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**Our Ref:** EBBS/2022/092256  
**Date:** 15 December 2022

**Application No:** EDC/22/0168

**Location:** Ebbsfleet Central East Land Adjacent To Ebbsfleet International Railway Station Thames Way Kent

**Proposal:** Outline planning application (with all matters reserved) for mixed-use development comprising demolition of the existing car parking, structures and station forecourt and provision of residential dwellings (Use Class C3); flexible commercial, business and service uses (Use Class E) to allow provision of retail, offices, restaurants/cafes, nurseries, and healthcare facilities; flexible learning and non-residential institutions (Use Class F1); flexible local community uses (Use Class F2); hotel use (Use Class C1); residential institutions (Use Class C2); and Sui Generis uses to allow provision of co-living and student accommodation, public houses/drinking establishments, and theatres/cinemas. Associated works include hard and soft landscaping, a River Park, car parking and multi-storey car parks, pedestrian, cycle and internal vehicular network, and other ancillary infrastructure; and associated crossings, highway accesses, and junction improvements.

Thank you for your consultation on the above referenced planning application.

Kent County Council as Lead Local Flood Authority have reviewed the updated information regarding pollution mitigation and have raise no issue with the proposals outlined. We have no further comment to make and would refer you to our previous response (31/10/22).

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,

**Gideon Miller**  
Graduate Flood Risk Officer  
Flood and Water Management