

Ebbsfleet Development Corporation

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

Date of meeting :	18 October 2017	Paper Number:	EDC 017/071
--------------------------	------------------------	----------------------	--------------------

Title of Paper	Planning and Housing Delivery Report – October 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 may contain 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 :	18 October 2017	Paper Number:	EDC 017/071
--------------------------	------------------------	----------------------	--------------------

Highlights

- Planning Committee approval for 598 residential units, open space and local retail provision at Northfleet East
- Collection of applications submitted by Berkeley Homes for a manufacturing facility for the production of modular housing
- Further 71 starts on site
- Currently forecasting 444 completions for the year
- 2FE Primary School at Springhead Park to be determined in the next month
- Eastern Quarry masterplan revisions expected to be submitted during the coming weeks

1 Introduction

- 1.1 This paper provides an update as of October 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 September Board

- 2.1 Since the board meeting in September, 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.

September Planning Committee

- 2.2 Planning committee was held following the board meeting in September. The committee considered the hybrid planning application submitted by Keepmoat at Northfleet East. The scheme contained full details in relation to the 598 dwellings, local retail provision, landscaping and open space, with outline elements for a new 2 form entry primary school and conversion of the WT Henley Building. The application was recommended for approval subject to a series of conditions and planning obligations to be secured by S106 agreement. The committee discussed the item at length including hearing representations from parties both in support and against the proposals. Much of the discussion centred on the heritage value of the site and the relationship with the adjacent safeguarded wharf. The committee resolved to approve the application and work is underway to draft the S106 agreement.

New Applications

- 2.3 This month we completed the S106 agreement for the employment scheme at Northfleet East and the decision was then issued for the outline consent.

Ebbsfleet Development Corporation

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

Date of meeting :	18 October 2017	Paper Number:	EDC 017/071
--------------------------	------------------------	----------------------	--------------------

Following this we have now received the first reserved matters application together with an application to amend the outline and a full application for a new vehicle access point. All of these submissions have been made by Berkeley Homes for their proposals for a manufacturing facility for the production of modular housing to be built on the northern parcel of land. The factory would deliver 240 jobs. We are currently carrying out consultation on the applications.

Live Planning Applications

- 2.4 Much of the work this month has been focussed on the various live planning applications that have recently been submitted.
- 2.5 Discussions have been progressing with Henley Camland on the proposals for the revised masterplan at Eastern Quarry. Following the latest round of consultation responses, and the feedback provided by officers in the last few weeks, further changes to the plans have taken place. We are expecting these revisions to be submitted shortly and reconsultation will follow. These plans aim to respond to key issues raised by EDC and the partner Local Authorities as well as statutory consultees.
- 2.6 The reserved matters submissions by Clarion and Taylor Wimpey for the 496 units at Castle Hill have now been validated and consultation is underway.
- 2.7 The consultation period for the outline application at the Croxton & Garry site has now completed and officers are discussing the various responses with the applicants. These responses cover issues such as archaeology, drainage and transport.
- 2.8 The consultation period has also now ended for the Primary School at Springhead Park. Very few issues have arisen as part of the consultation process and we expect to determine the application next month.
- 2.9 The collection of applications for Springhead Bridge and the connecting Spine Road are progressing well. Officers and our heritage advisors are liaising with the applicants with regards archaeological matters and once this is resolved the decisions will be issued. We expect this to be in the coming weeks.
- 2.10 The S106 agreement for the mixed use development at Northfleet West should be completed in the next week which will allow for the decision to be issued.

Pre-Application Discussions

- 2.11 Officers have held a pre-application meeting with Countryside Properties for their remaining portion of land at Springhead Park. This submission would be the final reserved matters for the development and contain 172 dwellings in phase 3 together with open space, allotments and a shared parking area. The

Ebbsfleet Development Corporation

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

Date of meeting :	18 October 2017	Paper Number:	EDC 017/071
--------------------------	------------------------	----------------------	--------------------

design team are looking at a different design approach to that seen in existing phases of Springhead Park.

2.12 Officers also met with Clarion on their emerging proposals for Parcel L at Castle Hill. This parcel is located to the east of the Primary School and would be the last reserved matters for residential development within the village. The scheme looks to deliver around 24 homes.

2.13 We are expecting the reserved matters application for Phase 3 of Ebbsfleet Green to be submitted by Redrow in the coming days. This application will seek consent for 211 homes primarily within their 'heritage' range. The application will be reported to planning committee in due course.

