

**Strategic Sites Summary:**

EDC Outline Planning Consent Total:	10,694
EDC Detailed Planning Consent Total:	1,461
EDC Housing Completions Total:	521

The following table outlines a summary of the current situation and key information on each of the strategic development sites.

<b>EASTERN QUARRY</b>	<ul style="list-style-type: none"><li>• All dwellings within Phase 1 (150) now complete. All units sold and all occupied.</li><li>• LDO Parcel A - Block 1 (31 units): piled, brick superstructure started; Block 2 (38 units): piled, foundations in and block work started; Block 3 (43 units): piled, brick superstructure up to final level and work commenced on installing the roof. Doors and windows going in on ground and first floor levels of Block 3 also. To date 42 units placed on the market and 26 of these have been sold. Show flat opening around mid-March 2017. First occupancies due spring 2017.</li><li>• Persimmon show home and marketing suite in Phase 2 is complete and open for visitors. To date 18 units have been confirmed as sold. 27 units have been completed. First unit occupied in December 2016 and a total of 5 units occupied to date.</li><li>• Clarion (formerly Circle) scheme within Phase 2 has started with 50 units underway including the show homes which are due to open March 2017.</li><li>• Neighbourhood Green within Phase 2 progressing well with pathways and landscaping in. Some furniture (seating) has been installed.</li><li>• Infrastructure works continuing on Phase 3A. Conditions submitted for discharge. Work due to start April/May 2017.</li><li>• Reserved matters applications for roundabout entrance to Castle Hill from Southfleet Road, access road for waste water treatment plant and Village Green at Castle Hill Phase 3 under consideration.</li><li>• Castle Hill Primary School/Community Centre (Cherry Orchard Primary Academy): Condition discharge applications progressing to schedule. Steel framework is up, retaining wall is in, boundary wall has also gone in. Walls are now being constructed within the steel framework structure.</li><li>• North South Boulevard works are progressing, with the southern half now being remodelled &amp; reinstated to join with the established northern half.</li><li>• Affordable housing schemes for Phase 3A for 42 units now submitted by Circle Housing.</li><li>• Reserved matters also submitted for eastern part of phase 6 for 137 units by Taylor Wimpey.</li><li>• Pre-application discussions being undertaken for:<ul style="list-style-type: none"><li>○ Mixed use retail (including 415m2 food store), small commercial units and residential (approx. 50 units) in Castle Hill neighbourhood centre;</li><li>○ Castle Hill Southern Area Phases 4, 5, 6 (539 units + 250 affordable homes)</li><li>○ Amendments to masterplan for remaining two western villages in Eastern Quarry (Section 73 application to outline permission) – application due for submission in March 2017.</li></ul></li></ul>
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<b>EBBSFLEET GREEN</b>	<ul style="list-style-type: none"> <li>• Phase 1 Abode show home complete together with access road.</li> <li>• Phase 1 Heritage show homes scheduled to open in March 2017.</li> <li>• 41 units completed within Phase 1. To date, 34 units have been sold, which is a mixture of houses and flats. 4 units were occupied in December 2016 and a further 3 or 4 units will be occupied during January 2017.</li> <li>• Footpaths and landscaping works being implemented, including the footpath link to Eastern Quarry.</li> <li>• Initial ground works in progress across the site including highway works.</li> <li>• Various condition discharge applications being considered.</li> <li>• Application approved for 1,093 sq. m of (use class B1a) office accommodation.</li> <li>• S.73 application submitted for phase 1a &amp; b residential reserved matters to vary 3 house types, update feature wall and signage, remove condition 7, and discharge conditions 8 and 11.</li> <li>• RM application for Phase 1c development of 74 residential units (C3) and local shop (339 sq m) – Resolution to approve the application by planning committee in November 2016.</li> <li>• S.73 application submitted to amend site wide Masterplan to support next round of reserved matters submissions.</li> <li>• RM application for Phase 2a development of 197 residential units – Application under consideration.</li> <li>• RM application for the erection of a public house / restaurant, a hotel, associated residential accommodation, car parking, landscaping and ancillary works – planning committee made a resolution to approve in January 2017.</li> </ul>
<b>EBBSFLEET CENTRAL</b>	<ul style="list-style-type: none"> <li>• Outline permission granted with work commencing at Springhead Park (see below).</li> <li>• Amended outline planning permissions issued February 2016 following completion of deed of variation.</li> <li>• Master Plans approved for all four quarters - Station Quarter North, Station Quarter South, Northfleet Rise and Springhead.</li> </ul>
<b>SPRINGHEAD PARK</b>	<ul style="list-style-type: none"> <li>• Dwellings constructed pursuant to outline permissions (DBC and GBC) granted for Ebbsfleet Central.</li> <li>• 298 dwellings (94 of which affordable) built and occupied in Phase 1.</li> <li>• Community Centre/Church on site and open –planning application for proposed extensions to the building under consideration.</li> <li>• Phase 2A – reserved matters approval granted for 123 units – works commenced on 113 units including the show homes and a section of road. To date, 20 units have been sold. First occupancy is due in May 2017.</li> <li>• Phase 1B – Application for amendment to 23 dwellings approved.</li> <li>• Phase 2B - Pre-Application discussions have taken place and Reserved Matters submission expected March 2017.</li> </ul>

