

**Strategic Sites Summary:**

EDC Outline Planning Consent Total:	10,694
EDC Detailed Planning Consent Total:	2,088
EDC Housing Completions Total:	703

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>  <b>Village Centre - 56</b></p>	<ul style="list-style-type: none"> <li>• All dwellings within Phase 1 now complete. All units sold and all occupied.</li> <li>• Phase 2 Charles Church and Clarion progressing on site with occupations. Neighbourhood Green within Phase 2 complete and open to the public.</li> <li>• Infrastructure works continuing on Phase 3 for roads, pathways and village green. Initial construction works commenced on residential units for David Wilson homes</li> <li>• Taylor Wimpey LDO B (69 apartments) starts now commenced.</li> <li>• Castle Hill Primary School (Cherry Orchard Primary Academy) now open and discussions being held by developer for Operator of the adjacent Community Centre. Hard surfacing works for Castle Hill village square substantially completed and works completed on North-South Boulevard providing public access to village centre.</li> <li>• Works progressing on Blocks 2 &amp; 3 of LDO Parcel A (Wards Homes).</li> <li>• Infrastructure works progressing on surrounding roads and Fastrack corridor through Castle Hill and roundabout at Southfleet Road also progressing well.</li> <li>• Recent approvals include mixed use development for 56 residential units and over 900m2 floor space for 5 commercial units including a local convenience store to be located in Castle Hill Village Centre, together with consent for 68 affordable housing units at the adjacent site.</li> <li>• Further amendments to masterplan for remaining two western villages in Eastern Quarry (Section 73 application to outline permission) in discussion following presentation at Board in September. Revisions are anticipated.</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 and issues being addressed by applicant.</li> <li>• Application recently submitted for Castle Hill Southern Area Phases 4, 5, 6 (332 units + 166 affordable homes). Out to consultation. Revisions required and anticipated to be reported to Committee in the New Year.</li> <li>• Pre-application discussions being undertaken for:             <ul style="list-style-type: none"> <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>
<p><b>EBBSFLEET GREEN</b></p> <p><b>Phase 1A&amp;B = 180</b>  <b>Phase 1C = 74</b>  <b>Phase 2A = 191</b></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 approved in 2017.</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> </ul>

	<ul style="list-style-type: none"> <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 approved 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 approved and pub / restaurant is now open.</li> <li>• Pre application discussions taking place for phase 2C (local centre) and phase 3.</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>  <b>Phase 1 = 378</b> <b>Phase 2A = 123</b> <b>Phase 2B = 126</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 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 approved.</li> <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. Reserved matters application submitted in August 2017.</li> <li>• Springhead Bridge – Amendment application submissions submitted August 2017, determination expected November 2017.</li> </ul>

	<ul style="list-style-type: none"> <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>Pre-Application 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 and pre-application meeting took place in September 2017.</li> <li>Theme park development has been identified as a NSIP and submission of the Development Consent Order expected in 2018.</li> <li>Outline planning application submitted in August 2017 for up to 220 dwellings on Croxton and Garry site, which followed pre-application meetings. A public exhibition took place in Swanscombe 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, expected during October 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>EDC planning committee resolved to approve a hybrid planning application by Keepmoat Homes in September 2017 for 598 dwellings, a two form entry primary school, community and retail uses together with conversion of the WT Henley Building. This resolution is subject to completion of a s.106 Agreement on which legal drafting has commenced.</li> <li>Outline planning permission (EDC/17/0022) for commercial development issued in September 2017 following completion of a s.106 Agreement.</li> <li>Applications submitted by Berkeley Homes in October 2017 for a manufacturing facility for the construction of modular housing on land north of Crete Hall Road pursuant to the above outline planning permission. These comprise three applications to (i) vary the outline permission, (ii) install a new vehicular access and for the (iii) reserved matters details of the proposed facility.</li> </ul>