbsfleet and creative ideas fund can be found here:
<https://ebbsfleetdc.org.uk/community/>
- A new events page listing things are that going on in the Garden City and beyond can be found here:
<https://ebbsfleetdc.org.uk/events/>
- The news section continues to grow and is updated almost daily. Details available here:
<https://ebbsfleetdc.org.uk/news-archive/>
- An interactive map is available showing what projects the EDC is working on. This can be viewed here:
<https://ebbsfleetdc.org.uk/ebbsfleet-garden-city/>
- There is also a parks section on the website, showing what we're working on across the EDC:
<https://ebbsfleetdc.org.uk/projects/parks/>

Householder Planning Applications

When Planning Permission is required:

Planning permission is required for development of land, which is defined in the *Town and Country Planning Act 1990 (as amended)* as:

- Building, Mining, Engineering Works or other Operations; or
- Material Changes of Use.

Details of how to submit a planning application are detailed below. Applications will be determined on the basis of adopted planning policy and other material considerations. A design guide to householder planning applications is in the process of being developed by the EDC and this will function as a guide to all householder development.

When Planning Permission is not required:

The following are some examples of works that do not constitute 'development' and therefore do not usually require planning permission:

- Works which would affect only the interior of your home (excluding change of use).
- Ancillary (secondary) use of your home/garden/outbuilding for a purpose which does not change its primary use as a home for a single household (for example a home office or studio within a spare room) and would not involve any works to the exterior of your home, garden or outbuildings, nor additional outbuildings.
- Like-for-like replacement of doors and windows within the existing openings for a similar design, material, and colour. Please note that this only applies to houses, not apartments nor flat over garage units/coach houses.

Permitted Development Rights:

Secondary legislation allows certain types of development to proceed without applying for planning permission. This is often called 'Permitted Development' and is set out in the *Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)* - referred to in this document as the GPDO.

Permitted Development Rights at Whitecliffe

The site layout and design of properties within each phase of Whitecliffe were carefully considered; for example, the size of gardens, positions of windows facing towards other properties, and the appearance that properties have on the street.

To protect living conditions of residents and the appearance of the development as a whole, some permitted development rights for Whitecliffe were removed when outline planning permission was granted. The below table provides a summary of the main permitted development rights for houses at Whitecliffe, indicating which rights remain and which have been removed, together with advice on key considerations for proposals which do require planning permission.



Please note that this table only applies to houses, not apartments nor flat over garage units/coach houses. Whilst some of the permitted development rights listed do include development relating to apartments or flat over garage units, most do not. As such, you should consult the regulations directly or contact us for further advice.

Part 1 Class A - Enlargement, Improvement or Alterations

Description

Covers enlargement, improvement, or alterations to a house such as rear or side extensions, conservatories, garage conversions, or amendments to existing external features such as entrance canopies, windows, and doors.

General Advice

Permitted Development rights in Class A have been removed so planning permission will be required for such works.

Extensions and Conservatories

Planning applications for extensions will be considered on their own merits but shall generally be expected to be sympathetic to the existing property and garden in terms of size, height, and scale. Materials (both type and colour) should relate to the main property. The design should avoid impacting on neighbouring properties in terms of overlooking or overshadowing neighbouring windows or gardens. The amount of car parking would also need to be sufficient for the property as extended, which is particularly relevant where an additional bedroom would be created.

Garage Conversions

The parking allocation across Castle Hill was approved on the basis of garages being provided to some properties. Applications to convert all or part of a garage to a habitable room will therefore be resisted due to the likely increase of on-street car parking this would create.

Doors and Windows

All windows which are shown to have obscure glazing are required to be maintained as such at all times. The installation of additional windows or doors will require planning permission. Existing windows should be replaced to match existing windows unless otherwise approved.

Part 1, Class AA

Description

Covers the enlargement of a dwellinghouse by construction of additional storeys

General Advice

As per, Part 1, Class A, permitted development rights in Class AA have been removed so planning permission will be required for such works. It should also be noted that properties constructed after 28th October 2018 do not benefit from this permitted development right even where permitted development rights have not been removed. Given the newbuild nature of Whitecliffe, the majority of properties would not be eligible in any event.

Planning applications for enlargement through the construction of additional storeys will be considered on their own merits.

Proposals would be expected to be sympathetic to the existing property in terms of size, height, and scale. Materials (both type and colour) should relate to the main property. The design should avoid impacting on neighbouring properties in terms of overlooking or overshadowing neighbouring windows or gardens. The amount of car parking would also need to be sufficient for the property as extended, which is particularly relevant where an additional bedroom would be created.





Part 1 Class B and C - Additions and Alterations to Roofs

Description Covers additions or alterations to roofs which enlarge the house such as loft conversions involving dormer windows (Class B) and other alterations to roofs which do not enlarge the house such as re-roofing or the installation of roof lights/windows (Class C).

General Advice Permitted Development rights in Classes B and C have been removed so planning permission will be required for such works.

Dormer Windows

Proposals for dormer windows should preserve the character of the property, be sympathetic to the house roof, and should not dominate the existing property. Materials used externally should be similar in appearance to those of the main property. Any windows facing to the side would need to be obscure glazed. Front dormer windows are unlikely to be considered appropriate in locations where they are not present on other nearby properties.

