

Decisions Issued	Applications Received	Live Applications
23	16	107

Eastern Quarry

Developers currently on site:

- Henley Camland
- Taylor Wimpey
- Newcrest
- Clarion

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 – Liaison with developer for clarification on outstanding issues. Committee anticipated next month.
- Market Centre – Ongoing liaison with developer. Engagement on open spaces and movement/transport. Further pre-application review of overall masterplan over coming weeks.
- Civic Hub – Update meeting held with Henley Camland and architects for the Cultural Co-location co-design project to discuss provision of a community building to be delivered within Alkerden Market Centre.
- Alkerden – Pre-application discussions commenced with Bellway for 2 residential parcels. Pre-application engagement with Westerhill Homes on parcel for custom build units.
- Castle Hill Community Hub – Pre-application presentation to Planning Committee for community building located in Castle Hill Neighbourhood Centre.
- Castle Hill Landscape Review – Independent review of existing open spaces undertaken to establish compliance and quality of delivery. Results under review and to be referred to landowner.
- Public Art – Feedback on strategy and approach to installations at key gateway entrances
- Car Club – Provision of first car club in Castle Hill Neighbourhood Centre to be delivered this month.

Ebbsfleet Green

Developers currently on site:

- Redrow
- Gen2/KCC

Detailed Consents

Residential	Commercial	Community	Other
783 homes	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 – Revised drawings have been submitted and re-consultation is underway.
- Community Buildings & Sports Pitches/Courts – Ongoing discussions between the EDC Project Team, Redrow and the design team. Public engagement has now taken place and the preferred options are being developed. Committee briefing taking place in November.
- Allotments – Initial discussions are underway on the proposals for the allotments to be delivered in the SW corner of the site.
- Public Art – The Ebbsfleet Green Public Art Group have now appointed an artist to deliver public art proposals across the site.
- Bus Service – Discussions are ongoing between Redrow, Henley Camland, KCC and Arriva Click to finalise the Demand Responsive Transit (DRT) bus service for Ebbsfleet Green and Eastern Quarry.
- Ebbsfleet Green Primary School – Initial groundworks have begun on the primary school site. Several condition discharge applications have been submitted.

Ebbsfleet Central

Developers currently on site:

- Highways England/Balfour Beatty

Detailed Consents

Residential	Commercial	Community	Other
-	-	-	A2BE Junctions HMRC Facility

Key Highlights

- HMRC Facility – EDC provided comments to public engagement process in October and discussions taking place on the Construction Management Plan and Operational Management Plan. Facility to be operational by 1st January 2021.
 - A2BE Junctions – Work progressing with overnight lane closures. Demolition of Ightham Cottages at the Bean junction commenced earlier this month. Approach to screening the Pepper Hill compound now agreed. Local authority update meeting scheduled for 20th November.
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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 Primary School – Ongoing discussions between EDC and Kier/ School Trust following condition submissions on parking management, out of hours community use, drainage and lighting.
 - Springhead Residential Phase 3 – Ongoing discussions between EDC and Countryside Properties on condition details for landscaping, drainage and heritage interpretation.
 - Replacement Community Car Park/ Allotments
 - Earthworks for permanent replacement car park complete and landscaping condition details being considered.
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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 completions have taken place. Details of hard landscaping and public realm approved this month. Site visit arranged for November to discuss ongoing delivery matters and for general progress update.
- Northfleet West – Discussions continues with Bellway regarding the masterplan and phasing/implementation plan outstanding matters require resolution to secure officer support ahead of committee. Noise mitigation meeting arranged. Reptile translocation completed. Initial archaeological fieldwork to commence on site this month. Reserved Matters Phase 1a application (3 dwellings) also targeted to report to planning committee in December.
- Grove Road – A site visit between heritage advisors (including KCC) took place in October, to inform emerging heritage assessments to support the upcoming planning application and to inform the design vision for the scheme.
- Bulk Powders Import Terminal – Temporary Tarmac lorry park operational.

Swanscombe Peninsula

Developers currently on site:

- Bellway Homes

Detailed Consents

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

Key Highlights

- Croxton and Garry – Applications to amend the approved scheme submitted at the start of this month. Terms of a Planning Performance Agreement are being discussed between parties. KCC have received complaints re. mud on the highway, EDC are investigating.
- Craylands Lane – Input from Bellway to finalising few remaining planning conditions has stalled this month.