

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Period for Report: December 2025 – April 2026 (inclusive)

EBBSFLEET CENTRAL:

Application Reference: EDC/26/0040 Decision Date: Wed 29 April 2026

Location: Ebbsfleet Central East, Land adjacent to Ebbsfleet International Railway Station, Thames Way, Kent

Proposal: Non-material amendment to outline planning permission reference EDC/22/0168 to amend the approved Parameter Plans and Development Specification to extend the proposed limit of deviation of the highway and to amend the development plot boundaries.

Ward: Ebbsfleet

Decision: Approved

WHITECLIFFE (EASTERN QUARRY):

Application Reference: EDC/25/0197 Decision Date: Fri 05 Dec 2025

Location: Ashmere (Western Village) Phase 3 Eastern Quarry Watling Street Swanscombe Kent

Proposal: Non-material amendment to condition 2 (approved drawings) of reserved matters approval reference EDC/24/0147, to amend the replacement of a ground floor window with a door on each of the apartment blocks A-D (Western Cross /Ashmere Phase 3)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0182 Decision Date: Fri 05 Dec 2025

Location: Alkerden Education Hub Eastern Quarry Watling Street Swanscombe Kent

Proposal: Discharge of condition 19 (Pitches external storage) pursuant to reserved matters approval reference EDC/20/0002 (Alkerden Education Campus)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0143 Decision Date: Thu 11 Dec 2025

Location: Land Off Watling Street Eastern Quarry Swanscombe Dartford Kent

Proposal: KCC APPLICATION - Section 73 application to vary Condition 2 of planning permission EDC/21/0046 to allow for the use of the site for recycling for a further 5 year period

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/25/0105 Decision Date: Wed 17 Dec 2025

Location: Alkerden Village Parcel 3 Eastern Quarry Watling Street Swanscombe Kent

Proposal: Discharge of Condition 6 (Balcony Design Details) pursuant to reserved matters approval reference EDC/24/0030 (Alkerden Parcel 3)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0101 Decision Date: Mon 15 Dec 2025

Location: Alkerden South RMA2 Site Eastern Quarry Watling Street Swanscombe Kent

Proposal: Non-Material amendment to conditions 2 (approved drawings) and 20 (M4(2)) of reserved matters approval reference EDC/23/0027 to amend the house types, the number of units approved and associated changes to hard and soft landscaping and minor alterations to road alignments (Alkerden South Phase 2).

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/25/0230 Decision Date: Fri 30 Jan 2026

Location: Alkerden (Parcel 5B) Eastern Quarry Watling Street Swanscombe Kent

Proposal: Non-material amendment to condition 2 (approved plans and documents) of reserved matters approval reference EDC/23/0114 to amend cladding directional laying pattern on the 3no. flat blocks (Alkerden Parcel 5B)

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/25/0227 Decision Date: Fri 30 Jan 2026

Location: Alkerden South Phase 2 Eastern Quarry Watling Street Swanscombe Kent

Proposal: Partial discharge of condition 13 (Ecological Enhancements) pursuant to reserved matters approval reference EDC/23/0027 (Alkerden South Phase 2).

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0225 Decision Date: Fri 30 Jan 2026

Location: Ashmere (Western Village) Phase 3 Eastern Quarry Watling Street Swanscombe Kent

Proposal: Discharge of Condition 12 (Car Club Vehicles) pursuant to reserved matters approval reference EDC/24/0147 (Ashmere Phase 3).

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0215 Decision Date: Tue 27 Jan 2026

Location: 5 Giles Drive Castle Hill Ebbsfleet Valley Kent DA10 1BZ

Proposal: Replacement of existing glass conservatory roof with tiled conservatory roof

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/25/0194 Decision Date: Thu 08 Jan 2026

Location: Education Campus Eastern Quarry Watling Street Swanscombe Kent

Proposal: Partial discharge of Condition 34 (Land Contamination) pursuant to planning permission ref: EDC/17/0048, in relation to Alkerden Parcel 6 (Part 5) (Alkerden Education Campus)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0040 Decision Date: Thu 22 Jan 2026

Location: Alkerden South Phase 2 Eastern Quarry Watling Street Swanscombe Kent

Proposal: Discharge of Condition 6 (Drawing Updates), 7 (Detailed Drawings) and 8 (External Materials) pursuant to reserved matters approval reference EDC/23/0027 (Alkerden South Phase 2).

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0226

Decision Date: Wed 04 Feb 2026

Location: Ashmere (Western Village) Phase 3 Eastern Quarry Watling Street Swanscombe Kent

Proposal: Discharge of Condition 14 (SHP & MVHR (Houses and FOGs - Appearance)) pursuant to reserved matters approval reference EDC/24/0147 (Ashmere Phase 3).

