

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. Site marketing ended and being considered by landowner.
Northfleet West	Operation of a Construction Materials Logistics Terminal expected to commence in 2019. Applications expected imminently re. relocation of listed war memorial and a proposed temporary aggregates packing plant.
Northfleet East (Residential)	Final negotiations to complete S106 Agreement and issue permission in January. Various applications to discharge planning conditions for road realignment under review by EDC.
Northfleet East (Commercial)	Berkeley factory under construction. EDC assessing landscaping and local employment details. Revised Berkeley planning application submitted to refine details of the scheme.

Next Month - Key Milestones

Site location	Milestone
Northfleet East (residential)	Final agreement on S106 and issue of planning permission.
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 and consideration of revised scheme details. Ongoing monitoring of site activity.

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