



WHITECLIFFE

WHITECLIFFE COMMUNITY LIAISON GROUP

Planning and Progress Report No11

Report Date – 19th July 2023

Next Meeting date – 25th July 2023 @2pm

[Click here to join the meeting](#)

Report prepared by
Anna Komajda – Project Manager Camland Consulting
on behalf of Eastern Quarry Ltd/Henley Camland



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Introduction

“Whitecliffe” is a multi-phased development of three “villages”, Castle Hill, Ashmere and Alkerden, within the former Eastern Quarry in Ebbsfleet.

In support of the CLG meetings this report has been prepared to provide an overview of the status of the development of the “Whitecliffe” site. The report will be updated and re-issued prior to all CLG meetings.

In addition to this report monthly updates of the Community Questions are being shared with the members of the CLG.

Estate Management - Residents are encouraged to contact the owner’s estate management company RMG directly with any site issues/enquiries which are then acknowledged and actioned or sent to relevant party if not yet under estate management. Craig Morrison is the RMG Estates Manager based on site who also can also be contacted directly via email, or face to face at the community centre (unless closed due to restrictions).

The overall development of the “Whitecliffe” Site is managed by Camland Consulting on behalf of the owner. The contents of this report have been prepared by Anna Komajda (Project Manager) with support of Adam Owen (Project Director for Castle Hill), Mark Elwell (Project Director for Ashmere and Alkerden) of Camland Consulting and Phil Christopher (H&S and CDM advisor to the owner) of TGA Building Consultancy.

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4. Appendices
 - 4.1. Castle Hill Lake Update letter – provided with Report No2. Not currently attached.
 - 4.2. HIA February 2021 – provided with Report No2. Not currently attached.
 - 4.3. BE SAFE Newsletter
 - 4.4. Dog Walking Guidance

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1. Programme and Progress

1.1 Castle Hill

The following summary is subject to change and is for general guidance.

- Lake and Water frontage & Platinum Jubilee Park opened on 29th July 22, Castle Hill Lake Southbank opened 19th May 23.





- Lake and surroundings

EQL have been working with Middlemarch during the planning with EDC and Helen Forster MCIEEM | Biodiversity Officer | Kent County Council throughout the development and have been preparing ecological mitigation plans, bio-diversity plans etc.

Some mitigation has already started around the lake, with bird and bat boxes, sand martin nesting barrels, wood piles (hibernacula), we will be starting pond edge seeding over the next few weeks and a bird hide will be installed. A Lake update letter from Middlemarch was included as appendix 1 in report no2.]

- Dog Walking Guidance – please see enclosed as appendix 4.4

- Wildlife Around the Lake (Ducks)

In regard to the wildfowl on the lake these are all wild birds that populated the lake following its construction at the start of the project. Numbers fluctuate year on year and will continue to do so as with any natural population. This has been monitored by ecologists since the start of the project.

Wildfowl may become a problem around houses especially if they are fed and EQL has installed signs advising the residents not to feed them.

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- Cementfields working with young people constructed a Hedgehog House, that after consultation with the ecologist, has been installed at the southern bank of the lake.
- Lake levels update – a new pump has been installed, and as a result the levels have decreased and are being consistently maintained. We are continuously monitoring the lake level situation.
- Fastrack has been completed down to the “pub” parcel. The temporary fencing along Fastrack and the Green zone has been removed. The road is a dedicated bus route and will never be open to public traffic although the road will remain closed until when the Fastrack route connecting Bluewater and Whitecliffe will be open for buses, which is expected in summer 2025. We will advise closer to the date when buses will start to use the road. In any event, residents should only be crossing the road at the crossing points and advise children it is a road and not a play area. We will also place concrete barriers across the road to try and prevent unauthorized access in the interim.
- Public transport at Whitecliffe: Car Club & Arriva Click
Henley Camland have partnered with Enterprise and Arriva Click to offer the residents of Whitecliffe special offers when using CarClub and Arriva Click. Currently an electric CarClub vehicle is provided at the Castle Hill Community Centre car park. We are preparing further CarClub locations which will be active as and when the demand is there. It is expected that a new Car Club vehicle will be provided in Alkerden at the beginning of August. A contract with Arriva Click has also been extended to provide services until summer 2024. To use the residents’ discount codes please see the details shown below.

arriva click

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ArrivaClick is a flexible minibus service that doesn't follow the fixed routes of regular buses, but picks you up and drops you off at a location of your choice. Using ride-sharing software, it combines your journey with other users heading in a similar direction, allowing everyone to enjoy the convenience.

