

Northfleet Riverside – Annex D

Residential and industrial riverside development of over 1,100 planned dwellings and over 60,000 sqm industrial floor space with riverfront promenade and ancillary retail, leisure and open space.

Planning Permissions

Site location	Developer/Landowner	Housing with detailed consent	Commercial with detailed consent
Northfleet West	Tarmac and NPLLP (landowner)	0	BPIT – 9,000sqm BAIT – 10 hectares
Northfleet East (Residential)	Keepmoat Homes	0	0
Northfleet East (Commercial)	Berkeley Modular Homes England	0	15,300sqm

Key Live Applications

Site location	Description summary
Northfleet West	S106 concluding following which approval for mixed use development will be issued.
Northfleet East (Residential)	S106 negotiations ongoing with Developer for mixed use riverside development.

Current Activity

Site location	Activity summary
Northfleet West	Planning permission granted in April 2018 for temporary Construction Materials Logistics Terminal for a six-year period (up to 2023) to support the Thames Tideway project.
Northfleet East (Residential)	Final negotiations to complete S106 Agreement.
Northfleet East (Commercial)	S106 Agreement signed and planning approvals issued for Berkeley's modular house building factory in May 2018.

Key Milestone within Next Month

Site location	Milestone
Northfleet West	Completion of S106 and issuing of outline planning permission.
Northfleet East (residential)	Completion of S106 and issuing of hybrid application approval.