

# Ebbsfleet Development Corporation

<b>Board Meeting Part</b>	<b>One</b>
---------------------------	------------

<b>Date of meeting :</b>	19 April 2017	<b>Paper number :</b>	EDC 017/024
--------------------------	---------------	-----------------------	-------------

<b>Title of Paper</b>	<b>Planning and Housing Delivery Report – April 2017</b>
<b>Presented by</b>	<b>Mark Pullin, Chief Planning Officer</b>
<b>Sub-Committee</b>	<b>Not Applicable</b>

## 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.

<b>EDC Business Plan and KPIs</b>	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.
<b>Recommendation</b>	<b>FOR INFORMATION</b>  The Board is invited to <b>NOTE</b> the update
<b>Annexes</b>	<b>Annex A</b> – Strategic Sites Summary <b>Annex B</b> – Ebbsfleet Housing & Delivery Dashboard <b>Annex C</b> – Planning Activity Report
<b>Delegation</b>	Not applicable

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

# Ebbsfleet Development Corporation

<b>Board Meeting Part One</b>
-------------------------------

<b>Date of meeting :</b>	19 April 2017	<b>Paper number :</b>	EDC 017/024
--------------------------	---------------	-----------------------	-------------

## **1 Introduction**

1.1 This paper provides an update as of April 2017 on planning activity and housing delivery across the EDC area. This provides details on the current planning situation, including housing figures and an update on developments. The dashboard report is being updated each month to show the progress on sites across the Garden City area.

## **2 Progress since March Board**

2.1 Since the board meeting in March, 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 Planning committee will be held this evening. The first item being reported is the next phase of residential development at Ebbsfleet Green. This phase (phase 2A) consists of 191 homes of which 55 dwellings will be affordable homes (37 x shared ownership and 18 x affordable rent). These dwellings will be within the Redrow 'Regency' range offering a further housing product to this strategic site. The second item being reported to planning committee relates to the affordable dwellings within Phase 3A of Castle Hill. These 42 dwellings to be delivered by the Clarion Group will sit amongst the market homes from David Wilson Homes which were approved last year. Both of these applications are being recommended for approval.

2.3 Three significant submissions have been received during the past month. The first was the application for the revisions to the Eastern Quarry parameter plans. This application seeks consent to amend a number of parameter plans approved as part of the outline permission to allow for the developer to amend the site wide masterplan. These amendments relate to particular specific issues but the new masterplan would allow for development to proceed on up to 4,750 dwellings, schools, retail and leisure development. We are now consulting on the application and have advertised this in the press, via site notices and letters to nearby residents.

2.4 The second submission relates to the residential led mixed use part of Northfleet East being promoted by Keepmoat. This scheme seeks detailed consent for 628 homes with some small retail / cafe units, together with outline consent for a new 2 FE primary school and the conversion of the Henley Building. Consultation is now underway on the submission which officers are considering alongside the commercial development for the western part of the site submitted by the EDC in February 2017.

2.5 The third key submission relates to the next phase of residential development to be delivered by Countryside Properties at Springhead Park. This application seeks reserved matters approval for 124 homes to the south-east

# Ebbsfleet Development Corporation

<b>Board Meeting Part One</b>
-------------------------------

<b>Date of meeting :</b>	19 April 2017	<b>Paper number :</b>	EDC 017/024
--------------------------	---------------	-----------------------	-------------

of the site. Following the appointment of the design and build contractor for the Springhead Park primary school, EDC officers have now started pre-application discussions. We expect this application to be submitted in June / July 2017.