How it works



1 Download the ArrivaClick app.



2 Choose your pick-up and drop-off points within the operating zone. You will receive a price and an ETA.



3 Once confirmed we will notify you when the vehicle is 2 minutes away. Track your vehicle via the app.

Where can I go?

Ebbsfleet's Centre and throughout the area shown on the map.

6am-1am Monday-Saturday

6am-12am on Sundays

No Bank holiday service apart from Boxing Day.



COVID-19 PRECAUTIONS

- Glass shield separates you from the driver
- Face masks must be worn on the bus at all times
- Maximum of 6 passengers on the vehicle at one time
- The buses are deep cleaned every night

If you're a Concessionary pass holder you can receive 30% off travel* when booking through the app.

Find out more at arrivabus.co.uk/arrivaclick



Terms and conditions apply. Use code NEWCLICK at the checkout to receive first ride free. *To redeem 30% off please email a copy of your pass to arrivaclickinquiries@arriva.co.uk Allow 5 days to receive a unique code to enter into the app when making a booking.

Alkerden Residents offer*:

First Year's Membership ~~£60~~ **FREE**

+ **£50 Free Driving Credit***

+ **5% off Enterprise Rent-A-Car***

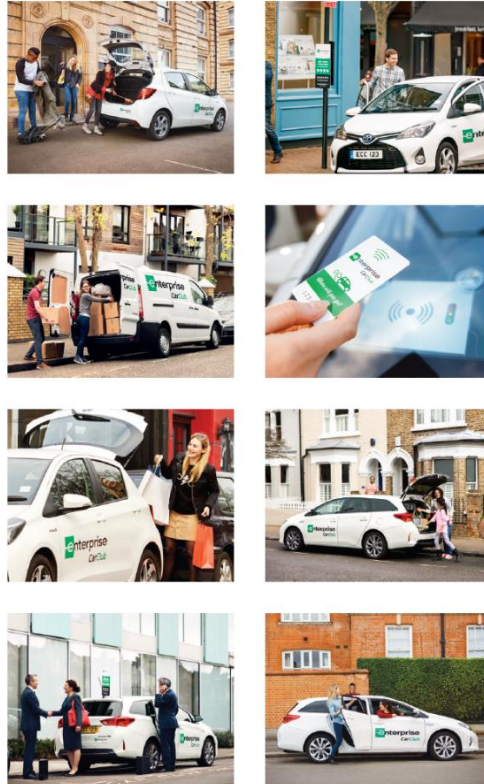
Visit our website:

EnterpriseCarClub.co.uk/ALKERDEN150

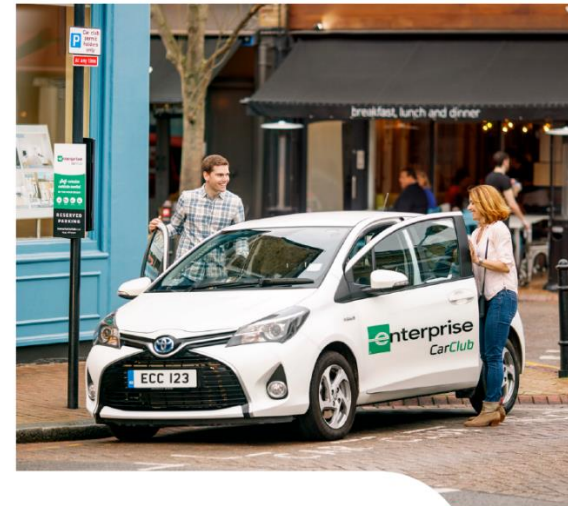
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First year's free membership* & £50 driving credit
 for Alkerden Residents

