

Ebbsfleet Development Corporation

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Date of meeting :	20 December 2017	Paper Number:	EDC 017-087
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Title of Paper	Planning and Housing Delivery Report – December 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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Highlights

- December planning committee will consider the S73 application for the revisions to the parameters for the Eastern Quarry permission.
- Permission granted for the S73 reserved matters applications for Springhead Bridge.
- Revised quarter masterplan received for Springhead Park.
- Discussions are taking place with Berkeley Homes, Clarion and Redrow in advance of January planning committee.
- So far this quarter we have had 189 starts and 60 completions bring the annual totals to 465 and 237 respectively.

1 Introduction

- 1.1 This paper provides an update as of December 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 November Board

- 2.1 Since the board meeting in November, 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.

Delegated Decisions

- 2.2 This month we approved the two reserved matters S73 applications for Springhead Bridge. The development site crosses the local authority boundary between Dartford and Gravesham and so the development is subject to consents from both authorities. The EDC Projects Team submitted the applications which primarily related to changes to the pedestrian connections at the eastern side of the bridge. Both applications are subject to a series of planning conditions and discussions are now well advanced on agreeing the final remaining details. The only outstanding matter relates to archaeological works and we are looking to resolve this as soon as possible.

Planning Committee

- 2.3 Planning committee will be held after the December board meeting and we are reporting the S73 application at Eastern Quarry to amend the parameters of the outline planning permission. Since the original submission of the application earlier this year officers have undertaken extensive discussions

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with the applicants and carried out three rounds of consultation. The committee will be considering the amendments to the parameter plans and content of the various strategies that accompany the outline. The development at Castle Hill remains as per the existing approvals but the new parameters lead to a re-design of the central and western villages within the quarry. The application is recommended for approval.

- 2.4 The planning committee will also be presented with the delegated items list, outlining the decisions made under delegated powers since the last meeting, and the activity report for quarter 2.

New Applications

- 2.5 Countryside Properties have submitted an application to amend the quarter masterplan for Springhead Park. This document has been submitted in advance of the submission of the final reserved matters application which we are expecting to receive in early January. This final phase will comprise residential development, a shared car parking, open space and allotments.
- 2.6 The new landowners of the Craylands Lane site have submitted an application to amend the planning conditions on the outline planning permission for 110 dwellings. These amendments are being considered but would allow ground works to take place on the site in advance of detailed design so that a suitable development platform could be created.

Live Planning Applications

- 2.7 Discussions have been progressing well with the landowners / applicants for the outline application for up to 220 dwellings at the Croxton & Garry site. This site is located in the north-western edge of the EDC planning boundary close to Ingress Park. The site is currently vacant and is one of the few areas of the EDC that does not benefit from planning permission. The application seeks consent for the principle of residential development on the site. We had hoped to report this to planning committee this month however there are some remaining heads of terms for the legal agreement to resolve and so we are now aiming to report this to the January meeting.
- 2.8 Discussions have been held with Redrow on their recent submission for 209 homes within Phase 3 of Ebbsfleet Green. The consultation for this application has now finished and the responses received will lead to amended and additional details being submitted shortly. We are aiming to report this application to planning committee in January.
- 2.9 Officers have also reviewed the submission for Parcel L at Castle Hill where Clarion submitted reserved matters approval for 27 dwellings. Additional minor amendments are being discussed with the applicants in advance of

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reporting the scheme to committee for consideration. Again, this is planned for January.

- 2.10 The final applications identified for the January planning committee relate to the Berkeley Homes submission for a manufacturing facility for the production of modular housing at Northfleet East. This is discussed in more detail in section 5 of this paper.
- 2.11 Officers are continuing to work with Taylor Wimpey and Clarion on their proposals for the remaining phases of residential development at Castle Hill. Discussions have currently centred on layout and highways issues in order to agree a structure for these parcels in advance of engaging on house types, design and materials.
- 2.12 The S106 agreement for the mixed use development at Northfleet Embankment West has now been circulated for engrossment and we are aiming for completion of the document before Christmas. The decision will be issued as soon as the legal agreement is completed.

Other Matters

- 2.13 Highways England have now submitted the scoping opinion for the A2 Bean and Ebbsfleet Junctions project to the Planning Inspectorate. The EDC have been consulted and we have until Boxing Day to comment. .
- 2.14 The hotel being developed by Marstons at Ebbsfleet Green will be opening on 8th January 2018.

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 continues to be focussed around Springhead Park, Ebbsfleet Green and Castle Hill. Development at Northfleet East is expected to commence in the Spring.
- 3.3 So far during this quarter we are reporting 189 starts on site and 60 completions. Overall and across the year there have now been 465 starts and 237 completions so far.
- 3.4 The 'Help to Buy' initiative is assisting first time buyers get on the housing ladder. The table below outlines the number of help to buy properties that have been sold by each of the developers. Data has not been received from

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Charles Church or Barretts but a verbal update will be given in the meeting if further data is received.

