



WHITECLIFFE

WHITECLIFFE COMMUNITY LIAISON GROUP

Planning and Progress Report No18

Report Date – 20th January 2025

Next Meeting date – 21st January 2025 @4pm

[Join the meeting now](#)

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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Programme and Progress

- 1.1. Castle Hill
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 - 2.4. Planning Application Tracker
3. Progress photos May 2024
4. Appendices
 - 4.1. Alkerden CofE Academy Admissions Update – *provided in the previous report*
 - 4.2. HIA February 2021 – provided with Report No2. Not currently attached
 - 4.3. BE SAFE Newsletter– *provided in the previous report*
 - 4.4. Dog Walking Guidance– *provided in the previous report*

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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.]

- Swimming in the lake- 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. Please see the “Be Safe Newsletter” attached as appendix 4.3.
- 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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- Lake levels update –We are continuously monitoring the lake level situation.
- Public Art – Folly installation has been successfully completed. Soft landscaping installation has been scheduled for the end of November.



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- Section of Fastrack is now open and in operation. We are delighted to share that a section of Fastrack is now open to buses from 7 July 2024. In Whitecliffe, this is from Southfleet Road to the Embleton Lane turning head. The overall route will help residents who wish to travel between Whitecliffe and Gravesend.

- Public transport at Whitecliffe: Car Club & Arriva Click

After careful consideration, it was decided to terminate the DRT contract with Arriva Click and appoint a new provider with the aim of delivering an improved service. The Arriva Click service was terminated at the end of December 2024.

Consequently, a new fixed route GC1 has been introduced to improve the overall efficiency of the DRT (Demand Responsive Transport) service. A map below shows the route and timetable. From February 2025 a new GO-Coach DRT service will be introduced- this will cover the same area as the service terminated in December.

GC1

Your new daily service
 From 2nd January 2025



- ✓ Multi-operator tickets valid
- ✓ Single tickets no more than £3
- ✓ Connects to train stations
- ✓ Local operator
- ✓ Service improvement plan



Daily timetable:

Ebbfleet International	0635	0705	0735	0805	0835	0905	0935		05	35		1635	1705	1735	1805	1835	1905	1935
Ackers Drive, Stopes Avenue	0642	0712	0742	0812	0842	0912	0942		At	12	42	1642	1712	1742	1812	1842	1912	1942
Cherry Orchard, Co-op	0645	0715	0745	0815	0845	0915	0945		these	15	45	1645	1715	1745	1815	1845	1915	1915
Alkerden Lane, Milton Street	0652	0722	0752	0822	0852	0922	0952		minutes	22	52	1652	1722	1752	1822	1852	1922	1922
Swanscombe, George & Dragon	0658	0728	0758	0828	0858	0928	0958			28	58	1658	1728	1758	1828	1858	1928	1958
Greenhithe Station	0703	0733	0803	0833	0903	0933	1003		until	33	03	1703	1733	1803	1833	1903	1933	2003
Greenhithe Station	0705	0735	0805	0835	0905	0935	1005			35	05	1705	1735	1805	1835	1905	1935	2005
Swanscombe, Station	0710	0740	0810	0840	0910	0940	1010		At	40	10	1710	1740	1810	1840	1910	1940	2010
Alkerden Lane, Milton Street	0716	0746	0816	0846	0916	0946	1016		these	46	16	1716	1746	1816	1846	1916	1946	2016
Cherry Orchard, Co-op	0725	0755	0825	0855	0925	0955	1025		minutes	55	25	1725	1755	1825	1855	1925	1955	2025
Ackers Drive, Stopes Avenue	0728	0758	0828	0858	0928	0958	1028			58	28	1728	1758	1828	1858	1928	1958	2028
Ebbfleet International	0734	0804	0834	0904	0934	1004	1034		until	04	34	1734	1804	1834	1904	1934	2004	2034

Contact us on:
 info@go-coach.co.uk
 01732 469 800

The Bus Depot, London Road
 Swanley, Kent
 BR8 8BY

From early February these journeys will be replaced by Demand Responsive Transport provided by Go-Coach, more information on this will be provided soon



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Currently an electric CarClub vehicle is provided at the Castle Hill Community Centre car park and in Alkerden @ the Corner of Portsbridge Gardens, Alkerden, Ebbsfleet, DA10 0EP.

To use the residents' discount codes please see the details shown below.