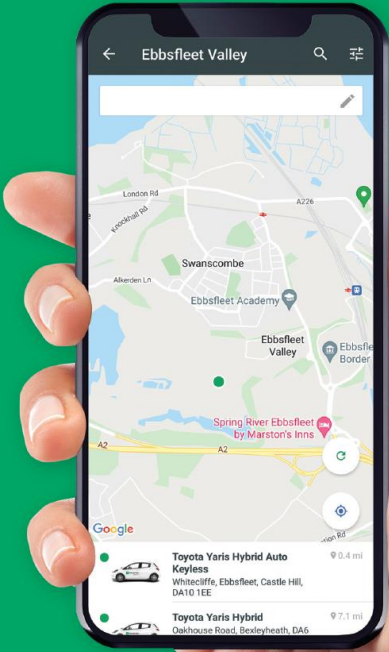


*One year's standard plan membership included for free (usually £90/yr), £50 driving credit, valid for 90 days and excluding mileage, applied once application is approved. For Alkerden residents only. Offer valid until 31/09/2023. Hourly & mileage rates based on a UK 24hr rental average on the standard plan as at 01/06/2022. Members must complete their first Car Club rental to qualify for 5% discount code. For full T&Cs please visit www.EnterpriseCarClub.co.uk/tc. TrustScore as of 01/06/2022. ©2022 Enterprise Car Club. 06.22.AP


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servicing included
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vehicles nationwide
-  24/7 access
year round



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Book in advance or on the
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Access the vehicle via
the app and retrieve the
keys using the PIN-PAD
in the glovebox
- 4. Return**
Once back in the original
bay, lock the vehicle via
the app

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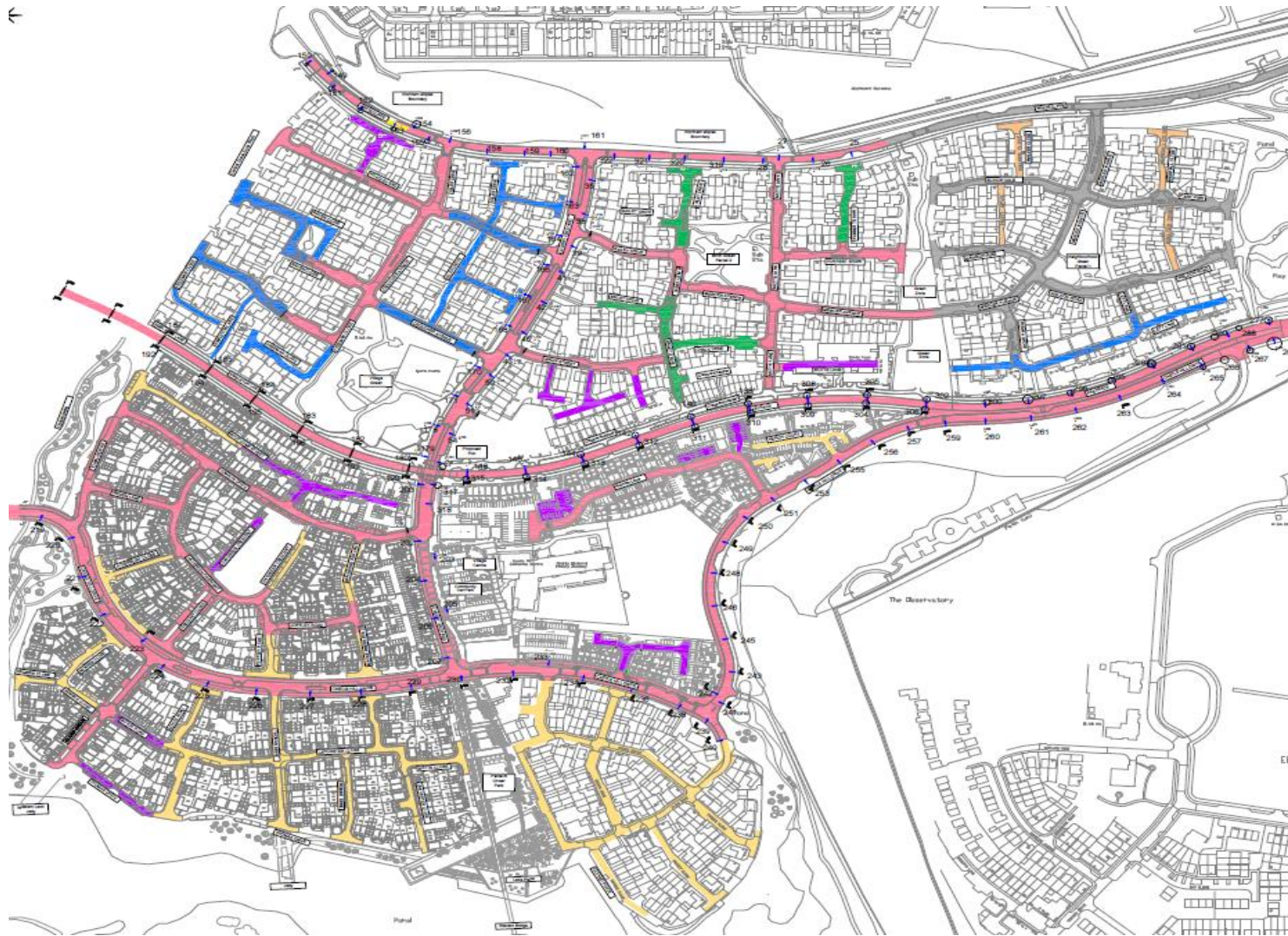
Castle Hill-Parcel location Plan