	<ul style="list-style-type: none"> <li>• Spine Road Phase 2 – Pre-application discussions have taken place and Reserved Matters submission expected March 2017.</li> <li>• Springhead School – Monthly steering group meetings held between EDC, EFA, KCC, Countryside and school operator. Submission of planning application expected by end of June 2017</li> <li>• Springhead Bridge Link – Amendment applications being considered.</li> <li>• Phase 1 Marketing Suite re-opened to public, which links to a show flat. The show flat is decorated to the standard that Countryside are offering their customers.</li> <li>• Landscaping to plots 11-13 re-instated.</li> <li>• Initial discussions started on update to Quarter Masterplan which will be needed prior to submissions for Phase 3, allotments and shared car park.</li> <li>• Various condition discharge and minor applications being considered including site signage.</li> </ul>
<b>SWANSCOMBE PENINSULA</b>	<ul style="list-style-type: none"> <li>• Outline planning permission granted for 110 dwellings on Craylands Lane with all matters reserved except access. Pre-application discussions in February 2017 concerning varying consent to enable early delivery of development platform.</li> <li>• Theme park development has been identified as a NSIP.</li> <li>• Pre-application enquiry submitted in December 2016 for up to 204 dwellings on Croxton and Garry site, currently under consideration. EIA Screening Opinion issued in January 2017.</li> </ul>
<b>NORTHFLEET EMBANKMENT WEST</b>	<ul style="list-style-type: none"> <li>• Resolution to approve an outline planning application for mixed use development (up to 532 units and 46,000m<sup>2</sup> employment space) by EDC Planning Committee in January 2017 – permission to be issued upon completion of s.106 Agreement.</li> <li>• Consent has been implemented for the bulk aggregates import terminal previously approved. The adjacent bulk powders import terminal is in operation – current live application to consider variation to remove restriction on type of vessel used for import.</li> <li>• Engineering operations for land raising to form platform for shared school/community playing field approved in 2013 have been commenced following discharge of pre-commencement conditions.</li> <li>• Live planning application by Tarmac Cement and Lime Ltd (EDC/17/0008) seeking to vary terms of operational Bulk Powders Import Terminal in respect of the type of vessels used to discharge material to site.</li> </ul>
<b>NORTHFLEET EAST</b>	<ul style="list-style-type: none"> <li>• No development currently permitted beyond site preparation works that have taken place.</li> <li>• Pre-application discussions are ongoing for approximately 630 dwellings, a 2 form entry primary school, community and retail use together with conversion of the Henley Building with a view to a hybrid (part outline, part full) planning application being submitted in March 2017. EIA Scoping Opinion issued in October 2016.</li> <li>• Outline application (EDC/17/0022) for commercial development on western parcel of land submitted by EDC in February 2017 – target date for report to EDC Planning Committee in May 2017. EIA Scoping Opinion issued in November 2016.</li> </ul>