

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	16 August 2017	Paper Number:	EDC 017/056
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Title of Paper	Planning and Housing Delivery Report – August 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 may contain 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 August 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 July Board

2.1 Since the board meeting in July, 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.

August Planning Committee

2.2 Planning committee will be held this evening (16th August). Three items are being reported, all of which are recommended for approval. The first 2 applications on the agenda relate to the Local Centre at Castle Hill in Eastern Quarry.

2.3 The first scheme has been submitted by New Crest and is for a mixed use scheme to the North of Cherry Orchard Primary School and the Village Square. This application seeks consent for a collection of 5 retail units of varying size including a small supermarket. The scheme also contains apartments above the commercial units and a row of townhouses fronting Fastrack. The original scheme was a standardised design block which failed to provide a memorable building for this marker location, and internalised pedestrian movement away from the street. EDC officers have worked with the applicant and their design team over the last 12 months to develop the layout to respond differently to the two streets and the public square it fronts. The single block has now been broken down into 5 separate buildings to create a smaller scaled streetscape, and retail units now line the streets to create active ground floor for pedestrians.

2.4 The second scheme on the agenda is the latest parcel of affordable housing by Clarion for 67 shared ownership dwellings. This parcel sits immediately to the East of the New Crest development (discussed above) and to the North of the new Cherry Orchard Primary School. The dwellings are a mix of apartments and houses with many of the buildings fronting the Fastrack route through Eastern Quarry.

2.5 The third scheme at committee is the latest phase of Springhead Park from Countryside Properties. This phase (phase 2B) consist of 126 private dwellings being a mix of houses and flats. The phase nestles in between previously approved and built phases at Springhead and so officers have

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worked with Countryside to develop a phase which increases quality whilst in design terms looks in keeping with the surroundings.

- 2.5 We will also report the regular delegated items list together with the quarterly planning activity report.

Submitted Applications

- 2.6 There are a range of planning submissions currently being considered including condition discharge applications, advertisements and our first householder application.

- 2.7 This month we have received various submissions in relation to Springhead Park and Springhead Bridge. These applications include the reserved matters for the Spine Road which would link the existing Springhead Parkway to the Bridge and facilitate access to Phase 3 of the development. Two condition discharge applications have also been submitted for the planning consent for the bridge and the planning officers are looking to determine these quickly to support the timely delivery of the Bridge.

- 2.8 We have nearly completed the S106 agreement for Northfleet Embankment West and are aiming to issue the decision for the outline scheme by the end of August.

- 2.9 Board members will recall that the commercial development for Northfleet East was reported to planning committee in May. Following a favourable resolution officers have been working with the landowner (Homes & Communities Agency) to complete the S106 agreement. This will secure contributions towards highways and Fastrack and we aim to complete this in the next couple of weeks.

- 2.10 Officers are continuing to work on the 'hybrid' application at Northfleet East where full details have been submitted in relation to the 628 dwellings, local retail provision, landscaping and open space, with outline elements for a new 2 form entry primary school and conversion of the WT Henley Building. Following the initial consultation, which was carried out on the plans, the applicants responded to the points raised and we are now discussing the reconsultation responses with the applicants. The EDC has carried out significant consultation on this application and liaised with many specialist and statutory agencies due to the various planning matters to consider including heritage, noise and air quality

- 2.11 The applicants for the Eastern Quarry S73 application have been revising plans, strategy documents and other details including the draft S106. We are expecting the submission of this revised material in the coming days when

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comprehensive reconsultation will take place. We will provide further updates to board when these details have been received and considered.

Pre-Application Discussions

- 2.12 A public exhibition was held at the Eastgate Centre for the new primary school at Springhead Park on 1st August. EDC Officers attended the event which was also well attended by the Local Community. Following this event we now expect the reserved matters for the school to be submitted in the coming weeks with reporting to committee during the autumn. The discussions between EDC officers and the design team have been very positive. Through the pre-application process amendments to the design have re-orientated the building to provide sustainability benefits, introduced a community square close to the entrance of the school and lead to the use of higher quality and more locally appropriate materials.
- 2.13 A second exhibition for Springhead Park was also held 20th July. This was organised by Countryside Properties who displayed their initial thoughts on the remainder of the development including Phase 3, the Northern section of the Linear Park and the allotments. EDC Officers will be engaging with Countryside and their advisors in the coming weeks to further develop these proposals.
- 2.14 We are expecting the final reserved matters application by Taylor Wimpey for Castle Hill to be submitted in the next week. Further discussions will be taking place on the design of these dwellings post submission and so in order to establish a structure and project plan for these discussions we are looking to enter into a Planning Performance Agreement with the developers. These discussions will take place alongside those with Clarion who will be delivering the remaining affordable housing parcels.
- 2.15 On Ebbsfleet Green, officers have been liaising with Redrow on their plans for the Local Centre. This phase will consist of a collection of apartments together with a neighbourhood area of play and multi-use games area within the centre of the site. A number of meetings have taken place and submission is expected within the next month.

Other Matters

- 2.16 Marstons continue to make good progress on their pub / restaurant, which is expected to open during the first week in September, and their hotel which is expected to open before Christmas. Furthermore Cherry Orchard Primary School will be opening as planned in September with an official opening on 29th September 2017.

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2.17 The Development Consent Order for the Theme Park is now expected in the first half of 2018 but work is continuing with the developers and their consultant team. During the last month we have met with WSP who are acting on behalf of London Resort Company Holdings on Transport matters. This meeting was attended by a range of Local Authorities, landowners and Highways England and provided an opportunity for all parties to receive an update on the current work being undertaken and the key next steps. During the meeting we stressed the importance of ensuring an appropriate transport solution was achieved which should include ambitious modal shift targets. A meeting has also being arranged during the coming week with Volterra who are covering the work associated with the Socio-Economic impact of the scheme.

2.18 During the next month we are also hosting a meeting of the Town and Country Planning Associations 'New Communities Group'. This event will provide an opportunity to update other professionals working on larger scale projects around the Country on the work and progress of the Garden City. The event will provide an overview of all aspects of the EDCs work and how we are delivering a 21st Century Garden City.

3. Housing and Delivery

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

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 17 completions this month. Overall and across the year the developers are currently slightly exceeding their starts number and on course to exceed their starts forecast and close to meet their completions forecast. We are also monitoring starts and completions in the Garden City area and will report on this later in the year.

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	Committee report online	August 2017

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Countryside Properties		
Castle Hill Local Centre – Retail space and 58 homes New Crest	Committee report online	August 2017
Castle Hill – Parcel I – 67 homes Clarion	Committee report online	August 2017
Northfleet East – 628 dwellings, retail, community space and 2FE Primary School Keepmoat	Reconsultation on the additional details has now been completed and officers are working with the applicant with regards the final outstanding issues.	October 2017
Eastern Quarry – Variation to the outline permission to allow for a new site wide masterplan for the remaining up to 4,650 dwellings Henley Camland / Land Securities	Revised plans, strategies and other details are expected during the next week and following receipt we will carry out reconsultation.	October 2017

4.2 Below is a list of other submissions we are expecting during 2017 – 2018 and which will be reported to planning committee. These applications will total 1,368 homes. 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

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- Ebbsfleet Green Phase 2C – 135 homes
- Ebbsfleet Green Phase 3 – 201 homes
- Ebbsfleet Green Phase 4 – 119 homes