

Ebbsfleet Development Corporation

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

Date of meeting :	15 November 2017	Paper Number:	EDC 017-078
--------------------------	------------------	----------------------	-------------

Title of Paper	Planning and Housing Delivery Report – November 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

Ebbsfleet Development Corporation

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

Date of meeting :	15 November 2017	Paper Number:	EDC 017-078
--------------------------	------------------	----------------------	-------------

Highlights

- Reserved matters approval granted for 2 Form Entry Primary School and nursery at Springhead Park.
- New applications received for 209 homes at Ebbsfleet Green and 27 homes at Castle Hill.
- Revised package of information for the Eastern Quarry S73 application expected in the coming days.
- Consultation expected shortly on the scoping opinions for Environmental Statements for Lower Thames Crossing and A2 Bean & Ebbsfleet Junctions.
- So far this quarter we have had 112 starts and 33 completions.

1 Introduction

- 1.1 This paper provides an update as of November 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 October 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.

Springhead Primary School

- 2.2 The reserved matters application for the 2 form entry primary school and 26 place nursery at Springhead Park was approved this month. The Hope Community School will be run by the New Generation Schools Trust and is funded partly by Countryside Properties (as developer of Springhead Park) and the Education Skills Funding Agency (ESFA). During the negotiation on the scheme the applicants were willing to respond positively to the various design comments made by EDC officers, which has led to an improvement both in terms of external appearance as well as the internal learning environment. The school is scheduled to open in September 2018. The members of the planning committee were sent the details of the application including the officer report and were happy for it to be determined under delegated powers.

Ebbsfleet Development Corporation

Board Meeting Part One

Date of meeting :	15 November 2017	Paper Number:	EDC 017-078
--------------------------	------------------	----------------------	-------------

New Applications

- 2.3 This month we received further reserved matters applications for residential parcels at Ebbsfleet Green and Castle Hill. At Ebbsfleet Green, Redrow have submitted their application for phase 3 of the site consisting of 209 homes within their 'heritage' range. At Castle Hill, we have now received the final residential reserved matters application. This submission relates to 'Parcel L' which is located to the east of the Primary School site and has been submitted by Clarion for 27 affordable homes. These applications will be reported to planning committee in the New Year.

Live Planning Applications

- 2.4 Much of the work this month has been focussed on the various live planning applications that have been submitted over the last few months.
- 2.5 There is no planning committee being held in November however the committee programme in section 5 of this paper identifies two cases for the December meeting at Croxton & Garry and Eastern Quarry.
- 2.6 The consultation process for the outline application at the Croxton & Garry site identified the need for some additional information to be submitted by the applicants. This information has now been received and is being reviewed. This site does not currently benefit from any planning consent and so the constraints and opportunities of the site are being looked at in detail for the first time. The scheme relates to residential development for up to 220 homes.
- 2.7 Discussions have been progressing well with Henley Camland on their proposals for the revisions to the development at Eastern Quarry. Officers have continued to liaise with various statutory consultees and the local authority partners on the matters highlighted during the rounds of consultation so far and the applicants have been responding positively to the concerns raised. A revised package of information is expected in the coming days. This application is a key step in continuing the development momentum at Eastern Quarry and therefore officers are working hard to report the application to the December committee meeting.
- 2.8 The consultation period for the three applications at Northfleet East (employment) by Berkeley Homes for a manufacturing facility for the production of modular housing has now ended. The responses are being reviewed.
- 2.9 Officers have provided detailed comments on the reserved matters applications by Clarion and Taylor Wimpey for their combined 496 units at Castle Hill. Prior to the submission of the applications the EDC entered into planning performance agreements with the applicants to agree a programme

Ebbsfleet Development Corporation

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

Date of meeting :	15 November 2017	Paper Number:	EDC 017-078
--------------------------	------------------	----------------------	-------------

of negotiations during the application period. EDC and KCC officer comments have centred on design issues and the applicants are responding positively to the items raised.

