

STRATEGIC SITES UPDATE

EASTERN QUARRY – 6,250 HOMES

Site	Applicant / Owner	Proposal	Current Position	Compliance and Issues
Eastern Quarry (overall)	Land Securities Camland	DA/12/01451/EQVAR – Outline planning permission varying DA/03/01134 <ul style="list-style-type: none"> • 6250 dwellings • 30% affordable homes • 120sqm office space (B1) • 26,000sqm retail space (A1 – A5) • 11,000sqm hotel (C1) • 50,000sqm leisure (D2 / Sui Generis) • 50,000sqm community / social infrastructure (C2, C2a, D1) 	Reserved matters submitted for Castle Hill Phases 1 and 2 (see below) Various condition discharge applications have been submitted which are being discharged where possible.	
Castle Hill Phase 1	Ward Homes	DA/13/00720/EQ/CHRM – Reserved matters for 150 dwellings	Construction underway with more than half of the homes having been completed and now occupied.	
Castle Hill Local Development Order	Ward Homes	DA/14/01001/EQLDO – LDO granted for residential development on 2 parcels of land.	LDO details submitted and Local Planning Authority has 28 days to determine.	
Castle Hill Phase 2	Land Securities Camland Persimmon Homes Circle	DA/15/01218/ECREM – Reserved matters for 170 dwellings (Persimmon) DA/15/01229/ECREM – Reserved matters for 125 affordable homes (Circle)	Negotiations continuing with both Persimmon and Circle and revised plans are expected by 11 December 2015 with a view to reporting the applications to planning committee in January 2016. Condition discharge applications also submitted for infrastructure and landscaping. Discussions on conditions are on-going.	

EBBSFLEET GREEN – 950 HOMES

Site	Applicant / Owner	Proposal	Current Position	Compliance and Issues
Ebbsfleet Green	Redrow Homes	<p>DA/05/00308/FUL – Outline planning permission for</p> <ul style="list-style-type: none">• 950 residential units / 16.73ha• 339m2 retail (A1)• 950m2 pub/ restaurant (A3 / A4)• 5000m2 / 1.24ha hotel (C1)• 358m2 community hall (D1)• 1400m2 / 2.05ha primary school (D1)		

TRANSPORT PROJECTS

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Current Position	Dates 1. Start 2. End 3. Duration	Cost of Scheme (State who provided the costing and when)	Funded By (State proportions if multiple sources)	Status using RIBA plan of work (2013) 0 – 1 = Red 2 – 4 = Amber 5 – 7 = Green
Eastern Quarry Highway Improvements						Developer Funded - £24,700,000	

SCHOOLS PROJECTS

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Current Position	Dates 1. Start 2. End 3. Duration	Cost of Scheme (State who provided the costing and when)	Funded By (State proportions if multiple sources)	Status using RIBA plan of work (2013) 0 – 1 = Red 2 – 4 = Amber 5 – 7 = Green
Castle Hill Primary School	New Crest	2FE Primary School				Developer	
Eastern Quarry Lifelong Learning Centre		1 8FE Secondary School, adult education centre and library				Developer	

SPECIALIST HOUSING

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Current Position	Dates 1. Start 2. End 3. Duration	Cost of Scheme (State who provided the costing and when)	Funded By (State proportions if multiple sources)	Status using RIBA plan of work (2013) 0 – 1 = Red 2 – 4 = Amber 5 – 7 = Green

HEALTH & WELLBEING

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Current Position	Dates 1. Start 2. End 3. Duration	Cost of Scheme (State who provided the costing and when)	Funded By (State proportions if multiple sources)	Status using RIBA plan of work (2013) 0 – 1 = Red 2 – 4 = Amber 5 – 7 = Green
Eastern Quarry Health Centre (Castle Hill)	New Crest					Developer	