

Housing Delivery Programme - Monthly Update

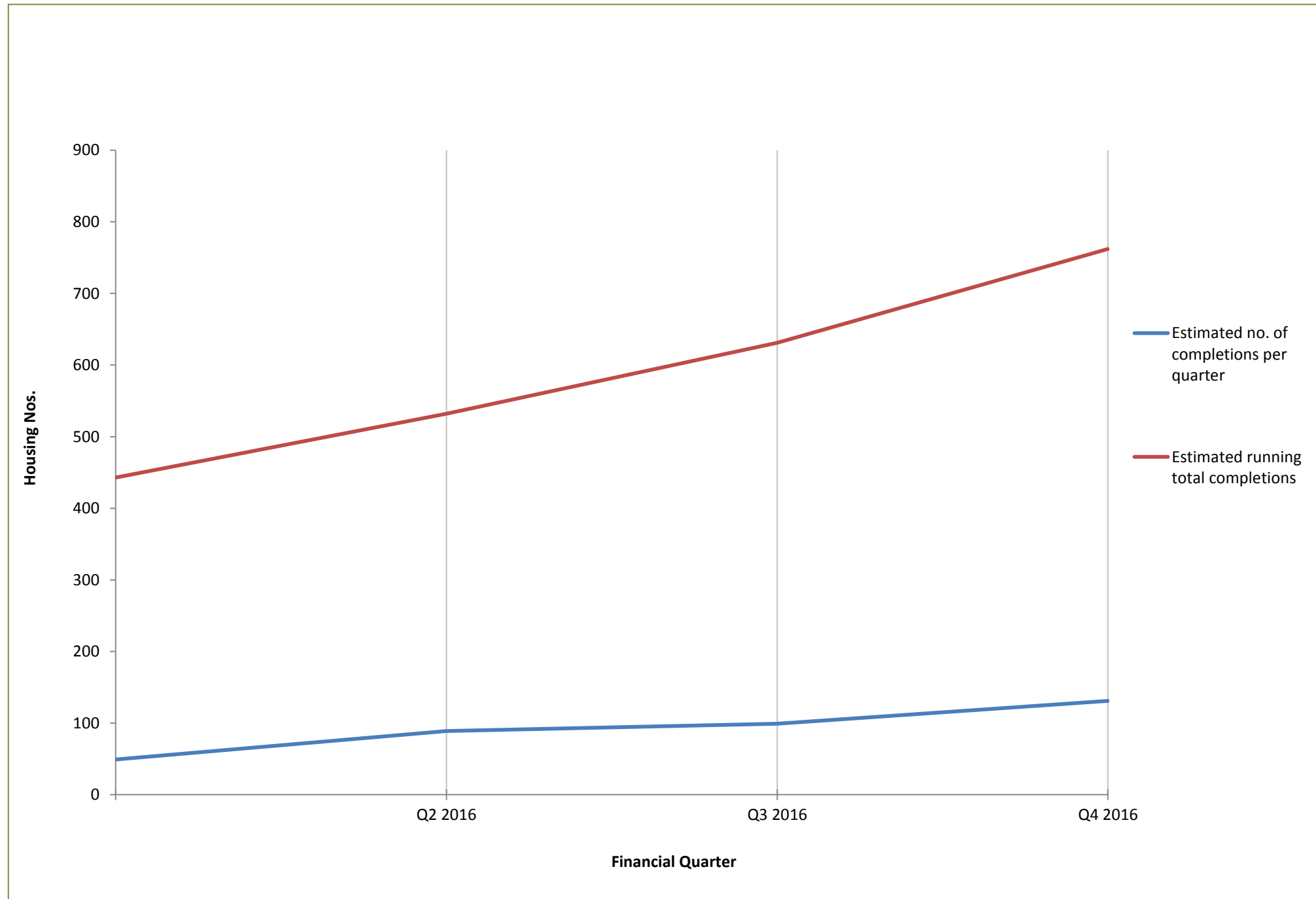
MONITORING: HOUSING STARTS & COMPLETIONS										
EDC Detailed Planning Consent Rolling Total:		1,620								
EDC Housing Completions Rolling Total:		372								
	Total	Eastern Quarry			Ebbsfleet Green	Ebbsfleet Valley	Springhead Park	Northfleet West	Northfleet East	Swanscombe Peninsula
		Castle Hill	Alkerden	Western Cross						
Units Given Detailed Planning Consent:	1,237	150 – Phase 1 295 – Phase 2 112 – Phase 3B	0	0	180 – Phase 1	0	377 - Phase 1 123 – Phase 2A	0	0	0
Forecast Starts:		Phase 2 & 3B – Feb 2016			Phase 1 – Feb 2016		Phase 2A – Feb 2016 Phase 1B* – Dec 2016 Phase 2B** – Jun 2018 Phase 3** – Nov 2021			
Forecast Completions:		Phase 1 – 61 by May 2016 Phase 3B – Jun 2017			Phase 1 - 50-60 units in 2016/17; 120 per year thereafter		Phase 2A – Jun 2019 Phase 1B – 2021			
Actual Completions:	387	89 - Phase 1	0	0	0	0	298 - Phase 1(A)*	0	0	0

