

Housing Delivery Programme - Monthly Update

EDC-016/054 Annex A

MONITORING: HOUSING STARTS & COMPLETIONS										
EDC Outline Planning Consent Total:		10,694								
EDC Detailed Planning Consent Rolling Total:		1,391								
EDC Housing Completions Rolling Total:		426								
	<u>Total</u>	Eastern Quarry			Ebbsfleet Green	Ebbsfleet Central	Springhead Park	Northfleet West	Northfleet East	Swanscombe Peninsula
		Castle Hill	Alkerden	Western Cross						
Units Given Detailed Planning Consent:	1,391	150 – Phase 1 295 – Phase 2 154 – Phase 3A 112 – Phase 3B	0	0	180 – Phase 1	0	377 - Phase 1 123 – Phase 2A	0	0	0
Forecast Starts:		Phase 2 – Jun 2016 Phase 3A (154 Units) – Jan 2017 Phase 3A (42 Units) – Mar 2017 Phase 3B – Jul 2016			Phase 1 – Jun 2016		Phase 2A – Jun 2016 Phase 1B* – Dec 2016 Phase 2B** – Jun 2018 Phase 3** – Nov 2021			
Forecast Completions:		Phase 1 – 100 by Apr 2016 Phase 2 – 170 by Jun 2018 125 by Sept 2018 Phase 3A (154 Units) – Oct 2018 Phase 3A (42 Units) – Sept 2017 Phase 3B – Mar 2018			Phase 1 - 30 units in 2016/17; 120 per year thereafter		Phase 2A – Jun 2019 Phase 1B – Mar 2021 Phase 2B – Nov 2022 Phase 3 – Jul 2026			
Actual Completions:	426	128 – 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

Strategic Site Summary: Current Planning Status & Progress Report

EASTERN QUARRY	<ul style="list-style-type: none"> • RM application for Phase 3a (154 dwellings) approved April 2016 • RM applications for roundabout entrance to Castle Hill from Southfleet Road and access road for waste water treatment plant under consideration • Condition discharge applications for Castle Hill Primary School/Community Centre (Cherry Orchard Primary Academy) under consideration • Combined Area Masterplan and Design Code for Castle Hill South under discussion • RM applications expected shortly for affordable units within Phase 3a (42 units) and a village green • Pre-application discussions being undertaken for: <ul style="list-style-type: none"> - Mixed use retail (including 415m2 food store) and commercial with residential above (50 flats) in Castle Hill neighbourhood centre - Residential development in accordance with the LDO (Parcel B) - Castle Hill Southern Area Phases 4, 5, 6 (539 units + 250 affordable homes) - S73 application to outline permission to amend masterplan and phasing for two western villages in Eastern Quarry
EBBSFLEET GREEN	<ul style="list-style-type: none"> • Initial ground works in progress including highway works by the northern access • RM Approval for infrastructure works in December 2015 • RM Approval granted for 180 dwellings (Phase 1) - January 2016 • Condition discharge applications being considered • Pre-application consultation underway for the next phases including hotel, pub/restaurant, retail unit and residential accommodation • Pre-application discussions ongoing for office accommodation • s.73 application submitted to amend masterplan to support next round of reserved matters submissions.
EBBSFLEET CENTRAL	<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 • Master Plans approved for all four quarters - Station Quarter North, Station Quarter South, Northfleet Rise and Springhead • No permissions on 'Blue Lake' part of the site
SPRINGHEAD PARK	<ul style="list-style-type: none"> • Dwellings constructed pursuant to outline permissions (DBC and GBC) granted for Ebbsfleet Central • To date 298 dwellings (94 of which affordable) built in Phase 1 • Remaining 79 dwellings (Phase 1B) due to commence December 2016 • Phase 2A – approval granted for 123 units – works underway
SWANSCOMBE PENINSULA	<ul style="list-style-type: none"> • Outline planning permission for 110 dwellings with all matters reserved except access • Potential theme park development by London Paramount that has been identified as a NSIP
NORTHFLEET WEST	<ul style="list-style-type: none"> • Resolution to approve an outline planning application for mixed use development (up to 532 units and 46,000m2 employment space) by Gravesham Borough Council in 2011 • Discussions with applicant are on-going to resolve outstanding issues including ecological matters and some housing issues
NORTHFLEET EAST	<ul style="list-style-type: none"> • Site owned by Homes and Communities Agency • No development currently permitted beyond site preparation works that have taken place. Following invitations to tender, the HCA's approved delivery partner is Keepmoat.

- Pre-application discussions have started for approx. 700 dwellings with a view to a planning application being submitted in December 2016

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 subject to conditions and S106 - 18.01.13 Pursuant to outline permission: <ul style="list-style-type: none"> - 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 approvals given for Castle Hill Phases 1, 2 and 3A, Primary School and infrastructure works.	
Castle Hill Phase 1	Ward Homes	13/00720/EQCHRM – Reserved matters for 150 dwellings	Approved with conditions 09.08.13 Construction underway.	Total number of units now complete: 128. Remaining 22 units currently being built. All sold, with 118 units occupied.
Castle Hill – LDO (Overall)	Barratt/Ward Homes Taylor Wimpey	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 for 112 apartments	Approved 21.12.15 Revision to part of the scheme expected shortly Construction due to commence Jan 2017.	Apartment blocks 1 & 2 have been piled. 43 units in first block. Aim to see first completions in Jan/Feb 2017.
Castle Hill Phase 2	Land Securities Camland	DA/15/01218/ECREM – Reserved matters for 170	Reserved matters applications for 295 dwellings (170 private and 125 affordable) approved with conditions - 20.01.16	Works commenced on Persimmon site with 31 units started. Show homes progressing well.