3. Nationally Significant Infrastructure Projects

3.1 The EDC is currently involved in discussions on a number of development proposals identified as Nationally Significant Infrastructure Projects (NSIPs). These projects are not determined by the Local Planning Authority but instead are submitted to the Planning Inspectorate (PINS) for approval by the Secretary of State. The applications are in the form of 'Development Consent Orders' (DCOs) and as well as planning permission can also seek approval for compulsory purchase of land to facilitate the development. The EDC is currently in discussion on the following NSIP's: -

- London Resort – Proposal by London Resort Company Holdings at Swanscombe Peninsula for an Entertainment Resort.
- A2 Bean and Ebbsfleet Junctions – Proposals by Highways England for works at these junctions which is being part funded by EDC.
- Lower Thames Crossing - Initial work has started with a meeting looking at the existing traffic modelling data across the area. This scheme has not been registered with PINS yet but the involvement of the EDC will increase as the proposals for the scheme move forward.

3.2 Two further projects of interest have also been identified as NSIPs at Tilbury with the Tilbury Energy Centre and Tilbury2. The EDC does not expect to be heavily involved in these schemes but officers will keep updated.

3.3 The process for dealing with NSIP's is laid out in the Planning Act 2008 and identifies various categories for development. Whilst the National Planning Policy Framework (NPPF) sets out the requirements of the planning system, policy relating to the development of NSIPs is set out in various National Policy Statements which provide the framework to consider a DCO application. The Growth and Infrastructure Act 2013 provided developers of some commercial and business schemes to have their developments considered via this process. DCO applications now fall into one of the following categories: - energy, transport, waste, wastewater and business & commercial and the Act identifies the reasons or thresholds for classification.

Ebbsfleet Development Corporation

Board Meeting Part One

Date of meeting :	18 October 2017	Paper Number:	EDC 017/071
--------------------------	------------------------	----------------------	--------------------

- 3.4 Highway related development is identified in section 14(1)(h) and discussed in more detail in section 22 of the Act where it outlines provisions for new highways, improvements to highways and alterations to highways. The proposed works to the A2 will be a scheme of improvements and as the project is primarily associated with a highway for which the Secretary of State (i.e. Highways England) is the highway authority the development needs to be considered via a DCO application.
- 3.5 The Theme Park development was designated as an NSIP in May 2014 just after the Government announced the creation of the Garden City at Ebbsfleet. It was the first business & commercial project to be designated and today is just one of two such projects.
- 3.6 The DCO process is intended to be a front loaded process with much emphasis placed on the importance of the pre-application process where the developer engages with the various statutory and non-statutory consultees. There are various provisions in the Act outlining the 'Duty to Consult' covering local authorities and local communities as well as timescales for publicity and a duty to take into account the responses received. It should be noted that the EDC is not classed as a 'Local Authority' under section 43 of the Act however PINS have agreed to treat the EDC as such.
- 3.7 Whilst the EDC is not the deciding authority for a DCO, the projects are clearly of a scale and importance that mean they will have a significant effect on the local area and Garden City project. Officer involvement in the process is therefore vital if we are to secure developments that have a positive effect. There are key pieces of work and outputs during the DCO process including commenting on the Statement of Community Involvement, carrying a Local Impact Report and hopefully entering into a Statement of Common Ground together with any S106 agreement associated with the project. The content of a DCO can vary however using the Theme Park development as an example, any approval of a DCO would be subject to various 'requirements'. Such requirements would include the detailed design of buildings and other associated works and such submissions would be decided by the EDC as Local Planning Authority. Enforcement of the provisions of the DCO and S106 would also fall to the EDC in its role as LPA. Full involvement in the DCO process is therefore vital to ensure efficient and effective delivery of the scheme.
- 3.8 The timescales for the Theme Park and A2 Junctions projects are now much more closely aligned than previously anticipated and as the extent of the DCO boundaries means there is some overlap this does increase the complexities associated with the projects.
- 3.9 The next key date for both of these projects is January 2018 when we expect the next (and final) round of statutory consultation to take place. It is expected that this will last for 4 – 6 weeks. Submission of the DCOs to PINS is then

Ebbfleet Development Corporation

Board Meeting Part One

Date of meeting :	18 October 2017	Paper Number:	EDC 017/071
--------------------------	------------------------	----------------------	--------------------

anticipated during Spring 2018 for the Theme Park and Summer for the A2 Junctions.

