

Ebbsfleet Development Corporation

Board Meeting Part One	
Date of meeting : November 16, 2016	Paper Number:016/089

Title of Paper	Planning and Housing Delivery Report – November 2016
Presented by	Mark Pullin, Acting Chief Planning Officer
Sub-Committee	Not Applicable

Purpose of Paper and Executive Summary	
<p>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.</p>	
EDC Business Plan and KPIs	<p>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.</p>
Recommendation	<p>FOR INFORMATION</p> <p>The Board is invited to NOTE the update</p>
Annexes	<p>Annex A – Strategic Sites Summary Annex B – Ebbsfleet Housing & Delivery Dashboard</p>
Delegation	Not applicable

Financial Impact	<p>The paper contains information on developer contributions and obligations secured through S106 agreements or planning conditions.</p>
Legal Impact	None
Stakeholder Impact	<p>The paper contains an update on development delivery across the EDC. The stakeholders are captured through the planning consultation process.</p>
Sponsor Impact	None

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1 Introduction

- 1.1 This paper provides an update as of November 2016 on housing delivery across the EDC area. This provides details on the current planning situation, including housing figures, an update on developments and a forecast planning committee timetable. The dashboard report is being updated each month to show the progress on sites across the Garden City.

2 Progress since October Board

- 2.1 Since the board meeting in October, discussions have been continuing with developers across the Garden City area.
- 2.2 The November planning committee will consider the latest reserved matters application by Redrow for Phase 1C at Ebbsfleet Green. This phase seeks approval for 74 apartments and a local shop. This phase sits alongside the office building approved by committee in September and follows a similar design ethos. Other applications for Ebbsfleet Green submitted this month relate to the pub/restaurant and hotel together with phase 2A for 194, these schemes are currently being consulted on and will be reported to committee in due course. Officers did recently visit a nearby Redrow scheme which used the same range of house types proposed for Phase 2A (The Regency Range). We can report the first completions within Ebbsfleet Green this month where 19 properties are now complete.
- 2.3 As reported in the October board meeting, we had hoped to report the outline planning application for a mixed use development at Northfleet Embankment West to the EDC Planning Committee in November. A lot of work has been carried out on this scheme during the past month, including on the planning obligations and conditions. There are two outstanding issues remaining relating to the access to the site via Grove Road and the relationship with the nearby protected wharf. Officers are working closely with KCC Highways to ensure that an acceptable access to the site can be achieved by both standard vehicles and Fastrack. Officers are also working with the applicants who are carrying out further work with regards the relationship between the proposed residential development and the minerals site to the west. We therefore hope to resolve these items for the meeting on December 14th. In the meantime we are also working on the S106 agreement which we would look to enter into following any favourable resolution by the committee.
- 2.4 As reported verbally in the last board meeting, pre-application discussions have also been continuing with Keepmoat on their proposals for a mixed use residential led scheme at Northfleet East. The developers and their consultant team are presenting their scheme to the planning committee members following this board meeting and board members are welcome to attend. This

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scheme will consist of a detailed element for approximately 620 residential dwellings together with outline proposals for a primary school and the conversion of the Henley Building. The planning team issued a scoping opinion in relation to the employment space proposed for the western portion of Northfleet East. This scoping opinion sets out the requirements for the Environmental Statement to be submitted with the future planning application. Both of these schemes are expected to be submitted in December.

