

Ebbsfleet Development Corporation

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

Date of meeting :	15 March 2017	Paper number :	EDC 017/013
--------------------------	---------------	-----------------------	-------------

Title of Paper	Planning and Housing Delivery Report – March 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. 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

Ebbfleet Development Corporation

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

Date of meeting :	15 March 2017	Paper number :	EDC 017/013
--------------------------	---------------	-----------------------	-------------

1 Introduction

1.1 This paper provides an update as of March 2017 on planning activity and 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 February Board

2.1 Since the board meeting in February, 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 A planning application by the Clarion Group (formerly Circle Housing) for 42 affordable housing units within Phase 3A at Castle Hill was submitted this month. These will be a mix of shared ownership and affordable rent and we intend to report the scheme to committee in April. David Wilson Homes has already been granted planning permission for 154 market dwellings within this phase and officers will be determining an application for a village green shortly. These applications will complete Phase 3A within Castle Hill.

2.3 A planning application has also recently been submitted for 138 dwellings for the first part of Phase 6 within the south eastern corner of Castle Hill. This is for market dwellings to be delivered by Taylor Wimpey. We are currently consulting on this application and intend to report it to planning committee in May in accordance with the planning performance agreement we have entered into with the applicant. Officers will also be starting more detailed pre-application discussions in the coming weeks for the remaining parcels of Castle Hill to be delivered by Taylor Wimpey and Clarion.

2.4 Development is continuing in Phase 2 of Castle Hill where Persimmon is delivering the market housing and Clarion is providing the affordable. Clarion is aiming to open their show home for Phase 2 later this month (the Persimmon show home has been open for some months). Construction is also continuing on the 112 apartments to the south of Phase 1 by Barrett Homes.

2.5 The education review group for Eastern Quarry met this month where progress on the new Cherry Orchard Primary School was discussed with the developer, Kent County Council and Dartford Borough Council. The meeting was attended by representatives from the Leigh Academy Trust who will run the school. The school is still expected to open in September 2017.

Ebbsfleet Development Corporation

Board Meeting Part One

Date of meeting :	15 March 2017	Paper number :	EDC 017/013
--------------------------	---------------	-----------------------	-------------

- 2.6 The revision to the Eastern Quarry masterplan is now expected to be submitted next week. The developers have been reviewing comments made during the consultation process, including those made by EDC officers, to ensure these are responded to in the submission. Upon submission we will undertake consultation with various statutory consultees, local groups and residents.
- 2.7 Countryside Properties recently held their public consultation event for Phase 2B of Springhead Park which will be for 124 dwellings. We expect the application to be submitted shortly and it will be reported to planning committee in due course. Development is continuing on Phase 2A which is a combination of market homes and affordable homes which are being built on behalf of Hyde Housing. Regular liaison is continuing to take place with Countryside Properties, the Education Funding Agency (EFA) and Kent County Council with regards the new 2FE primary school for Springhead. This school is planned to open in September 2018.
- 2.8 The planning team has now received EDCs outline application for 21,500m² of commercial development at Northfleet East. The consultation process is underway and the details are being reviewed. The site is designated for employment purposes in the Gravesham Development Plan and so the scheme appears to meet the policy aspiration. We are expecting the residential led hybrid application by Keepmoat for the eastern portion of the site to be submitted shortly. This hybrid application will seek detailed consent for the residential dwellings and outline consent for the 2FE primary school and conversion of the Henley Building.
- 2.9 Development is progressing well at Ebbsfleet Green where development is taking place within Phases 1A and 1B with ground works being undertaken in the south eastern corner where the Marstons development will be located. The second show home for the site, within the Heritage range, is expected to open this month. Officers are continuing to have discussions with Redrow on their proposals for phase 2A which we are now aiming to report to planning committee in April. Redrow have informed us that they intend to build Phase 2A using timber frame which will assist with the speed of delivery.
- 2.10 The EDC has been consulted on the draft Environmental Impact Assessment Scoping Report in relation to the proposed new Port Terminal at the Port of Tilbury. This project, due to the quantity of goods that could be imported and exported, is considered to be a Nationally Significant Infrastructure Project. An application for a Development Consent Order will therefore be made to the Secretary of State for Transport. The information we have will be reviewed in relation to its relationship with the Garden City and will be reported to the Planning Committee for information.