	Persimmon Homes Circle	<p>dwellings (Persimmon)</p> <p>DA/15/01229/ECREM – 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>	<p>Other Reserved Matters applications for Birch Green, roads/sewers and Fastrack landscaping also approved (28.01.16).</p> <p>Some conditions have been discharged for private dwellings at Phase 2 and some further submissions on other conditions have been made.</p>	Works commenced on Circle site for 125 units.
Castle Hill (South)	Camland / Taylor Wimpey / Circle	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 and discussions are on-going and submission expected shortly	
Castle Hill Phase 3a	David Wilson Homes Circle	15/01881/ECREM – Reserved matters - 154 dwellings	<p>Approved with conditions 22.04.16.</p> <p>Application expected shortly for affordable housing units within phase 3A</p>	Infrastructure works on going. Aim to start works on the units Oct-Dec 2016.
Castle Hill Neighbourhood Centre	Camland / New Crest / Circle / Taylor Wimpey	16/00026/ECREM - Reserved matters for 2FE including play areas, sports pitches, a community centre, associated parking, village square and landscaping.	<p>2FE Primary School, Community Centre and associated parking approved 22.03.16.</p> <p>Initial condition discharge applications submitted and being considered</p>	

2. EBBSFLEET GREEN – UP TO 950 HOMES

Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Ebbsfleet Green (overall)	Redrow Homes	05/00308/OUT – Outline planning permission for	<p>Approved with conditions and subject to S106 agreement - 31.03.14.</p> <p>Masterplan approved November 2015.</p>	

		<ul style="list-style-type: none"> Up to 950 dwellings 339m2 retail (A1) 920m2 pub/ restaurant (A3 / A4) 5000m2 / 1.24ha hotel (C1) 358m2 community hall (D1) 1400m2 / 2.05ha primary school (D1) 	<p>Various applications for discharge conditions submitted which have been discharged where possible.</p> <p>Masterplan amendments have been submitted for approval, to prepare ground for next round of reserved matters submissions.</p> <p>Applications to amend existing approved strategies and site phasing leading to submissions for the next Reserved Matters submission (Phase 1C), including a relocation of the pub and alterations to the approved sports pitch specification also expected.</p> <p>A planning application for the addition of an office development to the site (to be Redrow regional headquarters) is also expected in June.</p>	
Ebbsfleet Green Infrastructure	Redrow	14/01517/REM – Reserved Matters relating to infrastructure works pursuant to 05/00308/OUT	<p>Approved with conditions - 24.12.15.</p> <p>Works commenced on site.</p>	
Phase 1	Redrow G L Hearn	15/01001/ECREM – Reserved matters relating for 180 dwellings	<p>Approved with conditions - 20.01.16</p> <p>Condition discharge applications have been submitted and are being considered.</p>	<p>Abode show homes awaiting internal completion. Access road delayed due to extreme weather. Foundations for Heritage show homes are in. Foundations for the Abode units currently being poured for 30 units. Aim to complete in February 2017.</p>

3. EBBSFLEET CENTRAL – UP TO 3,384 HOMES

Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Ebbsfleet Central (overall)	(Blue Circle Properties Ltd) Lafarge Land Securities	<p>DA/96/00047/OUT and GR/19960035 – Outline permission granted in 4 separate quarters:</p> <p>Dartford: - Station Quarter North - Station Quarter South</p> <p>Gravesham: - Springhead - Northfleet Rise</p> <ul style="list-style-type: none"> up to 493,700m2 employment (Class B1 – offices, research and development and light 	<p>Approved with conditions and S106 agreement - 21.11.02</p> <p>Indicative phasing plan approved 13.07.05 (05/00253/EBCON)</p> <p>Approved Master Plans: - Station Quarter North – approved 30.05.08 (08/00577/EBQNC) - Station Quarter South – approved 12.10.07 (06/01045/EBQSQS) - Springhead – approved 14.01.09 (GR/20080843) - Northfleet Rise – approved 27.06.08 (GR/20080327)</p> <p>Part implemented at Springhead Park.</p> <p>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> <p>The original outline permission has been amended, principally in</p>	

		<p>industrial)</p> <ul style="list-style-type: none"> • 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 (including schools, community facilities, local shops) • up to 163,740m2 of core space development (including hotels, leisure, entertainment and supporting retail) 	respect of timing of infrastructure and disposition of uses, most recently by decision notices dated 24 February 2016 – 20150155 (and DBC ref 15/00351/VCON).	
Ebbsfleet Central (Infrastructure)		09/00119/EBSRM – Reserved matters for highways infrastructure including and landscaping	Approved with condition - 03.04.09 Including approval of Springhead bridge (application 20150217)	
Ebbsfleet Central (Variation of outline)		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 with conditions - 14.01.09	
Ebbsfleet Central (Variation of outline)		20100828 – Variation of conditions to allow change in timing triggers for provision of community facilities (nursery, primary school, health centre etc)	Approved with conditions - 23.04.12	
Ebbsfleet Central (Variation of outline)		<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>	Approved with conditions- 28.08.13	

