

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 (Resi)	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)	Planning conditions for Berkeley factory partly discharged.

Current Activity

Site location	Activity summary
Northfleet West	Outline planning permission for mixed use redevelopment issued in June 2018. Bids being considered by landowner.
Northfleet West	Operation of a Construction Materials Logistics Terminal expected to commence in 2019. Pre-app discussions regarding relocation of war memorial and aggregates packing plant.
Northfleet East (Residential)	Final negotiations to complete S106 Agreement. Package of applications to discharge planning conditions for road realignment received in September 2018. Recent discussions regarding process and timescale for seeking scheme changes to improve relationship with adjacent aggregates facility.
Northfleet East (Commercial)	Berkeley factory under construction. EDC assessing landscaping and local employment details at present. Revised Berkeley planning application expected late November to refine details of the scheme. Homes England issued ITT for Southern Site in October 2018 – EDC on interview panel in December.

Key Milestones within Next Month

Site location	Milestone
Northfleet East (residential)	Final agreement on S106. Resolution of process and timescale for amending the current scheme.
Northfleet East (residential)	Ongoing discussions with Keepmoat to facilitate commencement of roadworks on site.
Northfleet East (Commercial)	Discharge of planning conditions required for the Berkeley modular housing factory. Ongoing monitoring of site activity.

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