

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	20 July 2016	Agenda item :	EDC 016/054
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Title of Paper	Planning and Housing Delivery Report – July 2016
Presented by	Tracey Coleman, Chief Planning Officer
Sub-Committee	Not Applicable

Purpose of Paper and Executive Summary	
This paper provides Board with a monthly update on the planning and housing delivery programme. This provides details on the current planning situation across the EDC, including housing figures.	
EDC Business Plan and KPIs	Planning and delivery performance is one of the priority areas for the EDC in relation to the Business Plan and KPIs which align with National Performance requirements for the delivery of planning applications.
Recommendation	FOR INFORMATION The Board is invited to NOTE the update
Annexes	Annex A – Planning and Housing Delivery monthly update Annex B – Planning and Housing Delivery Dashboard Annex C – Planning Committee forward programme
Delegation	Not applicable

Financial Impact	The paper contains information developer contributions and obligations secured through S106 or planning conditions.
Legal Impact	None
Stakeholder Impact	The paper contains an update on development delivery across the EDC. The stakeholders are captured through the planning consultation process.
Sponsor Impact	None

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1 Introduction

1.1 This paper provides an update as of July 2016 on housing delivery across the EDC area. This provides details on the current planning situation, including housing figures and an update on developments. The dashboard report is being updated each month to show the progress on sites across the Garden City.

2 Progress since June Board

2.1 Since the Board meeting in June, discussions have been continuing with developers across the EDC area including Keepmoat, Redrow, Taylor Wimpey, New Crest, Persimmon, Circle and Countryside.

2.2 Development is continuing on **Castle Hill** Phase 1 with further completions being reported this month. Detailed planning permission is now in place for Phase 2 (295 dwellings), Phase 3A (154 dwellings) and Phase 3B (112 dwellings). Ground works have started on Phases 2 and 3B and foundations are in for 31 units within Phase 2. Condition clearance is nearly complete for the private housing being delivered by Persimmon Homes on Phase 2 with the showhomes now visible on site. Circle Housing (125 dwellings) will also be submitting conditions shortly for this phase. Some conditions have also been submitted for the new primary school and officers are in close liaison with the developer to monitor the planned opening of September 2017.

2.3 Pre-application discussions continue to take place with Circle Housing and Taylor Wimpey regarding the affordable dwellings for Phase 3A and the residential development of phases 4, 5 and 6 together with the local centre. In advance of reserved matters for phases 4 – 6 being submitted, design codes and an area masterplan need approval and discussions are progressing on these documents. Reserved matters submissions for these phases are expected in August and November 2016. A Prior Notification application is also expected in August 2016 for the LDO Parcel B land. Discussions have also recently re-started with New Crest, who is delivering the retail element of the local centre. EDC officers provided comments on their earlier proposals which have led to New Crest carrying out a comprehensive review of their scheme.

2.4 Work is continuing on reviewing the approved Environmental Statement and S106 for **Eastern Quarry** with the view to amending the site wide masterplan and to ensure that the development of the remaining two villages is deliverable. Alongside this, work is also underway on discussions for the Education Campus and a meeting took place with the developer and Kent County Council to look at funding options in order to enable early delivery.

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- 2.5 A series of applications have started to be submitted by Redrow at **Ebbsfleet Green** which will allow for the change in a series of parameter plans and ultimately the site wide masterplan. These amendments are in line with the presentation given to the Planning Committee in May 2016. A full application for the Redrow office and detailed submissions for Phase 1C and the pub/restaurant & hotel are expected in the coming weeks. An application has also been considered for the provision of the Starter Homes and marketing suite for the development which can now be seen on site. We are expecting the road works being carried out to the northern access for Ebbsfleet Green to be completed shortly.
- 2.6 Countryside Properties are continuing their work on Phase 2A at **Springhead Park** for 123 units. Revised details for landscaping at the linear park by the southern portion of the site have been submitted and are under consideration. A working group has also been established to work with the Education Funding Agency on the primary Scschool for Springhead. Currently the school provider is looking to open a permanent school by September 2018 with a temporary provision from September 2017; this is subject to planning and coming to an agreement with Countryside on the location for the temporary school. The working group will meet on a monthly basis starting in July with the application for the temporary school expected in the autumn.
- 2.7 Following the inception meeting with Keepmoat and key stakeholders in May 2016 a series of working groups have now started dealing with specific issues associated with **Northfleet Embankment East**. The planning obligations, design and employment groups have met so far. This scheme is still expected to be submitted in December 2016 and officers are close to finalising a planning performance agreement with the developer.
- 2.8 Progress is being made on the outstanding matters at the **Northfleet Embankment West site**. A scoping note has been agreed which outlines the further work required by the applicants and a project plan has been shared which aims to go to the Planning Committee in November 2016.
- 2.9 Monitoring is continuing to take place across the EDC at Castle Hill, Springhead Park Phase 2A and Ebbsfleet Green Phase 1. The monitoring ensures that appropriate conditions have been discharged, that the schemes are built in accordance with the approved plans and that progress is monitored across the Garden City. A recent visit to Castle Hill Phase 2 found that the wrong external materials had been delivered to the site. This visit, together with quick subsequent discussions with officers, resolved what could have become a more serious problem if it had been highlighted later in the build programme.

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- 3.0 The planning team and the Planning Committee members met on 27 June 2016 to discuss design and planning issues across the Garden City. The session was well attended and involved much discussion over what constituted 'good' and 'bad' design. The day concluded with a visit to Castle Hill Phase 1 to look at how development is coming forward on the ground.
- 3.1 In the coming weeks, discussions will be taking place with developers, Natural England and Dartford Borough Council concerning their emerging Development Plan Document. We will also be progressing work with developers at Castle Hill and Ebbsfleet Green in advance of submissions later in the year.