- 3.10 Planning work has now started on the A2 Junctions project and officers have provided initial informal comments on the Statement of Community Consultation (SOCC). The EDC as planning authority will have a formal 28 day period to comment on the document in advance of the January consultation but we are looking to arrange a presentation to the board during the statutory consultation period.
- 3.11 The board is provided with regular updates on the Theme Park project and further briefings will be arranged by London Resort Company Holdings at appropriate times including during their statutory consultation. Recent officer meetings have continued to focus on the highway aspects of the scheme looking at the A2 Ebbfleet Junction, access road, parking and bus access. Further work is also being carried out on the socio-economic aspects of the project where the applicants' consultants are examining the impact on retail, leisure and hotel provision in the area.
- 3.12 A resource plan will be produced once the timings for the projects are a little further advanced. It is possible that some resourcing may be possible from existing staff at the EDC but it is likely that further support will be needed. The EDC and the Local Authority partners wrote to LRCH last week to request a work programme and assistance in covering the resources.
- 3.13 Further updates will be provided to the board and planning committee on the projects as they progress.

4. Housing and Delivery

- 4.1 The Ebbfleet Housing Delivery dashboard is contained within annex B of this paper.
- 4.2 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, Ebbfleet Green and Castle Hill. So far during this quarter we are reporting 71 further starts on site. Overall and across the year there have now been 333 starts and 164 completions so far.
- 4.3 This month we have compared the original developer forecasts for completions across the year (provided in March / April 2017) and the current revised forecast. The table below illustrates the variances. The other developers currently on site are all meeting (and not exceeding) their original forecasts.

Developer	Original Forecast	Revised Forecast	Variance
New Crest	24	0	-24

Ebbsfleet Development Corporation

Board Meeting Part One

Date of meeting :	18 October 2017	Paper Number:	EDC 017/071
--------------------------	------------------------	----------------------	--------------------

Clarion	66	18	-48
Taylor Wimpey	6	2	-4

- 4.4 New Crest initially anticipated their planning application to be submitted last year and there was some months delay whilst pre-application discussions were carried out. Due to the quality of the initial scheme, officers and planning committee provided a clear steer to the applicants and this led to changes to the consultants' working on behalf of the developer. Whilst this meant that the application submission was later than planned it has resulted in a far superior scheme which the planning committee were pleased to support when we reported the application to them in August. This application has now been approved.
- 4.5 Clarion forecasts have been adjusted and this primarily relates to the delivery of parcels E and F within phase 3 of Castle Hill for 42 units. During the consultation process for the application various concerns were raised by Kent Highways which resulted in the scheme being determined around 4 weeks later than originally planned. It was reported to the first available planning committee following the resolution of the issues, however, this caused the start on site to move forward by around 6 months and hence the completion forecast has adjusted accordingly.
- 4.6 Taylor Wimpey has seen a slight variation from the initial forecast however this is due to changes in the phasing of their delivery. Taylor Wimpey were originally planning to initially progress development in the south eastern corner of Castle Hill where they have approval for 138 units but activity is now focussed on the apartment scheme in the Local Centre for 69 apartments. Whilst this phasing has reduced their completions number it has had a positive effect on starts which have increased from 18 to 71 across the year.
- 4.7 We will continue to monitor changes in activity and we regularly liaise with developers on how delivery can be maintained on their sites.

5. Planning Committee Programme and Upcoming Submissions

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

Ebbsfleet Development Corporation

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

Date of meeting :	18 October 2017	Paper Number:	EDC 017/071
--------------------------	------------------------	----------------------	--------------------

Application	Current Status	Planning Committee Meeting
Springhead Park – Reserved Matters for Primary School (2 Form entry and nursery). Hope Community School	Consultation is now complete and the details are being considered.	November 2017 (or delegated decision)
Croxton & Garry – Outline application for up to 220 homes. Swanscombe Development LLP	Consultation is now complete and the details are being considered.	November / December 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	Revised plans and documents are expected shortly and reconsultation will take place following submission.	December 2017
Northfleet East – Manufacturing facility for the production of modular housing Berkeley Homes	Application out to consultation	January 2018
Castle Hill Phase 5 & 6 – Reserved matters for 332 homes. Taylor Wimpey	Application out to consultation	January / February 2018
Castle Hill Phase 5 & 6 Reserved matters – 164 homes. Clarion	Application out to consultation	January / February 2018

Ebbsfleet Development Corporation

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

Date of meeting :	18 October 2017	Paper Number:	EDC 017/071
--------------------------	------------------------	----------------------	--------------------

5.2 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. These schemes total over 650 dwellings. We are expecting the submission of Ebbsfleet Green Phase 3 in the coming weeks.

- Castle Hill Parcel L – 27 homes
- Springhead Park Phase 3 – 172 homes
- Ebbsfleet Green Phase 2C – 135 homes
- Ebbsfleet Green Phase 3 – 211 homes
- Ebbsfleet Green Phase 4 – 119 homes