

Ebbsfleet Development Corporation

Board Meeting Part	One
---------------------------	------------

Date of meeting :	19 July 2017	Paper number :	EDC 017/049
--------------------------	--------------	-----------------------	-------------

Title of Paper	Planning and Housing Delivery Report – July 2017
Presented by	Mark Pullin, 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 and 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 – Strategic Sites Summary Annex B – Ebbsfleet 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

Ebbfleet Development Corporation

Board Meeting Part One

Date of meeting :	19 July 2017	Paper number :	EDC 017/049
--------------------------	--------------	-----------------------	-------------

1 Introduction

- 1.1 This paper provides an update as of July 2017 on planning activity and 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 area.

2 Progress since June Board

- 2.1 Since the board meeting in May, discussions have been continuing with developers across the Garden City area. The Strategic Sites Summary chart in annex A covers key information on each of the sites.
- 2.2 The next planning committee will be held in August where we intend to report 4 applications. Significant work is being carried out to ensure that all outstanding matters are resolved and that we secure high quality schemes for the committee to consider. The schemes are outlined in the committee programme in section 4 of this report.
- 2.3 The largest of the applications for the August meeting is the residential led mixed use scheme submitted by Keepmoat for the Northfleet East site. As this application seeks detailed consent officers are reviewing the layout, design and materials of the 628 homes together with the landscaping and open space. The principals of converting the historic Henley Building and the provision of a 2 form entry primary school are also contained in the submission. Consultation on the initial plans took place during April and recently reconsultation has been carried out following the receipt of revised plans which respond to the concerns and issues raised. Following the resolution to approve the commercial development at Northfleet East by committee in May, we are now discussing the S106 agreement with the HCA who are the landowner.
- 2.4 Springhead Park Phase 2B will be reported to planning committee in August. We received the revised plans for this phase last week where one of the changes made by the applicants is the introduction of weatherboarding to some of the dwellings. This seeks to reduce the areas of render on the elevations of the dwellings whilst improving the design quality of the properties. Phase 2B seeks detailed consent for 126 dwellings and lies between two already approved phases of Springhead Park. Discussions are progressing well on the new school. The application is now expected to be submitted in mid-August with a public exhibition taking place beforehand. Officers have also started initial discussions with Countryside Properties on their final phase of houses on Springhead Park together with the allotment site, car parking area and open space. We expect this final detailed

Ebbsfleet Development Corporation

Board Meeting Part One
--

Date of meeting :	19 July 2017	Paper number :	EDC 017/049
--------------------------	--------------	-----------------------	-------------

application to be submitted early September with a public exhibition this month. We will ensure board members are provided with information of all exhibitions.

- 2.5 The final 2 applications to be reported to planning committee in August will be two more parcels within the Local Centre of Castle Hill. Both applications are currently being considered by officers. The New Crest scheme contains a mix of retail units to provide for a small supermarket and other local shopping and café space with apartments and town houses all of which would be private. The affordable housing sits within a separate application submitted by Clarion for a 68 houses most of which would front fastrack. The application for a village green within phase 3 of Castle Hill was approved under delegated powers this month and pre-application discussions are progressing well with Taylor Wimpey and Clarion on their remaining phases. We expect their applications to be submitted during August.
- 2.6 At the last board meeting board members requested information as to the classes opening within the Cherry Orchard Primary School in September. We understand that classes in Reception and Years 1 and 2 will open together with the nursery (Cherry Pips).
- 2.7 Officers have been liaising with Land Securities, Henley Camland and Dartford Borough Council on the S73 application at Eastern Quarry. Following the receipt of various comments during the consultation period we have had meetings focussing on retail and leisure provision together with highways matters both within the site and on the surrounding strategic road network. We will continue to work closely with these parties in order to achieve and appropriate solution for the masterplanning of the site. Following these recent discussions we are expecting revised plans and strategy documents to be submitted in the coming weeks.
- 2.8 Redrow continues to progress with housing delivery and occupations at Ebbsfleet Green. Pre-application discussions are now taking place covering the next 2 phases of development. These phases in total will provide over 220 homes together with local open space. Marstons are also making good progress on their pub / restaurant, which is expected to open in September, and their hotel which is now expected to open before Christmas.
- 2.9 We have nearly completed the S106 agreement for Northfleet Embankment West and are aiming to issue the decision for the outline scheme within the next 10 days.
- 2.10 Further meetings have taken place with London Resort Company Holdings with regards the proposals for the Entertainment Resort. The first was an update to the masterplanning work following the input of further specialist

