

## Housing Delivery Programme - Monthly Update

<b>MONITORING: HOUSING STARTS &amp; COMPLETIONS</b>										
<b>EDC Outline Planning Consent Total:</b>		<b>10,694</b>								
<b>EDC Detailed Planning Consent Rolling Total:</b>		<b>1,460</b>								
<b>EDC Housing Completions Rolling Total:</b>		<b>445</b>								
	<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:	1,460	150 – Phase 1 295 – Phase 2 154 – Phase 3A 112 – Phase 3B 69 – LDO Parcel B	0	0	180 – Phase 1	0	377 - Phase 1 123 – Phase 2A	0	0	0
Forecast Starts:		Phase 3A (154 Units) – Jan 2017  Phase 3A (42 Units) – Mar 2017					Phase 1B* – Dec 2016  Phase 2B** – Jun 2018  Phase 3** – Nov 2021			
Forecast Completions:		Phase 2 – 170 by Jun 2018 125 by Sept 2018  Phase 3A (154 Units) – Oct 2018  Phase 3A (42 Units) – Sept 2017  Phase 3B (LDO Parcel A) – 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:	445	147 – 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

<b>EASTERN QUARRY</b>	<ul style="list-style-type: none"> <li>• Approval granted for LDO (Parcel B) by Taylor Wimpey (69 apartments) at Planning Committee in September</li> <li>• RM applications for roundabout entrance to Castle Hill from Southfleet Road and access road for waste water treatment plant under consideration</li> <li>• Condition discharge applications for Castle Hill Primary School/Community Centre (Cherry Orchard Primary Academy) progressing to schedule</li> <li>• Combined Area Masterplan and Design Code for Castle Hill South submitted for consideration</li> <li>• Pre-application discussions being undertaken for:             <ul style="list-style-type: none"> <li>- Mixed use retail (including 415m<sup>2</sup> food store) and commercial with residential above (50 flats) in Castle Hill neighbourhood centre</li> <li>- Affordable housing schemes in discussion with Circle for various parcels across Castle Hill</li> <li>- Castle Hill Southern Area Phases 4, 5, 6 (539 units + 250 affordable homes)</li> <li>- Castle Hill Village Green</li> <li>- S73 application to outline permission to amend masterplan and phasing for two western villages in Eastern Quarry</li> </ul> </li> </ul>
<b>EBBSFLEET GREEN</b>	<ul style="list-style-type: none"> <li>• Initial ground works in progress including highway works</li> <li>• RM Approval for infrastructure works in December 2015</li> <li>• RM Approval granted for 180 dwellings (Phase 1) - January 2016</li> <li>• Condition discharge applications being considered</li> <li>• Pre-application consultation underway for the next phases including hotel, pub/restaurant, retail unit and residential accommodation</li> <li>• Application approved for 1,093 sq. m of (use class B1a) office accommodation</li> <li>• Application submitted for Phase 1c - development of 74 residential units (C3) and local shop (339 sq m) including details of streets, buildings and structures, materials, landscaping, car parking, noise and drainage.</li> <li>• S.73 application submitted to amend site wide Masterplan to support next round of reserved matters submissions.</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> <li>• No permissions on 'Blue Lake' part of the site</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>• To date 298 dwellings (94 of which affordable) built in Phase 1</li> <li>• Remaining 79 dwellings (Phase 1B) due to commence December 2016. New application submitted to amend 23 units within phase 1B.</li> <li>• Phase 2A – approval granted for 123 units – works underway</li> </ul>
<b>SWANSCOMBE PENINSULA</b>	<ul style="list-style-type: none"> <li>• Outline planning permission for 110 dwellings with all matters reserved except access</li> <li>• Potential theme park development by London Paramount that has been identified as a NSIP</li> </ul>
<b>NORTHFLEET 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 Gravesham Borough Council in 2011</li> <li>• Additional supplementary environmental information submitted to EDC in September 2016 for consideration by planning committee in November 2016</li> </ul>
<b>NORTHFLEET EAST</b>	<ul style="list-style-type: none"> <li>• Site owned by Homes and Communities Agency</li> <li>• No development currently permitted beyond site preparation works that have taken place. HCA's approved delivery partner is Keepmoat.</li> <li>• Pre-application discussions have started for approx. 630 dwellings with a view to a planning application being submitted in December 2016</li> </ul>

