

Ebbfleet Development Corporation

Board Meeting Part One	
Date of meeting : October 19 2016	Agenda item: 016/083

Title of Paper	Planning and Housing Delivery Report – October 2016
Presented by	Tracey Coleman, Chief Planning Officer and Mark Pullin, Strategic Planning Manager
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 Dashboard
Delegation	Not applicable

Financial Impact	The paper contains information on developer contributions and obligations secured through S106 agreements 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 October 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 September Board

- 2.1 Planning committee was held on 21st September and the committee approved a new office at Ebbsfleet Green, which will be the new regional headquarters for Redrow, together with 69 apartments at Castle Hill to be delivered by Taylor Wimpey. Details on further planning committees can be found in section 3 of this report.
- 2.2 Since the board meeting in August, discussions have been continuing with developers across the Garden City area.
- 2.3 Significant work has been carried out on the outline planning application for the redevelopment of Northfleet Embankment West will be reported to November. The scheme was originally submitted to Gravesham Borough Council in 2009 and the developers secured a favourable recommendation to approve the scheme subject to completion of the S106 agreement in 2011. These discussions had not concluded by the time the EDC was formed and took over planning powers. As such the case was passed to EDC to determine. After review of the documentation and assessment of the environmental statement by our consultants we found that a number of pieces of environmental work needed updating. EDC officers have been working closely with the applicants to resolve these outstanding matters and a substantial package of additional information was submitted at the end of September. We have since sent out 1,300 consultation letters to local residents, 12 site notices have been displayed together with a notice in the press. The consultation period expires at the end of October. Officers are reviewing the submitted information and working on the committee report in advance of the November meeting. If the scheme receives a favourable recommendation from the committee we will be looking to complete the S106 as soon as possible and so a decision should be issued in the New Year.
- 2.4 Pre-application discussions have also been continuing with the developers for Northfleet East. A significant package of information is expected this week reflecting the design and heritage discussions that have been taking place so far. The scheme not only contains housing but also education, retail and community facilities. We are looking to arrange a presentation of the scheme to planning committee and board members in November. The planning team

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have also been in discussions with the EDC Projects Team who, together with Gravesham Borough Council, are looking to bring forward the Northfleet East employment site.

- 2.5 The September planning committee agenda originally contained an application to seek approval by Redrow to amend parameter plans on the original outline application for Ebbsfleet Green. This was accompanied with a proposal to amend the affordable housing provision to include starter homes. The amendment to the affordable housing element was withdrawn in advance of the committee and so the request for the planning committee to determine the scheme was withdrawn. This application will now be dealt with under delegated powers and officers are in discussions with applicable parties on the deed of variation to the S106. It is important that the legal agreement is secured to ensure obligations from the previous consent continue to apply but that this also takes place quickly to ensure there is no delay in site. Once this has agreed, a revision to the masterplan can take place and further reserved matters submissions can be considered.
- 2.6 One of these reserved matters submissions has already been made. The scheme at phase 1C sits alongside the recently approved office and seeks approval for 74 residential units and a retail unit. The scheme is currently being consulted on but we are intending on reporting the scheme to the November planning committee. The final part of phase 1C will be the pub/restaurant and hotel and a submission is expected shortly to report to planning committee in December. Pre-application discussions have also been taking place on Phase 2A of the development, which is along the southern boundary of the site. This phase proposes nearly 200 dwellings and officers will be visiting a nearby Redrow scheme shortly to view the style of homes proposed first hand.
- 2.7 The completions for this month which are reported in the dashboard report are at Castle Hill phase 1. A further 6 dwellings have been completed as per our definition which leaves 3 units to be finished within this phase. Development is continuing on other phases with further ground works taking place at LDO Parcel A which will deliver 112 units together with the first properties to be built by Persimmon Homes in phase 2. The final area masterplan / design code has been submitted for the remaining area of Castle Hill which covers phases 4 / 5 and 6. Approval of the document will allow for further reserved matters to come forward and we are already having pre-application discussions on some of these phases.
- 2.8 Countryside Properties have submitted an application to revise part of the previously approved detailed consent for Phase 1B at Springhead Park. This relates to 23 units to the eastern side of the central park. The details are being

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reviewed and we hope to report the scheme to committee in December. Discussions are progressing with the education funding agency on the school provision at Springhead Park who are due to appoint contractors in the coming months. It is important to consider the options for the school alongside the emerging plans for the access road which Countryside will build that will provide a link to the EDC project at Springhead Bridge. These elements are being looked at holistically to aid delivery and pace.

