

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	21 June 2017	Paper Number:	EDC 017/041
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Title of Paper	Planning and Housing Delivery Report – June 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 and 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

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1 Introduction

- 1.1 This paper provides an update as of June 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 May Board

- 2.1 Since the board meeting in May, 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 was held following the last board meeting in May. Two items were reported and both were approved as per the officer recommendation. The first item reported was the outline application for 21,500m² of commercial development at Northfleet East. This application has been submitted by the EDC projects team and could provide for between 500 and 700 jobs. The committee discussed the need for the quality that is shown in the indicative details to be followed through into the reserved matters applications which in future will be reported to committee for consideration. Officers are now in discussion on the wording of the S106 agreement, once this is completed the decision will be issued. The second application was a reserved matters application for 138 dwellings at Castle Hill, submitted by Taylor Wimpey. This is the second set of homes coming forward by Taylor Wimpey that have been approved and their marketing suite is already on site.
- 2.3 We had been planning to report the latest phase of Springhead Park to planning committee in June. However we have been engaging with the developers, Countryside Properties, with regards the details of their proposals for this phase. We are keen to ensure that these 126 dwellings will be of appropriate quality for the Garden City and we are expecting revised plans to be submitted within the next week. Pre-application discussions are also progressing on the emerging plans for the new Primary School at Springhead Park. Detailed design comments have been fed back to the developers looking at both the external appearance and internal arrangement of the building. These comments have been well received by the developer and a public consultation event will be taking place in the next few weeks.
- 2.4 This month two reserved matters submissions have been received for further housing at Castle Hill. The first was from New Crest who will be developing the Local Centre consisting of a range of retail units together with 56 houses and flats. The second application was by Clarion for 68 affordable homes to be located immediately to the east of the Local Centre. We are currently

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consulting on these applications and are aiming to report them to planning committee in July or August.

- 2.5 More detailed pre-application discussions have been taking place on the remaining residential development at Castle Hill. These remaining parcels are a mix of private homes to be developed by Taylor Wimpey and affordable homes to be delivered by Clarion. In total, these applications will total nearly 500 residential units and will be a key step in completing the Castle Hill detailed approvals. These two developers are working alongside each other to ensure that their proposals complement each other. Pre-application discussions have also progressed at Ebbsfleet Green where we have engaged with Redrow on their proposals for apartments, a neighbourhood equipped area of play and multi-use games area within the centre of the site.
- 2.6 The key live planning applications are the Eastern Quarry S73 application and the hybrid submission at Northfleet East. At Eastern Quarry, a significant number of comments have now been provided in relation to the proposals by Land Securities and Camland. We have held two meetings with the applicants to discuss the comments and a further joint meeting with Dartford Borough Council has been arranged. Once the applicants have decided how they will respond to the comments raised we are expecting a revised package of information to be submitted and re-consultation with relevant and interested parties will take place. At Northfleet East, some revised details have already been submitted by the applicants and reconsultation will take place shortly. Some changes to the design and highways proposals have taken place as a result of the consultation responses and we are continuing to discuss the heritage aspects of the site with the applicants and Gravesham Borough Council.
- 2.7 We have nearly completed the S106 agreement for Northfleet Embankment West and are aiming to issue the decision for the outline scheme within the next 10 days.
- 2.8 The Planning Liaison Group met this month where representatives of the EDC, Dartford Borough Council, Gravesham Borough Council and Kent County Council meet to discuss planning issues and the development proposals in the Garden City and the surrounding area. We also met with the DEFRA bodies to discuss how they can support the development proposals coming forward.

3. Housing and Delivery

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

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3.2 The table in the top left corner of the dashboard shows starts and completion figures for 2017-2018. Delivery within the Garden City is still focussed around Springhead Park, Ebbsfleet Green and Castle Hill. We are reporting a further 53 completions this month.

4. Planning Committee Programme and Upcoming Submissions

4.1 The table below outlines the current live applications which we are intending on reporting to planning committee.

Application	Current Status	Planning Committee Meeting
Springhead Park – Phase 2B – 126 dwellings Countryside Properties	Consultation responses have been discussed with the applicant and officers are awaiting some additional and revised details	July 2017 (or delegated decision)
Castle Hill Local Centre – Retail space and 58 homes New Crest	Application is currently out to consultation	July / August 2017
Castle Hill – Parcel I – 67 homes Clarion	Application is currently out to consultation	July / August 2017
Northfleet East – 628 dwellings, retail, community space and 2FE Primary School Keepmoat	Consultation responses are being considered and discussed with the applicant	August 2017
Eastern Quarry – Variation to the outline permission to allow for a new site	Consultation responses are being considered and discussed with the applicant	August 2017

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wide masterplan for the remaining up to 4,650 dwellings Henley Camland / Land Securities		
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4.2 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 – 220 homes
- Castle Hill Phase 5 & 6 (remainder) – 330 homes (market)
- Castle Hill Phase 5 & 6 (remainder) – 157 homes (affordable)
- Castle Hill Parcel L – 26 homes
- Springhead Park Phase 3 – 180 homes
- Springhead Park 2FE Primary School
- Ebbsfleet Green Phase 2C – 123 homes
- Ebbsfleet Green Phase 3 – 224 homes
- Ebbsfleet Green Phase 4 – 119 homes