

Ebbsfleet Central – Annex A

Mixed use development of up to 789,550m² gross floor space comprising employment, residential, hotel and leisure uses, supporting retail and community facilities across four quarters surrounding Ebbsfleet International Railway Station.

Planning Permissions

Site location	Developer	Housing with detailed consent	Non-residential with detailed consent
Springhead 1A	Countryside	298	
Springhead 1B	Countryside	80	-
Springhead 2A	Countryside	123	-
Springhead 2B	Countryside	126	-
Springhead 3	Countryside	172	
Eastgate Annexes	Eastgate Centre	-	330 sqm GIA
Springhead School	Kier Construction	-	2,270 sqm GIA

Key Live Applications

Site location	Description summary
Springhead 3	Condition discharge applications being considered.
Springhead Spine Road Stage 2	Condition discharge applications being considered.
Ebbsfleet Central	Condition discharge applications relating to A2 junction.

Current Activity

Site location	Activity summary
Springhead 2B	Construction works progressing.
Springhead 3	Construction works progressing at north of site.
Springhead Bridge	Construction works progressing.
Ebbsfleet Central	Ongoing pre-app discussion with UKPN re. primary substation.

Next Month Key Milestones

Site location	Milestone
Springhead 3	Consideration and discharge of reserved matters conditions
Springhead Spine Road Stage 2	Consideration and discharge of reserved matters conditions

Eastern Quarry – Annex B

Mixed used development of up to 6,250 dwellings and up to 231,000sq.m floor space including retail, leisure and commercial space

Planning Permissions

Site location	Developer	Housing with detailed consent	Non-residential with detailed consent
Castle Hill			
Phase 1	Ward Homes	150 (complete)	-
	Barratt Homes (LDO A)	112 (complete)	-
Phase 2	Charles Church	170 (complete)	-
	Clarion	125 (complete)	
Phase 3	Barratt (David Wilson)	154	-
	Clarion	42 (complete)	-
Phase 4 / 6 (west)	Taylor Wimpey	332	-
	Clarion	163	-
Phase 5 – incl. Village Centre	Clarion		-
	- Site I	68	
	- Site L	27	
	Newcrest	56	900 sqm
	Taylor Wimpey (LDO B)	69	-
	Henley Camland		(2FE Primary school + 422m2 community centre)
Phase 6 (east)	Taylor Wimpey	138	-

Key Live Applications

Site location	Description summary
Craylands Footbridge	Proposed land bank facilitating footpath along the ridge to replace existing bridge footpath currently closed for safety reasons.
Western and Central Villages	Consultation complete for final versions of both Area Masterplans and Design Codes. Committee June 2019.
Alkerden Farm	Proposed deconstruction of historic barn and retention of materials for sensitive rebuild, together with demolition of modern farm buildings. More details required. Awaiting applicants response anticipated mid/end June 2019.
Castle Hill South - Open Spaces	Linear park and amenity spaces to south of Castle Hill and around existing lake. Application under consideration. Applicant update anticipated June 2019.

Current Activity

Site location	Activity summary
Castle Hill Centre Phase 5	Works progressing well on site with Newcrest anticipating completion of first units by the end of this year.
Fastrack Corridor	Works progressing.
Phase 5	Taylor Wimpey (LDO B) Works commenced on all 3 blocks with marketing suite open and show homes opening imminently. Groundworks & foundations on Clarion (I & L) progressing.

Eastern Quarry – Annex B

Mixed used development of up to 6,250 dwellings and up to 231,000sq.m floor space including retail, leisure and commercial space

Castle Hill Phase 3A	Works progressing well with 60% of the David Wilson Homes units started. Clarion now complete.
Castle Hill Phase 6 (part)	Development underway with show home now open.
Western and Central Villages	Engagement with landowner / developers on masterplanning.

Next Month - Key Milestones

Site location	Milestone
Western and Central Villages	Condition discharge submissions to release triggers for progression on masterplanning work .
Craylands Gorge	Ongoing liaison. Report being prepared.
Castle Hill Centre Phase 2	Awaiting Shepherd Neame submission for a public house and hotel within village centre opposite village green POS.

Ebbsfleet Green – Annex C

Residential led development of up to 950 dwellings and associated retail, hotel, community, health, education and cultural uses, leisure facilities and open space.