Other Roof Alterations

Other roof alterations would need to be in keeping with the immediate area. Alterations proposed in connection with an extension to the property will be considered under a planning application for the extension.

Replacement Roofs

Materials would need to be similar in appearance to the house roof as originally built and be in keeping with roofs of neighbouring properties.

Roof Lights/ Windows

The design and colour should be sympathetic to the house roof.

Part 1 Class D - Porches

Description Covers building a porch outside an external door.

General Advice Permitted Development rights in Class D have been removed so planning permission will be required for such works. Porches should be designed to be subsidiary to the main building and in sympathetic materials.

Part 1 Class E - Outbuildings

Description	Covers the provision of buildings and other development within the curtilage of the house, such as sheds, summerhouses, greenhouses, garages, and other structures.
General Advice	<p>Permitted Development rights in Class E are restricted at Castle Hill.</p> <p>One outbuilding which is less than 10 cubic meters can be installed within your rear garden without planning permission. All garden buildings or structures that are larger than 10 cubic meters will require planning permission.</p> <p>These rules apply to all garden buildings including sheds, summerhouses, greenhouses, garages, as well as other outbuildings or structures.</p> <p>Planning applications for larger outbuildings will be considered on their own merits but shall generally be expected to be sympathetic to the main dwelling house and garden in terms of size, height, and scale. The design of outbuildings should also avoid impacting on neighbouring properties in terms of overlooking or overshadowing and should not have an overbearing visual impact on neighbouring properties or the street scene.</p>

Part 1 Class F – Hard Surfaces

Description	Covers the provision or replacement of hard surfaces such as paving within the curtilage of the house.
General Advice	<p>Permitted Development rights in Class F have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.</p> <p>However, the soft landscaping around your home, particularly within front garden areas, will often form part of the approved design of Castle Hill and is required to be retained for at least 5 years following planting. Should you wish to remove or alter soft landscaping next to a road, in a side or front garden, we recommend contacting us with details of the changes you wish to undertake. We can then provide comments and guidance on whether planning permission would be required.</p> <p>It is relevant to note that while planning permission may not be required, changes to the soft landscaping may require separate covenant approval from the Estate Management Company.</p>



Part 1 Class G

Description Covers the installation, alteration, or replacement of a chimney, flue or soil and vent pipe.

General Advice Permitted Development rights in Class G have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 1 Class H

Description Covers the installation, alteration, or replacement of microwave antenna such as satellite dishes and TV aerials.

General Advice Permitted Development rights in Class H have been removed so planning permission will be required for such works.

All the properties within Castle Hill should, however, have the benefit of the pre-installed broadband and smart access. This does mean individual dishes are not required and can be avoided.

The infrastructure for broadband provision will be provided by Open Reach. Competition is encouraged for internet services using these cables therefore after installation you should be free to decide on the service provider you wish to contract with. If the communal tv/satellite system does not appear to be installed or is not functioning at your property we suggest that you contact your housing developer and ask for their assistance.

Part 2 Class A - Gates, Fences, Walls etc

Description Covers the erection, construction, maintenance, improvement or alteration of a gate, fence, wall, or other means of enclosure.

General Advice Permitted Development rights in Class A have been restricted at Castle Hill.

The removal or demolition of existing boundary walls, fences will require planning permission. However, should you wish to install a new boundary wall or fence or add to a fence, wall or gate you will only need to apply for planning permission if the overall height exceeds 1 metre high next to a highway used by vehicles (or the footpath of such a highway); or over 2 metres high elsewhere.

Part 2 Class B – Means of Access to a Highway

Description	Covers construction of a means of access to a highway, such as a dropped kerb between a property and a road.
General Advice	<p>Permitted Development rights in Class B have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.</p> <p>It is relevant to note that while planning permission may not be required, changes to the soft landscaping may require separate covenant approval from the Estate Management Company.</p> <p>Separate consent will also be required from Kent County Council for dropped kerbs on adopted roads and you are advised to contact them for further advice.</p>

Part 2 Class C

Description	Covers the painting of the exterior of your property.
General Advice	Permitted Development rights in Class C have not been removed, so exterior painting in any colour is permitted and planning permission is not required for works in this class, subject to falling within the limits and conditions specified in the GDPO.

Part 2 Classes D, E and F

Description	Covers Electric Vehicle Charging points (Classes D and E) and CCTV Cameras (Class F).
General Advice	Properties at Castle Hill have permitted development rights under classes D, E and F. Proposals which fall within the limits and conditions given in these classes may take place without seeking planning permission.

Part 14 Classes A and B

Description	Covers the installation or alteration of solar equipment on domestic premises.
General Advice	Permitted development rights under classes A and B have not been removed. Proposals which fall within the limits and conditions given in these classes may take place without seeking planning permission.





Part 14, Classes C, D, E, F, G

Description Covers the installation or alteration etc. of air source heat pumps, ground source heat pumps and water source heat pumps on domestic premises, as well as the installation, alteration, or replacement of a flue for biomass heating systems and combined heat and power systems.

