

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 and Site Progress

Site location	Developer	Housing with detailed consent	Non-residential with detailed consent	Completed
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	
Springhead Bridge	EDC	-	-	

Key Live Applications

Site location	Description summary
Springhead 3	Reserved matters for revised allotments and community car park.
Springhead 3	Full application for temporary replacement car park at northern part of the site to be used in place of Eastgate current overflow car park.
Springhead 3	Condition discharge applications.
Springhead Bridge	Final condition discharge applications for landscaping.
Springhead Primary School	Condition discharge applications being considered. EDC attending monthly meeting with trust, ESFA and contractor.

Current Activity

Site location	Activity summary
Springhead 3	Construction works resumed with additional measures to enable safe working. Extended working hours agreed with EDC.
Springhead Bridge	Construction works now resumed with completion expected in July.
Springhead Primary School	Modular units installed. Construction works continuing but behind programme due to current pandemic. September school opening still envisaged with preparations being made to enable opening with partial completion of the building if necessary. Extended working hours agreed with EDC.
Car Park D	HMRC customs facility completed but not in operation. Covid-19 testing facility in operation – implemented under permitted development.
A2 Junction Improvements	Scheme approved - Following a public inquiry in October 2019, the SoS has confirmed the orders, subject to modifications. HE

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	had already commenced initial works including site compound, advanced planting at Bean junction and traffic management in place for work on central reservation.
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Next Month Key Milestones

Site location	Milestone
Springhead 3	Finalise reserved matters application for revised allotments and community car park.
Springhead 3	Discharge of reserved matters conditions.
Springhead Spine Road Stage 2	Discharge of reserved matters conditions.
Springhead Bridge	Discharge of reserved matters conditions.
Springhead Primary School	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 and Site Progress

Site location	Developer	Housing with detailed consent	Non-residential with detailed consent	Completed	
Castle Hill					
Phase 1	Ward Homes	150	-	✓	
	Barratt Homes (LDO A)	112	-	✓	
Phase 2	Charles Church	170	-	✓	
	Clarion	125		✓	
Phase 3	Barratt (David Wilson)	154	-		
	Clarion (Site E & F)	42	-	✓	
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	✓
	Shepherd Neame		-	Public house + ancillary hotel (x17 beds), restaurant, function hall (109.6m2)	
Phase 6 (east)	Taylor Wimpey	138	-		
Ashmere					
Phase 1	Countryside	281	-		

Key Live Applications

Site location	Description summary
Fastrack	Detailed design and landscaping for the western section of Fastrack through Castle Hill. Conflicts raised with street trees and lighting requiring resolution.
Ashmere	Applications for marketing suite and associated advertisements under consideration.
Alkerden Education Campus	Reserved matters application for 8FE secondary school, 2FE primary school, dual use sports centre and sport pitches together with associated infrastructure, hard and soft landscaping, play areas, car and cycle parking. Amended plans under consideration.
Alkerden - Swanscombe Edge	Reserved matters application for 171 dwellings. Under consideration.
Alkerden Parcel 3 (adj. Education Campus)	Reserved matters application for 127 flats across 4 apartment blocks. Under consideration.

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

Current Activity

Site location	Activity summary
Castle Hill Phase 3A	David Wilson Homes nearing completion final unit was expected in June 2020.
Castle Hill Phase 5 (residential)	Taylor Wimpey (LDO B) completed blocks now occupied. Construction on final block ongoing. Development progressing well on Clarion sites I & L.
Castle Hill Phase 5 (local centre)	Newcrest have re-started work on the mixed use centre following previous main contractor entering administration. Apartments are now expected to be completed in late 2020.
Castle Hill Phase 6 (part)	All units have started with almost half the units completed and occupied. Construction works ongoing.
Fastrack Corridor	Works progressing.
Alkerden & Ashmere	Ground works progressing.

Next Month - Key Milestones

Site location	Milestone
Alkerden	Engagement ongoing with all housebuilders for residential parcels in Alkerden. Pre-application discussions at various stages. Engagement with developers for market centre ongoing. Masterplanning work progressing following feedback from EDC Design Forum in March 2020. Reserved matters application anticipated end 2020.
Ashmere	Infrastructure applications to facilitate road connection to Hedge Place roundabout anticipated in coming weeks.
Castle Hill Adj. Pub Site	Pre-application with Newcrest for 4 dwellings. Application anticipated in forthcoming months.

