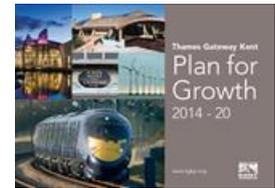
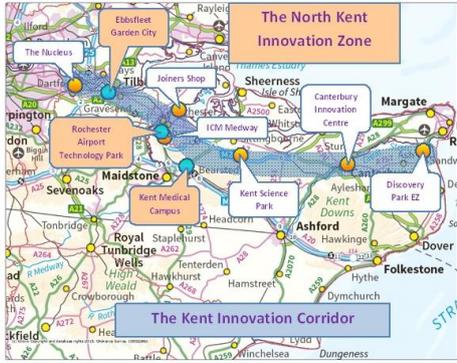


Update on key investment opportunities in North Kent – December 2015



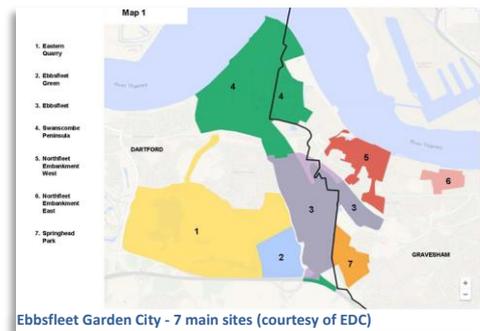
The TGKP *Plan for Growth 2014-20* lists a number of major sites in North Kent offering investment opportunities. This leaflet gives a summary of progress on some of the key schemes listed in the Plan, and other emerging opportunities.



A significant development for Thames Gateway Kent has been the Government's selection of the **North Kent Innovation Zone (NKIZ)** for enterprise zone status. Announced in the Autumn Statement on 25th November, the NKIZ embraces three locations in the Kent Innovation Corridor – a cluster of three sites at **Ebbfleet Garden City**, the **Rochester Airport Technology Park**, and the **Kent Medical Campus** in Maidstone. The NKIZ 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, creative industries and professional services.

EBBSFLEET GARDEN CITY

The Ebbfleet Development Corporation is now operational, including planning functions, and charged with leading delivery of **Ebbfleet Garden City**. In his Autumn Statement the Chancellor of the Exchequer announced the Government's commitment of £310 million investment in this Spending Review period in infrastructure to support delivery of the Garden City's proposed 15,000 homes. Stakeholder engagement is underway on shaping the new masterplan for the Garden City, led by the consultants AECOM.



Ebbfleet Garden City - 7 main sites (courtesy of EDC)

The Development Corporation's boundary includes seven key sites (right):



Castle Hill (courtesy of EDC)

Eastern Quarry (1) in Dartford is planned to provide up to 6,250 homes and up to 231,000m² of business, retail, leisure and community space. The first phase of 150 homes at Castle Hill (developed by Ward Homes) have now been sold. Detailed planning is taking place on the next phases which will provide for a further 1,000 homes and include a new primary school and local centre.

Ebbfleet Green (2) A masterplan and detailed matters have been submitted for the first phase of 180 homes (Redrow Homes), with commencement intended for spring 2016. With connections to Ebbfleet Station and Eastern Quarry, this community will eventually comprise 950 homes and a lively mix of other uses including a hotel, shopping, food and drink, health, education, cultural and assembly and leisure uses.



Ebbfleet Green Masterplan (Courtesy of EDC)



Ebbfleet International Station

Ebbfleet (3) straddles the boundary between the boroughs of Dartford and Gravesham, with the international station at its heart. Consent was granted in 2002 for up to 789,550m² gross development floorspace comprising employment, residential, hotel and leisure uses, supporting retail and community facilities, provision of car parking, open space, roads and infrastructure. The consent is currently being reviewed through the masterplan along with consideration of supporting infrastructure. A site north-east of the international station is included in the **NKIZ** with potential for 30,000m² of innovation workspace and offices accommodating up to 2,500 new jobs by 2027.

The remaining sites in the Ebbsfleet cluster of the **NKIZ** are located on the Northfleet Embankment, on the western edge of Gravesend town centre close to Ebbsfleet International. The Lafarge-owned **Northfleet Embankment West (5)** and HCA-owned **Northfleet Embankment East (6)** sites both have potential mixed-use schemes of housing and commercial space; the deep-water wharf facilities offer ongoing potential for freight access and commercial uses such as cruise liner facilities, linking especially to the tourism potential that might be forthcoming on the Swanscombe Peninsula. Portions of each site are included in the **NKIZ**, with the aim of delivering 54,000m² of advanced industrial and innovatory workspace accommodating up to 2,400 new jobs by 2027. Part of Northfleet Embankment has already been developed, with creation of a £40 million 20,000 m² Lidl distribution centre which opened in September 2014.



Northfleet Embankment, 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, has deferred submission of its Development Consent

Order until mid-2016, to allow more time for carrying out transport and environmental studies in the local area, along with a comprehensive business and masterplan review. The proposed timetable, subject to approval by the Secretary of State, is for construction to begin in 2017 and for the resort to open in spring/summer of 2021.

Springhead Quarter (7) The early phases of development (Countryside Properties, over 200 homes) are complete, with capacity for around 700 more homes (plus business space) in later phases, commencing in 2016.

