

Strategic Sites Summary:

EDC Outline Planning Consent Total:	10,694
EDC Detailed Planning Consent Total:	1,641
EDC Housing Completions Total:	625

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

<p>EASTERN QUARRY</p> <p>Phase 1 = 150 Phase 2 = 295 Phase 3 = 196 Phase 6A - 138 LDO A = 112 LDO B = 69</p>	<ul style="list-style-type: none"> • All dwellings within Phase 1 now complete. All units sold and all occupied. • Persimmon show home and marketing suite in Phase 2 is complete and open for visitors. • Clarion (formerly Circle) scheme within Phase 2 has started with first occupations now taking place. • Neighbourhood Green within Phase 2 substantially completed, awaiting construction work to relocate prior to opening. • Infrastructure works continuing on Phase 3 with roads and pathways, Neighbourhood Green and Village Green areas marked out with some trees planted. Conditions submitted for discharge. Work due to start June 2017. • Recent Approvals include details for 138 units at Castle Hill South by Taylor Wimpey granted at Planning Committee May 2017 and roundabout entrance to Castle Hill from Southfleet Road approved (work underway). • Access road for waste water treatment plant and Village Green at Castle Hill Phase 3 under consideration. • Castle Hill Primary School/Community Centre (Cherry Orchard Primary Academy): Condition discharge applications progressing to schedule. Walls and windows installed. Development is progressing well for September opening. • North-South Boulevard works are progressing, with the southern half now being remodelled & reinstated to join with the established northern half. • Application for amendments to masterplan for remaining two western villages in Eastern Quarry (Section 73 application to outline permission) submitted and out to consultation. • Applications submitted for mixed use development in Castle Hill neighbourhood centre for 10 townhouses, 46 apartments, up to 911m2 of retail floorspace (A1, A2, A3, A5) retail (including 415m2 food store) and affordable housing scheme for 68 units adjacent to Castle Hill Neighbourhood Centre. Both applications currently out to consultation. • Pre-application discussions being undertaken for: <ul style="list-style-type: none"> ○ Castle Hill Southern Area Phases 4, 5, 6 (539 units + 250 affordable homes) ○ Affordable Housing scheme of for 24 units south of the primary school
<p>EBBSFLEET GREEN</p> <p>Phase 1 = 180</p>	<ul style="list-style-type: none"> • Phase 1 Heritage show homes now open. • Footpaths and landscaping works being implemented, including the footpath link to Eastern Quarry. • Ground works in progress across the site including highway works.

	<ul style="list-style-type: none"> • Various condition discharge applications being considered. • Application approved for 1,093 sq. m of (use class B1a) office accommodation. • Application submitted to amend parameter plans and site wide Masterplan to support next round of reserved matters submissions. • S.73 application submitted for phase 1a & b residential reserved matters to vary 3 house types, update feature wall and signage, remove condition 7, and discharge conditions 8 and 11. • Resolution to approve reserved matters application for Phase 1c development of 74 residential units (C3) and local shop (339 sq. m) by EDC Planning Committee (November 2016). • Resolution to approve reserved matters application for the erection of a public house / restaurant, a hotel, associated residential accommodation, car parking, landscaping and ancillary works by EDC Planning Committee (January 2017). Public house is progressing well with doors and windows going in. Looking to open in September 2017. • Resolution to approve reserved matters application for Phase 2a development of 191 residential units by EDC Planning Committee (April 2017). • Pre-application discussions have started on Phase 2B for the central part of the site.
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 Phase 1 = 378 Phase 2A = 123	<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 1A. • Community Centre/Church on site and open. Planning application for 2 side extensions approved March 2017. • 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, 7 units have been completed and 37 units have been sold. The show homes are due to open in May 2017, along with the first occupiers. • Phase 1B – Total 80 dwellings in phase, application for amendment to 23 of these dwellings approved January 2017. Works have started on site, with the block of flats up to second floor level. • Phase 2B – Reserved Matters application for 126 dwellings submitted, determination expected June/July 2017. • Spine Road Phase 2 – Pre-application discussions have taken place and Reserved Matters submission expected June/July 2017. • 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 June/July 2017 • Springhead Bridge Link – Amendment application submissions expected June/July 2017.

	<ul style="list-style-type: none"> Phase 1 Marketing Suite re-opened to public, which links to two show flats. The show flats are decorated to the standard that Countryside offer their customers. Initial discussions started on update to Quarter Masterplan which will be needed prior to submissions for Phase 3, allotments and shared car park.
SWANSCOMBE PENINSULA	<ul style="list-style-type: none"> 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. Land acquired by S Walsh and Sons in May 2017. Theme park development has been identified as a NSIP. Pre-application enquiry submitted in December 2016 for up to 220 dwellings on Croxton and Garry site – public exhibition took place in Swanscombe on 08 May 2017. Formal submission expected in June/July 2017. EIA Screening Opinion issued in January 2017.
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 EDC Planning Committee in January 2017 – permission to be issued upon completion of s.106 Agreement, expected by end of June 2017. 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. Planning permission granted in April 2017 to Tarmac Cement and Lime Ltd (EDC/17/0008) to vary terms of operational Bulk Powders Import Terminal in respect of the type of vessels used to discharge material to site.
NORTHFLEET EAST	<ul style="list-style-type: none"> 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. Outline application (EDC/17/0022) for commercial development on western parcel of land submitted by EDC in February 2017 – resolution by EDC Planning Committee in May 2017 to approve subject to completion of a s.106 Agreement. EIA Scoping Opinion issued in November 2016.