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

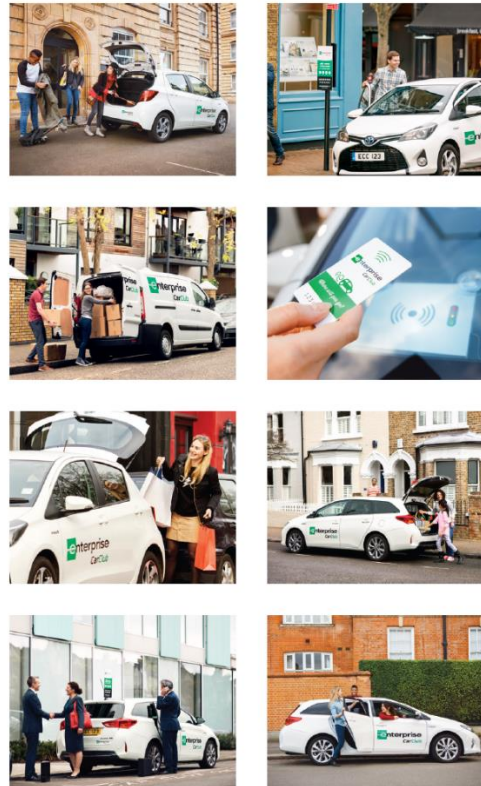
Quote the offer code:

ALKERDEN150

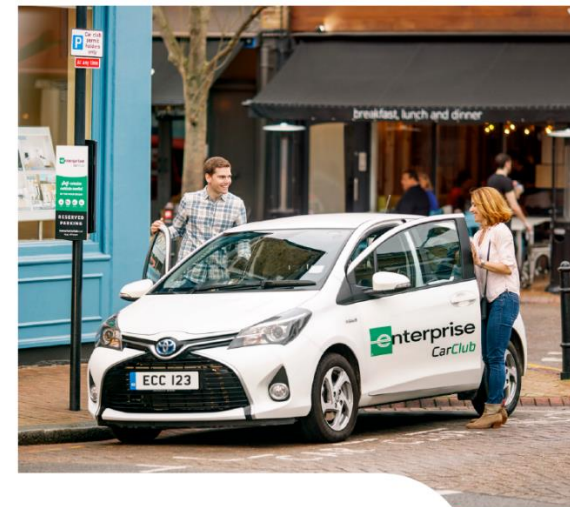
Supported by:



HENLEY
CAMLAND



Your property
comes with a car



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






for Alkerden Residents

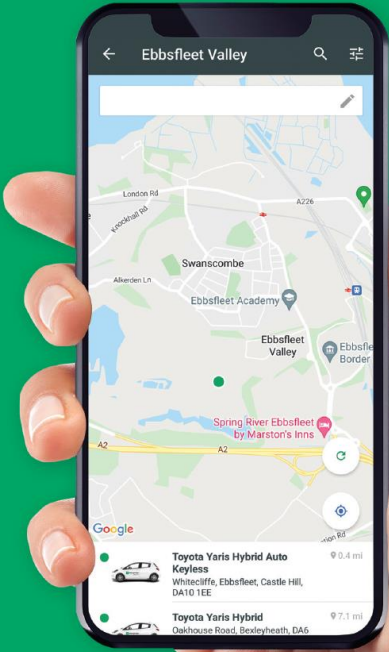






*One year's standard plan membership included for free (usually £60/yr). £50 driving credit, valid for 90 days and excluding mileage, applied once application is approved. For Alkerden residents only. Offer valid until 31/09/2025. Hourly & mileage rates based on a UK 24hr rental average on the standard 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



Book & Unlock from the palm of your hand

Use our app to access cars and vans parked on streets, at train stations, car parks and Enterprise Rent-A-Car branches across Ebbsfleet, Kent and the UK. Membership includes fuel, insurance and breakdown cover, meaning you only pay for a vehicle when you need it.

-  **Your nearest car is:**
Onsite, DA10 1GG
-  Rent by the hour or day from
£3.23/hr* & 21p/per mile*
-  Fuel taxes and
servicing included
-  Access 1,400+ on-street
vehicles nationwide
-  24/7 access
year round