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 Progress

Site location	Developer	Housing with detailed consent	Non-residential with detailed consent	Completed
Phase 1(a)&(b)	Redrow Homes	180	-	✓
Phase 1(c)	Redrow Homes	74	339 sqm shop	✓
Phase 2(a)	Redrow Homes	191	-	
Phase 3	Redrow Homes	205	-	
Phase 4	Redrow Homes	133	-	
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 for 120 residential units including details of MUGA and NEAP.
Primary School	Reserved Matters application for the 2FE Primary School currently out to consultation.

Current Activity

Site location	Activity summary
Phase 2(a/b)	Show homes and sales centre built but currently closed due to pandemic. Construction on site has recommenced. Works will be limited to units already under construction, to allow for social distancing protocols to be implemented.
Phase 3	Show homes and sales centre built but currently closed due to pandemic. Construction on site has recommenced. Works will be limited to units already under construction, to allow for social distancing protocols to be implemented.
Phase 4	Initial groundworks have started but construction works paused due to current pandemic.

Next Month - Key Milestones

Site location	Milestone
Phase 2C	Potential planning committee informal briefing.
Primary School (Permanent)	Review of plans / details and consultation responses.

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 and Site Progress

Site location	Developer/ Landowner	Housing with detailed consent	Non-residential with detailed consent	Completed
Northfleet West	Tarmac and NPLLP	0	BPIT – 9,000sqm BAIT – 10 ha	
Northfleet West	Bellway Homes and NPLLP	532 (outline)	46,000sqm (outline)	
Cable Wharf	Keepmoat Homes	598	554sqm (retail)	
Northfleet East (Commercial)	Berkeley Modular / Homes England	-	15,300sqm	
Lawn Road	Private landowner	6		

Key Live Applications

Site location	Description summary
Cable Wharf	Significant number of condition discharge applications submitted and under consideration.
Northfleet West	Bellway submitted a package of planning submissions in May including phasing plan, masterplan and 1 st reserved matters scheme. Applications also submitted to amend the outline consent re. community facility location, building heights and existing flint walls.

Current Activity

Site location	Activity summary
Northfleet West	Recent applications out to public consultation.
Northfleet West	Operation of a temporary construction logistics facility expected to commence this year. Temporary aggregates packing facility in operation.
Cable Wharf	Construction site re-opened following pandemic.
Northfleet East (Commercial)	Berkeley factory completed externally – operational opening date delayed by pandemic. Off-site highways works underway, including enhanced footpath/cycleway.

Next Month - Key Milestones

Site location	Milestone
Cable Wharf	Continue close liaison with developer to discharge planning conditions. Developer to commission artist to develop public art.

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 and Site Progress

Site location	Developer	Housing with detailed consent	Non-residential with detailed consent	Completed
Craylands Lane (Ebbsfleet Cross)	Bellway Homes	100	-	
Croxton and Garry	Bellway Homes	221	-	
Rod End Industrial Estate	Benrose Property	-	0 (outline for 4,357sqm)	

Key Live Applications

Site location	Description summary
Craylands Lane	Various submissions under consideration, including s.73 variation and conditions discharge.
George and Dragon PH	Change of use to hot food takeaway

Current Activity

Site location	Activity summary
Craylands Lane (Ebbsfleet Cross)	Construction site now re-opened following pandemic. Sub-structure works almost complete and some buildings coming out of the ground.
Croxton and Garry	Construction site closed due to pandemic. Reserved matters for 221 dwellings approved at February planning committee. Wheel wash facility installed on site. Public footpath diversion order confirmed. Bellway to provide programme of upcoming condition submissions. Presence of trunk water main discovered on site so developer seeking revisions to approved scheme.

Next Month - Key Milestones

Site location	Milestone
Craylands Lane (Ebbsfleet Cross)	Approval of all outstanding planning conditions and s.73 application upon receipt of outstanding information.
Swanscombe Peninsular (London Resort)	Consultation on EIA Scoping and Statement of Community Consultation.
George and Dragon PH	Determination of this application.