

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	Condition discharge applications.
Springhead Bridge	Final condition discharge applications for landscaping.
Springhead Primary School	Condition discharge applications being considered.

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	Construction works continuing but behind programme due to current pandemic. Extended working hours agreed with EDC. School confirmed September 2020 opening.
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 had commenced initial works including site compound, advanced planting at Bean junction and traffic management in place for work on central reservation.

Next Month Key Milestones

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.

Site location	Milestone
Springhead 3	Finalise reserved matters application for revised allotments and community car park.
Springhead 3	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. Under consideration.
Alkerden - Swanscombe Edge	Reserved matters application for 171 dwellings. On hold.
Alkerden Parcel 3 (adj. Education Campus)	Reserved matters application for 127 flats across 4 apartment blocks. On hold.

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. 2 units remain, DWH not yet back on site but last completion now scheduled for October 2020.
Castle Hill Phase 5 (residential)	Taylor Wimpey (LDO B) completed blocks now occupied. Construction on final block of 25 ongoing with completion expected October 2020. Development progressing well on Clarion sites I & L and majority of properties are sold or reserved.
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 end of March 2021.
Castle Hill Phase 6 (part)	All units have started with 109 completed and occupied. Construction works now ongoing again and remaining units to be completed by October 2020.
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 – to be reported to July committee.

Current Activity

Site location	Activity summary
Phase 2(a/b)	Sales centre built but currently closed due to pandemic. Construction on site has recommenced. Works will be limited to allow for social distancing protocols to be implemented.
Phase 3	Sales centre built but currently closed due to pandemic. Construction on site has recommenced. Works will be limited to allow for social distancing protocols to be implemented.
Phase 4	Initial groundworks have started but construction works paused due to current pandemic. Expected to start in September 2020.

Next Month - Key Milestones

Site location	Milestone
Phase 2C	Planning committee informal briefing scheduled for July.
Primary School (Permanent)	The application will be taken to July Planning Committee.

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 residential applications comprising phasing plan, masterplan and 1 st reserved matters, as well as applications to amend the outline consent re. community facility location, building heights and treatment of existing flint walls.

Current Activity

Site location	Activity summary
Northfleet West	Recent applications out to public consultation. PPA agreed between Bellway and EDC. Ongoing discussion between parties re. current applications.
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. 1 st residential occupations forecast for September 2020. Public art tender ongoing.
Northfleet East (Commercial)	Berkeley factory completed externally – operational opening date delayed by pandemic, expected June 2021. Off-site highways works underway, including enhanced footpath/cycleway.

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.

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. EDC seeking details from Bellway to address outstanding breaches of conditions, but current lack of response.
Croxton and Garry	Initial condition submissions under review.
George and Dragon PH	Change of use to hot food takeaway refused in June.

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. Craylands Lane road closure.
Croxton and Garry	Construction site re-opened. Reserved matters for 221 dwellings approved at February planning committee. Initial condition submissions received. Presence of trunk water main discovered on site so developer seeking revisions to approved scheme – EDC Planning Committee Briefing in July.

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 comments due on EIA Scoping Opinion from the Planning Inspectorate.