

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	16/03/16	Agenda item :	EDC 016 / 017
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Title of Paper	Housing Delivery Report
Presented by	Tracey Coleman, Chief Planning Officer
Sub-Committee	Not Applicable

Purpose of Paper	To provide the Board with an update on the delivery programme. The paper captures relevant planning history and provides details on the current planning situation across the EDC, including housing figures.
Recommendation	FOR INFORMATION To note the content of the paper and support the continued population of the report (Annex A) with up-to-date information which will be updated each month to the Board.
Delegation	Not applicable
Financial Impact	The paper contains some information on 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 The 'Development Delivery Programme' working document has been populated with the most up-to-date information on detailed planning consents, pre-application discussions and housing numbers. A Development Monitoring Officer will start at the EDC on 14th March 2016 after which we will be able to provide more information on compliance and monitoring.
- 1.2 A graph has been provided setting out the projected build-out numbers for the coming financial year 2016-2017 from figures provided by the developers. The two lines of the chart identify the number of completions for each individual quarter (blue line) and the running total number of completions (red line), starting at 394 as being the number of houses already completed. EDC forecast housing completions have not been included in this report since they are currently under review being undertaken for the Corporate Plan. These figures can be provided once the review has been completed.

2 Progress since February Board

- 2.1 Since the board meeting in February, discussions have been continuing with developers across the EDC area including David Wilson Homes, Redrow Homes, Taylor Wimpey and New Crest.
- 2.2 The first new primary school for the Ebbsfleet Garden City will be considered at the March Planning Committee. Negotiations have been continuing with the developers and their architects to provide a school and community building which will serve the local residents. The school will sit alongside a health centre, retail units and further residential accommodation to provide a vibrant local centre for Castle Hill. Discussions on the detail for the retail units and some of the residential properties have also started and applications are expected shortly.
- 2.3 Negotiations have been continuing on Castle Hill Phase 3A with David Wilson Homes. This phase which consists of 154 dwellings is scheduled for the April Planning Committee meeting and a further application to provide the affordable dwellings for the phase is expected shortly. These affordable units will be delivered by Circle who is providing all the affordable housing across Castle Hill.
- 2.4 Discussions have also started with Taylor Wimpey regarding the private units for phases 4/5/6 of Castle Hill and LDO Parcel B. EDC officers recently met with Camland and their consultants regarding the Design Code and Area Masterplan for the Southern Area
- 2.5 Various condition discharge applications have also been submitted for Castle Hill, including those of Phase 2 of the scheme by Persimmon Homes.

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- 2.6 Variation of condition applications and the associated deed of variation to the S106 for Ebbsfleet Valley have been completed. These variations allow for the recommencement of development at Springhead Park where Phase 2A for 123 dwellings has already received detailed consent. These latest permissions allow for the development to progress on site.
- 2.7 We have met with Redrow Homes regarding Ebbsfleet Green and changes to the masterplan to allow for a more viable pub/restaurant and hotel offer on the site. Discussions are also continuing with regards proposals for the regional office at Ebbsfleet and the provision of some starter homes on site. Discharge of conditions for the site has been continuing and development has now started including works to the northern access.
- 2.8 A meeting has also been arranged with Tarmac and their planning advisors regarding the Northfleet Embankment West site with a view to progressing and determining the current live outline planning application.