Ebbsfleet Development Corporation

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

Date of meeting :	15 March 2017	Paper number :	EDC 017/013
--------------------------	---------------	-----------------------	-------------

3 Housing and Delivery

3.1 The Ebbsfleet Housing Delivery dashboard is contained within annex B of this report.

3.2 The table below shows the number of units within each site which are forecast to be completed during the year up until 31 March 2017 together with information on sales.

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)	29	42
Barratt Homes – Castle Hill Phase 3B/LDO Parcel A	0	33
Redrow Homes – Ebbsfleet Green Phase 1	58	34
Countryside Properties – Springhead Park Phase 2a	2	31 (inc 25 help to buy)
Clarion Group – Castle Hill Phase 2 (Part)	3	0

3.3 The third column of the table shows the number of units sold to date within the phase to which it relates. A number of units have either been sold off plan or prior to completion as they will be completed post 31 March 2017. Currently 190 sales can be reported whereas the annual forecast completion is 142. As such 48 of the dwellings already sold will be completed within the next reporting year.

Ebbfleet Development Corporation

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

Date of meeting :	15 March 2017	Paper number :	EDC 017/013
--------------------------	---------------	-----------------------	-------------

4 Planning Decisions Update

4.1 The details below outline the amount of development granted through the key planning permissions during the 2016/2017.

Consented / Resolution to Approve

Dwellings (Outline)	532
Dwellings (Detailed)	436
Office B1 (Detailed)	1,097m ²
Commercial B1, B2 and B8 (Outline)	46,000m ²
Public House A4 (Detailed)	997m ²
Hotel C1 (Detailed)	3,607m ² / 104 Bedrooms
Retail A1 (Detailed)	339m ²
Retail / Community A1, A2, A3, A4, A5 and D1 (Outline)	1,850m ²

5. Planning Committee Programme

5.1 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 and in the majority of cases we are allowing for at least 8 weeks between the submission date and the committee meeting. This programme is updated monthly.

April 2017

Application	Current Status	Anticipated Submission Date
Ebbfleet Green (Phase 2A) – 197 dwellings Redrow Homes	Some revised and additional details have been submitted and further revisions are awaited.	November 2016. Initial revised plans February 2017. Further revisions expected March 2017.
Castle Hill – Phase 3A (Parcels E &F) – 42 dwellings Clarion Group	Consultation is underway and revised details are awaited from the developer.	February 2017 Revised plans expected March 2017

Ebbsfleet Development Corporation

Board Meeting Part One
--

Date of meeting :	15 March 2017	Paper number :	EDC 017/013
--------------------------	---------------	-----------------------	-------------

May 2017

Application	Current Status	Submission Date
Northfleet East – Employment Land EDC	Consultation on planning application is now underway and officers are considering the submission	February 2017
Eastern Quarry Phase 6 (part) - 138 dwellings Taylor Wimpey	Application is currently out to consultation and submission is being reviewed by officers	February 2017

June

Application	Current Status	Anticipated Submission Date
Springhead Park – Phase 2B – 124 dwellings Countryside Properties	Pre-application discussions are taking place.	March 2017
Northfleet East – c630 dwellings, retail, community space and 2FE Primary School Keepmoat	Detailed pre-app discussions have been taking place over the last few months and an application is expected shortly.	March 2017
Eastern Quarry – Variation to the outline permission to allow for a new site wide masterplan for the remaining 4,750 dwellings	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	March 2017

Ebbsfleet Development Corporation

Board Meeting Part One

Date of meeting :	15 March 2017	Paper number :	EDC 017/013
--------------------------	---------------	-----------------------	-------------

Henley Camland / Land Securities	and the S106.	
Parcel I – Castle Hill - residential development in the local centre Clarion Group	Detailed pre-application discussions have taken place, submission awaited.	March 2017 (End)

August

Application	Current Status	Anticipated Submission Date
Eastern Quarry Phase 5 & Part of Phase 6 – 340 dwellings Taylor Wimpey	Detailed discussions are due to start shortly.	May 2017

September

Application	Current Status	Anticipated Submission Date
Springhead Park – 2FE Primary School Education Funding Agency	Design and build contractors to be announced shortly with pre-application discussions to follow.	June 2017