

Update on Key Investment Opportunities in North Kent

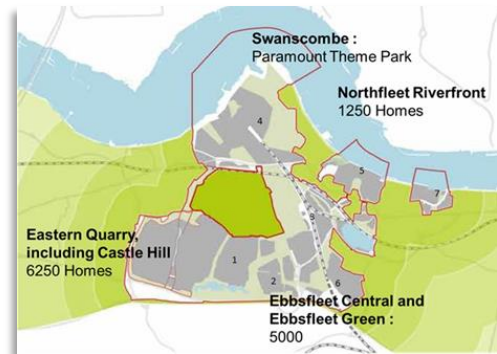
June 2016



This leaflet gives a summary of progress on some of the key schemes listed in TGKP's *Plan for Growth 2014-20* and other emerging investment opportunities.

EBBSFLEET GARDEN CITY

Work is continuing at pace in Ebbsfleet Garden City, led by the Ebbsfleet Development Corporation (EDC). The EDC is working with house builders and developers to deliver growth in four key development areas – **Eastern Quarry**, **Ebbsfleet Central**, **Northfleet Riverfront** and **Swanscombe Peninsula**, encompassing seven main sites (left). Seven developers will be on site during 2016/17, delivering completion of an estimated 300 high quality homes and 600 starts on site. By 2021, on current projections, there will be over 5,000 new homes in the Garden City, delivered at the rate of around 1,000 per year from 2017/18, and reaching a total of 10,964 by 2026.



Castle Hill (courtesy of EDC)



Ebbsfleet Central (courtesy of EDC)

Key milestones include:

- 1,400 homes consented since October 2015 and approval of a new primary school for the **Eastern Quarry** site (1). The school is planned to open in September 2017.
- Countryside Properties has returned to the Garden City for the first time in four years to build more than 120 new homes at its **Springhead Park** development (6). Redrow is preparing the ground for 180 homes on the **Ebbsfleet Green** site (2).
- EDC is working with the consortium of landowners EIGP (Land Securities/Tarmac) and HSI to develop a new city centre for **Ebbsfleet** (3) around the International Station. This should create up to 32,000 jobs across the Garden City as it sees the creation of a major new work, leisure and residential destination. This will include up to 4,000 new homes.
- A major announcement is also due shortly for the Northfleet Riverside area (5 and 7, below).

For 2016/17 the EDC will deliver **investment of £40m** to deliver the essential and early infrastructure required to unlock development and to increase market confidence in the Garden City, including highways, utilities and employment land. Phase One of the **Core Utilities Network** will start on site (for completion in 2017/18). This summer the EDC will publish its new Garden City **Master Plan**, agreed and owned by all land owners and developers to guide the development process. The next few months will also see agreements around a **major new public transit system**, to include an upgraded plan for FASTRACK.



Northfleet Riverside, looking east to west



London Paramount Entertainment Resort (concept image, courtesy LRCH)

Included within the boundary of Ebbsfleet Garden City, the **Swanscombe Peninsula (4)** is earmarked for development of the **London Paramount Entertainment Resort**, an exciting and nationally significant infrastructure project expected to create up to 27,000 jobs and attract an average 40,000 visitors per day. The company promoting the proposals, London Resort Company Holdings (LRCH), has announced it will be consulting publicly on revised proposals this autumn, prior to submission of its

Development Consent Order in mid-2017. EDC is working with LRCH through co-ordination of master planning proposals and collaborative working to address strategic transport and access issues. On this revised timetable, subject to approval by the Secretary of State, construction could begin in 2018/19 with the resort ready for opening in 2022.

NORTH KENT INNOVATION ZONE



Work is progressing on the **North Kent Innovation Zone (NKIZ)**, our new multi-site enterprise zone in the heart of the Kent Innovation Corridor. Key milestones to date include:

Kent Medical Campus (Maidstone) – a new Cygnet Hospital was granted permission in April 2016; the internal access road and landscaping for the site commence during summer 2016.

Rochester Airport – £4.4m funding for phase I enabling works has been approved by SELEP. A fresh planning decision is expected late summer 2016 (more below).

Ebbsfleet Garden City – a joint delivery strategy for Northfleet Riverside East has been agreed with Gravesham Borough Council; separately, a ‘Lift & Shift’ plan (converting surface car parks to multi-storey and creating development platforms) is expected by end-July.

The NKIZ, which comes into effect in April 2017, will create around 230,000m² of high quality commercial space across the three sites accommodating up to 9,900 jobs particularly in medical and life-sciences, advanced manufacturing and engineering, and digital technologies. A dedicated website for the NKIZ will appear in the next few weeks.