*Springhead Park - Phase 1B = residual units not yet built in Phase 1 (i.e. 377-298=79). Phase 1A = 298 units already constructed

**Springhead park Phase 2B & 3: Planning applications yet to be submitted

EDC Projected Housing Numbers

Financial Year 2016/17



Strategic Site Summary: Current Planning Status & Progress Report

<p>EASTERN QUARRY</p>	<ul style="list-style-type: none"> • Combined Area Masterplan and Design Code being negotiated for Castle Hill South • Various condition discharge applications being considered for Castle Hill (overall) • Condition discharge applications now submitted for Phase 2 (295 dwellings) • RM application for a 2FE primary school, community centre and neighbourhood square to be considered by Planning Committee – 16th March 2016 • RM application for 154 dwellings submitted and under discussion scheduled for committee April 2016 • Pre-application discussions for mixed use retail (including 415m2 food store)/commercial with residential above (50 flats) in Castle Hill neighbourhood centre • Pre-application discussions for residential development in accordance with the LDO (Parcel B) commencing shortly • Castle Hill Southern Area Phases 4, 5, 6 negotiations underway (539 units + 250 affordable homes) • Pre-application discussions S73 application to outline permission to amend masterplan and phasing, discussions have started March 2016
<p>EBBSFLEET GREEN</p>	<ul style="list-style-type: none"> • Initial ground works in progress • RM Approval for infrastructure works December 2015 • RM Approval granted for 180 dwellings (Phase 1) - January 2016 • Condition discharge applications being undertaken • Pre-application discussions underway for the next phases including hotel and pub/restaurant • Potential full application for office accommodation
<p>EBBSFLEET VALLEY</p>	<ul style="list-style-type: none"> • Outline permission granted with work commencing at Springhead Park (see below) • Amended outline planning permissions issued February 2016 following completion of deed of variation • Masterplans approved for Station Quarter North and South • No permissions on 'Blue Lake' part of the site
<p>SPRINGHEAD PARK</p>	<ul style="list-style-type: none"> • Dwellings constructed pursuant to outline permissions (DBC and GBC) granted for Ebbsfleet Valley • To date 298 dwellings (94 of which affordable) built in Phase 1 • Remaining 79 dwellings (Phase 1B) due to commence December 2016 • Phase 2a yet to be implemented but works expected shortly
<p>SWANSCOMBE PENINSULA</p>	<ul style="list-style-type: none"> • No major extant planning permission at the site (Application for outline permission submitted in 2005 (04/00587/OUT) disposed of by Dartford Borough Council on 21.03.13 after remaining undetermined for a number of years following request by applicant to hold it in abeyance) • Potential theme park development by London Paramount that has been identified as a NSIP
<p>NORTHFLEET WEST</p>	<ul style="list-style-type: none"> • Extant outline permission for mixed development with resolution to approve but not yet determined pending agreement with Natural England on ecological matters and some housing issues • Resolution on S106 for 20090238 (532 units + 46,000m2 employment) expected April 2016
<p>NORTHFLEET EAST</p>	<ul style="list-style-type: none"> • Site owner: Homes and Communities Agency • No development currently permitted beyond site preparation works that have taken place. Invitation to Tender has been published and HCA currently going through tender process • Pre-application discussions to start May 2016 for approx. 750 units