		<ul style="list-style-type: none"> From 75,000m2 to 120,000m2 employment From 464 dwellings to 164 dwellings 		
Ebbsfleet Central (Transport Strategy)		<p>20120187 – Parallel application to 20120186 to amend transport strategy to reflect land use 'swap'</p> <p>Trigger for bridge amended from occupation 300 dwellings to 600</p> <p>20150217 – Amendment to Ebbsfleet-wide Transport Strategy, linked to changes proposed by Countryside Properties to enable recommencement of works on Springhead Park.</p>	<p>Approved 18.12.12.</p> <p>Approved 24.02.16.</p>	

4. SPRINGHEAD PARK (sub-phase of Ebbsfleet Central)

Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Phase 1	Countryside	20060454 – Reserved Matters for 388 dwellings	Approved with conditions - 11.09.06 SUPERSEDED by 20110114	298 dwellings on site and all occupied.
Infrastructure		20090058 and 20090057 for Springhead Spine Road and Springhead Bridge Link	Approved with conditions - 15.04.09 Non material amendment and conditions also approved (20120265 & 20120266).	
Community Centre/Church	North Kent Community Church	20100696 – Permission for combined community centre and place of worship	Approved with conditions - 12.11.10. Scheme implemented. Amendments approved (20110794 & 20120267) Live pre-application enquiry seeking extension to building.	Community Centre/Church on site and fully functioning.
Phase 1 (Part)	Countryside	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 with conditions - 23.05.11	298 dwellings on site and all occupied.

Phase 2a	Countryside	20110606 – Reserved matters application for 123 dwellings	Approved with conditions - 14.11.11 Conditions submissions received and are being discharged where possible Minor material amendment approved (20151220) for alterations to the house type designs	Developer on site and carrying out ground works in preparation for construction of 123 dwellings. Foundations poured for 45 units.
	Countryside	20150155 (& DBC ref 15/00351/ECVON) – Variation of conditions pursuant to 20120186 relating to open space quantum and timing for other infrastructure.	Approved - 24.02.16	
Phase 2A (amendment)	Countryside	20151220 – Amendments to previously approved house types for Phase 2A of Springhead Park.	Approved - 24.03.16	Works underway on site.
Infrastructure		20150217 – Amendment to Transport Strategy relating to the removal of Springhead bridge	Approved - 24.02.16	

5. SWANSCOMBE PENINSULA – UP TO 110 HOMES

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 Secretary of State.	
Craylands Lane	Lafarge	14/01689/OUT – Outline permission for 110 dwellings with all matters reserved except access	Approved with conditions - 16.02.15	

6. NORTHFLEET WEST				
Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Northfleet West (overall)	Lafarge	20090238 – Outline application <ul style="list-style-type: none"> • Up to 532 dwellings • 46,000m2 employment • 850m2 local shops/services • 1,000m2 clinic/health centre 	GBC resolution to approve dated 13.04.11, subject to completion of s.106 Agreement. Following legal advice procured by EDC, meeting arranged with applicant to discuss the need to update technical documents and review specific elements of the proposal, including on-going discussions with Natural England and GBC housing department.	
Bulk Aggregates	KCC	GR/09/286 – Consultation on minerals permission for bulk aggregates import terminal (amendment to proposed provision under 20090238)	Kent County Council – Approved with Condition - 21.02.11.	Consent has been implemented
	Lafarge	20130669 – Engineering operations for land raising to form platform for shared school/community playing field.	Approved with conditions - 23.10.13 Live application to discharge pre-commencement conditions.	
Factory Road	Northfleet Property LLP	20151222 – Development of five residential dwellings, groundworks, access, parking and associated landscape works.	Discussions on-going with the applicant regarding design and ecological impacts.	

7. NORTHFLEET 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 person's 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			Up to 30sqm space to be provided by developer. Phasing dependent on timing of development	2021-2026	£100,000	Job Centre Plus and Developer Full provision agreed through S106	
Eastern Quarry Community Centres	Developer	2 Community Centres	First at 500 dwellings Second at 5,000 dwellings	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 Central incl. Springhead	Directly provided by developer/3rd party provider	2 no. Community Centres – each comprising at least 190sqm floor space.	1 st prior to occupation of more than 500 and 2 nd prior to occupation of more than 1,700 dwellings.	The first community centre has been provided in Springhead Quarter – within Eastgate building.				
Ebbsfleet Central incl. Springhead	Directly provided by developer/3rd party provider	2 no. Places of Worship 1 st - site area of 0.5 hectares and floorspace of at least 250sqm. 2 nd - Site area of 0.25 hectares and floorspace at least 150sqm.	1 st prior to occupation of more than 500 dwellings and 2 nd prior to occupation of more than 1,000 dwellings	The first place of worship has been provided in Springhead Quarter – within Eastgate building.				
Ebbsfleet Central incl. Springhead	Directly provided by developer/3rd party provider	Library	Prior to occupation of more than 1,000 dwellings.					