- 2.10 The collection of applications for Springhead Bridge and the connecting Spine Road will be determined in the coming days. Heritage is an important consideration at Springhead Park and KCC Heritage have been acting on behalf of the EDC and liaising with the applicants.
- 2.11 The S106 agreement for the mixed use development at Northfleet West has now been agreed and the decision will be issued in the coming days.
- 2.12 Following the positive resolution of the planning committee in August, the S106 for the residential led mixed use scheme at Keepmoat is progressing well. An initial draft has been produced with comments provided by the EDC and applicants. A further more mature draft will be circulated by the end of the week.
- 2.13 The planning team are also continuing to consider various condition discharge submissions, amendments to schemes and other small developments such as advertisement consents.

Pre-Application Discussions

- 2.14 Many of the larger applications which were expected to be submitted during the year have now been received. As identified in paragraph 5.2, there are 3 key larger applications which are expected before the end of March 2018.
- 2.15 This month officers held a further pre-application meeting with Countryside Properties for their remaining portion of land at Springhead Park. This submission would be for 172 dwellings in phase 3 together with open space, allotments and a shared parking area. The applicants design team have looked at a different design approach to that seen in existing phases of Springhead Park in order to respond to the desire to develop design quality across the Garden City.
- 2.16 Discussions have already taken place with Redrow on their proposals for Phase 2C of Ebbsfleet Green. This phase is located in the centre of the site adjacent to the open space, community centre and Primary School. It will be a higher density element of the site and Redrow are currently reviewing their designs of this phase. We expect to have discussions phase 4 of Ebbsfleet Green in the New Year.

Ebbsfleet Development Corporation

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

Date of meeting :	15 November 2017	Paper Number:	EDC 017-078
--------------------------	------------------	----------------------	-------------

Other Matters

- 2.17 We understand that Highways England is in the process of submitting the scoping opinions for both the Lower Thames Crossing (LTC) and the A2 Bean and Ebbsfleet Junctions to the Planning Inspectorate (PINS). The scoping for LTC has already been submitted and the A2 Bean and Ebbsfleet Junctions is expected in the coming weeks. The EDC will be consulted by PINS on the content of these reports which outline the scope of the environmental assessments that would be carried out to support the respective Development Consent Order applications. The EDC will have 28 days to comment on the details.
- 2.18 We have also been engaging with other local planning authorities (LPAs) involved in the Garden Towns and Villages Programme. Shepway District Council invited us to discuss their proposals for Otterpool and officers involved in the Runnymede Garden Town visited Ebbsfleet to discuss planning and the Healthy New Towns programme.

3. Development Plans Overview and Update

- 3.1 The EDC is not a plan-making authority and therefore cannot produce a Local Plan or any Supplementary Planning Documents (SPDs). Planning applications are therefore determined against the policies in the applicable Borough Council Development Plan together with the Kent County Council plans for Minerals and Waste matters.
- 3.2 Kent County Council is responsible for Minerals and Waste planning and the 'Kent Minerals and Waste Local Plan' was adopted in 2016. KCC then adopted an accompanying SPD on 'Minerals and Waste Safeguarding' in April 2017. Both documents cover the period 2013 – 2030 and are applicable to the entire EDC area. As these documents are both recently adopted we are not expecting any new emerging policies at a County level for some time.
- 3.3 The Development Plan for Dartford Borough Council (DBC) is used when considering those applications in the DBC area of EDC, for example at Eastern Quarry and Ebbsfleet Green. DBC adopted their Core Strategy in 2011 and the document outlines the strategic vision for the Borough including the Ebbsfleet to Stone Priority Area, Ebbsfleet Valley Strategic Site and Thames Waterfront. The 'Development Policies Local Plan and Policies Map' was adopted in July 2017. This document contains more detailed policies relating to development management matters and the EDC commented on the document during consultation in 2016 and 2017. DBC also has a range of adopted SPDs and briefs including parking standards and the community infrastructure levy (CIL).