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- EQL Whitecliffe*
- BARRATT HOMES Parcel 3a*
- PERSIMMON Parcel 2*
- CLARION/Chartway*
- BARRATT HOMES Parcel 1*
- TAYLOR WIMPEY*
- Adopted Roads KCC*
- Highways*

Castle Hill-Street Ownership

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1.2 Alkerden and Ashmere

1.2.1 Land forming

- Lake draining now 24/7 direct to the Thames and groundwater control continuing as currently set up on-site at the moment.
- **BE SAFE NEWSLETTER** – please see the BE SAFE newsletter which is attached as appendix 4.3.

Our team is increasingly concerned by the number of young people trespassing to enter the lakes in the construction site and public spaces at Whitecliffe - Castle Hill, Alkerden and Ashmere. With warm weather and school holidays approaching, we want to ensure everyone is aware of the dangers. Having met with stakeholders and the local police team, we agreed to circulate a newsletter to all residents at Whitecliffe, the surrounding areas and schools. We will also share with the Police, footage from our security team's bodycams of any young people trespassing, to help with identification.



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1.2.2 Infrastructure Works

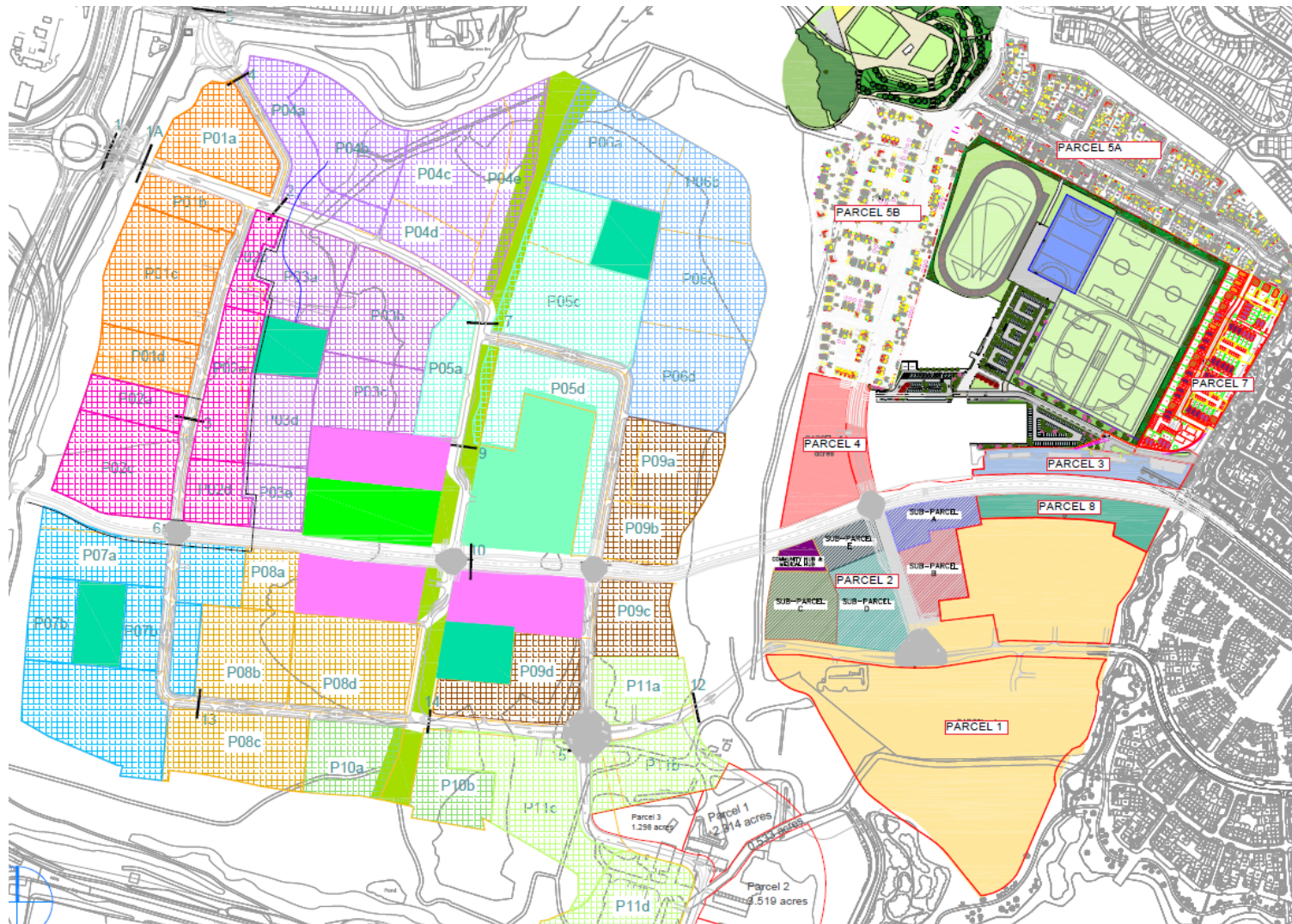
- Alkerden – Works on residential parcels around the Education Campus have commenced, with the first houses completed early June 2022.
- Ashmere – Roadworks at Hedge Place roundabout are now complete, and the road is open. Striation and Public Art lighting are now installed. The final programming works linking the lighting at Ashmere and Castle Hill gateways have been completed.