## 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"> <li>Up to 6,250 dwellings</li> <li>30% affordable homes</li> <li>120sqm office space (B1)</li> <li>26,000sqm retail space (A1 – A5)</li> <li>11,000sqm hotel (C1)</li> <li>50,000sqm leisure (D2 / Sui Generis)</li> <li>50,000sqm community / social infrastructure (C2, C2a, D1)</li> </ul>	Approved subject to conditions and S106 - 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 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: 147. Remaining 3 units currently being built. All sold, with 124 units occupied. <i>Site visit: 10 October 2016</i>
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 notification pursuant to LDO permission 14/01001/EQLDO for 112 apartments	Approved 21.12.15  Revision to part of the scheme submitted and under consideration  Construction due to commence Jan 2017.	Block 1 currently being piled. Block 2 piling to be carried out when Block 1 complete. Block 3 (43 units) has been piled, brick superstructure started and up to first floor level. Programme is to complete one floor per month with roof to go on at Christmas. 12 units have been placed on the market and 6 of these were sold by the weekend. <i>Site visit: 10 October 2016</i>
Castle Hill – LDO Parcel B	Taylor Wimpey	EDC/16/0079 – Prior notification pursuant to LDO	Approved at Planning Committee 21.09.16	

		permission 14/01001/EQLDO for 69 apartments.		
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)  15/01263/ECREM – Reserved matters for the creation of 'Birch Green' Neighbourhood Green within Castle Hill North Area  15/01307/ECREM - Reserved matters for primary roads and sewer details  15/01477/ECREM – Reserved matters application for landscaping to Fastrack link	Reserved matters applications for 295 dwellings (170 private and 125 affordable) approved with conditions - 20.01.16  Other Reserved Matters applications for Birch Green, roads/sewers and Fastrack landscaping also approved (28.01.16).  Some conditions have been discharged for private dwellings at Phase 2 and some further submissions on other conditions have been made.	Further 25 units started on Persimmon/Charles Church site, totalling 68 starts. Show homes almost complete and due to open around beginning of November. Marketing suite including parking area for 6 cars erected – awaiting planning permission (EDC/16/00086). Issues relating to supply of bricks delaying delivery of units. <i>Site Visit: 10 October 2016</i>  21 Units started on Circle site with show homes progressing well – Parcel A. Compound being prepared for Parcel C. <i>Site Visit: 10 October 2016</i>  Neighbourhood Green works have commenced on site with the beginnings of walkways and bedding areas laid out. <i>Site Visit: 10 October 2016</i>
Castle Hill (South)	Camland / Taylor Wimpey / Circle	Submission of Area Master Plan	AMP was withdrawn due to officers concerns with content. Negotiations have taken place with the developer for a combined AMP and design code. Now submitted and under consideration	
Castle Hill Phase 3a	David Wilson Homes  Circle	15/01881/ECREM – Reserved matters - 154 dwellings	Approved with conditions 22.04.16.  Application expected for affordable housing units within phase 3A	Infrastructure works on going. Aim to start work 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.	2FE Primary School, Community Centre and associated parking approved 22.03.16.  Condition discharge applications are being discharged in accordance with schedule for September 2017 opening for school	Steel framework ongoing and retaining wall going in. Works progressing well. <i>Site Visit: 10 October 2016</i>
Southfleet Road	Camland/Land Securities	EDC/16/0020 – Reserved matters application for a roundabout on Southfleet Road at the southern entrance to Castle Hill.	Application under consideration	

