

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	Reserved matters for revised allotments and community car park.
Springhead 3	Application to vary s.106 Agreement to provide additional affordable dwellings. Condition discharge applications being considered.
Springhead Spine Road Stage 2	Condition discharge applications being considered.
A2 Junction Improvements	Public Inquiry closed last month. Decision expected by end of February 2020.

Current Activity

Site location	Activity summary
Springhead 2B	Construction works nearing completion.
Springhead 3	Construction works progressing with some occupations.
Springhead Bridge	Construction works progressing with completion expected early 2020.
Springhead Primary School	Construction work commenced. Due to open September 2020.
Car Park D	HMRC customs facility completed but not in operation.

Next Month Key Milestones

Site location	Milestone
Springhead 3	Consideration and determination of reserved matters for revised allotments and community car park.
Springhead 3	Consideration and discharge of reserved matters conditions.
Springhead Spine	Consideration and discharge of reserved matters conditions.

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Road Stage 2	
Springhead Bridge	Consideration and discharge of reserved matters condition.
Ebbsfleet Central	Potential submission of UKPN substation planning application.

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. Additional ecological information received from applicant under review.
Castle Hill South - Open Spaces	Linear park and amenity spaces to south of Castle Hill and around existing lake. Updates received Oct 2019. Application under consideration. Due for determination this month.
Castle Hill Centre	Reserved matters application from Shepherd Neame for a public house with hotel above, together with restaurant, function hall and ancillary accommodation, parking and landscaping. Applicants responding to consultation comments. Committee anticipated December 2019.
Fastrack Tunnels	Application now live for tunnels (and associated works) to include bus, cycling and pedestrian access to Bluewater Shopping Centre. Formal consultation expected from KCC with regards the planning expected imminently.

Current Activity

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

Site location	Activity summary
Castle Hill Centre Phase 5	The main contractor for Castle Hill neighbourhood centre has gone into administration. Newcrest have control of the site and are engaging alternative main contractors and reviewing sub-contractors to ensure delays to completion are minimised..
Fastrack Corridor	Works progressing.
Phase 5	Taylor Wimpey (LDO B) Works commenced on all 3 blocks. Marketing suite and show homes are open. Development is progressing well on Clarion sites I & L with all units started.
Castle Hill Phase 3A	David Wilson Homes are nearing completion with all units started and 87% of units completed.
Castle Hill Phase 6 (part)	Taylor Wimpey development is progressing well. All units have started. Almost half the units are completed and occupied.

Next Month - Key Milestones

Site location	Milestone
Western and Central Villages	Condition discharge applications to be decided to release triggers for reserved matters applications. Pre-application discussions on first phases of Ashmere, Alkerden and the education campus in Alkerden. Applications expected over coming months.
Castle Hill Centre	Shepherd Neame public house and hotel application to be determined by planning committee.
Alkerden Barn	Previous application has been withdrawn and an alternative scheme for retention of the barn was considered by the EDC Design Forum in October. Applicant is to undertaken public consultation prior to submission, anticipated by end of December.

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 3	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.
Phase 4	Reserved Matters application submitted for 133 residential units including details of a linear park and LEAP.

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)	Co-op store has opened, and all residential apartment blocks are now occupied.
Phase 2(a/b)	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 with initial completions. Heritage show homes and sales centre now open to the public.
Office	The office building is now occupied by Redrow.
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	Application currently being reviewed by the applicant in response to officer and consultee 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	Reserved Matters application for phase 4 development submitted and currently being considered.

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 – Cable Wharf)	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 – Cable Wharf)	Various condition discharge applications under consideration.
Northfleet West	Application to vary s.106 Agreement in respect of use of the access tunnels.

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. EDC has provided initial pre-app comments to prospective developer for residential site.
Northfleet West	Operation of a temporary construction logistics facility expected to commence this year. Temporary aggregates packing facility has commenced operation. Temporary lorry park approved.
Northfleet East (Residential – Cable Wharf)	Development has lawfully commenced on site. Developers initial plans for WT Henley Building submitted and under review. Initial site marketing anticipated Spring 2020.
Northfleet East (Commercial)	Berkeley factory completed externally and remains due for operation early 2010. Illuminated signage now working. Further condition submissions received, and ongoing discussions regarding planting street trees.

Next Month - Key Milestones

Site location	Milestone
Northfleet West	Receipt of site-wide strategies for heritage and ecology to inform emerging residential masterplan.
Grove Road	Submission of EIA Scoping Opinion.
Northfleet East (Commercial)	Consideration of 'pre-occupation' planning conditions for Berkeley factory.

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	Bellway Homes	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 Industrial Estate	Application for industrial units.
Northfleet Industrial Estate	Rod End Industrial estate – revised application for commercial units being amended.
Craylands Lane	Various minor submissions under consideration, including some amendments to building elevations.
Croxton and Garry	Reserved Matters application for 221 dwellings, and s.73 application to vary original outline permission. PPA between EDC and Bellway signed.

Current Activity

Site location	Activity summary
Swanscombe Peninsula	London Resort Company Holdings plan to submit the Development Consent Order in Q2 2020.
Craylands Lane (Ebbsfleet Cross)	Sub-structure works almost complete and some buildings coming out of the ground.
Croxton and Garry	Development platform approved and initial site preparatory works commenced. Wheel wash facility installed on site. Public footpath diversion order confirmed.

Next Month - Key Milestones

Site location	Milestone
Craylands Lane (Ebbsfleet Cross)	Ongoing determination of minor submissions, including detailed planting proposals.
Croxton and Garry	Report reserved matters application to planning committee, subject to resolution of some outstanding matters.
Northfleet - Rod End Estate	Report the amended scheme to planning committee.