

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	18 May 2016	Agenda item :	EDC 016/037
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Title of paper	Planning and Housing Delivery Report – May 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 Dashboard
Delegation	<i>Not applicable</i>

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 at May 2016 on housing delivery across the EDC area. This provides details on the current planning situation, including housing figures.
- 1.2 Following the feedback in the April board meeting the dashboard report will now be updated each month to show the progress on sites across the Garden City.

2 Progress since April Board

- 2.1 Since the board meeting in April, discussions have been continuing with developers across the EDC area including David Wilson Homes, Redrow Homes, Countryside Properties, Taylor Wimpey, Circle and Persimmon.
- 2.2 The latest phase of residential development at Eastern Quarry was approved on 22 April 2016. This phase, by David Wilson Homes, contains 154 dwellings for market sale. The associated applications for affordable housing for this phase along with an application for a village green are expected shortly. Discussions are continuing with Persimmon on their planning conditions for Phase 2. Discussions are also taking place with Circle and Taylor Wimpey regarding their phases of development close to the neighbourhood centre and southern area. An application is expected on 5th August 2016 for the Prior Notification of the Local Development Order for 69 homes with a start on site by the end of this year.
- 2.3 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 2 villages is deliverable. This includes ensuring the essential provision of Fast Track and its timing.
- 2.4 Countryside Properties have now started 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 also been submitted and are under consideration.
- 2.5 Meetings are continuing with Redrow Homes and Marstons regarding the Ebbsfleet Green proposals for an office, phase 1C and a pub/restaurant and hotel offer. These developers are currently carrying out consultation on their proposals with a view to submitting a number of applications shortly. A presentation by the developers has been arranged for 5.30pm 18th May 2016 for Board and planning committee members to attend to provide feedback on their proposals. We have also held a meeting in order to short list a selection of artist to produce the public art for Ebbsfleet Green, the developers will be looking to appoint a local resident to the panel.

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- 2.6 Officers held an inception meeting with Keepmoat developer and stakeholders for the HCA site at Northfleet East on 3rd May 2016. A series of working groups will be formed focussing on specialist areas with a view to an application being submitted in December 2016.
- 2.7 Monitoring is continuing to take place at Castle Hill Phase 1, Springhead Park Phase 1A 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.
- 2.8 Over the past month we have received a number of Condition Discharge Applications, house-holder applications and renewal of a temporary consent.
- 2.9 The EDC chaired and hosted a Planning Liaison meeting with Dartford and Gravesham Borough Councils and Kent County Council ensuring a joined up approach to the delivery of planning across the wider area.
- 3.0 EDC have continued discussions regarding the Tarmac site at Northfleet West in resolving outstanding issues and have brokered a meeting with Gravesham Borough Council and Natural England regarding Mitigation for the Special Protection Areas and affordable housing provision.
- 3.1 At our monthly meeting with developers the need to increase pace of development was discussed and supported. Developers discussed the issue of the proposed changes to the meaning of affordable homes and the need to deliver Starter Homes and the implication this would have on full market homes pricing. The developers requested that the HCA should be invited to attend the next developer meeting in order to provide further clarity to the delivery of Starter Homes.
- 3.2 In the weeks ahead we have meetings regarding both Northfleet sites on issues such as S106, transport and affordable housing, alongside meetings with developers Taylor Wimpey, Circle, Marstons/Redrow Homes, and Persimmon. We also have meetings with Camland regarding EQ West.

4.0 Community Infrastructure Levy

- 4.1 Board members will be aware that Dartford Borough Council have adopted Community Infrastructure Levy (CIL) any new planning applications within the EDC that are within Dartford Borough will need to be determined with this regard, with S106 only being used for contributions such as affordable housing. The delivery of infrastructure will come through Dartford's '123 List' and DBC will determine the priority for delivery. We therefore intend to meet with Dartford in order to understand timings and priorities of the delivery of infrastructure as set out on the '123List'.