- 1. Join**
Become a member
online or on the app 
- 2. Reserve**
Book in advance or on the
go using the app 
- 3. Unlock & Go**
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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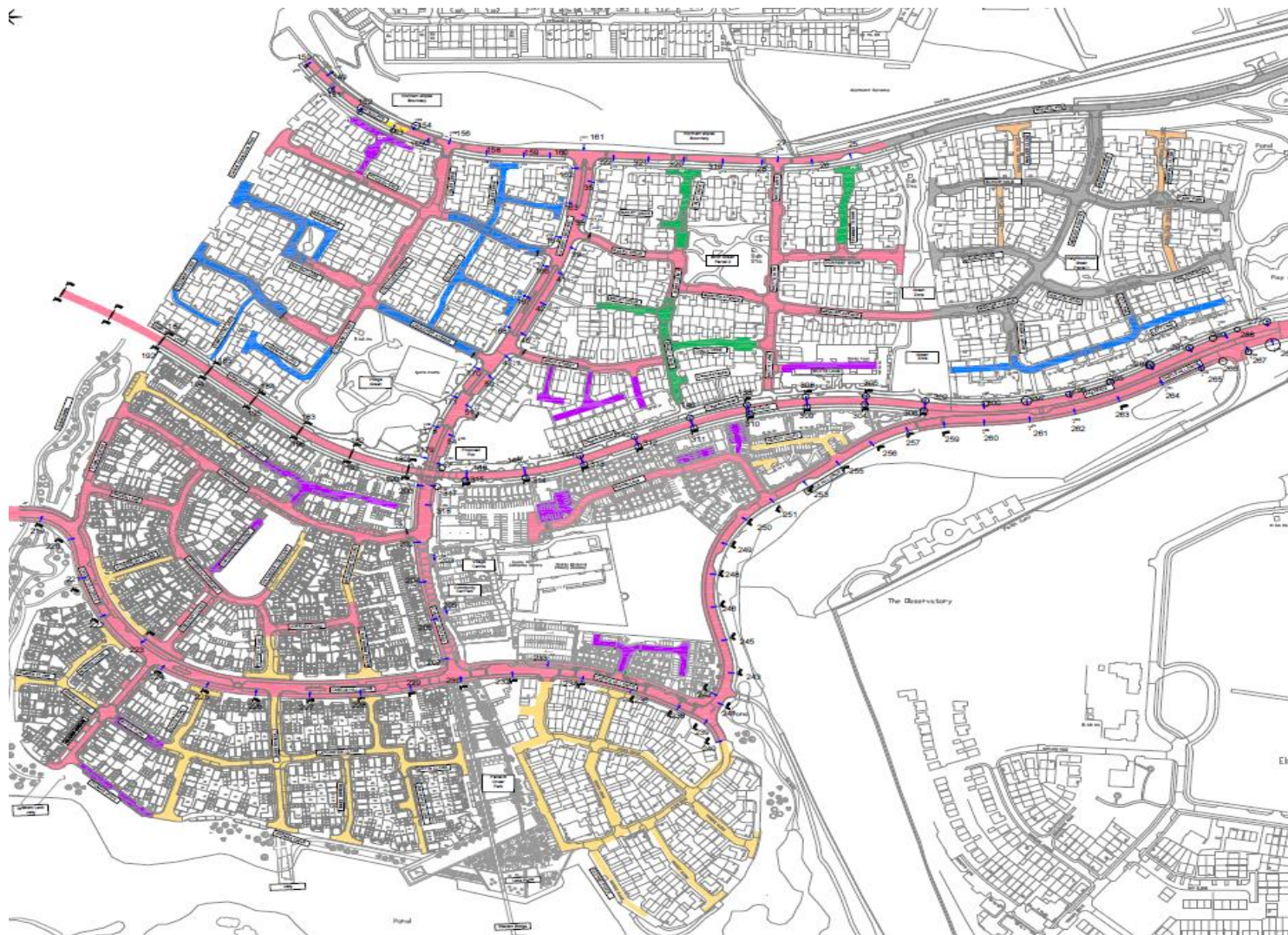
Castle Hill-Parcel location Plan

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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.
- Main Earthworks have now had to be ceased for the season due to a prolonged wet period which has saturated both the cut and fill areas.

