

Appendix 3 – Application Documents

The following document is submitted **for approval**:

- Development Specification (ECE-STA-XX-XX-RP-A-07-003) – by Stantec dated March 2024

The following drawings are submitted **for approval**:

- Parameter Plans
 - Drawing No. ECE-WAM-XX-XX-DR-A-07-010 Rev.01 - Development Zones Parameter Plan
 - Drawing No. ECE-WAM-XX-XX-DR-A-07-011 - Development Zones Below Ground Parameter Plan
 - Drawing No. ECE-WAM-XX-XX-DR-A-07-012 - Development Plots Parameter Plan
 - Drawing No. ECE-WAM-XX-XX-DR-A-07-014 Rev.01 - Proposed Site Levels Parameter Plan
 - Drawing No. ECE-WAM-XX-XX-DR-A-07-015 Rev.01 - Land Uses – Ground Level Parameter Plan
 - Drawing No. ECE-WAM-XX-XX-DR-A-07-016 Rev.01 - Land Uses – Upper Levels Parameter Plan
 - Drawing No. ECE-WAM-XX-XX-DR-A-07-017 Rev.01 - Land Use – Active Frontages Parameter Plan
 - Drawing No. ECE-WAM-XX-XX-DR-A-07-018 - Maximum Heights Parameter Plan
 - Drawing No. ECE-WAM-XX-XX-DR-A-07-019 Rev.01 - Landscape and Public Realm Parameter Plan
 - Drawing No. ECE-WAM-XX-XX-DR-A-07-020 Rev.02 - Access and Circulation Parameter Plan
- Highway Plans
 - Drawing No. 103780-PEF-EC-XX-M2-Y-000014 P07 - Thames Way/A226 Signalised Junction, Thames Way Priority Junction (EC1) and Thames Way – Toucan Crossing
 - Drawing No. 103780-PEF-EC-XX-M2-Y-000015 P07 - Thames Way/Northfleet Terminal Signalised Junction and Thames Way Priority Junction (EC2)
 - Drawing No. 103780-PEF-EC-XX-M2-Y-000016 P07 - Thames Way/Ebbsfleet Gateway Signal Control Junction, and International Way/Ebbsfleet Gateway Signal Control Junction
 - Drawing No. 103780-PEF-EC-XX-M2-Y-000017 P07 - Springhead Bridge/Ebbsfleet Gateway Signal Control Junction
 - Drawing No. 103780-PEF-EC-XX-M2-Y-000018 P07 - International Way/Ebbsfleet Gateway Roundabout

The following plans are submitted **for information** purposes only:

- Drawing No. ECE-WAM-XX-XX-DR-A-07-001 – Site Plan Location Plan
- Drawing No. ECE-WAM-XX-XX-DR-A-07-003 - Site Ownership Plan
- Drawing No. ECE-WAM-XX-XX-DR-A-07-013 Rev.01 - Existing Site Levels Parameter Plan
- Drawing No. ECE-WAM-XX-XX-DR-A-07-021 Rev.01 - Strategic Framework Plan
- Drawing No. ECE-WAM-XX-XX-DR-A-07-022 - Illustrative Phasing Plan
- Drawing No. ECE-WAM-XX-XX-DR-A-07-100 – Illustrative Masterplan
- Drawing No. ECE-WAM-XX-XX-DR-A-07-110 – Illustrative Landscape Plan

- Drawing No. 103780-PEF-EC-XX-M2-Y-000019-P07 – Proposed Highway Arrangement Overview
- Drawing No. 103780-PEF-EC-XX-M2-Y-000040 P05 - Proposed Speed Limit Changes Overview
- Drawing No. ECE-EDC-XX-XX-DR-A-01 - Railway Infrastructure Safeguarding Plan

- Drawing No. 103780-PEF-EC-XX-M2-Y-000046 P02 - EC1 Masterplan Indicative Pedestrian and Cycle Infrastructure Crossing Layout
- Drawing No. 103780-PEF-EC-XX-M2-Y-000020 P05 - EC2 Masterplan Indicative Pedestrian and Cycle Infrastructure Crossing Layout
- Drawing No. 103780-PEF-EC-XX-M2-Y-000023 Rev.P01 - EC1.A Access Swept Path Analysis Refuse Collection Vehicle
- Drawing No. 103780-PEF-EC-XX-M2-Y-000024 Rev.P01 - A226 / Thames Way / EC1 Access Junction Swept Path Analysis 16.5m Articulated Vehicle / RCV
- Drawing No. 103780-PEF-EC-XX-M2-Y-000025 Rev.P01 - EC1.E Access Swept Path Analysis Estate Car
- Drawing No. 103780-PEF-EC-XX-M2-Y-000026 Rev.P01 - EC1.F1 / EC1.F2 Access Swept Path Analysis Estate Car
- Drawing No. 103780-PEF-EC-XX-M2-Y-000027 Rev.P01 - Thames Way EC1 Eastern Access Swept Path Analysis Refuse Collection Vehicle
- Drawing No. 103780-PEF-EC-XX-M2-Y-000028 Rev.P01 - Thames Way / Northfleet Terminal Junction Swept Path Analysis 16.5m Articulated Vehicle
- Drawing No. 103780-PEF-EC-XX-M2-Y-000029 Rev.P01 - Thames Way / EC2 Eastern Access Swept Path Analysis Rigid Bus
- Drawing No. 103780-PEF-EC-XX-M2-Y-000030 Rev.P01 - Thames Way / Ebbsfleet Gateway Swept Path Analysis 16.5m Articulated Vehicle
- Drawing No. 103780-PEF-EC-XX-M2-Y-000031 Rev.P01 - Ebbsfleet Gateway / International Way Signals Swept Path Analysis 16.5m Articulated Vehicle / RCV
- Drawing No. 103780-PEF-EC-XX-M2-Y-000032 Rev.P01 - Ebbsfleet Gateway / Springhead / EC2 Podium Signalised Junction Swept Path Analysis 16.5m Articulated Vehicle / RCV
- Drawing No. 103780-PEF-EC-XX-M2-Y-000033 Rev.P01 - A2260 / B259 / International Way Roundabout Swept Path Analysis 16.5m Articulated Vehicle / RCV