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Alkerden and Ashmere- Parcel Location Plan

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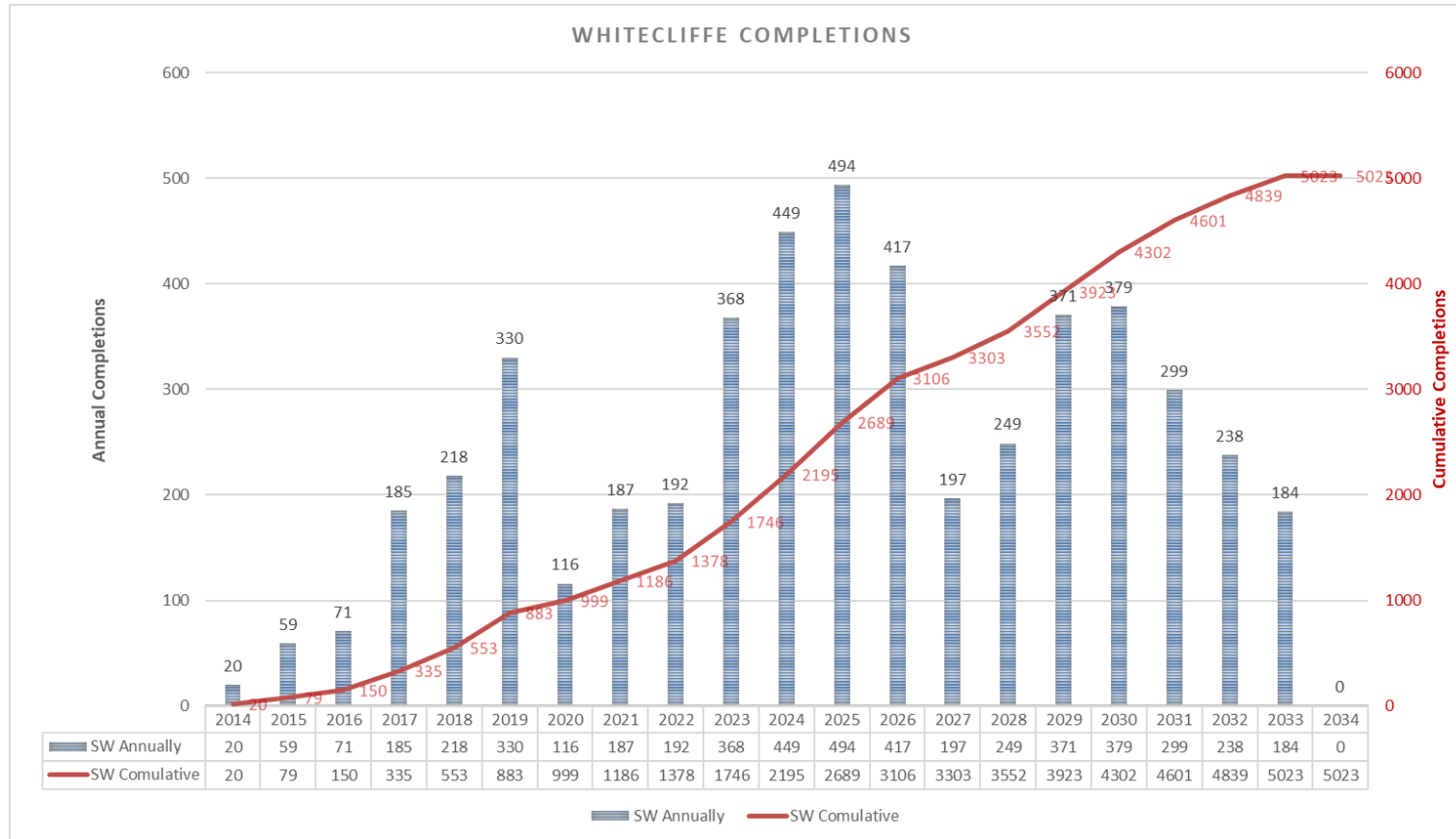
Meeting Date – 25th July 2023



