

Decisions Issued	Applications Received	Live Applications
8	6	113

## Eastern Quarry

Developers currently on site:

- Henley Camland
- Taylor Wimpey
- Newcrest
- Clarion
- Countryside Properties

## 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 – Successful resolution to approve agreed at Planning Committee in January, subject to legal agreement to secure off-site parking.
  - Custom Build – Ongoing pre-application discussions for parcel of c.67 units including Design Review Forum and informal presentation to Planning Committee. Public consultation has been initiated to raise interest.
  - Ashmere – Pre-application engagement on Phase 2 for c.235 and informal presentation to Planning Committee undertaken.
  - Public Transport – Discussions with Henley Camland in liaison with KCC on the design of roads/junctions and routes for public buses ongoing.
  - Health – Engagement with CCG and Henley Camland regarding strategic plans for delivery of obligated health provision on site.
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## 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 – Application presented to the planning committee in January and approved subject to a legal agreement.
- Community Buildings & Sports Pitches/Courts – Ongoing discussions between the EDC Projects Team, Redrow and the design team. Public engagement has now taken place and the preferred options are being developed. Committee briefing and EDC Design Forum Review has now taken place. The proposals are being updated in response to the comments received.
- 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.
- Ebbsfleet Green Primary School – Construction of the modular elements of the school building have commenced. Several condition discharge applications have been submitted.

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## Ebbsfleet Central

Developers currently on site:

- Highways England/Balfour Beatty

### Detailed Consents

Residential	Commercial	Community	Other
-	-	-	A2BE Junctions HMRC Facility

## Key Highlights

- HMRC Facility – Special Development Order granted, and facility commenced operations last month.
  - A2BE Junctions – Work progressing with traffic management and closures on Ebbsfleet and Bean junction slip roads.
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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 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
    - Earthworks for permanent replacement car park complete and landscaping condition details being considered.
    - Application submitted for altered layout to retain existing HS1 substation and provide additional electricity substation to supply EV charging points.
  - Allotments – Initial discussions between EDC and Countryside on brief for allotments at north of the site.
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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 – Occupations now underway. Updated Rosherville Management Plan submitted for approval. Italian Gardens public art submission expected this month. Keepmoat proactively rectifying issue concerning damage to WWII tunnels in liaison with asset owner (Gravesham BC).
- Berkeley Factory – Factory due to be operational in July 2021.
- Northfleet East Southern Employment Parcel - First pre-application meeting took place in January, scheme being refined.
- Northfleet West – Ongoing discussions re. proposed development platform for residential and employment land, revised application expected imminently. Ongoing discussions re. phasing plan.
- Grove Road – Pre-app discussions complete, submission in March.

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## Swanscombe Peninsula

Developers currently on site:

- Bellway Homes

## Detailed Consents

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

## Key Highlights

- London Resort – LRCH Development Consent Order formally accepted by SoS for examination on 28<sup>th</sup> January 2021.
- Croxton and Garry – Revised application to amend the approved scheme to be submitted, following change in planning approach in light of a recent legal judgement.

- Craylands Lane – Progress on final conditions remains slow. First residential occupations took place prior to Christmas. Officers visited site in January as initial planning compliance check.