

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 West	NPLLP	532 (outline)	46,000sqm (outline)
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 East (Residential)	S106 negotiations with Developer for mixed use riverside development nearing completion.
Northfleet East (Commercial)	Further planning conditions for Berkeley Housing Factory being considered.

Current Activity

Site location	Activity summary
Northfleet West	Outline planning permission for mixed use redevelopment was issued in June 2018 and site now being marketed.
Northfleet West	Operation of the approved Construction Materials Logistics Terminal to support the Thames Tideway project expected to commence in early 2019.
Northfleet East (Residential)	Final negotiations to complete S106 Agreement. Package of applications to discharge planning conditions for road realignment received in September 2018.
Northfleet East (Commercial)	Berkeley commenced work on site in July 2018 for their modular house building factory, currently erecting building frame. Pre-commencement planning conditions approved but pre-superstructure conditions under consideration by EDC. Homes England issued ITT for Southern Site in October 2018.

Key Milestone within Next Month

Site location	Milestone
Northfleet East (residential)	Completion of S106 and issuing of hybrid application approval.
Northfleet East (residential)	Ongoing discussions with Keepmoat to facilitate commencement of development on site.
Northfleet East (Commercial)	Discharge of planning conditions required for the Berkeley modular housing factory. Ongoing monitoring of site activity.