Ebbsfleet Development Corporation

Board Meeting Part One

Date of meeting :	19 July 2017	Paper number :	EDC 017/049
--------------------------	--------------	-----------------------	-------------

advice within their team and the second was an update with the Planning Inspectorate. During the next month we expect to receive the Statement of Community Consultation which we will have 28 days to comment on. This document will outline the intended approach to the statutory consultation due to take place in September. The developers' highway consultants have also arranged a tomorrow (20th July) to discuss the current work associated with the transport modelling and highway works envisaged.

- 2.11 The monthly Garden City Developers meeting continues to take place where we discuss any key issues arising from the delivery of the Garden City as well as receiving feedback from developers on delivery and the market.

3. Housing and Delivery

- 3.1 The Ebbsfleet Housing Delivery dashboard is contained within annex B of this paper.

- 3.2 The table in the top left corner of the dashboard shows starts and completion figures for 2017-2018. Delivery within the Garden City is still focussed around Springhead Park, Ebbsfleet Green and Castle Hill. We are reporting a further 30 completions and 17 starts this month. Overall and across the year the developers are currently on course to exceed their starts forecast and close to meet their completions forecast.

- 3.3 The information on the dashboard with regards sales/reservations and occupations have also been updated. The housebuilders have advised that the sales and reservations is the key indicator for the strength of the market and these figures continue to be strong.

4. Planning Committee Programme and Upcoming Submissions

- 4.1 The table below outlines the current live applications which we are intending on reporting to planning committee.

Application	Current Status	Planning Committee Meeting
Springhead Park – Phase 2B – 126 dwellings Countryside Properties	Revised plans have been submitted, reconsultation has now taken place and officers are reviewing the details	August 2017
Castle Hill Local Centre –	Consultation period for the	August 2017

Ebbsfleet Development Corporation

Board Meeting Part	One
---------------------------	------------

Date of meeting :	19 July 2017	Paper number :	EDC 017/049
--------------------------	--------------	-----------------------	-------------

Retail space and 58 homes New Crest	application has now expired and some minor revisions to the drawings are expected shortly	
Castle Hill – Parcel I – 67 homes Clarion	Consultation period for the application has expired and officers are reviewing the details	August 2017
Northfleet East – 628 dwellings, retail, community space and 2FE Primary School Keepmoat	Following initial consultation revised plans were submitted responding to the points raised. This reconsultation will expire this week and officers will review the comments.	August 2017
Eastern Quarry – Variation to the outline permission to allow for a new site wide masterplan for the remaining up to 4,650 dwellings Henley Camland / Land Securities	Following the receipt of comments during the consultation period, issue specific meetings have been held with the developers. Revised and additional plans and strategies are expected to be submitted in the coming weeks.	September 2017

4.2 Below is a list of other submissions we are expecting during 2017 – 2018 and which will be reported to planning committee. These items will be added to the planning committee programme following their submission.

- Croxton & Garry – 220 homes
- Castle Hill Phase 5 & 6 (remainder) – 330 homes (market)
- Castle Hill Phase 5 & 6 (remainder) – 157 homes (affordable)
- Castle Hill Parcel L – 26 homes
- Springhead Park Phase 3 – 180 homes
- Springhead Park 2FE Primary School
- Ebbsfleet Green Phase 2C – 123 homes
- Ebbsfleet Green Phase 3 – 201 homes
- Ebbsfleet Green Phase 4 – 119 homes