## 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 <ul style="list-style-type: none"> <li>• Up to 950 dwellings</li> <li>• 339m2 retail (A1)</li> <li>• 920m2 pub/ restaurant (A3 / A4)</li> <li>• 5000m2 / 1.24ha hotel (C1)</li> <li>• 358m2 community hall (D1)</li> <li>• 1400m2 / 2.05ha primary school (D1)</li> </ul>	<p>Approved with conditions and subject to S106 agreement - 31.03.14.</p> <p>Masterplan approved November 2015.</p> <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 submitted July 2016.</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> <p>Condition discharge applications have been submitted and are being considered.</p>	
Ebbsfleet Green Phase 1	Redrow G L Hearn	15/01001/ECREM – Reserved matters 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 home complete and access road also complete.</p> <p>Heritage show homes aim to be completed in Oct-Dec 2016 quarter – progressing well.</p> <p>All Abode units started and some Heritage range units started.</p> <p><i>Site Visit: 10 October 2016</i></p>
Ebbsfleet Green Phase 1c	Redrow Homes G L Hearn	EDC/16/0083 - Reserved matters application for 74 residential units (C3) and a local shop (339 sq m)	Application submitted – 02.09.16	
Office	Redrow Homes	EDC/16/0071 - Erection of a standalone two storey office development comprising 1,093 sq. m Use Class B1a Floor Space	Approved with conditions – 21.9.16	

### 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	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"> <li>• up to 493,700m2 employment (Class B1 – offices, research and development and light industrial)</li> <li>• up to 310,420m2 residential development (3,200 dwellings - subsequently increased to 3,384 by reason of higher quantities agreed within the Dartford Quarters)</li> <li>• up to 310,420m2 of supporting uses (including schools, community facilities, local shops)</li> <li>• up to 163,740m2 of core space development (including hotels, leisure, entertainment and supporting retail)</li> </ul>	Approved with conditions and S106 agreement - 21.11.02  Indicative phasing plan approved 13.07.05 (05/00253/EBCON)  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)  Part implemented at Springhead Park.  Confirmation condition D9 and G11 relating to affordable housing have been complied with by virtue of nos 2-18 (even) Bonham Way, Northfleet (20131007).  The original outline permission has been amended, principally in 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	Approved with conditions - 14.01.09	

		constructed before the provision of employment land (20,000m2)		
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"> <li>• From 50,000m2 to 5,000m2 employment</li> <li>• From 600 dwellings to 900 dwellings</li> </ul> <p>Northfleet Rise:</p> <ul style="list-style-type: none"> <li>• From 75,000m2 to 120,000m2 employment</li> <li>• From 464 dwellings to 164 dwellings</li> </ul>	Approved with conditions - 28.08.13	
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 – UP TO 798 HOMES)

Site	Applicant / Owner	Proposal	Current Position	Monitoring and Compliance
Phase 1	Countryside Properties	20060454 – Reserved Matters for 388 dwellings  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 - 11.09.06  Approved with conditions – 23.05.11	298 dwellings on site and all occupied.
Infrastructure	Countryside Properties	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 – Reserved matters for combined community centre and place of worship	Approved with conditions - 12.11.10.  Amendments approved (20110794 & 20120267)  Temporary cabin unit approved 28.07.16 (EDC/16/0010)	Community Centre/Church on site and fully functioning.
Phase 2a	Countryside	20110606 – Reserved matters application for 123 dwellings  20151220 – Amendments to previously approved house types for Phase 2A of Springhead Park.	Approved with conditions - 14.11.11  Conditions submissions received and are being discharged where possible  Approved – 24.03.16	Works commenced on 38 units including the show homes. Section of road laid.
Springhead Park (overall)	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	



## 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"> <li>• 45ha site area</li> <li>• 747,000m2 resort area including hotel space totalling 5,000 bedrooms and 30,000m2 event space</li> </ul>	Announced as a Nationally Significant Infrastructure Project by the Government in 2014.  Liaison and engagement with developers is ongoing.	
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"> <li>• Up to 532 dwellings</li> <li>• 46,000m2 employment</li> <li>• 850m2 local shops/services</li> </ul>	GBC resolution to approve dated 13.04.11, subject to completion of s.106 Agreement. Following legal advice procured by EDC substantial additional / revised environmental information submitted which is being considered. Application to be reported to planning committee in November 2016.	
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  Pre-commencement conditions have been discharged.	