Ebbsfleet Central incl. Springhead	Directly provided by developer/3rd party provider	Heritage/Interpretation Facility	No defined trigger.	The obligation requires the owner to make available display space (for archaeological finds from the development) within a community building to be constructed as part of the development			Developer – ceiling cost of £30,000.	
Ebbsfleet Green	Redrow	Implementation of Local Employment Initiative Action Plan – construction phase only.	Pre-commencement of construction	Only at earthworks and site preparation phase. Pending.	2016 to end construction (2027)	Unknown	Developer – full provision through S106	
Ebbsfleet Green	Redrow	Community Hall (build to Category A Finish)	Prior to occupation of 700 dwellings		Start and Finish circa 2023	Unknown	Developer – full provision through S106, but can be offered to Borough Council for £1 when completed.	
Ebbsfleet Green	Redrow	Convenience Store – to practical completion	Prior to occupation of 500 dwellings	Reserved matters application expected in June 2016. Marketing strategy required for approval prior to 400 dwelling occupancy.	2016 – circa 2021	Unknown	Developer – if marketing for 2 years shows no interest, the obligation to provide the retail unit shall cease.	
Ebbsfleet Green	Redrow	Heritage Facility – heritage interpretation display or appropriate art within the site	In line with public art strategy	Public Art Group has held inaugural meeting and selected art projects and timescales		Unknown	Developer to maintain for lifetime of development – through s.106	

HEALTH & WELLBEING

Site	Deliverer (State project lead person's 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 Health Centre (Castle Hill)	New Crest	Health centre capable of support min. 8 GPs and 170m2 social care Condition 45 of O/L permission.	Market site at occupation 350 dwellings Serviced and ready by occupation 400 dwelling				Developer	

Eastern Quarry (Castle Hill)		Provision of ambulance hard standing	Prior to occupation of 1,800 dwellings			£130,000		
Ebbsfleet Central incl. Springhead	Directly provided by developer/3rd party provider	5 GP Health Centre (subject to need identified through a Health Impact Assessment)	Site to be master planned, placed on open market and be made ready for development upon occupation of 450 dwellings. NB				Developer.	
Ebbsfleet Central incl. Springhead	Directly provided by developer/3rd party provider	Adult Education Centre	Prior to occupation of more than 1,400 dwellings					
Ebbsfleet Central incl. Springhead	Directly provided by developer/KCC/3rd party provider	Multi-Agency Space, linked to Springhead Primary School						
Ebbsfleet Central incl. Springhead	Directly provided by developer/KCC/3rd party provider	Multi-Agency Space, linked to First 1FE Primary School outside of Springhead.						
Ebbsfleet Central incl. Springhead	Developer/social services provider	Day Care for Elderly – provision in a community building(s) for day care facilities to be provided by social services.	The owner “will endeavour in good faith” to procure that provision is made.					
Ebbsfleet Green	Redrow	Air Quality Monitoring	Prior to 300 dwelling occupancy, where AQMA has been designated		Only if AQMA designated	£32,640 Indexed	Developer via s.106	
Ebbsfleet Green	Redrow	Adult social care contribution	Prior to 1 st occupation			£10,000	Developer via s.106	
Ebbsfleet Green	Redrow	Youth contribution	Paid annually, based upon occupancy			£827 per house; £208.25 per flat	Developer via s.106	

Ebbsfleet Green	Redrow	Libraries contribution	Paid annually, based upon occupancy			£277 per dwelling	Developer via s.106	
Ebbsfleet Green	Redrow	Adult education contribution	Paid annually, based upon occupancy			£180 per dwelling	Developer via s.106	

NB - If no provider secured by 500th residential occupation, a HIA will be carried out to ascertain health needs of the local population. If shows unmet demand, the health centre will be constructed within 3 years of the HIA being accepted. If the HIA shows health needs are being met, the site will be safeguarded and the HIA process repeated on occupation of 1,000th, 1,500th and 1,800th dwellings to follow above process. If no demand on 2,300th occupation, the site no longer requires safeguarding.

GREEN INFRASTRUCTURE								
Site	Deliverer (State project lead person's 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 – Craylands Gorge		(Management and Maintenance Plan) – condition 46 of O/L permission	Prior to occupation of 2500 dwellings					
Eastern Quarry		Major Urban Park	Min. 4ha. At 3500 dwellings All by 5000 dwellings					
Eastern Quarry		Local Parks and Greens	LP1: 1500 dwellings LP2: 3000 dwellings LP3: 6000 dwellings					
Ebbsfleet Central/Springhead		11 no. Local Play Areas (each at least 0.2 hectares in area)	To be provided prior to occupation of more than the following no. of dwellings: 1. 25 2. 225 3. 425 4. 625 5. 825 6. 1,025 7. 1,225 8. 1,425 9. 1,625	1 st and 2 nd Local Play Areas have been provided at Springhead by Countryside.			Developer.	

