

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting : 14 December 2016	Paper Number : EDC 016/099
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Title of Paper	Planning and Housing Delivery Report – December 2016
Presented by	Mark Pullin, Acting 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 – 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

Ebbsfleet Development Corporation

Board Meeting Part One	
Date of meeting : 14 December 2016	Paper Number : EDC 016/099

1 Introduction

- 1.1 This paper provides an update as of December 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 area.

2 Progress since November Board

- 2.1 Since the Board meeting in October, 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 November Planning Committee considered the reserved matters application by Redrow for Phase 1C at Ebbsfleet Green. This phase will contain 74 apartments and a local shop to sit alongside the office building to be occupied by Redrow as their regional office. The Planning Committee commented on the proposed parking for the scheme and resolved to approve the application subject to the chairman and vice chairman agreeing minor amendments to increase parking levels to accord with the parking standards. Since the meeting, Redrow has provided a revised plan showing these parking spaces and following reconsultation the scheme will be approved under delegated powers. Redrow has indicated that it may be possible to commence works on these properties before the end of March and so this phase could contribute a further 74 starts this year.
- 2.3 The next phase of residential development at Ebbsfleet Green for 194 dwellings within phase 2A has been submitted. The applicants are reviewing parking within this phase following the feedback from the Committee on phase 1C. We now intend to report this to the February committee. The reserved matters application for the hotel and pub/restaurant by Marstons will now be reported to Planning Committee in January following an update presentation to the Planning Committee which is being held after the December Board meeting. Development is continuing within phases 1A and 1B where the first residents of Ebbsfleet Green will be moving in shortly.
- 2.4 As reported in the November 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 December. Further work has been carried out on this scheme during the past month, including on the planning obligations and conditions. The highways issues being discussed are nearly resolved and we are awaiting further noise information from the applicants in order to assess the relationship with the nearby protected wharf. We therefore hope to resolve these items for the meeting on 18th January. In

Ebbfleet Development Corporation

Board Meeting Part One	
Date of meeting : 14 December 2016	Paper Number : EDC 016/099

the meantime we are also working on the S106 agreement which we would look to enter into following any favourable resolution by the Committee.

- 2.5 Following the presentation by Keepmoat to the Board and Planning Committee in November, we are expecting the hybrid application for the eastern portion of Northfleet East to be submitted on 9 December 2016. This application will be seeking consent for approximately 620 residential dwellings together with a 2 form entry primary school and conversion of the Henley Building and will be accompanied by an Environmental Statement. Discussions are also taking place on the S106 package for the scheme and the first draft of the agreement will be produced shortly. The outline application for the commercial development at Northfleet East has been reviewed following the comments from Board and Planning Committee in November and we now expect to receive this in January.
- 2.6 Development is progressing on Castle Hill and the wider Eastern Quarry site. Construction activity is currently focussed on LDO Parcel A, Phase 2 and the School within the new Local Centre. The apartments on LDO Parcel A are designed around 3 blocks and starts have taken place for 2 of the blocks, we expect the third to start shortly. Sales are also taking place for the units within these areas. Advance discussions are taking place on the first phase of development to be brought forward by Taylor Wimpey. Part of Phase 6 (in the South Eastern corner of Castle Hill) will deliver approximately 137 units and the applicants are presenting to Planning Committee and Board following the December meeting. We are also in discussions with Camland on the linear park for Castle Hill which will link the Local Centre to the Lake, providing public access to a key landscape asset.
- 2.7 Work continues on the revisions to the Eastern Quarry masterplan with the submission expected before the end of December. Officers have provided feedback on the draft application which consists of revised parameter plans and a number of key strategies. A presentation has been arranged to follow immediately after the December Board meeting where Henley Camland and their team will explain the proposals and answer any questions.
- 2.8 Discussions are ongoing with Countryside Properties on their plans for revisions to Phase 1B at Springhead Park and we expect to receive revised plans shortly to allow the scheme to be reported to Planning Committee in January. Officers have also started to have discussions on Phase 2B of Springhead Park which will be a reserved matters application for 124 dwellings.
- 2.9 The planning team are continuing to engage positively with developers. The project plan outlined in the planning performance agreement (PPA) entered into with Keepmoat for the Northfleet East scheme is being followed. We hope

Ebbsfleet Development Corporation

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

Date of meeting : 14 December 2016	Paper Number : EDC 016/099
---	-----------------------------------

to enter into further PPAs for other schemes coming forward. The planning team are assessed against the national performance indicators and we are currently either meeting these determination targets set by central government or agreeing an alternative timescale with the developers through planning extension agreements. We will report annually to board on the performance of the team.