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/26/0003

Decision Date: Tue 03 Mar 2026

Location: 16 Ecclestone Road Western Cross Ebbsfleet Valley Kent DA10 1FX

Proposal: Erection of a single storey extension to rear.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/25/0187

Decision Date: Tue 03 Mar 2026

Location: Western Boundary Education Campus Eastern Quarry Ebbsfleet

Proposal: Reserved matters application (relating to access, appearance, landscaping, layout and scale) relating to the erection of a part brick part railing western boundary to the Alkerden Education Campus pursuant to condition 25 of outline planning permission EDC/17/0048.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/25/0184

Decision Date: Tue 03 Mar 2026

Location: Ashmere (Western Village) Phase 3 Eastern Quarry Watling Street Swanscombe Kent

Proposal: Discharge of Condition 13 (Green Roofs) and Condition 18 (Sustainable Development) pursuant to reserved matters approval reference EDC/24/0147 (Ashmere Phase 3).

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0183

Decision Date: Wed 08 Apr 2026

Location: Ashmere Neighbourhood Green Ashmere Eastern Quarry Watling Street Swanscombe Kent

Proposal: Reserved matters application (relating to access, appearance, landscaping, layout and scale) pursuant to Condition 2 (details of Reserved Matters), Condition 25 (Reserved Matters Design Details), Condition 28 (Noise Report), and Condition 31 (Open Land) of outline planning permission reference EDC/17/0048 for the creation of a Neighbourhood Green (Ashmere Neighbourhood Green South West)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/26/0025

Decision Date: Tue 14 Apr 2026

Location: Ashmere (Western Village) Phase 3 Eastern Quarry Watling Street Swanscombe Kent

Proposal: Discharge of Condition 15 (Electric Cycle Parking Details, Apartments) pursuant to reserved matters approval reference EDC/24/0147 (Ashmere Phase 3)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0162

Decision Date: Thu 16 Apr 2026

Location: Alkerden Village Parcel 3 Eastern Quarry Watling Street Swanscombe Kent

Proposal: Discharge of condition 16 (Cycle Storage) pursuant to reserved matters approval reference EDC/24/0030

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/26/0030

Decision Date: Wed 29 Apr 2026

Location: 17 Flint Rise Castle Hill Ebbsfleet Valley Kent DA10 1DJ

Proposal: Erection of a single storey rear extension to replace existing enclosed pergola.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

NORTHFLEET EMBANKMENT WEST:

Application Reference: EDC/25/0212

Decision Date: Tue 09 Dec 2025

Location: Land At Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Proposal: Non-material amendment to Condition 1 attached to reserved matters approval reference EDC/23/0086 (Phase 3A) to replace the tenure plans to amend the tenure of 4no. apartments within Block A from shared ownership to affordable rent.

Ward: Northfleet and Springhead

Decision: Approved Subject to Conditions

Application Reference: EDC/24/0191

Decision Date: Mon 15 Dec 2025

Location: Land At Former Northfleet Cement Works Residential Phase 2 The Shore Northfleet Gravesend Kent

Proposal: Re-discharge of condition 2 (Architectural Details) providing additional details for uPVC windows and architectural details for dwellings fronting College Road, pursuant to reserved matters approval reference EDC/22/0058 (Phase 2).

Ward: Northfleet and Springhead

Decision: Approved

Application Reference: EDC/25/0196

Decision Date: Wed 07 Jan 2026

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Proposal: Partial Discharge of Condition 31 (Land Contamination Closure Report) pursuant to outline application EDC/16/0004, in relation to Plots 165-176, 181-188, 199-213, 215, 217, 220, 225 and 238-254 within Phase 2.

Ward: Northfleet and Springhead

Decision: Approved

Application Reference: EDC/25/0137

Decision Date: Fri 23 Jan 2026

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Proposal: Partial discharge of condition 18 (PV Panels) pursuant to reserved matters approval reference EDC/23/0086, relating to Blocks A, B and C only (Harbour Village Phase 3A).

Ward: Northfleet and Springhead

Decision: Approved

Application Reference: EDC/25/0073

Decision Date: Thu 15 Jan 2026

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Proposal: Discharge of Condition 12 (Play Equipment & Street Furniture) pursuant to reserved matters approval reference EDC/22/0058 (Phase 2 Harbour Village).

Ward: Northfleet and Springhead

Decision: Approved

Application Reference: EDC/26/0010

Decision Date: Tue 24 Mar 2026

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Proposal: Discharge of Condition 2 (Lighting Details) pursuant to reserved matters approval reference EDC/21/0222 (Harbour Village Phase 2B - Heritage Park).