## 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.  Scoping Opinion for residential led development with 2FE primary school, community use and retail provision	Approved  Implemented to facilitate forthcoming proposals  Approved  Scoping opinion issued	
Employment Quarter (western portion)	HCA	Commercial Development proposals	Scoping opinion and HRA screening opinions submitted and being considered.	

## S106 CONTRIBUTIONS & INFRASTRUCTURE

### COMMUNITY PROJECTS

Site	Deliverer	Proposal	Trigger	Current Position	Key Dates	Cost of Scheme	Funded By	Status using RIBA plan of work (2013)
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	Directly	2 no. Community Centres –	1 <sup>st</sup> prior to	The first community centre				

Central incl. Springhead	provided by developer/3rd party provider	each comprising at least 190sqm floor space.	occupation of more than 500 and 2 <sup>nd</sup> prior to occupation of more than 1,700 dwellings.	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 <sup>st</sup> - site area of 0.5 hectares and floorspace of at least 250sqm. 2 <sup>nd</sup> - Site area of 0.25 hectares and floorspace at least 150sqm.	1 <sup>st</sup> prior to occupation of more than 500 dwellings and 2 <sup>nd</sup> 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		Unknown	Developer to maintain for lifetime of development –	

				timescales			through s.106	
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<b>HEALTH &amp; WELLBEING</b>								
<b>Site</b>	<b>Deliverer</b>	<b>Proposal</b>	<b>Trigger</b>	<b>Current Position</b>	<b>Dates</b>	<b>Cost of Scheme</b>	<b>Funded By</b>	<b>Status using RIBA plan of work (2013)</b>
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	Day Care for Elderly – provision in a community	The owner “will endeavour in					

	provider	building(s) for day care facilities to be provided by social services.	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 <sup>st</sup> 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 500<sup>th</sup> 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 1,000<sup>th</sup>, 1,500<sup>th</sup> and 1,800<sup>th</sup> dwellings to follow above process. If no demand on 2,300<sup>th</sup> occupation, the site no longer requires safeguarding.

<b>GREEN INFRASTRUCTURE</b>								
<b>Site</b>	<b>Deliverer</b>	<b>Proposal</b>	<b>Trigger</b>	<b>Current Position</b>	<b>Dates</b>	<b>Cost of Scheme</b>	<b>Funded By</b>	<b>Status using RIBA plan of work (2013)</b>
Eastern Quarry – Craylands Gorge	Developer	(Management and Maintenance Plan) – condition 46 of O/L permission	Prior to occupation of 2500 dwellings					
Eastern Quarry	Developer	Major Urban Park	Min. 4ha. At 3500 dwellings All by 5000 dwellings					
Eastern Quarry	Developer	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 10. 1,825 11. 2,025	1 <sup>st</sup> and 2 <sup>nd</sup> Local Play Areas have been provided at Springhead by Countryside.			Developer.	
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 <sup>st</sup> 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 <sup>st</sup> 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	(i) Occupation of 700 dwellings at Springhead (ii) Cumulative occupation of 850 dwellings on other Quarters					

		(iii) 0.25 hectare site	(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	Proposal	Trigger	Current Position	Dates	Cost of Scheme	Funded By	Status using RIBA plan of work (2013)
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	Developer	Primary School (1FE) site –	Occupation of					

excl. Springhead		transfer to KCC, to include provision of pre-school nursery.	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 <sup>th</sup> and 3,000 <sup>th</sup> 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	Proposal	Trigger	Current Position	Dates	Cost of Scheme	Funded By	Status using RIBA plan of work (2013)
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 <sup>st</sup> 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	Detailed application for sports centre to be informed by post-occupation resident survey of indoor				