STRATEGIC SITES

1. EASTERN QUARRY – UP TO 6,250 HOMES				
Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Eastern Quarry (overall)	Land Securities Camland	12/01451/EQVAR – Outline planning permission varying 03/01134/OUT <ul style="list-style-type: none"> • Up to 6,250 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) 	Approved 18.01.13 Pursuant to outline permission: - Site Wide Master Plan (varying 07/01318/EQCON) approved 14.03.13 (12/01452/EQCON) - Area Master Plans approved for Castle Hill East (Phase 1) 15.07.13 (13/00422/EQCHC); Castle Hill Central 07.10.14 (14/00584/EQCHC). Reserved matters submitted for Castle Hill Phases 1 and 2 (see below) together with approvals for main streets, lake, strategic landscaping which have been implemented. Various condition discharge applications for Phase 2 have been submitted which are being discharged where possible.	
Castle Hill Phase 1	Ward Homes	13/00720/EQCHRM – Reserved matters for 150 dwellings	Approved 09.08.13 Construction underway with more than 80 homes completed and majority occupied.	
Castle Hill - LDO	Barratt/Ward Homes	14/01001/EQLDO – Local Development Order for residential development on 2 parcels of land at Castle Hill.	Adopted 23.12.14	
Castle Hill – LDO Parcel A	Barratt/Ward Homes	15/01748/ECLDON – Prior approval pursuant to LDO permission 14/01001/EQLDO <ul style="list-style-type: none"> • 112 apartments 	Approved 21.12.15 Revision to part of the scheme expected shortly	
Castle Hill Phase 2	Land Securities Camland Persimmon Homes Circle	DA/15/01218/ECREM – Reserved matters for 170 dwellings (Persimmon) DA/15/01229/ECREM –	RM applications for dwellings (170 + 125) approved EDC Planning Committee 20.01.16 Other RM applications for Birch Green, roads/sewers and Fastrack landscaping also now all approved (28.01.16).	

		<p>Reserved matters for 125 affordable homes (Circle)</p> <p>15/01263/ECREM – Reserved matters for the creation of ‘Birch Green’ Neighbourhood Green within Castle Hill North Area</p> <p>15/01307/ECREM - Reserved matters for primary roads and sewer details</p> <p>15/01477/ECREM – Reserved matters application for landscaping to Fastrack link</p>	Condition discharge applications recently submitted for phase 2.	
Castle Hill (South)	Land Securities Barton Willmore	Submission of Area Master Plan	AMP has been withdrawn due to officers concerns with content. Negotiations have taken place with the developer for a combined AMP and design code	
Castle Hill Phase 3a	David Wilson Homes	15/01881/ECREM – Reserved matters 154 dwellings	Under consideration. Target date for committee of April 2016.	
Castle Hill Neighbourhood Centre	Land Securities	16/00026/ECREM - Reserved matters for 2FE including play areas, sports pitches, a community centre, associated parking, village square and landscaping.	To be reported to March Planning Committee.	

2. EBBSFLEET GREEN – UP TO 950 HOMES				
Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Ebbsfleet Green Overall	Redrow Homes	<p>05/00308/OUT – Outline planning permission for</p> <ul style="list-style-type: none"> Up to 950 dwellings 339m2 retail (A1) 920m2 pub/ restaurant (A3 / A4) 	<p>Approved 31.03.14 following resubmission of updated documents.</p> <p>Masterplan approved November 2015.</p> <p>Various applications for discharge conditions submitted which have been discharged where possible.</p> <p>Possible masterplan amendments are expected in the next month to</p>	

		<ul style="list-style-type: none"> • 5000m2 / 1.24ha hotel (C1) • 358m2 community hall (D1) • 1400m2 / 2.05ha primary school (D1) 	address layout amendments and commercial viability issues	
Ebbsfleet Green Overall	Redrow	14/01517/REM – Reserved Matters relating to infrastructure works pursuant to 05/00308/OUT	Approved 24.12.15. Works commenced on site.	
Phase 1	Redrow G L Hearn	15/01001/ECREM – Reserved matters relating for 180 dwellings	Approved EDC Planning Committee 20.01.16	

