

Decisions Issued	Applications Received	Live Applications
5	13	99

Eastern Quarry

Developers currently on site:

- Henley Camland
- Taylor Wimpey
- Newcrest
- Clarion
- Barratt – David Wilson Homes

Detailed Consents

Residential	Commercial	Community	Other
1,887 homes	5no. commercial units Shepherd Neame Public House/Hotel	Cherry Orchard Primary School Castle Hill Community Centre	1 Local Park 1 Village Green 2 Neighbourhood Greens Linear Park and Lake Edge POS

Key Highlights

- Education Campus – Good progress made. Additional information awaited to address final matters. Committee anticipated next couple of months.
 - Market Centre – Liaison with developers on masterplanning work for the site’s commercial and community hub in Alkerden. Presentation to committee members held last month. Now embarking on liaison with relevant stakeholders. Submission anticipated end 2020/start 2021.
 - Hedge Place Roundabout – Application for road-tie in to provide access into Ashmere currently under consideration. Determination anticipated this month.
 - Health Provision – Extensive discussions with landowner regarding provision of a Health Impact Assessment and location of a health facility on site.
 - Alkerden South – Pre-application engagement with Redrow for c. 640 units. Design Forum anticipated later this month.
 - Street Lighting – Meeting held with developers and KCC to resolve conflicts with lighting and street trees to progress delivery of Fastrack.
 - Police Liaison – Meeting scheduled to identify scope for police presence to address antisocial behaviour.
 - Alkerden Farm – Revisions to Area Masterplan under negotiation to accommodate retention of historic barn.
 - Ashmere Marketing Suite – Approved this month.
 - Co-Op – First commercial unit due to open in Castle Hill this month.
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Ebbsfleet Green

Developers currently on site:

- Redrow
- Gen2/KCC

Detailed Consents

Residential	Commercial	Community	Other
	Marston's Public House Marston's Hotel Co-Op Retail Unit Redrow Office	Ebbsfleet Green Primary School	Linear Park LEAP

Key Highlights

Phase 2c (126 units) Residential Development – The latest proposals were presented to the EDC Design Forum last month. The findings of the session have now been shared with the applicant.

Community Buildings & Sports Pitches/Courts – Ongoing discussions between the EDC Project Team, Redrow and the design team. Public engagement due to begin in September.

Allotments – Initial discussions are underway on the proposals for the allotments to be delivered in the SW corner of the site.

Public Art – The Public Art Group for the site will meet this month to select an artist.

Bus Service – Discussions are ongoing between Redrow, Henley Camland, KCC and Arriva Click to finalise joint the DRT bus service for Ebbsfleet Green and EQ.

Ebbsfleet Green Primary School – Initial groundworks will begin on the primary school site at the end of the month.

Ebbsfleet Central

Developers currently on site:

- Highways England/Balfour Beatty

Detailed Consents

Residential	Commercial	Community	Other
-	-	-	A2BE Junctions HMRC Facility

Key Highlights

HMRC Facility - On 3rd September the Secretary of State for Housing Communities and Local Government laid the Town and Country Planning (Border Facilities and Infrastructure) (EU Exit) (England) Special Development Order 2020. This grants temporary planning permission for the development of inland border facilities and associated infrastructure and comes into force on 24th September 2020.

A2BE Junctions – Work progressing with overnight lane closures. Highways England have responded to recent local authority comments on their draft Environmental Management Plan, which is under review.

Springhead Park

Developers currently on site:

- Countryside Properties
- Kier

Detailed Consents

Residential	Commercial	Community	Other
799 homes	-	Eastgate Centre Springhead Park Primary School	Springhead Bridge

Key Highlights

Springhead Bridge – Completed and open to pedestrians, cyclists and vehicles.

Springhead Primary School – Construction complete and school opening ceremony 7th September 2020. Ongoing discussions between EDC and Kier/ School Trust following recent condition submissions on parking management and out of hours community use.

Springhead Residential Phase 3 – Ongoing discussions between EDC and Countryside Properties on condition details for landscaping, lighting, drainage and heritage interpretation.

Northfleet Riverside

Developers currently on site:

- Keepmoat Homes
- Berkeley Modular

Detailed Consents

Residential	Commercial	Community	Other
598 homes	2no. retail units Berkeley Modular Housing Factory	-	Bulk Aggregates Import Terminal Bulk Powders Import Terminal Various temporary industrial uses

Key Highlights

Cable Wharf – 1st residential occupations expected this month. Ongoing positive discussions re. finalising condition approvals, including hard landscaping, public realm details and community liaison strategy. Site-wide soft landscaping details approved. Meeting scheduled with EA to discuss flood risk future proofing measures. EDC discussions with KCC Education re. primary school delivery and timescales.

Berkeley Factory – Opening delayed until Summer 2021 due to Covid-19.

Northfleet West – Bellway have submitted updated residential masterplan and phasing/implementation plan following consultation and officer feedback, ahead of target planning committee in October. A key issue remains the timetable for delivery of the Northfleet Embankment Fastrack corridor and meetings between all relevant parties have taken place to seek to co-ordinate schemes and programmes.

Grove Road – EIA Scoping Opinion issued. Further pre-app discussions planned in light of recent design forum and committee briefing, ahead of planned application submission in November.

Bulk Powders Import Terminal – Temporary Tarmac lorry park expected to be operational this month. Details of proposed lighting have been submitted for review, to assess impacts on river navigation and ecology.

Swanscombe Peninsula

Developers currently on site:

- Bellway Homes

Detailed Consents

Residential	Commercial	Community	Other
321 homes	5,937 sq m	-	-

Key Highlights

Northfleet Industrial Estate – Upcoming decision on application for 5MW Flexible Energy Facility following discussions between EDC, the applicant and DBC regarding air quality impact.

Croxton and Garry – Archaeological work complete and development platform work progressing. Some initial planning conditions for residential scheme have been discharged. Expect submission of applications to amend the approved scheme to address constraint posed by presence of a high pressure water pipe beneath the site by end of September, Craylands Lane – Following long delays, receipt of outstanding information to enable consideration of s.73 application and most remaining planning conditions, including hard/soft landscaping and EV charging provision.