General Advice Permitted Development rights in Classes C, D, E, F and G have not been restricted. Proposals which fall within the limits of this class may take place without seeking planning permission.

It should be noted that Class G **does not** permit the installation of air conditioning units. Only air source heat pumps used solely for heating purposes may be installed under Class G. Proposals for external air conditioning units require planning permission in every instance.

Given that sustainability lies at the heart of the vision for Ebbsfleet Garden City, air conditioning is discouraged as it is highly energy intensive. However, where it is considered necessary, our general view is that any external units should be located to the rear of the property and not visible from the public realm. Any units proposed to be placed on the front on the property will not be accepted.

Part 14, Classes H and I

Description Covers the installation, alteration, or replacement of microgeneration wind turbines on and within the curtilage of a dwellinghouse or a block of flats.

General Advice Permitted Development rights in Classes H and I have not been restricted. Proposals which fall within the limits of this class may take place without seeking planning permission.

Glossary of Key Terms

"Building" - includes any part of a building and includes any structure or erection, but does not include mechanical plant or machinery or gates, fences, walls, or other means of enclosure.

"Dwellinghouse" - does not include buildings containing one or more flats or a single flat contained within a building.

"Existing" - means a building as it existed immediately before the permitted development (for example a house extension) is undertaken. The existing house will include previous development to the house, whether undertaken as permitted development or as development resulting from a planning permission from the local authority.

"Height" - references to height (for example, the heights of the eaves on a house extension) is the height measured from ground level. (Note, ground level is the surface of the ground immediately adjacent to the building in question, and would not include any addition laid on top of the ground such as decking. Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.)

"Highway" – is a public right of way such as a public road, public footpath and bridleway. For the purposes of the Order it also includes unadopted streets or private ways.

"Original" - means a building as it existed on 1 July 1948 where it was built before that date, and as it was built if built after that date.

"Raised" - in relation to a platform means a platform with a height greater than 0.3 metres.

"Terrace house" - means a dwellinghouse situated in a row of 3 or more dwellinghouses used or designed for use as single dwellings, where

(a) it shares a party wall with, or has a main wall adjoining the main wall of, the dwellinghouse on either side or

(b) if it is at the end of a row, it shares a party wall with or has a main wall adjoining the main wall of a dwellinghouse which fulfils the requirements of subparagraph (a).

"Unadopted street" – means a street not being a highway maintainable at the public expense within the meaning of the Highways Act 1980.

"Curtilage" - is land which forms part and parcel with the house. Usually it is the area of land within which the house sits, or to which it is attached, such as



the garden, but for some houses, especially in the case of properties with large grounds, it may be a smaller area.

“Enlarged part of the house” - is the enlargement which is proposed to be carried out under Class A.

“Total enlargement” – is the proposed enlargement together with any existing enlargement of the original dwelling house to which it will be joined.

“Principal elevation” – in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house. There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation.

Further Information

Pre-Application Advice

Every effort has been made to ensure the accuracy of this document.

However, planning regulations change frequently and there may be additional considerations relevant to your specific proposal.

EDC encourages pre-application discussions where we can advise whether proposed changes to your home would likely be approved and the documentation that you would need to submit. Advice given is an officer opinion and does not confirm that a proposal would be approved at application stage, however, it can help to resolve issues and simplify processing of your application later.

Our pre-application service is currently offered free of charge. If you would like to discuss proposed changes to your home before making an application, please contact the EDC Planning Team on:

Tel: **0303 444 8832** Email: **edcplanning@ebbsfleetdc.org.uk**.

Submitting a Planning Application to EDC

Further information on submitting a planning application to EDC is available from the following page:

<http://ebbsfleetdc.org.uk/planning/planning-application/>.

Register for updates on Planning Applications

You can register to receive updates on planning applications within the EDC area from the following page:

<http://applications.ebbsfleetdc.org.uk/online-applications/>.

Lawful Development Certificates

The EDC Planning Team can provide an informal officer opinion on whether a proposal falls within permitted development rights, or if it would require planning permission. This does not however provide immunity from enforcement action by EDC if the proposal is carried out and later considered to require planning permission.

To formally confirm whether your proposal falls within permitted development rights and therefore does not require planning permission, an application can be made for a 'Lawful Development Certificate'. This service is provided by Dartford Borough Council for the Castle Hill Area. Further information and details of how to apply for a Lawful Development Certificate are available from the following page:

<https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-applications/do-i-need-planning-permission>

Building Regulations

Please note that this guide does not cover Building Regulations, and separate Building Regulations Approval may be required for some works. Further information on Building Regulations is available from Dartford Borough Council on the following page:

<https://www.dartford.gov.uk/by-category/environment-and-planning2/building-control>

Further Information

If you would like further advice on planning matters within the EDC area please contact the Planning Team:

Tel: **0303 444 8832** Email: **edcplanning@ebbsfleetdc.org.uk**.





Important Note

This guide is intended to provide general advice. It should not be relied upon, or taken to be, a full interpretation of the law. EDC are also not responsible for the content of external website links.



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Visit ebbsfleetdc.org.uk