3. EBBSFLEET VALLEY – UP TO 3,384 HOMES

Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Ebbsfleet Central	(Blue Circle Properties Ltd) Lafarge Land Securities	DA/96/00047/OUT and GR/19960035 – Outline permission granted in 4 separate quarters: Dartford: - Station Quarter North - Station Quarter South Gravesham: - Springhead - Northfleet Rise <ul style="list-style-type: none"> • up to 493,700m2 employment (Class B1 – offices, research and development and light industrial) • up to 310,420m2 residential development (3,200 dwellings - subsequently increased to 3,384 by reason of higher quantities agreed within the Dartford Quarters) • up to 310,420m2 of supporting uses 	Approved 21.11.02 Indicative phasing plan approved 13.07.05 (05/00253/EBCON) Approved Master Plans: - Station Quarter North 30.05.08 (08/00577/EBQNC) - Station Quarter South 12.10.07 (06/01045/EBQSQS) - Springhead 14.01.09 (GR/20080843) Part implemented at Springhead. Confirmation condition D9 and G11 relating to affordable housing have been complied with by virtue of nos 2-18 (even) Bonham Way, Northfleet (20131007).	

		<p>(including schools, community facilities, local shops)</p> <ul style="list-style-type: none"> • up to 163,740m2 of core space development (including hotels, leisure, entertainment and supporting retail) • 		
		09/00119/EBSRM – Reserved matters for highways infrastructure including and landscaping	Approved 03.04.09	
		20080842 – Variation of condition D11 of outline permission to change trigger to allow 500 dwellings to be constructed before the provision of employment land (20,000m2)	Approved 14.01.09	
		20100828 – Variation of conditions to allow change in timing triggers for provision of community facilities (nursery, primary school, health centre etc)	Approved 23.04.12	
		<p>20120186 - Permission for land use 'swap' between Springhead Park and Northfleet Rise (Variation of outline permission 19960035):</p> <p>Springhead:</p> <ul style="list-style-type: none"> • From 50,000m2 to 5,000m2 employment • From 600 dwellings to 900 dwellings <p>Northfleet Rise:</p> <ul style="list-style-type: none"> • From 75,000m2 to 120,000m2 employment • From 464 dwellings to 164 dwellings 	Approved 28.08.13	
		<p>20120187 – Parallel application to 20120186 to amend transport strategy to reflect land use 'swap'</p> <p>Trigger for bridge amended from</p>	Approved 18.12.12.	

		occupation 300 dwellings to 600	
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4. SPRINGHEAD PARK

Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Phase 1	Countryside	20060454 – Reserved Matters for 388 dwellings	Approved 11.09.06 SUPERSEDED by 20110114	
Infrastructure		20090058 and 20090057 for Springhead Spine Road and Springhead Bridge Link	Approved 15.04.09 Non material amendment and conditions also approved (20120265 & 20120266).	
Community Centre/Church		20100696 – Permission for combined community centre and place of worship	Approved 12.11.10 and implemented Amendments approved (20110794 & 20120267)	
Phase 1 (Part)		20110114 – Reserved Matters for revised details of dwellings on part of Phase 1 (plot 310-341 – Wells Court) reducing units from 388 to 377 on Phase 1	Approved 23.05.11	
Phase 2a		20110606 – Reserved matters application for 123 dwellings	Approved 14.11.11 Conditions submission received – due for determination early 2016 Minor material amendment received 10.12.15 (20151220) for alterations to the house type designs – due for determination early 2016	
	Countryside	20150155 (& DBC ref 15/00351/ECVON) – Variation of conditions pursuant to 20120186 relating to open space quantum and timing for other provisions	Due for determination when Deed of Variation agreed	
Infrastructure		20150217 – Amendment Transport Strategy relating to the removal of Springhead bridge	To be determined concurrently with 20150155 in January 2016	

5. SWANSCOMBE PENINSULA				
Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Peninsula	London Resorts Company Holdings	EIA Screening Opinion for leisure resort (London Paramount) <ul style="list-style-type: none"> • 45ha site area • 747,000m2 resort area including hotel space totalling 5,000 bedrooms and 30,000m2 event space 	Announced as a Nationally Significant Infrastructure Project by the Government in 2014. Application made to SoS	
Craylands Lane	Lafarge	14/01689/OUT – Outline permission for 110 dwellings with all matters reserved except access	Approved 16.02.15	