			10.1,825 11.2,025					
Ebbsfleet Central/Springhead		3 no. Neighbourhood Play Areas (each at least 0.6 hectares in area)	To be provided prior to occupation of more than the following no. of dwellings: 1. 50 2. 1,050 3. 2,050	1 st Neighbourhood Play Area has been provided at Springhead by Countryside.			Developer	
Ebbsfleet Central/Springhead		4 no. Local Parks (each at least 1.0 hectare in area)	To be provided prior to occupation of more than the following no. of dwellings: 1. 50 dwellings within Springhead Quarter 2. 50 dwellings within any other Quarter (i.e. excluding Springhead) 3. 1,450 dwellings in any Quarter 4. 2,000 dwellings in any Quarter	1 st Local Park provided on site by Countryside Properties.			Developer	
Ebbsfleet Central/Springhead		3 no. Allotments: (i) 0.5 hectare site (ii) 0.25 hectare site (iii) 0.25 hectare site	(i) Occupation of 700 dwellings at Springhead (ii) Cumulative occupation of 850 dwellings on other Quarters (iii) Cumulative occupation of 1,250 dwellings on other Quarters.					
Ebbsfleet Green	Redrow	Sustainable drainage (SuDS) – to maintain unless adopted by KCC	On-going	Phase 1 drainage strategy and SuDS ponds have been approved and are under construction.	2016 - 2027	Not known	Developer (unless passed to KCC)	
Ebbsfleet Green	Redrow	Local Parks	300 dwelling occupancy	Phase 1 and 2 Infrastructure	2016-2019	Not known	Developer, per s.106	
Ebbsfleet Green	Redrow	Appointment of Park Ranger	300 dwelling occupancy		2016-2019	Not known	Developer, per s.106	

Ebbsfleet Green	Redrow	Management Scheme for all open space (except private gardens) and space (including Ways) to be made public when ready.	Scheme with each Phase of Reserved Matters	A site-wide landscape management scheme has been approved pursuant to condition 36. Further details to be requested as part of Phase 1C Reserved Matters submission	To maintain for lifetime of development – to notify DBC of alternative manager if applicable.	Not known	Developer, per s.106	
Ebbsfleet Green	Redrow	Appointment of Ecological Clerk of Works	Pre-commencement	Appointed.		Not known	Developer, per s.106	

SCHOOLS PROJECTS								
Site	Deliverer (State project lead person's 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
Castle Hill Primary School/Community Centre – Eastern Village		2FE Primary School	Within 4 weeks of implementation – amended by ERG	Application approved 22.03.2016 (ref 16/00026/ECREM) Pre-start conditions under consideration.	To be opened September 2017 Anticipate contractor to start on site late June 2016	£5,800,000	Developer	
Eastern Quarry – Primary School 2		2FE Primary School	Occupation of 1800 dwellings			£5,800,000		
Eastern Quarry – Primary school 3		2FE Primary School	Occupation of 4,500 dwellings			£5,800,000		
Eastern Quarry Lifelong Learning Centre	Developer/KC C	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	
Ebbsfleet Central excl. Springhead	Developer	Primary School (1FE) site – transfer to KCC, to include provision of pre-school nursery.	Occupation of 350 dwellings					
Ebbsfleet Central excl. Springhead	Developer	Primary School (1FE) site – transfer to KCC	Occupation of 800 dwellings					
Ebbsfleet Central incl. Springhead	Developer	Off Site Secondary School Contribution - £1.5m.	Various instalments, due between occupation of					

			500 th and 3,000 th dwelling (including Springhead)					
Springhead	KCC/alternative education provider	Transfer of Primary School (1FE) site to KCC and staggered contributions totalling £3.0m. Building to include provision of pre-school nursery and multi-agency space.	Occupation of 300 dwellings	Site area of 2.05Ha to accommodate potential relocation of Rosherville Primary School.	No dates confirmed.	c.£6.0m for 2FE school.	KCC with developer contribution.	
Ebbsfleet Green	Redrow	Primary school (2FE) site and staggered contributions of £4.54m	2.05ha Site to be made available, with vehicular access for construction, to KCC by 150 dwelling occupancy, or otherwise agreed with ERG (established 6 months after commencement). KCC to ensure school ready at 300 dwelling occupancy or Sept 2020 whichever earlier.	Pending inaugural ERG	2018-2020	Developer to provide serviced site, free of contamination, plus £4.54m to KCC, but can tender to build. Sum can be increased if 'assumed maximum house numbers of 684' is exceeded, based upon phased monitoring at 60%, 80% and final occupancy. Top-up payments may be added if required of: -£4,537 per dwelling (Primary) -£4,155 per dwelling (Secondary)	Developer, with KCC.	
Ebbsfleet Green	Redrow	Secondary School Land Contribution (off-site) towards EQ school land costs or elsewhere in DBC	Within 30 days of written request from KCC		Circa 2025, but no earlier than 30 January 2020.	£1.93m	Developer, with KCC	
Ebbsfleet Green	Redrow	Secondary School Contribution – towards new school places within EQ or elsewhere in DBC.	800 dwelling occupancy or June 2022, or later as ERG may agree.			£4,157,898		

SPORTS & LEISURE PROJECTS

Site	Deliverer (State project lead person's 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		Heritage facility	Either a) 10 business days after notification of location OR b) Occupation of 500 dwellings			£70,000	Developer	
Eastern Quarry	Developer	2 x sets of 2 community pitches Dual use pitch as part of Secondary School	First by occupation of 1,800 dwellings Second by occupation of 6,000 dwellings Prior to 5,000 dwellings			£500,000 for 1 st pitch; £250,000 for every subsequent pitch		
Eastern Quarry		Dual use sports hall (provided with the Secondary School)				£1,000,000		
Eastern Quarry		Community sports hall (if no Secondary School)	Prior to 6,000 dwellings					
Eastern Quarry	Developer	Neighbourhood Play Area	Every 1500 dwellings			£295,000 x 4 (total £1,180,000)		
Eastern Quarry		Local Play Spaces	Every 500 dwellings (50% developer)			£42,500 x 12 (total £510,000)	50% Developer	
Ebbsfleet Central incl. Springhead	Developer/third party operator	Multi-Purpose Sports Centre – minimum floor space of 600sqm.	Prior to occupation of more than 2,250 dwellings and 5,000sqm of B1 floorspace*. *GBC decision notice excludes the B1 floorspace trigger.	Detailed application for sports centre to be informed by post-occupation resident survey of indoor sporting needs, to ascertain scale and content of the facility.				