- 2.5 All 150 dwellings within Castle Hill Phase 1 are now complete. Work continues on the ground on the LDO Parcel A, the School and Phase 2. We issued a revised scheme for the 112 apartments at LDO Parcel A which contained minor amendments to a scheme approved at the end of 2015. Ground works for these apartments are now nearly complete. The first completions have also started within Castle Hill Phase 2 where Persimmon has completed 7 units. The Persimmon marketing suite is now open and we understand the first sales are taking place. Detailed discussions are continuing to take place on the remaining phases for Castle Hill, particularly the remainder of the Local Centre where shops are identified and on the south eastern corner (part of phase 6) where approximately 137 dwellings will be delivered.
- 2.6 A significant amount of work is taking place on the revision to the Eastern Quarry masterplan with a submission for the S73 application expected in December. The proposed amendments have arisen as the levels of the site are different to those anticipated when the original masterplan was approved. Development on Castle Hill is being carried out under the current extant masterplan but moving westwards, the developer wants to maintain a central bluff feature and reorganise some of the non-residential floorspace. The changes to the plans mainly relate to the re-positioning of some of the commercial floorspace from the washmills area to the western boundary, repositioning of Fastrack and reconfiguration of the open space. The applicants will be carrying out public consultation on these details and board members will be sent invitations shortly.
- 2.7 Discussions are ongoing with Countryside Properties on their plans for revisions to Phase 1B at Springhead Park. There is an extant consent for this portion of the site and officers are engaging with the applicants on changes to design. This also allows for an opportunity to improve the standard of the scheme where we are seeking a greater level of compliance with the National Internal Space Standards than that previously approved. It is likely that this will now be reported to planning committee in January. Officers are also expecting pre-application discussions to start shortly on details for Phase 2B for 124 dwellings.

3 Planning Decisions Update

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3.1 The details below outline the amount of development granted through planning permissions during the 2016/2017 period so far, together with anticipated numbers which we are expecting to have determined between now and 31st March.

Consented

Dwellings (Detailed Consent)	335
Office B1	1,097m ²

Anticipated Determination

Dwellings (Outline Consent)	Up to 6,782
Dwellings (Detailed Consent)	1,103
Commercial B1, B2 and B8 (Outline Consent)	187,400m ²
Retail A1 - A5 (Outline Consent)	26,518m ²
Retail A1 (Detailed Consent)	339m ²
Public House A3 / A4 (Detailed Consent)	997m ²
Hotels C1 (Outline Consent)	11,000m ²
Hotel C1 (Detailed Consent)	3,607m ² / 104 Bedrooms
Primary School (Outline Consent)	2 Form Entry
Education / Community / Social (Outline Consent)	50,000m ²
Leisure D2 (Outline Consent)	24,000m ²

Some schemes will also consist of other ancillary retail and community space.
These figures include Castle Hill

4 Planning Committee Programme

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

November 2016

Application	Current Status	Submission Date
Ebbsfleet Green (Phase 1C) - 74 residential units and a local shop Redrow	Committee agenda has been published online.	Submitted September 2016

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December 2016

Application	Current Status	Submission Date
Northfleet Embankment West – 532 dwellings and 46,000sqm of commercial floorspace Anglo American Holdings	Additional supplementary information submitted to EDC in September 2016 and consultation responses are currently being considered.	Submitted to Gravesham Borough Council in 2009
Ebbsfleet Green – Pub / Restaurant & Hotel Marstons	Application has been submitted and is out to consultation.	October 2016
Ebbsfleet Green (Phase 2) – 197 dwellings Redrow	Application has been submitted and is out to consultation.	November 2016

January 2017

Springhead Park – Phase 1B – 23 Dwellings Countryside Properties	Application is currently being considered and amended drawings are expected shortly.	September 2016
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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.	December 2016

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Eastern Quarry Phase 6 (part) - 137 dwellings Taylor Wimpey	Pre-application discussions are ongoing.	November 2016
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March 2017

Application	Current Status	Submission Date
Northfleet East – c630 dwellings, retail, community space and 2FE Primary School Keepmoat	Officers have commented on a significant package of information provided by the applicants and submission is expected next month.	December 2016
Northfleet East – Employment Land EDC	Working with projects team to ensure application is progressed alongside the residential development (above)	December 2016
Eastern Quarry – Variation to the outline permission to allow for a new site wide masterplan for the remaining 4,750 dwellings Henley Camland / Land Securities	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.	December 2016

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April 2017

Application	Current Status	Submission Date
Eastern Quarry Phase 5 & Part of Phase 6 – 340 dwellings Taylor Wimpey	Detailed discussions will take place once design principles have been discussed for the south eastern corner of Castle Hill.	February 2017

May 2017

Application	Current Status	Submission Date
Springhead Park – Phase 2B – 124 dwellings Countryside Properties	Pre-application discussions expected to start in December.	Spring 2017