

Strategic Sites Summary:

EDC Outline Planning Consent Total:	10,694
EDC Detailed Planning Consent Total:	1,460
EDC Housing Completions Total:	497

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

EASTERN QUARRY	<ul style="list-style-type: none">• All dwellings within Phase 1 (150) now complete. All units sold with 149 occupied.• LDO Parcel A - Block 1 (31 units) piled and Block 2 (38 units) foundations underway. Block 3 (43 units) has been piled, brick superstructure started and up to third floor level. Programme is to complete one floor per month with roof to go on at Christmas. To date 20 units have been placed on the market and 13 of these have been sold. Show flat will be opening around January/February 2017. First occupancies are due spring 2017.• Persimmon show home and marketing suite in Phase 2 is complete and open for visitors. To date 24 units have been sold with further 2 on Home Change with 21 Units complete. First unit to be occupied December 2016.• Circle scheme within Phase 2 has started with 21 units underway together with the show homes within parcel A. Show homes are currently due to open in January 2017.• Neighbourhood Green within Phase 2 has commenced with the beginnings of walkways and bedding areas laid out. Progressing well.• Infrastructure works started on Phase 3A. Aim to start work on the units Jan 2017.• Approval of LDO (Parcel B) by Taylor Wimpey (69 apartments) at Planning Committee in September.• Reserved matters applications for roundabout entrance to Castle Hill from Southfleet Road, access road for waste water treatment plant and Village Green at Castle Hill Phase 3 currently under consideration.• Condition discharge applications for Castle Hill Primary School/Community Centre (Cherry Orchard Primary Academy) progressing to schedule. Steel framework ongoing and retaining wall going in.• Combined Area Masterplan and Design Code for Castle Hill South submitted and under consideration.• Pre-application discussions being undertaken for:<ul style="list-style-type: none">○ Mixed use retail (including 415m2 food store), small commercial units and residential (55 units) in Castle Hill neighbourhood centre○ Affordable housing schemes in discussion with Circle for various parcels across Castle Hill○ 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
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EBBSFLEET GREEN	<ul style="list-style-type: none"> • Phase 1 Abode show home complete together with access road. • Phase 1 Heritage show homes aim to be completed in Oct-Dec 2016 quarter – Awaiting confirmation date for opening to public, however this is likely to be January/February 2017. • 28 units completed within Phase 1. To date, 18 units have been sold. 3 units will be occupied around 9 December 2016 and a further unit to be occupied around 16 December 2016. • Footpaths and landscaping works being implemented. • Initial ground works in progress across the site including highway works. • Various condition discharge applications being considered. • Application approved for 1,093 sq. m of (use class B1a) office accommodation. • RM application for Phase 1c development of 74 residential units (C3) and local shop (339 sq m) – Application under consideration. • S.73 application submitted to amend site wide Masterplan to support next round of reserved matters submissions. • RM application for Phase 2a development of 197 residential units – Application under consideration. • RM application for the erection of a public house / restaurant, a hotel, associated residential accommodation, car parking, landscaping and ancillary works – Application under consideration.
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.
SPRINGHEAD PARK	<ul style="list-style-type: none"> • Dwellings constructed pursuant to outline permissions (DBC and GBC) granted for Ebbsfleet Central. • 298 dwellings (94 of which affordable) built and occupied in Phase 1. • Community Centre/Church on site and open. • Phase 2A – reserved matters approval granted for 123 units – works commenced on 80 units including the show homes and a section of road. • New application submitted to amend 23 units within phase 1B is currently being considered. • Phase 2B - Pre-Application discussions in progress • Phase 1 Marketing Suite re-opened to public. • Landscaping to plots 11-13 re-instated.

	<ul style="list-style-type: none"> • Various condition discharge and minor applications being considered including site signage.
SWANSCOMBE PENINSULA	<ul style="list-style-type: none"> • Outline planning permission granted for 110 dwellings on Craylands Lane with all matters reserved except access. • Theme park development has been identified as a NSIP.
NORTHFLEET EMBANKMENT 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. • Additional supplementary environmental information submitted to EDC in September 2016 is currently being considered. Additional information regarding highways and commercial noise is outstanding, for consideration ahead of reporting the outline application to EDC planning committee. • Consent has been implemented for the bulk aggregates import terminal previously approved. The adjacent bulk powders import terminal is in operation. • Engineering operations for land raising to form platform for shared school/community playing field approved in 2013 have been commenced following discharge of pre-commencement conditions.
NORTHFLEET EAST	<ul style="list-style-type: none"> • No development currently permitted beyond site preparation works that have taken place. • Pre-application discussions are ongoing for approximately 630 dwellings, a 2 form entry primary school, community and retail use together with conversion of the Henley Building with a view to a hybrid (part outline, part full) planning application being submitted in December 2016. EIA Scoping Opinion issued in October 2016. • Outline application expected in January 2017 for commercial development on western parcel of land. EIA Scoping Opinion issued in November 2016 with HRA screening opinion under consideration.