The following documents are submitted **for information** purposes only, to support the assessment of the application:

- Covering Letter by Stantec dated 3rd October 2022
- Application Form

- Planning Statement (48093 Rev.01) – Stantec dated September 2022
- Design and Access Statement (ECE-WAM-XX-XX-RP-A-07-001) – Weston Williamson and Partners and Allies & Morrison dated March 2024

- Vision Statement (ECE-WAM-XX-XX-RP-A-07-002) – Weston Williamson and Partners and Allies & Morrison dated February 2024

- Transport Assessment (103780-PEF-XX-XX-RP-TR-000005-P05) - Pell Frischmann dated August 2022
- Transport Assessment Addendum (103780-PEF-XX-XX-RP-TR-000014 Rev.P02) - Pell Frischmann dated September 2023
- Technical Note – Response to KCC TA Addendum Review (Re.P02) – dated 16.02.2024

- Framework Travel Plan (103780-PEF-XX-XX-RP-TR-000007) – Pell Frischmann dated March 2024
- Transport & Parking Strategy (103780-PEF-XX-XX-RP-TR-000008) – Pell Frischmann dated March 2024
- Road Safety Audit – Stage 1 (Doc. Ref. 22048 d1b) – Lime Transport dated October 2022

- Biodiversity Net Gain Report (ECE-STA-XX-XX-RP-A-07-013) – Stantec dated September 2022
- Habitat Regulation Assessment (ECE-STA-XX-XX-RP-A-07-004) dated March 2024
- Energy Statement (ECE-STA-XX-XX-RP-A-07-005) – Hoare Lee dated September 2022
- Sustainability Statement and Climate Report (ECE-STA-XX-XX-RP-A-07-012) – Stantec dated September 2022
- Waste Strategy (103780-PEF-XX-XX-RP-TR-0000009) – Pell Frischmann dated September 2022
- Lighting Assessment (ECE-STA-XX-XX-RP-A-07-006) – Stantec dated September 2022
- Flood Risk Assessment (ECE-STA-XX-XX-RP-A-07-009) – Stantec dated March 2024
- Drainage Strategy (103780-PFC-ZZ-XX-RP-YE-000010-S0-P03) - Pell Frischmann dated 14.11.2022
- Infrastructure Assessment (103780-PEF-XX-XX-RP-Y-000006) – Pell Frischmann dated September 2022
- Retail Impact Assessment (ECE-STA-XX-XX-RP-A-07-011) – Stantec dated September 2022
- Leisure Impact Assessment (ECE-STA-XX-XX-RP-A-07-014) - Stantec dated December 2023
- Land Contamination Desk Study (103780-PEL-ZZ-ZZ-RP-GG-00002-003 Rev. 3) – Pell Frischmann dated September 2022
- Non Residential Uses Strategy (ECE-AVY-XX-XX-RP-A-07-002) – Avison Young dated September 2022
- Statement of Community Involvement (ECE-STA-XX-XX-RP-A-07-010) – Stantec dated September 2022

- Environmental Statement Cover Letter – Stantec dated 15.03.2024
- Environmental Statement (ECE-STA-XX-XX-RP-A-07-001) – Stantec dated March 2024
 - Volume 1 – Main Text
 - Chapter 1: Introduction
 - Chapter 2: Site Description
 - Chapter 3: Proposed Development
 - Chapter 4: Demolition, Construction and Site Management
 - Chapter 5: Assessment Method
 - Chapter 6: Planning Policy and Context
 - Chapter 7: Socio-Economics
 - Chapter 8: Transport, Movement and Access
 - Chapter 9: Air Quality and Odour
 - Chapter 10: Noise and Vibration
 - Chapter 11: Biodiversity
 - Chapter 12: Landscape, Townscape and Visual
 - Chapter 13: Hydrology, Flood Risk and Drainage
 - Chapter 14: Cultural Heritage
 - Chapter 15: Impact Interactions
 - Chapter 16: Schedule of Mitigation and Monitoring
 - Volume 2 – Figures

- Volume 3 – Appendices
 - Environmental Statement Non-Technical Summary – Stantec dated March 2024
- Applicant Response to Natural England – Note dated 19.12.2022
- Applicant Response to Environment Agency – Note dated 19.12.2022
- Applicant Response to KCC Ecology – Note dated 19.12.2022
- Applicant Response to National Highways – Note dated 23.01.2023

- Applicant Response to Network Rail – Letter dated 22.01.2024
- Applicant Response to Tarmac Trading Ltd – Letter dated 23.01.2024
- Applicant Response to Port of London Authority – Email dated 10.05.2024
- Applicant Response to Tarmac Trading Ltd – Letter dated 19.06.2024