2. Planning

2.1 Whitecliffe Completions

As at end of June 2023, there were 1634 Completions on site. (Castle Hill-1415, Alkerden&Ashmere-219).



Current and Forecast completions at Whitecliffe

2.2 S106 Obligations and triggers

- **Alkerden Education Campus** Resolution to grant granted 27th January 2021.

The Campus will include: Primary School with a nursery, Secondary School, a dual Use sports centre available for public use outside of school hours, 4 football sports pitches, three tennis courts, running track, cricket pitch and All-weather 4G pitch. The primary school will be a 2 FE and will accommodate 446 pupils aged 3-11, while the secondary school, 8FE- will provide a space for 1,680 students aged 11-19 years. The school and the campus will occupy an 11.1 hectare site, making it the largest educational facilities ever to be built in Kent.

To see a fly through the school, please follow the link [here](#).

The Education Campus works commenced in July 2022. The foundations to the secondary school are now almost complete. Since commencing the works, however, the Autumn Budget, the well documented impact on interest rates, mortgages and subsequent slowing of house sales, has necessitated a review of occupation rates and current demand for school places. Our aspiration following the Covid outbreak was to open the secondary school in September 2024, on a phased basis, starting with years 7 and 8. Having assessed the current and forecast number of properties on the Whitecliffe and Ebbsfleet Green developments, it is now considered this would be far beyond the required capacity and cause availability issues for future pupils from those areas. We have spent the last few months working with our stakeholder partners, Kent County Council, Ebbsfleet Development Corporation and the Aletheia Academies Trust reviewing this situation very carefully. It has been jointly decided with the stakeholder partners that, in the interest of protecting future capacity, the correct decision is to commence secondary school provision in September 2025. This provision will start with four forms of Year 7. As the number of pupils is relatively small, for the first 12 months provision will be made in temporary modular accommodation. Work on the campus started on site in 2022 and the three main buildings, which will include a community sports facility, are planned to be fully completed ready for handover to Aletheia Academies Trust in summer 2026.

- **Art Advisory Panel** has been established to assist with the continued involvement of local residents in the process of bringing forward the art pieces, and as a mechanism for EDC Art Officers to also have regular involvement in the process. The Art Advisory Panel will meet three or four times a year, at times to be agreed by the Panel, and with the purpose of supporting the art delivery process and timescales.

A planning application for the Public Art piece at Castle Hill South has been submitted and determined. The installation has been scheduled for March 2025.

The public Art Advisory meeting regarding the Alkerden Major Urban Park design works was on Thursday, 1st June.

- **Alkerden Civic Hub**

A project team have been appointed for the development of the Alkerden Civic Hub scheme with AOC Architecture as the lead designer. These include the structural engineer, mechanical and electrical engineer, BREEAM, and transport and acoustic consultants.

The Alkerden Civic Hub will provide approx. 5,000sq m of usable space and will include: Long Life Learning Centre, Library, Community Police Accommodation, Job Centre, Health and Social Care provision, religious facility as well as co-location space.

A public consultation process has taken place which included an in-person event held on 16th October 2021 and an online forum held on 4th November 2021.

