

Strategic Sites Summary:

EDC Outline Planning Consent Total:	10,694
EDC Detailed Planning Consent Total:	2,088
EDC Housing Completions Total:	847

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 Village Centre = 56</p>	<ul style="list-style-type: none">• All dwellings within Phase 1 now complete. All units sold and all occupied.• Phase 2 by Charles Church and Clarion with occupations and nearing completion. Neighbourhood Green within Phase 2 complete and open to the public.• Phase 3 works by David Wilson homes and affordable housing units by Clarion now under construction and Village Green substantially completed.• Taylor Wimpey LDO B (69 apartments) starts now commenced and marketing suite now open in Castle Hill South with show homes due for construction imminently.• Castle Hill Primary School (Cherry Orchard Primary Academy) open and operator of the adjacent Community Centre has been assigned (estate management company for Castle Hill, RMG). Works completed on North-South Boulevard providing public access from Castle Hill Road through to the village centre and school/community centre.• Works progressing on Blocks 2 & 3 of LDO Parcel A (Wards Homes).• Infrastructure works progressing on road infrastructure and Fastrack corridor through Castle Hill.• Southfleet Road roundabout now substantially completed and open with last arm into Castle Hill awaiting finishing works before providing access into EQ. Full opening expected end March.• Construction of Castle Hill neighbourhood centre scheme (mixed use development: 56 residential units; over 900m2 floor space for 5 commercial units including local convenience store) due to start mid-April.• S73 application to revised the outline planning permission for the central and western villages was reported to committee in December 2017 and members resolved to approve. Discussions on the new S106 progressed well and due to be completed this month along with issue of the planning decision.• Application for replacement footbridge across Craylands Gorge (currently closed as unsafe) to be replaced with a land banked footpath. Issues being addressed by applicant.• Application for Castle Hill Southern Area Phases 4, 5, 6 (332 units + 166 affordable homes). Ongoing negotiations with developer with revisions being undertaken. Anticipated to be reported to Committee in June.• Application submitted for 'Parcel L' at Castle Hill, comprising 27 affordable homes. Consultation has ended and the revised proposals responding to highways and design matters are expected shortly. The application is expected to be decided in March.• Application for demolition of Alkerden Farm to accommodate cut and fill submitted and out for consultation• Pre-application discussions being undertaken for Green infrastructure to Castle Hill south including linear park and lake edge – Submission received, awaiting payment to validate.
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<p>EBBSFLEET GREEN</p> <p>Phase 1A&B = 180 Phase 1C = 74 Phase 2A = 191</p>	<ul style="list-style-type: none"> • Outline consent granted by DBC in 2014 for a mixed use development containing up to 950 homes, primary school and local centre. • Application approved to amend parameter plans and masterplan to support future reserved matters. • Redrow Office - Application approved for 1,093 sq. m of (use class B1a) office accommodation. • Phase 1c – Reserved matters approved for 74 units and retail unit, works have now commenced. • Phase 2a – Reserved matters approved for 191 units, works have commenced on showhomes. • Public house / restaurant and hotel – Now complete and open. • S.73 application approved 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. • Phase 1a development (Abode range) now complete and fully occupied. Phase 1b development (Heritage range) currently underway with a number of occupations. • Footpaths and landscaping works being implemented, including a footpath link to Eastern Quarry. • Various condition discharge applications being considered. • Pre-application discussions taking place for Phase 2c (local centre). • Application submitted for Phase 3 (205 units). Consultation period has ended and amendments are being discussed. The application is expected to be reported to planning committee in April .
<p>EBBSFLEET CENTRAL</p>	<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. Live application for updated Springhead Quarter Master Plan submitted in December 2017.
<p>SPRINGHEAD PARK</p> <p>Phase 1 = 378 Phase 2A = 123 Phase 2B = 126</p>	<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 side extensions approved March 2017. Condition discharge applications being considered. • Phase 2A – Reserved matters approval granted for 123 units – works commenced. • Phase 1B – Total 80 dwellings in phase, application for amendment to 23 of these dwellings approved January 2017. Works commenced with house occupations, and block of flats up to second floor level. • Phase 2B – Reserved Matters application for 126 dwellings approved. Condition discharge applications being considered and works commenced on site.

	<ul style="list-style-type: none"> • Spine Road Phase 2 – Reserved Matters application approved November 2017. • Springhead School – Reserved matters application approved November 2017. • Springhead Bridge – S73 Amendment applications approved November 2017. Condition discharge applications expected to be approved March 2018. • Update to Quarter Masterplan being considered. • Phase 3 (Final Phase) - Reserved Matters application submitted in January 2018 for 172 dwellings, linear park northern section, 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. Land acquired by S Walsh and Sons in May 2017 S73 application has been approved to amend the ecology condition and allow for reserved matters to be submitted. Pre-application discussions have taken place on matters application and a submission from Bellway has been received. • Theme park development has been identified as a NSIP and submission of the Development Consent Order expected in 2018. • Croxton and Garry – In January 2018 EDC’s Planning Committee resolved to approve an outline planning application (with all matters reserved except for access) for up to 220 dwellings subject to completion of a s.106 Agreement.
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 March 2018. • Consent has been implemented for the bulk aggregates import terminal previously approved. The adjacent bulk powders import terminal is in operation. • Planning application submitted in January 2018 for temporary use of part of the aggregates import terminal site for a Temporary Construction Materials Logistics Terminal for a six-year period (up to 2023) for import, storage and distribution of goods to support the Thames Tideway project. EIA screening opinion issued by EDC in November 2017 confirming not EIA development. • 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"> • Residential - 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. Keepmoat Homes have discharged some pre-commencement conditions imposed on their standalone road realignment planning permission and others are currently submitted for consideration. • Employment - Outline planning permission (EDC/17/0022) for commercial development issued in September 2017 following completion of a s.106 Agreement. Applications by Berkeley Homes for a manufacturing facility for the construction of modular housing on land north of Crete Hall Road pursuant to this outline planning permission were approved by EDC’s Planning Committee in January 2018.