- 2.10 Due to the number and scale of applications being submitted the planning fee income is in excess of the target for the year. The initial target for 2016 – 17 was £25,000 and to date we have received £127,800 of income.

3 Housing and Delivery

- 3.1 The Ebbsfleet Housing and Delivery dashboard is contained within annex B of this report. At the November Board meeting, the Board asked for information on the number of units that had been sold on those sites where completions were identified this year. The developers have provided the information in the table below.

Developer and Site	Forecast Completions 2016-17	Units sold to date
Ward Homes – Castle Hill Phase 1	50	50
Charles Church – Castle Hill Phase 2 (Part)	52	26
Barratt Homes – Castle Hill Phase 3B/LDO Parcel A	20	13
Redrow Homes – Ebbsfleet Green Phase 1	58	18
Countryside Properties – Springhead Park Phase 2a	17	Unknown

4 Planning Decisions Update

Ebbsfleet Development Corporation

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

Date of meeting : 14 December 2016	Paper Number : EDC 016/099
---	-----------------------------------

4.1 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)	1,093
Commercial B1, B2 and B8 (Outline Consent)	166,000m ²
Retail A1 - A5 (Outline Consent)	26,518m ²
Retail A1 (Detailed Consent)	339m ²
Public House 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

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

5 Planning Committee Programme

5.1 Below is an indication of the programme for future meetings of the EDC Planning Committee covering the next 6 month period. Which schemes are reported to each meeting is largely dependent on the submission dates however this is updated monthly.

January 2017

Application	Current Status	Submission Date
Springhead Park – Phase 1B – 23 Dwellings Countryside Properties	Application is currently being considered, negotiations are underway and amended drawings are expected shortly.	September 2016

Ebbsfleet Development Corporation

Board Meeting Part One
--

Date of meeting : 14 December 2016	Paper Number : EDC 016/099
---	-----------------------------------

<p>Northfleet Embankment West – 532 dwellings and 46,000sqm of commercial floorspace</p> <p>Anglo American Holdings</p>	<p>Additional supplementary information submitted to EDC in September 2016 and final outstanding matters are being considered.</p>	<p>Submitted to Gravesham Borough Council in 2009</p>
<p>Ebbsfleet Green – Pub / Restaurant & Hotel</p> <p>Marstons</p>	<p>Application has been submitted and is being considered.</p>	<p>October 2016</p>

February 2017

Application	Current Status	Submission Date
<p>Castle Hill – Phase 3A (Parcels E &F) – 42 dwellings</p> <p>Circle</p>	<p>Pre-application discussions have taken place and application expected shortly to ensure scheme fits in with wider development.</p>	<p>December 2016</p>
<p>Ebbsfleet Green (Phase 2A) – 197 dwellings</p> <p>Redrow</p>	<p>Application has been submitted and consulted on. Revised plans are expected from the applicant reviewing parking.</p>	<p>November 2016</p>

March 2017

Application	Current Status	Submission Date
<p>Northfleet East – c620</p>	<p>Detailed pre-app</p>	<p>December 2016</p>

Ebbsfleet Development Corporation

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

Date of meeting : 14 December 2016	Paper Number : EDC 016/099
---	-----------------------------------

dwellings, retail, community space and 2FE Primary School Keepmoat	discussions have been taking place over the last few months and an application is expected on 9 th December.	
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
Eastern Quarry Phase 6 (part) - 137 dwellings Taylor Wimpey	Pre-application discussions are underway and a presentation will take place to Planning Committee and Board after the December Board meeting.	January 2017

April 2017

Application	Current Status	Submission Date
Northfleet East – Employment Land EDC	A scoping opinion has been issued and we are working with the EDC projects team on a suitable indicative layout.	January 2017
Springhead Park – Phase 2B – 124 dwellings	Pre-application discussions have commenced.	January 2017

Ebbfleet Development Corporation

Board Meeting Part One
--

Date of meeting : 14 December 2016	Paper Number : EDC 016/099
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Countryside Properties		
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May 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 progressed for the south eastern corner of Castle Hill.	February 2017