1.2.2 Infrastructure Works

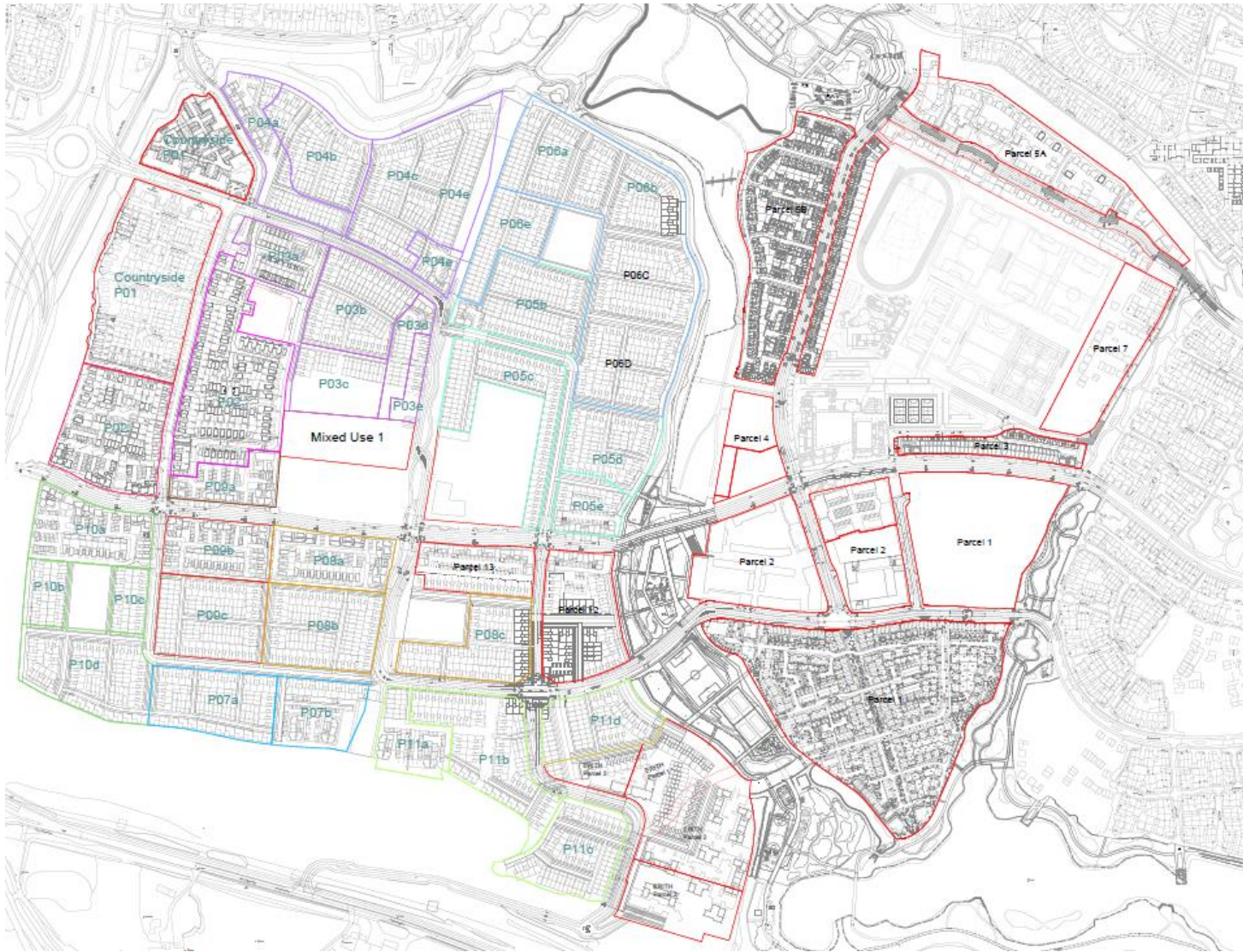
- Alkreden - Bellway and Redrow have now opened their show homes.
- Alkerden – Chartway have completed their sales in Parcel 7
- Ashmere – Countryside have started their sales in parcel 2
- Alkerden Parcel 5 – Bellway sales area now open, footpaths and cycleways continue to be installed in line with Bellway build programme.

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Alkerden and Ashmere- Parcel Location Plan

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2. Planning

2.1 Whitecliffe Completions

As at end of December 2024, there were 2115 Completions on site. (Castle Hill-1595, Alkerden&Ashmere-520).

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

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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.

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- **Alkerden Civic Hub**
- Planning received
- The Alkerden Civic Hub will provide approx. 5,000sq m of usable space and will include: LifeLong Learning Centre, Library, Community Police Accommodation, Job Centre, Health and Social Care provision, Adult Social Care, Hall, religious facility as well as co-location space.
- More details can be found on the EDC planning portal under [EDC/24/0049](https://www.edc.govt.nz/portal/EDC/24/0049)



Design Update - Appearance

Elevation Amendments - South



South Elevation - Proposed Amendments



South Elevation - Submitted Scheme

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- Major Urban Park South
- Planning received
- More details can be found on the EDC planning portal under [EDC/24/0014](https://www.edc.govt.nz/development/0014)



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2.3 Public Consultations

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.