Ward: Northfleet and Springhead

Decision: Approved

Application Reference: EDC/26/0011

Decision Date: Wed 01 Apr 2026

Location: Land At Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9HD

Proposal: Discharge of condition 6 (Surface Water Drainage Scheme) pursuant to full planning approval reference EDC/22/0015 (Three Additional Units)

Ward: Northfleet and Springhead

Decision: Approved

Application Reference: EDC/24/0112

Decision Date: Wed 15 Apr 2026

Location: Northfleet Embankment West Land At Former Northfleet Cement Works The Shore Northfleet Gravesend Kent

Proposal: Partial Discharge of Condition 30 (Surface Finishes) pursuant to outline planning permission EDC/16/0004 relating to land within residential Phase 2 (Harbour Village, Phase 2)

Ward: Northfleet and Springhead

Decision: Approved

NORTHFLEET EMBANKMENT EAST:

Application Reference: EDC/25/0168

Decision Date: Tue 09 Dec 2025

Location: Land At Crete Hall Road Northfleet Gravesend Kent

Proposal: Discharge of condition 5 (Window Details) pursuant to reserved matters approval reference EDC/22/0050 (WT Henley Building)

Ward: Rosherville

Decision: Approved

Application Reference: EDC/25/0160

Decision Date: Fri 23 Jan 2026

Location: Land At Crete Hall Road Northfleet Gravesend Kent DA11 9AA

Proposal: Discharge of condition 12 (Lighting) pursuant to reserved matters approval reference EDC/22/0042 (Cable Wharf Primary School)

Ward: Rosherville

Decision: Approved

Application Reference: EDC/25/0145

Decision Date: Fri 27 Feb 2026

Location: WT Henley Building Land at Crete Hall Road Northfleet Gravesend Kent DA11 9AA

Proposal: Discharge of condition 7 (MVHR) pursuant to reserved matters approval EDC/22/050 (WT Henley Building)

Ward: Rosherville

Decision: Approved

Application Reference: EDC/25/0167

Decision Date: Mon 02 Mar 2026

Location: Land At Crete Hall Road Northfleet Gravesend Kent

Proposal: Discharge of condition 6 (External Materials) pursuant to reserved matters approval reference EDC/22/0050 (WT Henley Building)

Ward: Rosherville

Decision: Approved

Application Reference: EDC/24/0192

Decision Date: Tue 10 Mar 2026

Location: Land At Crete Hall Road Northfleet Gravesend Kent DA11 9AA

Proposal: Discharge of condition 8 (Archaeology), 16 (Heritage Management Plan) and 18 (Design Details) pursuant to hybrid planning permission EDC/19/0049 in relation to the primary school only (as approved under reserved matters approval reference EDC/22/0042).

Ward: Rosherville

Decision: Approved

Application Reference: EDC/26/0007 Decision Date: Thu 23 Apr 2026

Location: Northfleet Embankment East Crete Hall Road Northfleet Gravesend Kent

Proposal: Request under Section 106A of the Town and Country Planning Act 1990 (as amended) to modify planning obligations entered into pursuant to planning permission reference EDC/17/0038 (as varied by EDC/19/0049) in respect of amendments to the timings for delivery of the WT Henley Building Works.

Ward: Rosherville

Decision: Approved

WELDON:

Application Reference: EDC/25/0200 Decision Date: Wed 17 Dec 2025

Location: Neighbourhood House Ackers Drive Ebbsfleet Kent DA10 0BE

Proposal: Discharge of condition 20 (Street Furniture) pursuant to reserved matters approval reference EDC/21/0175 (Neighbourhood House)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0202 Decision Date: Thu 18 Dec 2025

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Proposal: Discharge of condition 15 (Waste Refuse Strategy) and 18 (Cycle Storage Shelter Appearance) pursuant to reserved matters approval reference EDC/21/0176 (Community Hub)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0191 Decision Date: Tue 09 Dec 2025

Location: Neighbourhood House Ackers Drive Ebbsfleet Kent DA10 0BE

Proposal: Discharge of Condition 15 (Waste and Refuse) and 18 (Cycle Parking) pursuant to reserved matters approval reference EDC/21/0175 (Neighbourhood House)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0166 Decision Date: Fri 05 Dec 2025

Location: Neighbourhood House Ackers Drive Ebbsfleet Kent DA10 0BE

Proposal: Discharge of condition 13 (Play Equipment) pursuant to reserved matters approval reference EDC/21/0175 (Neighbourhood House)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/24/0117 Decision Date: Tue 09 Dec 2025

Location: Neighbourhood House Ackers Drive Ebbsfleet Kent DA10 0BE

Proposal: Discharge of condition 5 (external surface materials) pursuant to reserved matters approval reference EDC/21/0175 (Neighbourhood House)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0190 Decision Date: Mon 15 Dec 2025

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Proposal: Discharge of Condition 21 (PV Panels) pursuant to reserved matters approval reference EDC/21/0176 (Community Hub).

