

**Strategic Sites Summary:**

EDC Outline Planning Consent Total:	10,694
EDC Detailed Planning Consent Total:	1,461
EDC Housing Completions Total:	539

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

<b>EASTERN QUARRY</b>	<ul style="list-style-type: none"><li>• All dwellings within Phase 1 (150) now complete. All units sold and all occupied.</li><li>• LDO Parcel A - Block 1 (31 units): brick superstructure up to first floor level; Block 2 (38 units): brick superstructure up to first floor level; Block 3 (43 units): brickwork and render complete, roof on, doors and windows installed. Almost all scaffolding removed. To date 42 units placed on the market and all 42 units have been sold. Show flat due to open in May/June 2017. First occupancies due May/June 2017.</li><li>• Persimmon show home and marketing suite in Phase 2 is complete and open for visitors. To date 40 units have been confirmed as sold. 35 units have been completed. First unit occupied in December 2016 and a total of 10 units occupied to date.</li><li>• Clarion (formerly Circle) scheme within Phase 2 has started with 69 units underway including the first block of flats. To date, 21 units have been released and reserved with first occupations due in May 2017.</li><li>• Neighbourhood Green within Phase 2 substantially completed, awaiting construction work to relocate prior to opening.</li><li>• Infrastructure works continuing on Phase 3. Conditions submitted for discharge. Work due to start April/May 2017.</li><li>• 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 under consideration.</li><li>• Castle Hill Primary School/Community Centre (Cherry Orchard Primary Academy): Condition discharge applications progressing to schedule. Steel framework is up, retaining wall is in and boundary wall has also gone in. Walls and windows are now being constructed within the steel framework structure.</li><li>• North South Boulevard works are progressing, with the southern half now being remodelled &amp; reinstated to join with the established northern half.</li><li>• Affordable housing schemes for Phase 3 for 42 units now submitted by Circle Housing and scheduled for Planning Committee April 2017.</li><li>• Reserved matters also submitted for eastern part of phase 6 for 137 units by Taylor Wimpey scheduled for Planning Committee May 2017.</li><li>• Application for amendments to masterplan for remaining two western villages in Eastern Quarry (Section 73 application to outline permission) submitted and out to consultation.</li><li>• Pre-application discussions being undertaken for:<ul style="list-style-type: none"><li>○ Mixed use retail (including 415m2 food store), small commercial units and residential (approx. 50 units) in Castle Hill neighbourhood centre. Anticipated submission in April;</li><li>○ Affordable housing scheme for 67 units adjacent to Castle Hill Neighbourhood Centre. Anticipated submission in April;</li><li>○ Castle Hill Southern Area Phases 4, 5, 6 (539 units + 250 affordable homes)</li></ul></li></ul>
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<b>EBBSFLEET GREEN</b>	<ul style="list-style-type: none"> <li>• Phase 1 Abode show home complete together with access road.</li> <li>• Phase 1 Heritage show homes scheduled to open in May 2017.</li> <li>• 44 units completed within Phase 1, with a total of 125 plots started. To date, all Abode units have been sold except 1 apartment and 9 houses. 19 houses are now occupied.</li> <li>• Footpaths and landscaping works being implemented, including the footpath link to Eastern Quarry.</li> <li>• Initial ground works in progress across the site including highway works.</li> <li>• Various condition discharge applications being considered.</li> <li>• Application approved for 1,093 sq. m of (use class B1a) office accommodation.</li> <li>• S.73 application submitted for phase 1a &amp; b residential reserved matters to vary 3 house types, update feature wall and signage, remove condition 7, and discharge conditions 8 and 11.</li> <li>• RM application for Phase 1c development of 74 residential units (C3) and local shop (339 sq m) – Resolution to approve the application by planning committee in November 2016.</li> <li>• S.73 application submitted to amend site wide Masterplan to support next round of reserved matters submissions.</li> <li>• RM application for Phase 2a development of 191 residential units – Application to go to planning committee April 2017.</li> <li>• RM application for the erection of a public house / restaurant, a hotel, associated residential accommodation, car parking, landscaping and ancillary works – planning committee made a resolution to approve in January 2017. Public house is progressing well and is up to roof level.</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> </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>• 298 dwellings (94 of which affordable) built and occupied in Phase 1.</li> <li>• Community Centre/Church on site and open. Planning application for 2 side extensions approved March 2017.</li> <li>• Phase 2A – reserved matters approval granted for 123 units – works commenced on 113 units including the show homes and a section of road. To date, 37 units have been sold. The show homes are due to open in May 2017, along with the first occupiers.</li> <li>• Phase 1B – Application for amendment to 23 dwellings approved. Works have started on site, with a number of foundations poured.</li> <li>• Phase 2B – Reserved Matters application for 126 dwellings submitted - Application expected to go to planning committee June 2017.</li> </ul>

	<ul style="list-style-type: none"> <li>• Spine Road Phase 2 – Pre-application discussions have taken place and Reserved Matters submission expected end of May 2017.</li> <li>• Springhead School – Monthly steering group meetings held between EDC, EFA, KCC, Countryside and school operator. Pre-application meetings also being held with design and build contractor, architects and agent. Submission of planning application expected by end of June 2017</li> <li>• Springhead Bridge Link – Amendment application submissions expected April 2017.</li> <li>• Phase 1 Marketing Suite re-opened to public, which links to a show flat. The show flat is decorated to the standard that Countryside offer their customers.</li> <li>• Initial discussions started on update to Quarter Masterplan which will be needed prior to submissions for Phase 3, allotments and shared car park.</li> <li>• Various condition discharge and minor applications being considered.</li> </ul>
<b>SWANSCOMBE PENINSULA</b>	<ul style="list-style-type: none"> <li>• Outline planning permission granted for 110 dwellings on Craylands Lane with all matters reserved except access. Pre-application discussions in February 2017 concerning varying consent to enable early delivery of development platform.</li> <li>• Theme park development has been identified as a NSIP.</li> <li>• Pre-application enquiry submitted in December 2016 for up to 204 dwellings on Croxton and Garry site – public exhibition expected in April 2017 prior to formal submission expected in May 2017. EIA Screening Opinion issued in January 2017.</li> </ul>
<b>NORTHFLEET EMBANKMENT 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 EDC Planning Committee in January 2017 – permission to be issued upon completion of s.106 Agreement.</li> <li>• Consent has been implemented for the bulk aggregates import terminal previously approved. The adjacent bulk powders import terminal is in operation.</li> <li>• 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.</li> <li>• Live planning application by Tarmac Cement and Lime Ltd (EDC/17/0008) seeking to vary terms of operational Bulk Powders Import Terminal in respect of the type of vessels used to discharge material to site.</li> </ul>
<b>NORTHFLEET EAST</b>	<ul style="list-style-type: none"> <li>• No development currently permitted beyond site preparation works that have taken place.</li> <li>• Keepmoat Homes submitted a hybrid planning application in March 2017 for 628 dwellings, a 2 form entry primary school, community and retail use together with conversion of the Henley Building. Submission follows pre-application discussions with EDC. EIA Scoping Opinion issued in October 2016.</li> <li>• Outline application (EDC/17/0022) for commercial development on western parcel of land submitted by EDC in February 2017 – target date for report to EDC Planning Committee in May 2017. EIA Scoping Opinion issued in November 2016.</li> </ul>