- 2.6 Pre-application discussions are also continuing on the remaining parcels of land at Castle Hill. Newcrest will be submitting their application for the retail space and apartments close to the new Primary School by the end of May. Discussions are also now underway with Taylor Wimpey and Clarion for the remaining residential components between Fastrack and the lake. We also expect public consultation to take place this month on the emerging proposals for the Croxton & Garry site where the landowner is promoting a residential scheme of around 200 dwellings.
- 2.7 A number of meetings have taken place with London Resort Company Holdings (LRCH) who is promoting the Theme Park development on the Swanscombe Peninsula. These sessions have been part of the process by which the company is re-energising the project. The EDC and local authority partners will be liaising with LRCH in the coming months as their masterplan proposals develop. We currently understand that statutory consultation on the scheme will take place in September / October 2017 before submission of the Development Consent Order to the Planning Inspectorate in November 2017.

### **3. Housing and Delivery**

- 3.1 The Ebbsfleet Housing Delivery dashboard is contained within annex B of this report.
- 3.2 The table in the top left corner of the dashboard shows starts and completion figures for 2016 – 2017. Over the last year, across the planning redline boundary and wider Garden City area, 643 starts have taken place together with 232 completions. Both of these figures exceed the forecast figures which were provided by the developers in April 2016.
- 3.3 The dashboard has been amended this month to show information on actual sales / reservations and occupations for Q4 of 2016/17 and so far during this month.

### **4. Planning Committee Programme and Upcoming Submissions**

- 4.1 The items being reported to planning committee this month are discussed in section 2 above.
- 4.2 The table below outlines the current live applications which we are intending on reporting to planning committee.

<b>Application</b>	<b>Current Status</b>	<b>Planning</b>
--------------------	-----------------------	-----------------

# Ebbsfleet Development Corporation

<b>Board Meeting Part One</b>
-------------------------------

<b>Date of meeting :</b>	19 April 2017	<b>Paper number :</b>	EDC 017/024
--------------------------	---------------	-----------------------	-------------

		<b>Committee Meeting</b>
Northfleet East – Commercial Development <b>EDC</b>	The consultation on the application will expire this week. Committee report and planning conditions / obligations are being finalised.	May 2017
Eastern Quarry Phase 6 (part) - 138 dwellings <b>Taylor Wimpey</b>	Application is currently out to consultation and submission is being reviewed by officers.	May 2017
Springhead Park – Phase 2B – 124 dwellings <b>Countryside Properties</b>	Application has now been submitted and consultation is underway.	June 2017
Northfleet East – 628 dwellings, retail, community space and 2FE Primary School <b>Keepmoat</b>	Application has now been submitted and consultation will expire next week.	June 2017
Eastern Quarry – Variation to the outline permission to allow for a new site wide masterplan for up to 4,750 dwellings <b>Henley Camland / Land Securities</b>	Application has now been submitted and consultation is underway.	July 2017

4.3 Below is a list of other submissions we are expecting during 2017 – 2018 and which will be reported to planning committee. These items will be added to the planning committee programme following their submission.

- Croxton & Garry – 204 homes
- Castle Hill Phase 5 & 6 (remainder) – 332 homes (market)

# Ebbsfleet Development Corporation

<b>Board Meeting Part</b>	<b>One</b>
---------------------------	------------

<b>Date of meeting :</b>	19 April 2017	<b>Paper number :</b>	EDC 017/024
--------------------------	---------------	-----------------------	-------------

- Castle Hill Phase 5 & 6 (remainder) – 117 homes (affordable)
- Castle Hill Local Centre – retail space and 58 homes
- Castle Hill Parcel I – 65 homes
- Castle Hill Parcel L – 10 homes
- Springhead Park Phase 3 – 180 homes
- Springhead Park 2FE Primary School
- Ebbsfleet Green Phase 2B – 124 homes
- Ebbsfleet Green Phase 3 – 224 homes
- Ebbsfleet Green Phase 4 – 119 homes

## **5 Planning Activity Report**

- 5.1 Annex C of this board contains a copy of the planning activity report being presented to the EDC Planning Committee this evening. All Local Planning Authorities are monitored in terms of their timescales for the determination of planning applications. The attached report outlines the EDC information with regards major applications, minor applications and other applications together with outlining information on planning fees. As can be seen from the report, the EDC has exceeded the determination deadlines for 2016 - 2017.