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2.3 Public Consultations

- Currently there are two public consultations running at Whitecliffe:
 1. Major Urban Park- please see the details at: www.majorurbanparkatwhitecliffe.co.uk
 2. Redrow Parcel 8 Alkerden - please see the details at: www.redrow-alkerden.co.uk the consultation will run from Friday 21st July until Friday 11th August

Please note, on a development of this scale public consultations are running on regular basis by Henley Camland or by the housing developers as they build their phases. Details of the consultations are regularly updated in the [Planning](#) section at the [Whitecliffe](#) website.

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2.4 Planning Application

APPLICATION	STATUS	COMMENTS
APPLICATIONS APPROVED SINCE LAST MEETING (March 2023)		
EDC/22/0085 Castle Hill South Public Art (Reserved Matters Application) (Reserved Matters application)	Application for the installation of two public art pieces at Castle Hill South.	Application approved 04/05/2023.
APPLICATIONS SUBMITTED AND PENDING		
EDC/20/0024 Alkerden and Ashmere Mini-Biodiversity Action Plan (BAP) (Condition 15 of EDC/17/0048)	Mini-BAP to be updated to reflect AMP approvals.	Application pending.
EDC/19/0143 Fastrack West (Reserved Matters (Castle Hill))	Reserved Matters application for landscaping associated with Fastrack West.	Application pending.
EDC/22/0092 Alkerden Landforming (Reserved Matters application)	Application for temporary land levels around Alkerden Farm Park and to support the north/south road.	Application pending.
EDC/22/0092 Alkerden Gateway (Discharge of Conditions 4 and 5, partial discharge of Condition 3 (b&c)).	Application to discharge landscaping detail and gradients.	Application pending.
EDC/22/0143 Alkerden Gateway Condition Discharge – Landscaping Details	Approval of detail application for permission EDC/21/0203 to discharge the landscape details.	Application pending.

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EDC/22/0189 Alkerden Gateway Condition Discharge – Ecology	Approval of detail application for permission EDC/21/0203 (Alkerden Gateway) to discharge ecology condition.	Application pending.
EDC/22/0131 Castle Hill South Bird Hide (Approval of Detail Application)	Re-discharge of Condition 12 of Castle Hill South to change bird hide specification to a screen.	Application pending.
EDC/23/0048 Education Campus Conditions – Retaining Wall Condition	Approval of detail application for permission EDC/21/0216 to discharge condition 2.	Application pending.
EDC/23/0035 RMA1 Parking Non-material Amendment.	Non-material amendment application to amend condition 15 to make changes to the phased delivery of the commercial car park.	Application pending.
EDC/23/0043 Fastrack Condition Discharge – Landscaping and Drainage	Approval of Detail application for permission EDC/21/0148 to discharge conditions 3 and 4 in relation to landscaping, highways dimensions and drainage.	Application pending.
EDC/23/0036 Ashmere Phase 2 Block 2A Land Contamination (Approval of Detail Application)	Approval of details application to discharge condition 34 (land contamination) for Ashmere Phase 2 Block 2A.	Application pending.
EDC/23/0042 Alkerden Parcel 5b Land Contamination (Approval of Detail Application)	Approval of Details application to discharge condition 34 (land contamination) for Alkerden Parcel 5B.	Application pending.
Education Campus Secondary School Conditions (Approval of Detail Application)	Approval of details application to discharge condition 3 (materials) for the Secondary School.	Application pending validation.
Education Campus (Non-Material Amendment)	Non-material amendment application to comprise various design and VE changes to the Primary School.	Application pending validation.

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FORTHCOMING APPLICATIONS		
Fastrack East (Non-Material Amendment Application)	Application to amend the approved Fastrack East landscaping.	Application to be submitted Spring 2023.
Castle Hill Central Green Zone North (Non-Material Amendment Application)	Application to amend the northern boundary landscaping to reflect Alkerden Gateway.	Application to be submitted Summer 2023.
Castle Hill North Landscaping (Non-Material Amendment Application)	Application to amend the Central Green Zone North to reflect Alkerden Gateway and School access road.	Application to be submitted Summer 2023.
Alkerden Parcel 5a (Discharge of Condition Application)	Application to discharge conditions for lighting, landscaping and drainage of the Parcel 5a road permission EDC/21/0090.	Application to be submitted Summer 2023.
Alkerden OSCP (Discharge of Condition Application)	Application to discharge conditions for lighting, landscape and drainage for OSCP permission EDC/22/0006.	Application to be submitted Summer 2023.
Major Urban Park (reserved matters application)	Reserved Matters Application for the Major Urban Park including Alkerden Farm Park, Whitecliffe Square and southern playing pitches.	Application to be submitted Summer 2023.
Ashmere Terminal Foul Water Pumping Station and Redrow Pumping Station & Swale (reserved matters application)	Reserved matters applications for the terminal pumping station in Ashmere and pumping station & swale to serve Redrow parcels respectively.	Application to be submitted Spring 2023.
Mounts Road Strategy Documents	Review of outline planning permission strategy documents associated with change of Mounts Road from secondary vehicular access to emergency road access only.	Application to be submitted Summer 2023.