Ebbsfleet Central incl. Springhead	Developer	2no. Playing Fields (at least 2.5 hectares in area)	1st - 1,200 dwellings 2nd - 2,000 dwellings					
Ebbsfleet Central incl. Springhead	Developer	Financial contribution towards improvements at the Springhead Recreation Ground - £150,000.	Prior to occupation of 350 th dwelling at Springhead.	N.B. Playing field provision for Springhead addressed through a financial contribution towards off-site enhancements to Springhead Recreation Ground - £150k to GBC.				
Ebbsfleet Green	Redrow	Tennis/Netball courts	650 dwelling occupancy	Phase 3 – but may be built out earlier as part of Phase 1C.	2022 -	Not known	Developer, per s.106	
Ebbsfleet Green	Redrow	MUGA	600 dwelling occupancy	Phase 3	2022-	Not known	Developer, per s.106	
Ebbsfleet Green	Redrow	LEAP x 3	250 and 875 dwelling occupancy	Phase 2 infrastructure	2017-2018	Not known	Developer, per s.106	
Ebbsfleet Green	Redrow	Community Sports Pitches (one artificial, one grass) with ancillary pavilion and parking	750 dwelling occupancy	Specification to be revised as part of Phase 1C	2024- but may be earlier subject to proposed revisions as part of Phase 1C Reserved matters.	Not known	Developer, per s.106	
Ebbsfleet Green	Redrow	NEAP x 1	600 dwelling occupancy	Phase 3	2022-	Not known	Developer, per s.106	
Ebbsfleet Green	Redrow	Allotments (0.25ha), fenced, gated with water supply and access to parking	800 dwelling occupancy	Phase 3	2025-	Not known	Developer, per s.106	

SPECIALIST HOUSING

Site	Deliverer (State project lead person's 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
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				
Eastern Quarry Phase 2	Charles Church	170 Affordable Homes						
Ebbsfleet Central incl. Springhead		Affordable Homes: Station Quarter North – 20% affordable housing Station Quarter South – 20% affordable housing Northfleet Rise – 25% affordable housing Springhead – 15%* affordable housing *scope to increase (up to a maximum of 25%) subject to 2no. viability reviews prior to occupation of 500 th and 750 th dwellings via on-site provision and/or commuted sum.		94 affordable homes provided in Phase 1A at Springhead. Springhead Phase 2A (under construction) to provide a further 31 affordable homes).				
Ebbsfleet Central incl. Springhead		Lifetime Homes: 100% affordable homes in Northfleet Rise and Springhead to incorporate design facilities to meet Lifetime Homes. SQN and SQS – 20% of the market housing and 50% of the affordable housing shall incorporate design facilities to meet Lifetime Homes.						
Ebbsfleet Central incl. Springhead	Developer - Countryside	Affordable Housing Financial Contribution - £250,000.	Upon occupation of 150 th market dwelling.	Received and allocated by GBC. A requirement for 3no. identical future instalments was omitted following 2016 approval of variations to the original consent.				
Craylands Lane	Lafarge Tarmac Ltd	33 Affordable Homes: <ul style="list-style-type: none"> • 16 intermediate housing ownership 	Prior to 70% of market					

		<ul style="list-style-type: none"> 15 affordable rent 	homes occupation					
Ebbsfleet Green	Redrow	285 affordable homes (max) on basis of 30% of 950 total dwellings <ul style="list-style-type: none"> 142 intermediate 143 affordable rent 	Phased delivery triggered at 70% owner occupation in respective phase.	Earthworks to facilitate Phase 1 underway. Note that applicant may seek to vary consent to allow for Starter Homes (in lieu of existing provision)	2016- circa 2027	Not known	Developer with RP – controlled by planning condition and approved AH Strategy.	

TRANSPORT PROJECTS								
Site	Deliverer (State project lead person's 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	£25m	S106 - £175,844 (paid to date as part of EQ Improvements)	
A2 Bean		Strategic junction improvements at interchange with Bean/A2				£25m		
London Road / St Clements Way Junction						£35m		
Hall Road Junction						£2m		
A2 Demand Management						£6.5m		
Urban Traffic Management Control Measures						£5m		