DARTFORD

Rapid progress is being made on a number of other sites in Dartford outside the Garden City. At the **Northern Gateway**, just to the north of Dartford town centre and adjacent to the train station, a number of sites will contribute to creating a riverside community of over 2,000 homes as well as business uses. Construction is progressing at pace on the largest site of 600 homes, the **Phoenix Quarter** on the former Glaxo Smith Kline site and the adjacent site for 400 homes overlooking **Mill Pond**. This site will be a focal point for the surrounding communities, with a waterside open space, café, retail and a mix of other uses. To the north of the area, permission has been granted for 55,000 m² of business space and construction of the first phase has commenced. The first phase of development at **St Clements Way** (340 homes in total) sold out on the first day of marketing. Activity continues at sites such as **Ingress Park** and **The Bridge** with detailed applications for further phases coming forward.



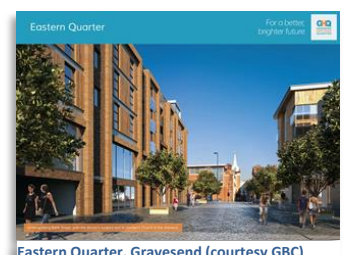
Mill Pond - Langley Square (courtesy Dartford BC)

Significant development opportunities are being brought forward in Dartford town centre, alongside transport and public realm improvements. £7.7m has already been earmarked for improvements and additional grant funding is being sought. A new town centre masterplan is being developed to guide and integrate forthcoming improvements to the public realm with the key development sites. The Council and HCA are selecting a preferred development partner for the former **Co-op and Station Mound** sites. These are expected to add to the town centre’s leisure and retail offer, as well as delivering significant new housing. The **Lowfield Street** site, previously earmarked for a large Tesco store, has been purchased by Meyer Bergman who intend to submit a planning application for a residential led mixed use development in the autumn. A Town Team, bringing together businesses, retailers and other stakeholders, has been created to lead “The Dartford High Street Revival” initiative.



GRAVESHAM

In Gravesham, investors and developers are capitalising on the opportunities presented by direct High Speed One services to London. With the town centre just 22 minutes from Central London and 17 minutes from Stratford, Gravesend is the closest Kent town to London in terms of journey time, comparable with Underground Zones Three and Four. The **Gravesend Heritage Quarter** is a £120m mixed-use redevelopment with a new 50 bed hotel, 305 apartments, retail floor space, leisure and office space



Eastern Quarter, Gravesend (courtesy GBC)

being progressed by Edinburgh House Estates Limited (EHEL). Developers expect to start on site in 2017.



Clifton Slipways CGI (courtesy of Locate in Kent)

Clifton Slipways - Downriver Properties have planning permission to deliver a new riverside development incorporating a 13 storey apartment block providing 39 one-bedroom flats, 84 two-bedroom homes and 10 with three bedrooms, in two new buildings. Construction is expected to start in the next eighteen months.

Work has also started on the demolition of the former **Gravesend Police Station** for the erection of four



Former Gravesend Police Station (courtesy DHA Planning)

buildings, four to six storeys in height, providing a total of 86 self-contained flats and approximately 923 sq. metres of commercial floor space.

Gravesend Borough Market – Complementing the Gravesend Heritage Quarter development, the £1.8m refurbishment of Gravesend’s historic Market Hall will be completed late 2016. Backed by the Government’s Coastal Community Fund, this will see the transformation of the market into a thriving retail centre for local businesses, creative and food businesses.



Gravesend Borough Market Improvements (courtesy Gravesham BC)



Rathmore Road (courtesy Gravesham BC)

Gravesend Transport Quarter Work has commenced on further phases of a major multi million pound scheme, supported by £4.1m Local Growth Funding via the South East LEP, to create a gateway and transport interchange that integrates the railway station with the Town Centre, local bus and Fastrack transport services. This will improve access for cyclists and pedestrians, create new public space and act as a catalyst for additional jobs. The scheme complements previous phases, incorporating changes to traffic flow in the Town Centre, a new Civic Square and the 2013 upgrade to Gravesend Railway Station providing an extra platform, lifts, footbridge and step free access to enable 12-car High Speed 1 trains.

MEDWAY

The new **Rochester railway station** opened as scheduled in December 2015, immediately adjacent to the flagship **Rochester Riverside** site. Countryside Properties, partnered with Hyde Housing, have been selected to turn ambitious plans for the regeneration of Rochester Riverside into reality. The developers are set to transform the area over the next 12 years, building around 1,300 new homes, of which 25 per cent will be affordable housing. They will also provide a new school, nursery, hotels, restaurants, gym, healthcare facilities, office space and a number of retail units on the site, with an anticipated final development value of over £400m.