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0188 Decision Date: Tue 06 Jan 2026

Location: Neighbourhood House Ackers Drive Ebbsfleet Kent DA10 0BE

Proposal: Discharge of Conditions 19 (Photovoltaic Panels) and 21 (Air Source Heat Pumps) pursuant to reserved matters approval reference EDC/21/0175 (Weldon Neighbourhood House)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0201 Decision Date: Fri 09 Jan 2026

Location: Neighbourhood House Ackers Drive Ebbsfleet Kent DA10 0BE

Proposal: Discharge of condition 24 (External plant equipment) pursuant to reserved matters approval reference EDC/21/0175 (Neighbourhood House)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0192 Decision Date: Thu 15 Jan 2026

Location: Neighbourhood House Ackers Drive Ebbsfleet Kent DA10 0BE

Proposal: Discharge of Condition 16 (External Lighting) pursuant to reserved matters approval reference EDC/21/0175 (Neighbourhood House).

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/24/0080 Decision Date: Thu 15 Jan 2026

Location: Neighbourhood House Ackers Drive Ebbsfleet Kent DA10 0BE

Proposal: Discharge of condition 6 (Hard Surface Details). condition 9 (Soft Landscaping Details) and condition 10 (Wall Details) pursuant to reserved matters application EDC/21/0175 (Neighbourhood House).

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0214 Decision Date: Thu 29 Jan 2026

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Proposal: Non-material amendment to condition 1 (Approved Plans) of reserved matters approval reference EDC/21/0176 to amend the elevations of the building, street furniture, orientation and layout of tennis/netball courts and hard/soft landscaping surrounding the building (Community Hub).

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0209 Decision Date: Thu 12 Feb 2026

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Proposal: Discharge of conditions 22 (Air Source Heat Pumps) and 28 (External Plant Equipment) pursuant to reserved matters approval reference EDC/21/0176 (Community Hub)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/26/0008 Decision Date: Wed 25 Feb 2026

Location: 252 Ackers Drive Weldon Ebbsfleet Valley Kent DA10 1FP

Proposal: Erection of a single storey rear extension

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

Application Reference: EDC/25/0203 Decision Date: Wed 25 Feb 2026

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Proposal: Discharge of Condition 16 (External Lighting) pursuant to reserved matters approval reference EDC/21/0176 (Community Hub)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0208 Decision Date: Thu 26 Feb 2026

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Proposal: Discharge of condition 20 (Ball Stop Mitigation) pursuant to reserved matters approval reference EDC/21/0176 (Community Hub)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/24/0081 Decision Date: Mon 02 Mar 2026

Location: Community Hub Talbot Lane Ebbsfleet DA10 1AZ

Proposal: Discharge of condition 6 (Hard Surface Details), condition 7 (Wall Details) and condition 8 (Soft Landscaping Details) pursuant to reserved matters application EDC/21/0176 (Community Hub)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0207 Decision Date: Mon 09 Mar 2026

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Proposal: Discharge of Condition 17 (Street Furniture) pursuant to reserved matters approval reference EDC/21/0176 (Community Hub)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/26/0028 Decision Date: Fri 27 Mar 2026

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Proposal: Re-discharge of condition 12 (lighting details) pursuant to reserved matters approval reference EDC/21/0176 (Community Hub)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0204 Decision Date: Wed 01 Apr 2026

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Proposal: Discharge of condition 23 (Parking Management Plan) and condition 24 (Updated Travel Plan) pursuant to reserved matters approval reference EDC/21/0176 Community Hub)

Ward: Ebbsfleet

Decision: Approved

Application Reference: EDC/25/0210 Decision Date: Tue 28 Apr 2026

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Proposal: Discharge of conditions 19 (Community Use Strategy), 25 (Maintenance and Management Plan) and 26 (Operational Management Plan) pursuant to reserved matters approval reference EDC/21/0176 (Community Hub)

Ward: Ebbsfleet

Decision: Approved

LAND NORTH OF LONDON ROAD:

Application Reference: EDC/25/0195

Decision Date: Fri 30 Jan 2026

Location: Former Croxton And Garry Site Tiltman Avenue Swanscombe Kent DA10 0LL

Proposal: Partial discharge of condition 3 (design details) pursuant to reserved matters approval reference EDC/21/0064.

Ward: Greenhithe & Knockhall

Decision: Approved