- 2.8 Development monitoring is continuing to take place across the EDC at Castle Hill, Springhead Park and Ebbsfleet Green. 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. Such monitor has recently highlighted a lack of supply of some approved external materials and prompt action has ensured appropriately replacements have been agreed.

- 2.9 A meeting has taken place with the developers behind the London Paramount proposals. This meeting was a regular session they have with the Planning Inspectorate to update them on any progress and development of the scheme. The EDC attends together with representatives from Dartford, Gravesham and Kent Councils.

- 2.10 In the coming month the planning team will be providing support to the projects team through attendance at the newly formed project support groups. Furthermore we are having our regular liaison session with Dartford BC, Gravesham BC and Kent CC to ensure a strategic approach is taken across the Garden City. Kent County Council has agreed to field a 'lead' senior officer to coordinate their advice on the highways aspects of all future planning applications.

3 Planning Committee Programme

- 3.1 This is an indication of the programme for future meetings of the EDC planning committee. Which schemes are reported to each meeting is dependent on the submission dates however this is updated monthly.

November 2016

Application	Current Status	Submission Date
Northfleet Embankment West – 532 dwellings and 46,000sqm of commercial	Additional supplementary information submitted to EDC in September 2016	Submitted to Gravesham Borough Council in 2009

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floorspace Anglo American Holdings	and currently out to consultation.	
Ebbsfleet Green (Phase 1C) - 74 residential units and a local shop Redrow	Application has been received and the plans are being reviewed.	Submitted September 2016

December 2016

Application	Current Status	Submission Date
Ebbsfleet Green – Pub / Restaurant & Hotel Marstons	Final submission package is being prepared by the applicants following pre-application engagement.	October 2016
Springhead Park – Phase 1B – 23 Dwellings Countryside Properties	Application is currently being considered and consultation is underway.	September 2016
Ebbsfleet Green (Phase 2) – 197 dwellings Redrow	Pre application discussions have taken place on the layout of the scheme. Information is expected shortly on house types and materials.	October 2016 (If this date is not met the scheme will be reported to the January planning committee).

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February 2017

Application	Current Status	Submission Date
Castle Hill – Phase 3A – 42 dwellings (affordable) Circle	Further pre-application discussions have taken place and the applicant is amending the layout is take on board these comments	November 2016
Eastern Quarry Phase 6 (part) - 137 dwellings Taylor Wimpey	The formal submission for the area masterplan / design code for this area has now been submitted and so pre-application discussions on this phase have now started again.	November 2016

March 2017

Application	Current Status	Submission Date
Northfleet East – c630 dwellings, retail, community space and 2FE Primary School Keepmoat	Significant design work has been undertaken by the applicants and a revised package of information is expected shortly for EDC officers to review.	December 2016
Northfleet East – Employment Land EDC	Working with land and regeneration team to ensure application is progressed alongside the	December 2016

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	residential development (above)	
<p>Eastern Quarry – Variation to the outline permission to allow for a new site wide masterplan for the remaining 4,750 dwellings</p> <p>Henley Camland / Land Securities</p>	<p>Revised parameter plans for the site have now been provided and EDC officers have supplied comments. Work is continuing by the applicant on the ES review and the S106. A draft package of information is expected at the end of October.</p>	December 2016

April 2017

Application	Current Status	Submission Date
<p>Eastern Quarry Phase 5 & Part of Phase 6 – 340 dwellings</p> <p>Taylor Wimpey</p>	<p>Initial pre-application discussions have taken place on the area masterplan / design code for this area. This document has now been submitted and so detailed discussions are expected to start shortly.</p>	February 2017

May 2017

Application	Current Status	Submission Date
<p>Springhead Park – Phase 2B – 124 dwellings</p> <p>Countryside Properties</p>	<p>Pre-application discussions expected during the Autumn.</p>	Spring 2017