6. NORTHFLEET EMBANKMENT WEST				
Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Outline	Lafarge	20090238 – Outline permission <ul style="list-style-type: none"> • Up to 532 dwellings • 46,000m2 employment • 850m2 local shops/services • 1,000m2 clinic/health centre 	Awaiting legal agreement and resolution on discussions with Natural England and GBC housing department – Completion of S106 expected April 2016	
	KCC	GR/09/286 – Consultation on minerals permission for bulk aggregates import terminal (amendment to proposed provision under 20090238)	KCC Approval 21.02.11 Not implemented Includes S106 Contribution on to Thamesway Junction	
	Lafarge	20130669 – Engineering operations for land raising to form platform for shared	Approved 23.10.13 Not implemented	

		school/community playing field.	
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7. NORTHFLEET EMBANKMENT EAST

Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Residential Quarter (eastern portion)	HCA	20110320 – Land raising works and demolition of 5 buildings (variation of 20110320) 20130840 – minor variation to above	Approved Implemented to facilitate forthcoming proposals	

S106 CONTRIBUTIONS & INFRASTRUCTURE

COMMUNITY PROJECTS

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Trigger	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 Job Centre	Developer/Job Centre Plus			Space to be provided by developer. Phasing dependent on timing of development	2021-2026	Unknown	Job Centre Plus and Developer Full provision agreed through S106	
Eastern Quarry Community Centres	Developer	2 Community Centres		Phasing dependent on timing of local centre delivery 1 Community Centre may be delivered alongside the Castle Hill primary school	2016 beyond -2026	Unknown	Developer – full provision through S106	
Ebbsfleet	Directly provided by developer/3 rd party provider	Library and place of worship		Trigger linked to number of homes completed. Dependent on development phasing	2016 beyond - 2026	Unknown	Full provision required by planning condition	
Northfleet West	Provider	Village Hall/Community Centre		Phasing dependent on timing of development	2016-2026	Approx £350,000	Full provision required by planning condition	

GREEN INFRASTRUCTURE

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Trigger	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 –		(Management and Maintenance Plan						

Craylands Gorge		required prior to occupation of 2500 dwellings) – condition 46 of O/L permission						
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TRANSPORT PROJECTS

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Trigger	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	
A2 Ebbsfleet	Highways England/KCC	Strategic junction improvements at interchange with Ebbsfleet/A2		On-going discussions with partners regarding scale and timing of the scheme	2021-2026	£30m	S106 - £175,844 (paid to date as part of EQ Improvements)	

SPORTS & LEISURE PROJECTS

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Trigger	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	Developer	2 x sets of 2 community pitches - first set by 1,800 dwellings - second set by 6,000 dwellings Dual use pitch as part of Secondary School (prior to 5,000 dwellings)	S106 – Sch 5			£500,000 for 1 st pitch; £250,000 for every subsequent pitch		
Eastern Quarry		Dual use sports hall	S106 – Sch 5					
Eastern Quarry		Community sports hall – by 6,000 dwellings if no secondary school	S106 – Sch 5					

SCHOOLS PROJECTS

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Trigger	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
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								5 – 7 = Green
Castle Hill Primary School/Community Centre – Eastern Village		2FE Primary School	Within 4 weeks of implementation – amended by ERG	Application under consideration (ref 16/00026/ECREM)	To be opened September 2017		Developer	
Eastern Quarry – Primary School 2			Occupation of 1800 dwellings					
Eastern Quarry – Primary school 3			Occupation of 4,500 dwellings					
Eastern Quarry Lifelong Learning Centre	Developer/KCC	1 8FE Secondary School, adult education centre and library	Occupation of 1800 dwellings	Trigger points set dependent on phasing of residential build but subject to review by KCC and developer	2016-2026	For school: Approx £42.87m Identified funding: £31.77m	CIL, S106 Developer Contributions/KCC	

SPECIALIST HOUSING

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Trigger	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 Phase 2	Circle	125 Affordable Homes: <ul style="list-style-type: none"> 73 shared equity 52 affordable rent 		Subject to determination of application DA/15/01229/ECREM at Planning Committee January 2016				

HEALTH & WELLBEING

Site	Deliverer (State project lead persons name)	Proposal (State any dependencies or linkages to other schemes)	Trigger	Current Position	Dates 4. Start 5. End 6. 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	Health centre capable of support min. 8 GPs and 170m2 social care Condition 45 of O/L permission, triggers: <ul style="list-style-type: none"> Market site at occupation 350 dwellings 					Developer	

		- Serviced and ready by occupation 400 th dwelling						
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