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NW Ashmere Landscape	Approval of Detail application for partial discharge for changes to play equipment.	Application to be submitted June 2023.
Education Campus Conditions	Pre-above ground level approval of details applications to discharge conditions 4, 5, 6, 7 & 8 on permission EDC/20/0002	Application to be submitted Summer 2023.

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3. Progress photos – June 2023



Ashmere

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Ashmere

Appendix 4.3 BE SAFE Newsletter

BE SAFE

COMMUNITY NEWSLETTER



Ashmere at Whitecliffe

This newsletter is produced by Eastern Quarry Ltd (EQL) a subsidiary of Henley Camland. EQL owns the 667 acre site known as Whitecliffe. This newsletter is being circulated to all residents at Whitecliffe, the surrounding areas and local schools.

Our team is increasingly concerned by the number of young people trespassing to enter the lakes in the construction site and public spaces. As the weather remains warm, and with school holidays underway, we want to ensure everyone is aware of the dangers:

- Building sites are not places to play/explore
- Lakes are not safe for swimming - with many unseen ground and underwater hazards

Drowning is preventable, yet every year there are around 300 deaths attributed to accidental drowning in lakes across the UK.

BE SAFE

COMMUNITY NEWSLETTER



As a responsible landowner we have measures in place to try to stop access. Warning signs are there to highlight the dangers. To keep people out of the construction area there are fences, and guards with dogs and body worn cameras. When trespassers are spotted within the construction area, the Police are called, and video evidence shared with the Police for possible prosecution and local schools. Construction workers wear protective clothing and footwear on site and that is for good reason.



Castle Hill Lake is accessible to the community, is a beautiful feature with lots of wildlife, and is designed to be enjoyed and appreciated by all. Due to its purpose to collect rainwater, it has not been designed for swimming. There are clear “No Swimming” signs around the lake. Lifebuoys are provided for emergency use only and should be left for that purpose and not tampered with.



RESIDENTS, WE'D LIKE YOUR HELP, PLEASE WARN YOUR YOUNG PEOPLE ABOUT THE DANGERS OF ACCESSING THE CONSTRUCTION SITE AND LAKES

WHO TO CONTACT

If you see anyone swimming in the lake or tampering with emergency equipment, please call the Police on 999 if there is a threat to life, otherwise call 111.

The Royal Life Saving Society UK has lots of helpful information to educate people about the dangers of water - <https://www.rlss.org.uk/>



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Appendix 4.4 Dog Walking Guidance









WHITECLIFFE







For Everyone's Guidance and Safety – Dog Walking in Whitecliffe

We are of course a nation of animal lovers, and whilst we all want to see dogs being exercised and having fun on and off the lead, we do need to be mindful of other people, wildlife and our surroundings.....

Whilst dog walking in Whitecliffe, you may be asked to:

-  Keep your dog on a lead by the Police or Council
-  Stop your dog going into certain areas e.g the lake when birds are on nests or there are young birds in the area
-  Limit the number of dogs you have with you – even if you're a professional dog walker
-  Clear up after your dog
-  Carry a poop scoop and disposable bags
-  Dispose of your dog waste in a dog waste bin

We ask that you observe and note the following Government guidelines*:

-  It is against the law to let a dog be dangerously out of control anywhere – public places; private homes and gardens
-  Dogs are considered out of control if they injure someone, or make someone worried that a dog might injure them
-  A court can decide if your dog is dangerously out of control if it attacks someone's animal, or the owner of an animal thinks they could be injured if they try to stop your dog attacking their animal
-  You can get an unlimited fine, or be sent to prison if your dog is dangerously out of control. This may mean you are not allowed to own a dog in the future, and your dog may be destroyed

* ([Controlling your dog in public: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/controlling-your-dog-in-public))