Ebbsfleet Green	Redrow	Pedestrian/cycle link to be provided to link with proposed Fastrack bus stop in EQ site	Prior to 1 st occupation of dwelling within 150m of boundary or 700 dwellings, or commencement of Fastrack (whichever earlier)			Not known	Developer	
Ebbsfleet Green	Redrow	Employment of a dedicated transport coordinator	Prior to Implementation (this excludes site prep works and roads) and until 2 years post-completion. If no appointment is made, then the Council can secure a Transport Coordinator Contribution			£75,000 (if contribution paid)	Developer	
Ebbsfleet Green	Redrow	Vehicle Monitoring Scheme Implementation, as set out in approved Transport Strategy. This monitors vehicle movement numbers in order to evaluate anticipated car use thresholds and whether mitigation 'toolkit' measures need to be actioned (eg, greater funding for bus services).	Prior to occupation of 200 dwellings			Not known	Developer	
Ebbsfleet Green	Redrow	Transport Review Group – TRG to be set up, with 2 owner members, BC, CC and non-voting transport coordinator. To monitor and review the transport strategy implementation, need for 'toolkit measures' where car use exceeds approved Transport Strategy targets by 10%, and to monitor the Public Transport Plan.	Within 6 months of Implementation as defined in s.106 (excludes site prep)			Transport Management Contribution of £50,000 initially. Then £300 per dwelling occupied in any 6 month period, reduced to £0 where no 'exceedance' of Transport Strategy targets.	Developer	
Ebbsfleet Green	Redrow	No Implementation until owner demonstrates sufficient control over land needed to form southern access	Prior to Implementation as defined in s.106					
Ebbsfleet Green	Redrow	Public Transport Plan to be submitted for approval and to generally accord with/or amend/update the existing Framework PTP.	Prior to first occupation. To be resubmitted annually (no later than 1 st September) until the later of:				Developer	

		Bus service on site provided for 10 years.	-Fastrack commencement on EQ; -cessation of bus service on the site (unless extended by TRG in discussion with bus companies) From occupation of 50 dwellings. Obligation to provide on-site service will cease upon Fastrack commencement on EQ, unless otherwise negotiated via TRG.			Capped at £1.4m		
Ebbsfleet Green	Redrow	Fastrack Contribution	Payable within 30 days of written request from Borough Council, assuming the Fastrack Stop has been provided (within EQ), pedestrian access to the Stop provided and the Council has confirmed the Fastrack route is now available for use.			£267,478.63 Plus £30,000 to Borough Council to fund the provision of the Fastrack Stop (payable within 30 days of notice from Council that Fastrack contract has been let) If Fastrack service is not implemented within 10 years after 50 dwelling occupancy, the Fastrack Contribution shall be used to support continued bus service operation within the site.	Developer	
Ebbsfleet Green	Redrow	New roads to be kept to adoptable standards and accessible to public at all times prior to formal adoption			On-going			
Ebbsfleet Green	Redrow	On-site Parking Management – owner to construct, deliver and manage parking provision in line with approved Parking Management Plan (within Transport Strategy),				Any spaces to be managed by Borough Council pursuant to the approved PMP shall	Developer	

						have the necessary TRO costs covered by the developer.		
Ebbsfleet Green	Redrow	Off-site signage contribution	Prior to first occupation			£10,000		
Ebbsfleet Green	Redrow	Strategic Transport Infrastructure Contribution (STIP)	Within 6 months of Implementation, and every 6 month period thereafter, to pay the pro-rata STIP Contribution that reflects no.of dwellings occupied in that period. Balance to be paid by 900 th dwelling occupancy (or as agreed with BC).		On-going	£2,666 per dwelling (approx. 900 dwellings = £2,399,400 £3,065 per hotel bedroom (approx. 90 beds = £275,850)		
Ebbsfleet Central incl. Springhead	KCC	A2 widening between Bean and Tollgate.	Prior to more than 300 dwellings and 10,000sqm of B1 floorspace.	Works completed.			Developer.	
Ebbsfleet Central incl. Springhead	Developer/KCC	A2/Southfleet Road interchange improvements	Commenced by the time any above ground works commence on the second phase of development (i.e. at Springhead Park Phase 2A) and completed prior to occupation of 85,000sqm of B1 space and 300 dwellings across all Quarters.				Developer.	
Ebbsfleet Central incl. Springhead	Developer	A2 Trunk Road/Station Access Roads	Details and timings to be approved prior to commencement of development in any Quarter, save Springhead where the trigger is beyond 10,000sqm of B1 and 300 dwellings, or traffic equivalent).				Developer.	
Ebbsfleet Central incl. Springhead	Developer/KCC	South Thames-side Development Route "south" (linking to Eastern Quarry).	Details and timings to be approved prior to commencement				Developer.	

			of development in any Quarter, save Springhead where the trigger is beyond 10,000sqm of B1 and 300 dwellings, or traffic equivalent).					
Ebbsfleet Central incl. Springhead	Developer	Safeguard transport route between site and Swanscombe Peninsula (Peninsula Way).	Scheme to be approved prior to commencement of development in any Quarter, save Springhead where the trigger is beyond 10,000sqm of B1 and 300 dwellings, or traffic equivalent).				Developer.	
Ebbsfleet Central incl. Springhead	KCC	South Thames-side Development Route 4 (i.e. Thames Way between Springhead Road and Stonebridge Road).		Works completed.			Developer.	
Ebbsfleet Central incl. Springhead		Up to £4.4M Transport Management Fund for all Quarters, excluding Springhead, towards pump-priming Fastrack services, promoting real-time information and traffic management toolkit.	To be drawn down on proportionate basis as development comes forward.	Included in combined Transport Strategy for Station Quarter North and Northfleet Rise.			Developer.	
Ebbsfleet Central incl. Springhead		Fastrack Infrastructure, including: <ul style="list-style-type: none"> dedicated east-west Fastrack corridor across SQN and Northfleet Rise; location of 4no. core bus stops; and changing use of existing vehicular bridge immediately south of Ebbsfleet Station building to make more pedestrian orientated but with single Fastrack carriageway. 		Included in combined Transport Strategy for Station Quarter North and Northfleet Rise.			Developer.	
Ebbsfleet Central incl. Springhead		Footpath and Cycle Connections – ensuring Station Quarter North and Northfleet Rise sites are connected to existing links.	To be specified through Reserved Matters approvals.	Included in combined Transport Strategy for Station Quarter North and			Developer.	

