

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	598	554sqm (retail)
Northfleet East (Commercial)	Berkeley Modular Homes England	0	15,300sqm

Key Live Applications

Site location	Description summary

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 temporary construction logistics facility expected to commence in 2019. Application for a temporary aggregates packing facility, a temporary lorry park and relocation of war memorial under consideration.
Northfleet East (Residential)	S.106 Agreement signed and hybrid planning permission issued in March. Applications for discharge of conditions being submitted.
Northfleet East (Commercial)	Berkeley factory under construction. Details of landscaping and proposed changes to building design approved in March.

Next Month - Key Milestones

Site location	Milestone
Northfleet East (residential)	S.73 application expected to amend approved scheme following positive pre-application discussions. Ongoing discussions with Keepmoat to discharge conditions to facilitate commencement of works on site this year. JR period for legal challenge of hybrid decision expires 1 st May.
Northfleet East (Commercial)	Expect receipt of 'pre-occupation' planning conditions for Berkeley factory. Ongoing monitoring of site activity.