

SecondSite Property Submits Plans for Future of Northfleet West Sub-Station Site

Following extensive public consultation on its proposals, SecondSite Property has submitted an outline planning application for a new 1,500 home mixed use community on the Northfleet West Sub-Station site, which forms part of Eastern Quarry.

The plans include up to 1,500 new homes ranging from large family sized houses to flats, office space for small businesses, local shops, community facilities, a potential primary school and a considerable amount of open space, including a new park. The regeneration of the site will result in the removal of much of the sub-station equipment currently housed on the site and a number of pylons and power lines.

The pre-application public consultation began in October 2004. The public exhibitions held in October were attended by over 100 local people. SecondSite Property has also met with a wide range of organisations and held a focus group with local residents.

The responses from the local community have been encouraging with few detailed comments on the design of the scheme at this outline planning stage. The clear priorities to emerge from this public consultation process were traffic and transport, community facilities, particularly for young people, and integrating new developments with existing communities in the area.

Philip Edwards of SecondSite Property commented:

“I am grateful to all those who gave up their time over the past few months to give us their views on our proposals for the Northfleet West Sub-Station. We have listened closely to the views of the local community and have worked hard to come up with what we believe is a first class scheme to create a new sustainable mixed use community.”

SecondSite Property remains interested in people's views on its plans and welcomes all comments and suggestions. Anyone who has any questions, suggestions or comments on SecondSite Property's proposals for the Northfleet West site can call the SecondSite Property Community Information Line on 020 7491 0991 or visit the project website at www.northfleetwest.info.

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For further information, please contact Emma Jordan on 0207 529 1733.

The planning application was submitted to Dartford Borough Council on 31 March 2005 and is accompanied by an audit of the pre-application public consultation activity conducted by SecondSite Property.

The Northfleet West Sub-Station site is 36 hectares (90 acres) in size and consists of three electricity sub-stations, electricity cables and pylons and farmland. It is located in the southeast corner of Eastern Quarry, bounded to the south by the A2 and to the east by Southfleet Road. The site is owned by SecondSite Property.

The rest of the Eastern Quarry site is owned by Land Securities, which is bringing forward its own development plans. SecondSite Property's proposals are separate from Land Securities' plans for the rest of Eastern Quarry, but are compatible with them.

The regeneration of the site will result in the decommissioning of two of the three sub-stations. The remaining sub-station will be reduced to approximately a third of its current size. This rationalisation will result in the removal of a number of pylons and power lines.