Ebbsfleet Development Corporation

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

Date of meeting :	15 November 2017	Paper Number:	EDC 017-078
--------------------------	------------------	----------------------	-------------

- 3.4 Work on the new Local Plan, which will replace the 2011 Core Strategy, will start with the first round of public consultation in 2018. In advance of this DBC has recently consulted on a new Statement of Community Involvement (SCI). The EDC has provided comments on the SCI which is expected to be adopted in December 2017. The EDC will comment on the emerging Local Plan during 2018.
- 3.5 The Development Plan for Gravesham Borough Council (GBC) is used when considering those applications in the GBC area of EDC, for example at Northfleet Riverside and Springhead Park. GBC adopted the 'Gravesham Local Plan Core Strategy and Policies Map' in 2014 which covers the strategic approach to development in the Borough, including the 'Northfleet Embankment and Swanscombe Peninsula East Opportunity Area.' The more detailed development management policies can be found in the 'Gravesham Local Plan First Review – Saved and Deleted Policies' that was adopted in 2014. Like DBC, GBC have a range of SPDs, guidance notes and planning briefs.
- 3.6 GBC is currently preparing the 'Site Allocations and Development Policies Document' which would replace the 'Gravesham Local Plan First Review – Saved and Deleted Policies 2014'. The document will allocate sites for a variety of uses and set out detailed development management policies which would be applicable within the GBC area of the Garden City. The EDC will provide comments on this document when consultation takes place.
- 3.7 All plan-making planning authorities have been tasked by the government to produce 'Brownfield Land Registers' by the end of 2017. The register is not a Local Plan but will list previously developed land sites. As much of the Garden City area is brownfield land EDC sites will appear on the register for the applicable authority.
- 3.8 The Marine Management Organisation (MMO) is producing the 'South East Marine Plan'. EDC officers recently met with the MMO to discuss the Garden City and the emerging plan. The MMO will be carrying out further engagement in 2018 and the EDC will review and comment on the emerging plan.

4. Housing and Delivery

- 4.1 The Ebbsfleet Housing Delivery dashboard is contained within annex B of this paper.
- 4.2 The table in the top left corner of the dashboard shows starts and completion figures for 2017-2018. Delivery within the Garden City continues to be focussed around Springhead Park, Ebbsfleet Green and Castle Hill but further phases of development have started.

Ebbsfleet Development Corporation

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

Date of meeting :	15 November 2017	Paper Number:	EDC 017-078
--------------------------	------------------	----------------------	-------------

4.3 Countryside Properties have now commenced on Phase 2B of Springhead Park. The current extant planning permissions relate to Phases 2A, 2B and 1B and all of these phases are now underway. Similarly at Ebbsfleet Green, detailed consent has been granted for Phase 1A/1B, 1C and 2A and all phases have started. At Castle Hill, development is underway for all but one of the parcels that currently benefits from planning permission and work on this parcel will start once landowner legal agreements have been completed. This month, Taylor Wimpey has opened their marketing suite for Castle Hill and released the first units with their apartment scheme and they are reporting that sales and reservations went well.

4.4 So far during this quarter we are reporting 112 starts on site and 33 completions. Overall and across the year there have now been 388 starts and 210 completions so far.

5. Planning Committee Programme and Upcoming Submissions

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

Application	Current Status	Planning Committee Meeting
Croxton & Garry – Outline application for up to 220 homes Swanscombe Development LLP	Revised and additional information has been submitted in response to matters raised during the consultation.	December 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 and documents are expected shortly and reconsultation will take place following submission.	December 2017
Northfleet East – Manufacturing facility for the production of modular housing Berkeley Homes	Consultation has now been completed and the responses are being considered.	January 2018

Ebbsfleet Development Corporation

Board Meeting Part One

Date of meeting :	15 November 2017	Paper Number:	EDC 017-078
--------------------------	------------------	----------------------	-------------

Castle Hill Phase 5 & 6 – Reserved matters for 332 homes Taylor Wimpey	Revised plans are being discussed with the applicants.	January / February 2018
Castle Hill Phase 5 & 6 - Reserved matters for 164 homes Clarion	Revised plans are being discussed with the applicants.	January / February 2018
Ebbsfleet Green Phase 3 – Reserved matters for 211 homes Redrow	Application currently out to consultation	February 2018
Castle Hill Parcel L – Reserved matters for 27 homes Clarion	Application currently out to consultation	February 2018

5.2 Below is a list of other key submissions we are expecting before the end of March 2018 and which will be reported to planning committee. These items will be added to the planning committee programme following their submission. We are expecting the submission for phase 3 at Springhead Park before Christmas.

- Springhead Park Phase 3 – 172 homes
- Ebbsfleet Green Phase 2C – 135 homes
- Ebbsfleet Green Phase 4 – 119 homes