

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	24 January 2018	Paper Number:	EDC 018/003
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Title of Paper	Planning and Housing Delivery Report – January 2018
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

- Eastern Quarry S73 application considered by Planning Committee in December and resolved to approve the scheme. Discussions taking place on the S106 agreement.
- Planning committee to be held in January 2018 to consider outline residential development proposal at Croxton & Garry and detailed proposals by Berkeley Homes for their modular housing factory at Northfleet East.
- Discussions continuing with Redrow and Clarion in advance of February committee.
- Planning fees increased by 20% from 17th January 2018.
- So far this year we have had 483 starts and 266 completions.

1 Introduction

- 1.1 This paper provides an update as of January 2018 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 December Board

- 2.1 Since the board meeting in December, 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.

December Planning Committee

- 2.2 Following the December board meeting, planning committee was held and the committee considered the variation to the Eastern Quarry outline planning permission. The application was originally submitted in spring 2017 and following significant negotiations with the applicants and liaison with various consultees officers were able to recommend the scheme for approval. The committee debated the item at length and resolved to approve the scheme subject to the terms outlined in the committee report with an additional obligation on the developer to produce a housing strategy to look at alternative forms of housing such as self-build, custom build and development by small and medium enterprises (SMEs). Discussions on the S106 agreement are now taking place. This agreement will be based heavily on the existing document and we are aiming to issue the decision as soon as possible.

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- 2.3 The planning committee also noted the delegated items list, outlining the decisions made under delegated powers since the last meeting, and the activity report for quarter 2.

January Planning Committee

- 2.4 Planning committee will also be held this month. The committee will consider the outline application for up to 220 dwellings at the Croxton & Garry site. This site does not currently benefit from any residential permission however it is identified in the EDC Implementation Framework for housing. The application seeks approval for a series of parameters by which housing could come forward on the site. The scheme is recommended for approval.
- 2.5 The committee will also consider a series of applications submitted by Berkeley Homes for their modular housing factory at Northfleet East. The main application relates to the detailed design of the factory building and associated car parking and landscaping. These applications are also recommended for approval. We will also be reporting the usual delegated items list and the planning activity report for quarter 3.

Live Planning Applications

- 2.6 In advance of the February committee meeting, discussions are continuing with Redrow and Clarion on their latest phases of development. Redrow have submitted phase 3 of Ebbsfleet Green for 209 homes and Clarion submitted detailed design for Parcel L of Castle Hill for 27 homes. The consultation process and review of both schemes resulted in amendments being sought from the applicants and these discussions are continuing.
- 2.7 The new landowners of the Craylands Lane site have submitted an application to amend the planning conditions on the outline planning permission for up to 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. Officers have also held pre-application discussions with a housebuilder who may bring forward the scheme. Due to the timescales set on the outline application any reserved matters would need to be submitted within the next month. This leaves limited time to engage in detailed discussion and so we are looking to enter into a planning performance agreement to establish a project plan for these discussions to take place following submission.
- 2.8 Officers are continuing to work with Taylor Wimpey and Clarion on their proposals for the remaining phases of residential development at Castle Hill. A meeting is being held with Kent County Council Highways Team to discuss street design issues. Once the street hierarchy is established the discussions

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will move onto house types, design and materials. We have planning performance agreements in place for both of these submissions in order to agree project plans covering these discussions and resolving issues in advance of reporting the scheme to planning committee.

- 2.9 The S106 agreement for the mixed use development at Northfleet Embankment West has now been signed by all parties apart from the applicants / landowners. Once the document is completed we will issue the decision notice.
- 2.10 The S106 agreement for the residential-led scheme at Northfleet East by Keepmoat has now been drafted and is being reviewed by Kent County Council and Gravesham Borough Council as signatories to the document.

Pre Application Discussions

- 2.11 Following approval of the revised quarter masterplan for Springhead Park, officers have been liaising with Countryside Properties for their forthcoming reserved matters application for Phase 3. This phase will finish off this portion of the Garden City and contain dwellings, open space, allotments and a shared car parking area. We expect the application to be submitted before the end of the month.

Other Matters

- 2.12 Highways England submitted the scoping opinion for the A2 Bean and Ebbsfleet Junctions project to the Planning Inspectorate in December. Officers commented on the document before Christmas. Highways England also consulted the EDC on the Statement of Community Consultation (SOCC) and comments were made at the beginning of January. We expect this consultation to commence in middle of February.
- 2.13 The Marston's hotel at Ebbsfleet Green opened on 8th January 2018.
- 2.14 No further discussions have taken with London Resort Company Holdings. The next masterplanning meeting is booked in for 6th February.

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 March / April.

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3.3 So far during this quarter we are reporting 18 starts on site and 16 completions. Overall and across the year there have now been 483 starts and 266 completions so far.

3.4 Last month I reported the information we had received from the housebuilders in the Garden City with regards the number of dwellings being sold under the help to buy initiative. The board asked for information on the national picture. From research we have found that between April 2013 and April 2016 30% of home purchases outside of London have been made using help to buy. This appears to generally accord with the data received from the developers. The government has announced that the help to buy initiative has been extended until 2021 and the developers across Ebbsfleet continue to report that the market is strong.

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
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.	February 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.	February 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.	April 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.	April 2018

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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 in due course. These items will be added to the planning committee programme following their submission.

- Springhead Park Phase 3 – 172 homes
- Craylands Lane – 110 homes
- Ebbsfleet Green Phase 2C – 135 homes