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 1,500 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 detailed plans have been submitted 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 details for the first phase are currently being considered. 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.



Phoenix Quarter (courtesy Barratt Homes)

Significant development opportunities are being brought forward in Dartford town centre, alongside transport and public realm improvements. Working with the HCA, the Council 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 are eager to bring forward early development of the site. A shared vision for the site is being developed with the Lowfield Street Working Group. A study on options for improving transport and accessibility is underway, which will help inform a new town centre masterplan. 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 town's HS1 link was further boosted in December 2013 with a £19m upgrade to **Gravesend Railway Station** with extra platforms, lifts, footbridge and step free access to platforms which will enable future 12-car High Speed One trains. Complementing the upgrade of the railway station, the remodelling of the **Rathmore Road Link** will commence in 2016, and approval has been given to a cycle hub development as another component of transport and accessibility improvements in the town centre.

Planning permission has been granted to Edinburgh House for the £120 million **Gravesend Heritage Quarter** development, with hotel, apartments, retail, leisure and office units, set to commence in 2016. Aligned to the Heritage Quarter development is a £1.8 million investment scheme for the refurbishment of Gravesend's **Borough Market**. The funding, provided by the Coastal Community Fund, will see the market transformed into a thriving retail centre and creative hub. Taking its inspiration from the Greenwich and (London Bridge) Borough Markets, the new market will open in the summer of 2016.

A scheme that would see the demolition of a redundant town centre cinema located opposite Gravesend Railway Station has been granted outline planning permission: this will deliver a mixed use scheme including new gym, office space and apartments. Outline planning permission has been granted for 650 residential units, new light industrial and leisure space as part of the regeneration of the town's **Canal Basin**. The Council has also resolved to grant consent for 400 new homes off **Coldharbour Road**, subject to associated conditions and agreements.



MEDWAY



The new **Rochester railway station** is approaching completion and scheduled to open in mid-December 2015, immediately adjacent to **Rochester Riverside** site. Two prestigious developers have been shortlisted to help transform this flagship project: Barratt and Countryside have reached the final stage of the process which will now see them submit design proposals to Medway Council for the 74-acre Rochester Riverside project, an

exciting mixed use development including up to 1,400 homes along the River Medway. As well as houses and flats, the development will include public open spaces, a riverside walk, a new primary school, hotel, office space, shops and restaurants.



At **Chatham Waters**, the new Medway University Technical College opened in September with its first intake of nearly 200 students. The Asda supermarket has also opened with the creation of over 250 FTE jobs, and housing development is continuing apace. Development at **Gillingham Waterfront** (Victory Pier) is almost complete with a new hotel delivered as part of the scheme. With the benefit of £4 million from the Local Growth Fund, the council is developing a master plan for 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. The principal aims are to create a place where people will feel secure and can enjoy the civic space, and to create a more connected public realm.

A planning application will shortly be submitted for the **Watermill Wharf** innovation workspace scheme at Strood Riverside. This is an exciting scheme that will utilise 20ft and 40ft shipping containers to develop 24 business units, with the containers customised with cladding and planting. Subject to approval, the scheme will open in 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 have been either recently completed or are progressing to their next phase, including the 40 waterfront apartments at **Empire Reach** developed by Golding Homes, MHS Homes' scheme at **The Brook** and the Countryside development at **Horsted Park**. Medway is also benefitting from over £22 million 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.

Rochester Airport Technology Park (RATP) Subject to final planning clearance, rationalisation of the existing airport will enable creation of a new Technology Park offering high quality commercial premises and innovation workspace for advanced manufacturing, engineering, R&D and prototyping. The RATP is included in the **North Kent Innovation Zone** and Medway-Swale Arc Assisted Area. £4.4 million has been allocated from the Local Growth Fund, via the South East Local Enterprise Partnership, to help deliver the initial stages of the scheme.



SWALE



The £46m phase 1 regeneration of **Sittingbourne town centre** is coming soon. This major investment comprises a mixed-use scheme introducing a new seven-screen cinema, 2,300m² of restaurant space, 2,800m² of large format retail, and 215 apartments together with a new public square and a range of road improvements and new parking facilities. The scheme is being delivered by Swale Borough Council's development partner, the Spirit of Sittingbourne, and work is expected to commence in spring 2016.

At **Queenborough and Rushenden** the first two phases of commercial retail-led development at **Neats Court** are complete and occupied, creating around 400 new jobs. Permission has also been given for a 56,000m² ALDI regional distribution centre; and site clearance and remedial works are continuing for the residential element, with the Homes and Communities Agency aiming to have a development partner in place by early 2016.

The owners of **Kent Science Park (KSP)** consulted over the summer 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 masterplan proposals are being refined in response to feedback from the community and the local authority.

At the **Port of Sheerness**, Peel Ports have presented a 20 year masterplan to support the continued growth of the Port, including plans for new rail and road access and additional land holdings becoming part of the operational Port. Development is getting underway at **Eurolink V** following the announcement that Trenport Investments is forward-funding investment in infrastructure, including roads and utilities, to kick-start the latest phase of this highly successful business estate. In the east of the borough (outside the Thames Gateway Kent boundary), **Dane Park** is a new mixed development in Faversham, close to Junction 7 of the M2, comprising 196 houses and a new business park.