

**Strategic Sites Summary:**

EDC Outline Planning Consent Total:	10,694
EDC Detailed Planning Consent Total:	1,906
EDC Housing Completions Total:	677

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

<p><b>EASTERN QUARRY</b></p> <p><b>Phase 1 = 150</b> <b>Phase 2 = 295</b> <b>Phase 3 = 196</b> <b>Phase 6A - 138</b> <b>LDO A = 112</b> <b>LDO B = 69</b></p>	<ul style="list-style-type: none"><li>• All dwellings within Phase 1 now complete. All units sold and all occupied.</li><li>• Persimmon show home and marketing suite in Phase 2 is complete and open for visitors.</li><li>• Clarion (formerly Circle) scheme within Phase 2 has started with occupations now taking place.</li><li>• Neighbourhood Green within Phase 2 complete and open to the public.</li><li>• Infrastructure works continuing on Phase 3 with roads, pathways and village green. Conditions submitted for discharge with work on houses due to start late summer 2017. Village Green permission now granted and works well underway.</li><li>• 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).</li><li>• Castle Hill Primary School / Community Centre (Cherry Orchard Primary Academy): Condition discharge applications progressing to schedule. Building substantially completed, finishings being undertaken. Village square under construction. Works on track for September school opening.</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>• Application for amendments to masterplan for remaining two western villages in Eastern Quarry (Section 73 application to outline permission) submitted and revisions are expected to be submitted shortly.</li><li>• 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 to be reported to August Planning Committee.</li><li>• Application submitted for existing footbridge across Craylands Gorge (currently closed as unsafe) to be replaced with a land banked footpath. Out to consultation.</li><li>• Pre-application discussions being undertaken for:<ul style="list-style-type: none"><li>○ Castle Hill Southern Area Phases 4, 5, 6 (332 units + 166 affordable homes). Both due for submission August 2017.</li><li>○ Affordable Housing scheme of for 24 units south of the primary school</li><li>○ Green infrastructure to Castle Hill south including linear park and lake edge</li></ul></li></ul>
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<p><b>EBBSFLEET GREEN</b></p> <p>Phase 1A&amp;B = 180 Phase 1C = 74 Phase 2A = 191</p>	<ul style="list-style-type: none"> <li>• Initial outline consent granted in 2014 for mixed use development containing up to 950 homes, primary school and local centre.</li> <li>• Application to amend parameter plans and masterplan approved to support future reserved matters.</li> <li>• Phase 1a &amp; b of the development underway with initial occupations in Phase 1A. All Abode dwellings in Phase 1A now sold.</li> <li>• Phase 1 Heritage show homes now open to support the sale of the heritage range in Phase 1B.</li> <li>• Footpaths and landscaping works being implemented, including the footpath link to Eastern Quarry.</li> <li>• 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>• Phase 1c – Reserved matters approved for 74 units and retail unit</li> <li>• Phase 2a – Reserved matters approved for 191 dwellings</li> <li>• Pub / restaurant and hotel – Reserved matters approval, now under construction</li> <li>• Pre application discussions taking place for phase 2C (local centre) and phase 3.</li> </ul>
<p><b>EBBSFLEET CENTRAL</b></p>	<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>
<p><b>SPRINGHEAD PARK</b></p> <p>Phase 1 = 378 Phase 2A = 123</p>	<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 1A.</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 and underway on site with initial occupations.</li> <li>• 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.</li> <li>• Phase 2B – Reserved Matters application for 126 dwellings submitted, determination expected August 2017.</li> </ul>

	<ul style="list-style-type: none"> <li>• Spine Road Phase 2 – Reserved Matters application submitted, determination expected October 2017.</li> <li>• Springhead School – Monthly steering group meetings held between EDC, EFA, KCC, Countryside and school operator. Pre-application meetings held with design and build contractor, architects and agent. Submission of planning application expected August 2017.</li> <li>• Springhead Bridge Link – Amendment application submissions expected August 2017 and condition discharge applications out to consultation.</li> <li>• 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.</li> <li>• Initial discussions started on Phase 3 and update to Quarter Masterplan which will be needed prior to submissions for Phase 3, allotments and shared car park.</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. Land acquired by S Walsh and Sons in May 2017.</li> <li>• Theme park development has been identified as a NSIP and submission of the Development Consent Order expected in 2018.</li> <li>• 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 August 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, expected during August 2017.</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>• 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.</li> </ul>
<b>NORTHFLEET EAST</b>	<ul style="list-style-type: none"> <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. Updated information submitted in June 2017 and further amendments have been sought from the application, the scheme will be reported to planning committee in October 2017.</li> <li>• 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, expected during August 2017. EIA Scoping Opinion issued in November 2016.</li> </ul>