			floorspace*. *GBC decision notice excludes the B1 floorspace trigger.	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 <sup>th</sup> 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	Proposal	Trigger	Current Position	Dates	Cost of Scheme	Funded By	Status using RIBA plan of work (2013)
Eastern Quarry Phase 2	Circle	DA/15/01229/ECREM - 125 Affordable Homes: <ul style="list-style-type: none"> <li>73 shared equity</li> <li>52 affordable rent</li> </ul>		Approved – January 2016				
Ebbsfleet Central incl. Springhead		Affordable Homes: <p>Station Quarter North – 20% affordable housing</p> <p>Station Quarter South – 20% affordable housing</p> <p>Northfleet Rise – 25% affordable housing</p> <p>Springhead – 15%* affordable housing</p> <p>*scope to increase (up to a maximum of 25%) subject to 2no. viability reviews prior to occupation of 500<sup>th</sup> and 750<sup>th</sup> dwellings via on-site provision and/or commuted sum.</p>		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: <p>100% affordable homes in Northfleet Rise and Springhead to incorporate design facilities to meet Lifetime Homes.</p> <p>SQN and SQS – 20% of the market housing and 50% of the affordable housing shall incorporate design facilities to meet Lifetime Homes.</p>						
Ebbsfleet Central incl. Springhead	Developer - Countryside	Affordable Housing Financial Contribution - £250,000.	Upon occupation of 150 <sup>th</sup> 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"> <li>16 intermediate housing</li> </ul>	Prior to 70% of					

		ownership <ul style="list-style-type: none"> <li>15 affordable rent</li> </ul>	market homes occupation					
Ebbsfleet Green	Redrow	285 affordable homes (max) on basis of 30% of 950 total dwellings <ul style="list-style-type: none"> <li>142 intermediate</li> <li>143 affordable rent</li> </ul>	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	Proposal	Trigger	Current Position	Dates	Cost of Scheme (£)	Funded By	Status using RIBA plan of work (2013)
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	Prior to 1 <sup>st</sup>			Not known	Developer	

		to link with proposed Fastrack bus stop in EQ site	occupation of dwelling within 150m of boundary or 700 dwellings, or commencement of Fastrack (whichever earlier)					
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 <sup>st</sup> September) until the later of:  -Fastrack commencement on				Developer	

		Bus service on site provided for 10 years.	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 have the necessary TRO costs covered	Developer	

						by the developer. £10,000		
Ebbsfleet Green	Redrow	Off-site signage contribution	Prior to first occupation					
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 <sup>th</sup> 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 of development in any Quarter, save				Developer.	

			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"> <li>dedicated east-west Fastrack corridor across SQN and Northfleet Rise;</li> <li>location of 4no. core bus stops; and</li> <li>changing use of existing vehicular bridge immediately south of Ebbsfleet Station building to make more pedestrian orientated but with single Fastrack carriageway.</li> </ul>		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 Northfleet Rise.			Developer.	



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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> residential occupation in SQS (indicative stage 2)	Included in Transport Strategy for Station Quarter South.			Developer.	
Ebbsfleet	Developer	Station Access Road/Southfleet	No specified trigger	Included in			Developer.	

Central incl. Springhead		Road roundabout to be replaced by signal controlled T-junction.	(indicative stage 3).	Transport Strategy for Station Quarter South.				
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.	

## OTHER PROVISIONS

Site	Deliverer	Proposal	Trigger	Current Position	Dates	Cost of Scheme (£)	Funded By	Status using RIBA plan of work (2013)
Eastern Quarry	Developer	Strategy Review Mechanism	Review initiated within 2 years of previous review	Some strategies have been submitted and are being reviewed when required.		£1,250 per review max of £50,000	Developer	
Eastern Quarry	Developer	Air Quality Monitoring Contribution	Prior to occupation of 300 dwellings			£11,000	Developer	

Eastern Quarry	Developer	Appoint Consultation Co-Ordinator	During construction of development and until 1 year after completion	Appointed				
Eastern Quarry	Developer	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>1<sup>st</sup> – 700*  2<sup>nd</sup> – 950  3<sup>rd</sup> – 1,100  4<sup>th</sup> – 1,550  5<sup>th</sup> – 2,000</p> <p>*glass recycling only, land required &lt; 0.2 Ha.</p>					
Ebbsfleet Green	Redrow	Employ Consultation Coordinator for lifetime of project	Prior to commencement of construction					