Rochester Riverside aerial view



Chatham Placemaking: View towards St John’s Church (Medway Council, consultation Jan 2016)

With the benefit of £4m from the Local Growth Fund for the initial phase, the council is working through the detailed design of the **Chatham Place-making** scheme. This will focus on the redevelopment of the Chatham Waterfront Civic Space, stretching from the River Medway and the Waterfront Pumping Station towards the Bus Station, the Paddock and the north-western entrance to the Pentagon Shopping Centre and the connections through to the High Street and Chatham Rail Station. 90% of respondents to the council’s consultation agreed that the proposed scheme should deliver its principal objectives of creating a place where people will feel secure

and can enjoy the civic space, and a more connected public realm. Following procurement later in 2016, works will commence in early 2017 and be completed in early 2018.

Development at **Gillingham Waterfront** (Victory Pier) continues apace with a new hotel completed and open for business, and remaining housing due to be completed by the end of 2016 and already sold off-plan. Planning approval has been secured for the **Watermill Wharf** innovation workspace scheme at Strood Riverside, which will utilise 20ft and

40ft shipping containers customised with cladding and planting and providing 15 new business units. Works will be completed by March 2017.

The final phase of development on Chatham Maritime's **St Mary's Island** is underway: called Azure, it will deliver 339 properties including 62 within an extra care block for older residents, as well as local amenities and recreational space. A healthy selection of development schemes in Chatham are underway including the final phase of the Countryside development at **Horsted Park**. Medway is also benefitting from over £22m investment in improvements to the highways network to improve accessibility in Strood (including the new station), connectivity to the Medway City Estate and the A289 Four Elms Roundabout to Medway Tunnel to ease congestion and increase capacity. The council are looking at further funding opportunities including through the 3rd round of Local Growth Funding via the South East LEP.



Rochester Airport Technology Park This part of the North Kent Innovation Zone (NKIZ), involving a cluster of sites around Rochester Airport, is intended to offer high quality commercial premises and innovation workspace for advanced manufacturing, engineering, R&D and prototyping. £4.4m Local Growth funding secured through the South East LEP will enable redevelopment of Rochester Airport's operational infrastructure: the project will include hard surfacing of one of the runways including runway lighting, a new control tower and airport hub building, and refurbishment of the existing aircraft hangars. Once completed, this will enable the closure of the airport's other runway, and allow the land released to be converted for the enterprise zone. Subject to planning consent at the end of the summer, we expect the development works to start by March 2017. At this stage, the wider site development is expected to come forward from 2018 onwards,

SWALE

At the eastern end of the Thames Gateway, Swale has strong connections to London, the UK and Europe with recent improvements to the local infrastructure, and a further commitment to enhancements at Junction 5 of the M2.

The £59m regeneration of **Sittingbourne Town Centre** comprises a mixed-use scheme with an eight screen cinema (to be operated by *The Light Cinemas*), 2,300m² of restaurant space, 2,800m² of large format retail, and 213 apartments together with a new public square, a range of road improvements and new parking facilities. The scheme will be delivered by Swale Borough Council's development partner, the Spirit of Sittingbourne, with work expected to start in autumn 2016.



The first two phases of commercial retail-led development at **Neats Court**, Queenborough and Rushenden, are complete with the site starting to become a bustling retail hub for the Island. Planning Permission has also been granted for an ALDI regional distribution centre (57,000m²) which, when completed, will provide 400 jobs. The owners of **Kent Science Park** (KSP) consulted in 2015 on a masterplan outlining proposals for expansion of the Park, with the aim of creating 4,150 jobs through additional high specification business space, complemented by new housing for staff employed at the Park. The new owners are currently reviewing the proposals in response to feedback from the community and the planning authority.

Peel Ports has begun to deliver its 20 year masterplan for the continued growth of the **Port of Sheerness**, including proposals for a new rail and road access and additional land holdings becoming part of the operational port. There continues to be considerable interest in **Eurolink East Five**, the latest phase of the highly successful business park. In Faversham (outside the Thames Gateway Kent boundary), **Dane Park** has received planning permission for a new mixed-use development, close to Junction 7 of the M2, with 196 houses and a new business park. Further permissions for significant housing developments have also been granted for **Perry Court** (310 dwelling) and **Ham Road** (330 dwellings).