Site / Developer	No of Dwellings
Springhead Park (Countryside Properties)	57
Ebbsfleet Green (Redrow)	31
Castle Hill (Clarion & Taylor Wimpey)	0

3.5 EDC officers held the monthly Garden City Developers meeting earlier this month and we discussed the risks to the delivery of housing. The housebuilders are continuing to report that the supply of bricks remains an issue and delivery times for certain bricks is now considerable. The group discussed the option of submitting a materials pallet rather than a specific brick type as this may assist in overcoming supply issues and reduce the need to get formal approval for a revised type from the planning team. Highway adoptions was also raised as a reason for delay in some phases coming forward and senior officers from KCC Highways will be attending the next meeting to discuss the points raised.

3.6 The housebuilders report that the market is still performing well. Taylor Wimpey has recently started to release their apartments at the Village Centre in Castle Hill. All of the 2-bedroom apartments have been reserved. David Wilson Homes will be releasing some 5-bedroom units shortly and this will be the first time properties of this size have been marketed in Ebbsfleet.

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
Croxton & Garry – Outline application for up to 220 homes Swanscombe Development LLP	Final heads of terms for the legal agreement are being discussed with the applicant.	January 2018
Northfleet East –	A detailed update is contained in	January 2018

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Manufacturing facility for the production of modular housing (3 applications) Berkeley Homes	section 5 of this paper.	
Ebbsfleet Green Phase 3 – Reserved matters for 209 homes Redrow	Consultation responses have been discussed with the applicants and amended / additional information is expected shortly.	January 2018
Castle Hill Parcel L – Reserved matters for 27 homes Clarion	Consultation responses have been discussed with the applicants and amended / additional information is expected shortly.	January 2018
Castle Hill Phase 5 & 6 – Reserved matters for 332 homes Taylor Wimpey	Revisions to the plans are being discussed with the applicants focussing on street hierarchy and design initially.	February 2018
Castle Hill Phase 5 & 6 - Reserved matters for 164 homes Clarion	Revisions to the plans are being discussed with the applicants focussing on street hierarchy and design initially.	February 2018

4.2 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 Springhead Park phase 3 shortly after New Year.

- Springhead Park Phase 3 – 172 homes
- Ebbsfleet Green Phase 2C – 135 homes
- Ebbsfleet Green Phase 4 – 109 homes

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5. Northfleet East – Employment Northern Parcel

Site Description and Background

- 5.1 The application site lies within Northfleet East, which forms part of the wider Northfleet Riverside Strategic Development Area as identified in the EDC Implementation Framework. The land comprises part of the North Kent Enterprise Zone and until recently was owned by the Homes and Communities Agency (HCA).
- 5.2 Northfleet East is allocated as a key site in the adopted Gravesham Local Plan Core Strategy for employment led development including major industrial and warehousing development with multimodal access and around 250 dwellings at the eastern end with an intervening buffer comprising open space, landscaping and offices. Having regard to this policy allocation, and the aims and aspirations of EDC, a revised split between employment and residential uses was proposed by the HCA. The intention being to seek to maximise the potential for housing outputs whilst maintaining an employment area capable of delivering a similar level of job creation envisaged by the Borough Council.
- 5.3 Keepmoat Homes were selected by the HCA as the preferred developer for the residential element of the scheme on land broadly covering the eastern side of the Northfleet East site. EDC Planning committee resolved to approve this scheme in September 2017 subject to completion of a S106 agreement. We expect to issue this decision in the early new year. Keepmoat Homes advise they plan to commence work on the site in Spring 2018.
- 5.4 The EDC Projects Team submitted an outline planning application (ref EDC/17/0022) relating to the employment site and this was considered by EDC Planning Committee in May 2017. This outline application granted approval for up to 21,500 sqm of employment floorspace, including a mix of industrial, office and warehouse floorspace along with small scale supporting food and drink uses. This application was split on land across Crete Hall Road, referred to as the Northern and Southern Parcels. The indicative site layout proposed industrial and warehouse uses on the Northern Parcel with office space and light industrial uses on the Southern Parcel.

Proposed Development

- 5.5 The proposal currently being considered has been submitted by Berkeley Homes and is for the construction of a facility for the construction of modular housing and an ancillary office (ref EDC/17/0122). The proposal is submitted as Reserved Matters pursuant to the above referred employment outline planning permission and include full details of the layout, scale, appearance

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and landscaping. The proposed development would occupy the entirety of the Northern Parcel site.

