

Ebbsfleet Development Corporation

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

Date of meeting :	21 February 2018	Paper Number:	EDC 018/012
--------------------------	------------------	----------------------	-------------

Title of Paper	Planning and Housing Delivery Report – February 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 area, 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 determination 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 :	21 February 2018	Paper Number:	EDC 018/012
--------------------------	------------------	----------------------	-------------

Highlights

- January planning committee resolved to approve outline residential development at Croxton & Garry and detailed proposals by Berkeley Homes for their modular housing factory at Northfleet East.
- Discussions continuing with Redrow on Phase of Ebbsfleet Green and Clarion on Castle Hill Parcel L in advance of March committee.
- Final reserved matters now submitted for Springhead Park.
- Highways England consultation on A2 Bean and Ebbsfleet Junctions to start on 21st February 2018.
- So far this year we have had 508 starts and 245 completions.

1 Introduction

- 1.1 This paper provides an update as of February 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 January Board

- 2.1 Since the board meeting in January, 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.

January Planning Committee

- 2.2 Planning committee was held following the board meeting in January. The committee considered applications at Croxton and Garry and Northfleet East and all were approved in line with the officer recommendations.
- 2.3 The first case related to the outline application for up to 220 dwellings at the former Croxton & Garry site near Ingress Park. The submission sought consent for the principle of residential development together with the access but an illustrative masterplan was submitted to show one potential way of delivering 220 homes. The committee discussed the illustrative location of visitor parking spaces and access through the site, flood risk issues and the disused tunnel connecting the site to the South. The first draft of the S106 agreement is now being discussed with the applicants.
- 2.4 The remainder of the agenda primarily related to three items by Berkeley Modular for the commercial area of Northfleet East and their proposals for a modular housing factory. The committee discussed a variety of matters

Ebbsfleet Development Corporation

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

Date of meeting :	21 February 2018	Paper Number:	EDC 018/012
--------------------------	------------------	----------------------	-------------

including skills training, travel plans, noise and staff parking together with the external storage height of the modular units. One of the decisions has now been issued and the other two will be issued when the deed of variation to the S106 agreement has been signed. We expect this to take place shortly.

- 2.5 We also reported the usual delegated items list and the planning activity report for quarter 3.

Live Planning Applications

- 2.6 We will not be holding planning committee this evening but in advance of the March committee, discussions are continuing with Redrow and Clarion on their latest phases of development. Redrow have submitted revised details for phase 3 of Ebbsfleet Green for 209 homes and the reconsultation period will end shortly. Officers are also carrying out final negotiations with Clarion on their detailed design for Parcel L of Castle Hill for 27 homes.
- 2.7 Following the last board meeting EDC planning and design officers met with KCC Highways officers dealing with both planning application comments and adoption agreements. This meeting was to explore various issues relating to the street design but using the proposals by Taylor Wimpey and Clarion for Castle Hill South as a basis. Following the meeting further negotiations are taking place with the developers and we hope to make progress on site layout and street hierarchy shortly. Further discussions will then take place looking at the design and materials of the residential dwellings proposed. We have planning performance agreements in place to facilitate these discussions and subject to further progress being made will aim to report the schemes to committee in April.
- 2.8 Countryside Properties have now submitted their application for the final phase of Springhead Park. This reserved matters application for phase 3 contains 172 homes together with allotment provision and public open space. The pre-application engagement by the developers was not as detailed as we would have liked as therefore we are discussing amendments and seeking further information during the course of the determination period.
- 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 been drafted and is being reviewed by Kent County Council and Gravesham Borough Council as signatories to the document. A meeting has been arranged in order to move these discussions forward.

Ebbsfleet Development Corporation

Board Meeting Part One

Date of meeting :	21 February 2018	Paper Number:	EDC 018/012
--------------------------	------------------	----------------------	-------------

- 2.11 The planning officers are continuing to deal with a host of smaller submissions relating to advertisement consent, condition discharge, and temporary use of land and householder development.

Pre Application Discussions

- 2.12 This month we determined a S73 application relating to the outline residential permission for up to 110 homes at Craylands Lane. Following this approval we now expect the reserved matters to be submitted. Pre-application discussions have been taking place with the housebuilder for the site however due to the age of the ecology surveys further investigations will be needed in the coming months. We are therefore entering in a planning performance agreement to agree a project plan catering for these further surveys, an examination of the results and further discussions on the detailed proposals. The reserved matters is expected to be submitted by 16th February but due to the further work required it is likely the scheme would be reported to planning committee during the summer.

Other Matters

- 2.12 Highways England will be consulting on their proposals for the A2 Bean and Ebbsfleet Junctions from 21 February 2018 for 6 weeks. The EDC has already commented on the EIA scoping document and Statement of Community Consultation.

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 by Keepmoat is expected to commence in the spring.
- 3.3 Across the year there have now been 508 starts and 245 completions so far. These numbers do not include the Barret's Group as we had not received any returns from them at the point of publishing the board agenda.
- 3.4 The housebuilders are provided with the 5 year monitoring spreadsheets every month in order for them to update their forecast start and completion numbers. Following discussions with them it has transpired that not all developers are reconciling their numbers in future quarters if the previous quarter under-delivered. Officers have therefore revised the anticipated

Ebbfleet Development Corporation

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

Date of meeting :	21 February 2018	Paper Number:	EDC 018/012
--------------------------	------------------	----------------------	-------------

forecast for a completion down to figure which we feel is more likely. Moving forward we will be tracking the developers forecast as well as our own.

4. Planning Committee Programme and Future Submissions

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

Application	Current Status	Anticipated Planning Committee Meeting
Ebbfleet Green Phase 3 – Reserved matters for 209 homes Redrow	Reconsultation has taken place following the submission of revised plans and the responses are being considered.	March 2018
Castle Hill Parcel L – Reserved matters for 27 homes Clarion	Reconsultation has taken place following the submission of revised plans and the responses are being considered.	March 2018
Castle Hill Phase 5 & 6 – Reserved matters for 332 homes Taylor Wimpey	Following discussions with KCC Highways the applicants are reviewing the site layout and revised details are expected to be submitted shortly.	April 2018
Castle Hill Phase 5 & 6 - Reserved matters for 164 homes Clarion	Following discussions with KCC Highways the applicants are reviewing the site layout and revised details are expected to be submitted shortly.	April 2018
Springhead Park Phase 3 – Reserved matters for 172 homes Countryside Properties	Submission has been reviewed and consultation has ended. Officers are liaising with the applicants on revisions.	April 2018

Ebbsfleet Development Corporation

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

Date of meeting :	21 February 2018	Paper Number:	EDC 018/012
--------------------------	------------------	----------------------	-------------

4.2 Below is a list of other key submissions we are expecting before the end of March 2019 and which will be reported to planning committee in due course. These items will be added to the planning committee programme following their submission.

- Craylands Lane – up to 110 homes
- Croxton & Garry – up to 220 homes
- Ebbsfleet Green Phase 2C – approx. 135 homes
- Ebbsfleet Green Phase 4
- Castle Hill – public house / restaurant
- Eastern Quarry Central Village – Area Masterplan
- Eastern Quarry Western Village – Area Masterplan