Planning Permissions

Site location	Developer	Housing with detailed consent	Commercial with detailed consent
Phase 1(a) and (b)	Redrow Homes	180	-
Phase 1(c)	Redrow Homes	74	339 sqm shop
Phase 2(a)	Redrow Homes	191	-
Phase 3	Redrow Homes	205	-
Public House	Marston's Inns & Taverns	-	663 sqm
Hotel	Marston's Inns & Taverns	-	3,600 sqm
Office	Redrow Homes	-	1,093 sqm

Key Live Applications

Site location	Description summary
Phase 2A/2B	S73 application to amend various house types and design details.
Phase 2c	Reserved Matters application submitted for 120 residential units including details of MUGA and NEAP.

Current Activity

Site location	Activity summary
Hotel and Pub	Hotel and car parking area up and running since January 2018. Pub/restaurant opened summer 2017.
Phase 1(a/b)	Phase 1a & 1b (180 units) are now complete and occupied.
Phase 1(c)	Retail unit is underway in block 1 and remaining blocks have now been completed.
Phase 2(a)	Regent Square show homes and sales centre now open to the public. Several units within the phase have now been occupied.
Phase 3	Construction has commenced onsite.
Office	The office building is now occupied.
Ebbsfleet Green Linear Park	The central linear park is now open to the public.
Central Green	The central village green has been completed.

Next Month - Key Milestones

Ebbsfleet Green – Annex C

Residential led development of up to 950 dwellings and associated retail, hotel, community, health, education and cultural uses, leisure facilities and open space.

Site location	Milestone
Phase 2C	The Reserved Matters application for phase 2c development has been submitted. A number of revisions have been submitted in response to officer comments.
Primary School	Maritime Academy Trust were confirmed as the provider for Ebbsfleet Green primary school. Discussions with KCC regarding the design of the school are ongoing.
Phase 4	Pre-application discussions have commenced on the final phase of residential development.

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

Key Live Applications

Site location	Description summary
Northfleet East (Residential)	s.73 variation to relocate Block A further east and various 'pre-commencement' condition discharge applications.

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. Initial pre-app discussions with prospective developer for residential site.
Northfleet West	Operation of a temporary construction logistics facility expected to commence this year. Temporary aggregates packing facility commenced operation. Approval granted to relocate war memorial. Temporary lorry park under consideration.
Northfleet East (Residential)	Planning permission issued in March. Site marketing name confirmed as Cable Wharf. Crete Hall Road now closed as Keepmoat intend to commence site works imminently.
Northfleet East (Commercial)	Berkeley factory remains under construction, and further condition submissions received. Homes England considering next steps following withdrawal of developer interest in southern employment site.

Next Month - Key Milestones

Site location	Milestone
Northfleet West	Further discussion with prospective residential developer.
Northfleet East (residential)	Positive progress towards determination of s.73 application. Ongoing discussions with Keepmoat to discharge conditions to facilitate lawful commencement of works on site.
Northfleet East (Commercial)	Expect receipt of 'pre-occupation' planning conditions for Berkeley factory and advert consent. Ongoing monitoring of site activity.

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.

Swanscombe Peninsula – Annex E

Major leisure destination together with landmark green space for sensitive integration of development on the peninsula within open estuarine ecological park. Some small residential development locations in former quarry sites along southern boundary.

Planning Permissions

Site location	Developer	Housing with detailed consent	Commercial with detailed consent
Craylands Lane (Ebbsfleet Cross)	Bellway Homes	100	-
Croxton and Garry	Swanscombe Development LLP	0 (outline granted for up to 220)	-
Rod End Industrial Estate	Benrose Property	-	0 (outline for 4,357sqm)

Key Live Applications

Site location	Description summary
Manor Way Business Park	Waste application for the operation of an aggregate recycling facility.
Manor Way Industrial Estate	Application for industrial units and pre-app enquiry for proposed waste recycling use.
Croxton and Garry	Applications to form a development platform and install a marketing suite.
Craylands Lane	Conditions applications in anticipation of next stage of construction.

Current Activity

Site location	Activity summary
Swanscombe Peninsula	London Resort Company Holdings plan to submit the Development Consent Order in 2019.
Craylands Lane (Ebbsfleet Cross)	Development platform work complete. Piling work commenced.
Croxton and Garry	Ongoing pre-application discussions with Bellway, informed by committee feedback in May. Marketing adverts approved. Application for public footpath diversion under consideration.

Next Month - Key Milestones

Site location	Milestone
Craylands Lane (Ebbsfleet Cross)	Determination of conditions discharge applications.
Croxton and Garry	Approval of development platform to enable initial land raising on site.