- 5.6 The proposal is submitted as a package of three applications as, in addition to seeking Reserved Matters approval, Berkeley is also seeking the following:
- EDC/17/0123 - Variation to outline planning permission to allow the maximum height of buildings on part of the northern parcel to increase from 12 metres to 13.5 metres and to relocate the proposed pedestrian central refuge island crossing on Crete Hall Road.
 - EDC/17/0124 - Construction of a new vehicular and pedestrian access from Crete Hall Road.
- 5.7 The proposal comprises a single building containing a total of approximately 15,300 sqm of floorspace split between the modular manufacturing facility and an ancillary office. The remaining site area would comprise operational external spaces including vehicle circulation space for the import and export of materials and the finished modules, external storage of modules, vehicle parking and boundary landscaping.
- 5.8 The application proposes the provision of two areas of car parking located within the site comprising a main staff car park to the east (155 spaces) and an overflow staff car park to the south west corner (68 spaces). The proposed new vehicular access would serve the main staff car park. At present 2 electric vehicle charging points are proposed. The scheme includes 94 cycle storage spaces.
- 5.9 The applicant states that the development would generate approximately 240 FTE jobs. This is based on the operation of two shifts per day that would create 100 jobs per shift for the various trade roles required within the factory and a total of 40 office-based roles. It is proposed that the two shifts would operate between 6am and 1am the following day on weekdays only with some occasional weekend use for dispatching modules, albeit the site would be manned at all times.

Main Issues

- 5.10 The principle of industrial-led development on the application site has been established through the approval of outline planning permission. Development of this site would provide a transition between the existing industry to the west and the approved residential to the east, and occupies a prominent frontage onto Crete Hall Road along which a future Fastrack route is planned.
- 5.11 The height of the proposed building exceeds the maximum height allowed for by the outline permission by 1.5 metres so the applicant is seeking to vary the outline parameter plan to suit. Whilst subject to review, the proposed height

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increase is unlikely to change the overall impact of the development and, if approved, would require an update to the original S106 Agreement as it would result in a fresh outline permission being granted.

- 5.12 A principal planning consideration is ensuring appropriate address to the Crete Hall Road frontage commensurate with its status as a pedestrian and vehicle corridor and a planned Fastrack route. Berkeley advise that the need to provide street activity and surveillance should be balanced with constraints imposed by the operational requirements of the factory, notably the internal manufacturing chain and external access which prevents an active frontage onto the road. In response, the proposed office has been projected forward of the factory to be closer to the road, with the physical and visual connection enhanced by inclusion of an entrance plaza. A landscaped bund is proposed along the majority of the site frontage with undulations and trees positioned to allow select views into the site, which follows EDC feedback suggesting the scheme provides glimpses into the site. Tree planting and up-lighting is proposed along the entire site frontage. The tree lined roadside verges shown at outline stage have now been incorporated into the scheme, but neither the verge, the landscaped bund nor the 3 metre wide shared footway and cycleway are continued along the frontage of the overflow car park area to the west. This is under review by officers.
- 5.13 A further issue being considered is the requirement to transport oversized loads on the public highway. The module units would be approximately 4.5 wide, 12 metres long and 4 metres high and would be transported on trailers. Further details are awaited from Berkeley but the principal issue is to ensure the road network between the site and the A2 is capable of accommodating oversized loads, including through the Rosherville Way tunnel. It is likely that some existing signal heads may require moving and discussions include whether KCC would allow the use of Fastrack bus lanes during prescribed night time hours. These discussions are notwithstanding existing commitments through the outline planning permission for the developer to make financial contributions towards Fastrack infrastructure and an improvement to the Thames Way and Vale Road junction.
- 5.14 The requirement to maximise job creation was an important consideration at the outline stage. The applicant states that the proposed development would generate approximately 240 FTE jobs, based on the operation of two shifts per day. This falls slightly below the range of jobs estimated for the Northern Parcel at outline stage which was between 250 and 400. However, development in the form proposed would provide improved certainty over job creation as it would be part of a single development under single management as opposed to the phased delivery of individual units and workshops. Berkeley note that the majority of jobs created would be higher value than current average salaries in Gravesham as they would require specified skills not normally found within a standard manufacturing facility.

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Berkeley advise that the skills set of people in the local area was one factor in identifying this site and, as required by the outline permission, commit to local employment and training opportunities.

- 5.15 The adjacency of the site to the minerals import and export facility at Red Lion Wharf requires mitigation to ensure the proposed development is not adversely affected by the industrial operations. This is equally important to ensure the use doesn't generate complaints against the Stema operations that in time might force the curtailment of the existing economically important wharf operations. The application seeks to address this through incorporation of physical barriers and acoustic fencing, mechanical ventilation for the more sensitive office areas and provision of mesh covered roof light openings in the factory.

Next Steps

- 5.16 The applications remain under review by officers but we are aiming to report the collection of applications to the EDC Planning Committee in January 2018.
- 5.17 Subject to a resolution to approve the applications, a Deed of Variation would be required to enable the varied outline permission to be granted in advance of the Reserved Matters approval being issued. The standalone access application could be issued following committee.
- 5.18 If approved, Berkeley advise that they hope to commence construction in early 2018, with a 12 month build period, 6-9 month commissioning period and operation from the end of 2019.