				Northfleet Rise.				
Ebbsfleet Central incl. Springhead		£50,000 financial contribution towards study of Southfleet Road junction.		Included in combined Transport Strategy for Station Quarter North and Northfleet Rise.			Developer.	
Ebbsfleet Central incl. Springhead	Developer - Countryside	Upgrading footpaths (NU20/NU14) between site and Station Access Road.	Prior to occupation of 700 th dwelling at Springhead	Included in Transport Strategy for Springhead.		£250,000	Developer.	
Ebbsfleet Central incl. Springhead	Arriva.	Continuation of Arriva Bus Route Extension into Springhead Park – funding capped at £275,000.	Prior to occupation of 300 th dwelling at Springhead.	Included in Transport Strategy for Springhead.		£275,000	Developer.	
Ebbsfleet Central incl. Springhead	KCC	£50,000 financial contribution to KCC towards signage to divert HGVs away from Springhead Road.	Prior to occupation of 300 th dwelling at Springhead.	Included in Transport Strategy for Springhead.			Developer.	
Ebbsfleet Central incl. Springhead	Developer	Approval of a Management Toolkit to manage effects of development on the A2 truck road.	Prior to commencement at SQS.	Included in Transport Strategy for Station Quarter South.			Developer.	
Ebbsfleet Central incl. Springhead	Developer	Establish construction access from eastern A2 interchange roundabout to south of site.	Prior to commencement at SQS.	Included in Transport Strategy for Station Quarter South.			Developer.	
Ebbsfleet Central incl. Springhead	Developer	Establish development access off Station Access Road.	Prior to 50 th residential occupation in SQS (indicative stage 1).	Included in Transport Strategy for Station Quarter South.			Developer.	
Ebbsfleet Central incl. Springhead	Arriva/Fastrack	Commence public transport service into development (no through route).	Upon 50 th residential occupation in SQS (indicative stage 1).	Included in Transport Strategy for Station Quarter South.			Developer.	
Ebbsfleet Central incl. Springhead	Developer	Connect development access road (“Park Road”) off Station Access Road to A2 interchange to provide through route.	Prior to 300 th residential occupation in SQS (indicative stage 2)	Included in Transport Strategy for Station Quarter South.			Developer.	

Ebbsfleet Central incl. Springhead	Developer	Station Access Road/Southfleet Road roundabout to be replaced by signal controlled T-junction.	No specified trigger (indicative stage 3).	Included in Transport Strategy for Station Quarter South.			Developer.	
Ebbsfleet Central incl. Springhead	Developer	Dualling of Station Access Road between site access and Southfleet Road.	No specified trigger (indicative stage 3).	Included in Transport Strategy for Station Quarter South.			Developer.	
Ebbsfleet Central incl. Springhead	Developer	Completion of "High Street" to provide vehicular link to station.	No specified trigger (indicative stage 4).	Included in Transport Strategy for Station Quarter South.			Developer.	
Ebbsfleet Central incl. Springhead	Developer	Completion of east-west link for Fastrack from "High Street" to Eastern Quarry spine road.	No specified trigger (indicative stage 4).	Included in Transport Strategy for Station Quarter South.			Developer.	
Ebbsfleet Central incl. Springhead	Developer	Realignment of Southfleet Road between Station Access Road and Eastern Quarry Northern Spine Road.	No specified trigger (indicative stage 5).	Included in Transport Strategy for Station Quarter South.			Developer.	
Ebbsfleet Central incl. Springhead	Developer	Road link ("Central Street") provided between "High Street" and Station Access Road crossing CTRL.	No specified trigger (indicative stage 5).	Included in Transport Strategy for Station Quarter South.			Developer.	

N.B. This version does not yet incorporate all of the obligations associated with Ebbsfleet Green.

OTHER PROVISIONS

Site	Deliverer (State project lead person's 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	Strategy Review Mechanism	Review initiated within 2 years of previous review			£1,250 per review max of £50,000	Developer	

Eastern Quarry	Developer	Air Quality Monitoring Contribution	Prior to occupation of 300 dwellings			£11,0000	Developer	
Eastern Quarry		Appoint Consultation Co-Ordinator	During construction of development and until 1 year after completion					
Eastern Quarry		Appoint Sustainable Development Co-Ordinator	Prior to Implementation until 1 year after completion	Appointed				
Ebbsfleet Central and Springhead		5 no. Domestic Recycling Facilities – at least 0.2 hectares in area	<p>Prior to occupation of more than the following no. of dwellings:</p> <p>1st – 700* 2nd – 950 3rd – 1,100 4th – 1,550 5th – 2,000</p> <p>*glass recycling only, land required < 0.2 Ha.</p>					
Ebbsfleet Green	Redrow	Employ Consultation Coordinator for lifetime of project	Prior to commencement of construction	Not yet appointed				