

Regenerating Northfleet West Sub-Station

SecondSite Property is planning the regeneration of the Northfleet West Sub-Station site, near Swanscombe and Greenhithe, to create a new residential community. This leaflet explains the plans for the future of the site and invites you to a public exhibition to learn more. Most importantly, we want your views.

Who is SecondSite Property?

SecondSite Property is the property arm of National Grid Transco. Its role is to manage National Grid Transco's non-operational property with the goal of regenerating this surplus land for beneficial community use. This is a big challenge but also a great opportunity. Once derelict and polluted sites as far apart as Brecon, Inverness, Leeds and Redruth have been cleaned up and redeveloped to create homes, jobs, schools, shops and open space.



About The Northfleet West Sub-Station Site

The Northfleet West Sub-Station site is in the southeast corner of Eastern Quarry and immediately to the north of the A2. This 90-acre site houses three electricity sub-stations, with most of the remainder of the land used for farming. There is also a network of electricity pylons across the site. The sub-stations may be rationalised with land released for redevelopment over the next few years.

Regenerating the Sub-Station Site

SecondSite proposes to redevelop the Northfleet West Sub-Station site for a mixed-use community with 1,500 new homes, local shops, employment, community facilities, including health and education, and extensive public space.



Public Exhibition

SecondSite is keen to explain its plans to the community and hear what local people have to say. Over the coming weeks SecondSite will be meeting with local groups and representatives to discuss its plans. SecondSite is also holding a public exhibition on its redevelopment plans at the following times and venues.

Thursday, 21st October 5.00pm - 9.00pm
Friday, 22nd October 4.00pm - 8.00pm
Saturday, 23rd October 10.00am - 6.00pm

Greenhithe Community Centre, Alexander Road
Swanscombe Leisure Centre, Craylands Lane
Swanscombe Leisure Centre, Craylands Lane

We hope to see you there

Northfleet West Sub-Station Site and Eastern Quarry

The Northfleet West Sub-Station site lies in the wider Eastern Quarry site. The rest of Eastern Quarry is owned by Land Securities, who are bringing forward separate proposals for the redevelopment of the remainder of the site.

The whole Eastern Quarry site is one of the most important sites in the Government's regeneration plans for the Thames Gateway area, which stretches eastwards from the Isle of Dogs in London to Southend and the Isle of Sheppey. Dartford Borough Council has drawn up a Planning Brief for Eastern Quarry, which includes Land Securities' site and the Northfleet West Sub-Station site. This Brief broadly defines how Eastern Quarry should be developed. SecondSite's proposals are in line with national planning policies, the local Planning Brief and the Dartford Borough Local Plan.

The SecondSite Masterplan

SecondSite has drawn up a masterplan for the regeneration of the Sub-Station site. The goal is to create an urban village that is connected with the nearby communities of Swanscombe and Greenhithe and that benefits new and existing residents. It will be designed and built to the highest standards, complementing the development plans for the rest of Eastern Quarry.

The principles of environmentally sustainable development are at the heart of SecondSite's plans. This is a mixed-use scheme that puts people first, not cars. It encourages public transport, cycling and walking, with extensive open spaces and an attractive natural environment for all to enjoy.

Housing

- 1,500 residential units
- A mix of houses and apartments, with a large proportion of family sized housing
- Approximately 30% affordable housing with a mix of sizes and tenures
- A range of architectural styles and designs, within an overall design code to ensure high quality

Community Facilities

- A new primary school
- Local services e.g health
- 33% of the site will be given over to high quality public open space
- Up to 4,000 m² of other community facilities, yet to be decided - what do you think is needed?

Business and Employment

- Up to 5,000 m² of retail units to serve those living, working and visiting the site
- 10,000 m² of small business employment space - complementing the more extensive employment proposals at Eastern Quarry and Ebbsfleet
- A hotel, serving the community and the wider area
- Creating several hundred new and varied jobs on the site, including during the construction period



The benefits for the local community

- A large amount of **family sized housing** to meet local demand for more larger homes
- A substantial proportion of **affordable housing** for low income households, key workers and others
- Helping to deliver the **Fastrack network**; a speedy, dedicated bus service between major destinations in the local area, including Bluewater, Eastern Quarry and the new Ebbsfleet rail station
- **Improvements to existing local bus services** serving alternative routes in and around the local area
- **Extensive pedestrian and cycle routes**, making it easy to walk or cycle to and from the site and connecting it with other local destinations, including Ebbsfleet and Swanscombe

- **A new primary school**
- **Several hundred new jobs** – a broad mix of jobs, including construction work whilst the site is being developed and jobs in the shops, offices and commercial units that form an important part of the scheme
- **Extensive public open space** for recreation, leisure and enjoyment of all residents of the area
- Associated **new community facilities**



Transport

- Helping to deliver the Fastrack network, including a Fastrack stop serving the site
- Improvements to existing local bus services
- A network of pedestrian footpaths and cycle ways within the site and to neighbouring destinations
- At least two road access points to be provided from Southfleet Road

Respecting the Local Environment

- A high quality, varied and accessible landscape
- An urban park five acres in size at the heart of the scheme
- Creating a 'woodland edge' to the site to create new wildlife habitats and screen the nearby roads
- A network of 'greens' throughout the scheme
- Enhancing existing ecological assets

Decommissioning the Site

- The operational sub-stations will be rationalised.



Your Questions Answered

Why is the Sub-Station being partly decommissioned?

National Grid Transco is continuously seeking to manage and modernise its facilities to accommodate the demand for energy as efficiently and effectively as possible. The new Northfleet East Sub-Station at Pepper Hill, Northfleet, now provides the main supply to EDF Energy for the area. Therefore much of the Northfleet West site will be suitable for redevelopment.

What is happening to the rest of the Eastern Quarry site?

Land Securities is bringing forward its own proposals for the rest of the Eastern Quarry site, which are similarly for a mixed-use residential-led scheme that could deliver around 6,250 new homes. More details of Land Securities' proposals can be found at www.easternquarry.co.uk

What is the relationship between SecondSite and Land Securities?

SecondSite and Land Securities have a good working relationship and SecondSite has ensured that its masterplan is compatible with Land Securities' plans. The two schemes complement each other and there is no danger that SecondSite's plans could hold up Land Securities. Also, both Land Securities and SecondSite are required to comply with the Planning Brief for the whole site.

How do existing residents benefit from these plans?

SecondSite's proposals will deliver a range of benefits for existing residents. Many of these are listed on the inside pages of this newsletter. To name just three examples, residents will benefit from public transport improvements that will be made, including Fastrack, from SecondSite's contributions to local community facilities and services, and from the extensive new recreation and open space being provided for the enjoyment of all.

What happens now?

SecondSite is preparing to submit a planning application for the redevelopment of the Sub-Station site. This application is likely to be submitted before the end of the year. However, we know that only by working together with those living near the site can we deliver the best possible scheme. This is why we are talking to local groups and residents about our plans and asking for their views. All of your comments and suggestions will be taken into account as the final scheme is worked up, ready for submission to Dartford Borough Council.

If you have any questions or views on the plans, see below for how to get in touch with us or please visit our public exhibition later this month (see front page for details).

We Want Your Views

SecondSite is working hard on its plans for the Northfleet West Sub-Station Site, but needs your views. If you have any questions, comments or suggestions about these plans, please get in touch.

You can:

Telephone the SecondSite Community Information Line on **0207 491 0991**

Email us at comments@northfleetwest.info

Visit our website at www.northfleetwest.info

Write to us at Regenerating Northfleet West, C/O PPS Ltd, 69 Grosvenor Street, London W1K 3JW