2.4 Planning Application update – October 2024

APPLICATION	STATUS	COMMENTS
APPLICATIONS APPROVED SINCE LAST MEETING		
EDC/23/0043 Fastrack Condition Discharge – Landscaping and Drainage (APPROVAL OF DETAIL APPLICATION)	Approval of Detail application for permission EDC/21/0148 to discharge conditions 3 and 4 in relation to landscaping, highways dimensions and drainage.	Application approved 10/07/2024
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 approved 24/07/2024
EDC/24/0047 Alkerden Gateway – Application to discharge Condition 3 (Part A)	Application to discharge the Gateway Features of Alkerden Gateway.	Application approved 07/08/2024
EDC/19/0143 Fastrack West (Reserved Matters (Castle Hill))	Reserved Matters application for landscaping associated with Fastrack West.	Application approved 23/08/2024
EDC/23/0098 Education Campus Secondary School Conditions (Approval of Detail Application)	Approval of details application to discharge condition 3 (materials) for the Secondary School.	Application approved 09/09/2024
EDC/23/0105 NW Ashmere Landscape (Approval of Detail Application)	Approval of Detail application for partial discharge for changes to play equipment and lighting bollard specification.	Application approved 08/09/2024

<p>EDC/23/0109 Education Campus Conditions- Substation details (Approval of Detail Application)</p>	<p>Application to discharge conditions 6 (flues, noise and vibration) and 7(external lighting and CCTV for sports pitches).</p>	<p>Application approved 02/09/2024</p>
<p>EDC/23/0107 Education Campus Conditions- Landscaping Conditions</p>	<p>Application to discharge conditions 4 (hard surfaces, street furniture and boundary enclosures), 5 (landscaping, biodiversity and management plan) and 8 (pedestrian route).</p>	<p>Application Approved 10/10/2024</p>
<p>APPLICATIONS SUBMITTED AND PENDING</p>		
<p>EDC/22/0092 Alkerden Landforming (Reserved Matters application)</p>	<p>Application for temporary land levels around Alkerden Farm Park and to support the north/south road.</p>	<p>Application pending.</p>
<p>EDC/24/0014 Major Urban Park South (Reserved Matters Application)</p>	<p>Reserved Matters Application for the Major Urban Park including Alkerden Farm Park, Whitecliffe Square and southern playing pitches.</p>	<p>Application pending.</p>
<p>EDC/23/0142 Alkerden OSCP Conditions (Approval of Details Application)</p>	<p>Application to discharge conditions for lighting, landscape and drainage for OSCP permission EDC/22/0006.</p>	<p>Application pending.</p>
<p>EDC/23/0124 Alkerden Pumping Station & Swale (Reserved Matters application)</p>	<p>Reserved matters applications for pumping station and swale to serve Redrow parcels.</p>	<p>Application pending.</p>

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EDC/23/0106 Ashmere Pumping Station (Reserved Matters Application)	Reserved matters application for the terminal pumping station in Ashmere.	Application pending.
EDC/24/0137 Education Campus Sports Pitch NMA	NMA to amend the sports pitch configuration within the Education Campus.	Application Pending.
EDC/24/0049 Alkerden Hub (Reserved Matters Application)	Reserved Matters application for works within Alkerden Market Centre for the Alkerden Hub.	Application Pending.
EDC/24/0138 Mounts Road (Approval of Details Application)	Approval of detail application to amend Site Wide Masterplan to reflect change in status of Mounts Road to emergency access only.	Application Pending.
EDC/23/0172 Southern Junction (Approval of Details Application)	Approval of detail application for the lighting, landscaping and hard surfacing	Application Pending.
FORTHCOMING APPLICATIONS		
Fastrack East (Non-Material Amendment Application)	Application to amend the approved Fastrack East landscaping.	Application to be submitted Winter 2024.
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 Winter 2024.

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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 Winter 2024.
Temporary School Application (Full Planning Application)	Full application for a 5FE school to be used for a year prior to the secondary school being implemented.	Application submitted and awaiting payment.
Pavilion Application (Reserved Matters Application)	Application to provide a pavilion for the Education Campus to be in operation in time for the temporary school opening.	Application to be submitted Winter 2024.
Fastrack Conditions (Alkerden/Ashmere)	Approval of detail application for Phase 1 of the soft and hard landscaping and installation of services along the Fastrack.	Application to be submitted October 2024.
Education Campus (Multiple Approval of Details Applications)	Various conditions attached to Education Campus permission.	Applications to be submitted November 2024.
Castle Hill Neighbourhood Green (Reserved Matter Application)	Reserved Matters application for neighbourhood Green in Castle Hill.	Application to be submitted Winter 2024.
Castle Hill Central Swale Conditions (Approval of Detail Application)	Application to discharge multiple conditions on Central Swale Reserved Matters approval.	Application to be submitted Winter 2024.
Major Urban Park North (Reserved Matters Application)	Application for northern section of Major Urban Park.	Pre-application discussions ongoing.

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3. Progress photos – September 2024



Alkerden Central & Education Campus

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Alkerden North (Chartway Parcel 7) & Castle Hill North

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Alkerden North (Bellway)