

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	21 March 2018	Paper Number:	EDC 018/024
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Title of Paper	Planning and Housing Delivery Report – March 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

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Highlights

- Delegated decisions made on the planning conditions for Springhead Bridge and Parcel L for 27 homes at Castle Hill.
- Discussions continuing with Redrow on Phase 3 of Ebbsfleet Green to resolve highway issues.
- Application for the demolition of Alkenden Farm has generated a lot of public interest, to be reported to planning committee in due course.
- Consultation underway on the Highways England scheme for the A2 Bean and Ebbsfleet Junctions.
- So far this year we have had 510 starts and 308 completions.

1 Introduction

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

- 2.1 Since the board meeting in February, 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 The planning conditions for Springhead Bridge were discharged this month. This follows extensive discussion on the details of the scheme over the last few months, particularly with regards archaeology, with KCC advising the EDC as local planning authority. The scheme will be built out under two planning permissions as it crosses the local authority boundary and so planning permission was originally granted by both Dartford Borough Council and Gravesham Borough Council.
- 2.3 Officers completed negotiations with Clarion on their proposal for 27 homes within Parcel L at Castle Hill. The scheme is now in a form which we are able to support and following completion of a unilateral undertaking to secure contributions towards strategic bird disturbance mitigation the scheme will be approved.

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Live Planning Applications

- 2.4 Last month we reported that we were planning on reporting the scheme by Redrow for Ebbsfleet Green phase 3 to planning committee this month. Following a review of the submitted material by EDC officers and KCC highways it was found that the package of information did not contain all of the information previously requested and some elements of the scheme were still unacceptable. We have therefore provided further feedback to the applicants in order to resolve these issues and are now targeting April committee. This application now seeks consent for 205 homes.
- 2.5 The consultation on the final phase of Springhead Park has now ended and officers are reviewing the submission and comments received. This application contains areas of open space, allotments and community car parking, as well as 172 homes. Discussions at present are examining the relationship of the homes to the Wastewater Treatment works to the north of the site and the proposed materials pallet, particularly with regards the dwellings on the western edge that would look across the Ebbsfleet Valley.
- 2.6 We have received an application by Camland for the demolition of Alkenden Farm at Eastern Quarry (EQ). The collection of buildings is located to the south of Alkenden Lane within the Central Village in EQ. The application has generated a lot of interest from local residents. The submitted details and the consultation responses are currently being reviewed and we will report this to planning committee in due course, this is currently planned for May.
- 2.7 Taylor Wimpey and Clarion continue to work on their proposals for the remaining phases at Castle Hill. These parcels, which in combination we refer to as 'Castle Hill South', total nearly 500 homes.
- 2.8 Bellway Homes have now submitted their reserved matters application for 103 homes at Craylands Lane. This site has benefitted from outline planning permission for residential development for some years but no detailed scheme has come forward. As reported at board last month, we have entered into a planning performance agreement with the applicants to agree a project plan to cover the required ecology surveys and further negotiations on the design of the scheme. This is the first application submitted by Bellway within the Garden City.

S106 Agreements

- 2.9 Significant work has been carried out this month on the various S106 agreements currently being negotiated.

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- 2.10 The Eastern Quarry S73 application received a positive resolution from planning committee in December 2017. As this agreement relates to land across the whole of Eastern Quarry including Castle Hill the document has to be signed by 10 parties. The content of the S106 has now been agreed with signing and engrossments to take place shortly. We are aiming to issue the decision notice by the end of March 2018.
- 2.11 The S106 agreement for the mixed use development at Northfleet Embankment West was signed by EDC, KCC and GBC some months ago. The applicants are yet to sign. We will issue the decision notice as soon as we are able.
- 2.12 Good progress is being made on the S106 agreement for residential led scheme at Northfleet East. Keepmoat, EDC, KCC and GBC are reviewing drafts of the document and we hope to complete this shortly to allow for the decision to be issued.
- 2.13 The EDC have produced and circulated the first draft of the S106 agreement for the Croxton & Garry site and we are awaiting comments from the applicants.

Pre Application Discussions

- 2.14 Highways England is consulting on their proposals for the A2 Bean and Ebbsfleet Junctions. This development would be submitted to the Planning Inspectorate (PINS) as a Nationally Significant Infrastructure Project (NSIP) but the EDC have been identified by PINS as consultee. EDC officers are liaising with the Local Authority partners and we will be commenting.

Other Matters

- 2.15 The government began consultation on changes to the National Planning Policy Framework (NPPF) on 5th March 2018. Consultations on the housing delivery test and developer contributions have also opened. The consultations close on 10th May 2018.
- 2.16 This month EDC officers also attended a conference arranged by Kent County Council, with representatives from across Kent, on design quality and design tools used in the planning system.

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 now expected to commence in June.

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3.3 Across the year there have now been 510 starts and 308 completions so far. We will be carrying out a final count for the year after Easter.

4. Planning Committee Programme

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
Ebbsfleet Green Phase 3 – Reserved matters for 205 homes Redrow	Further feedback has been given to the applicants and revisions and additional information is expected shortly.	April 2018
Springhead Park Phase 3 – Reserved matters for 172 homes, allotments, open space and community car park Countryside Properties	The consultation has now finished and officers are in discussions with the applicants on the scheme.	April / May 2018
Demolition of Alkenden Farm and Associated Structure Henley Camland	The consultation has now ended and officers are reviewing the comments received.	May 2018
Castle Hill Phase 5 & 6 – Reserved matters for 332 homes Taylor Wimpey	Officers are expecting revised details from the applicants shortly.	June 2018
Castle Hill Phase 5 & 6 - Reserved matters for 164 homes Clarion	Officers are expecting revised details from the applicants shortly.	June 2018
Craylands Lane – Reserved matters for 103 homes Bellway Homes	The consultation has now ended and officers are reviewing the details. Further ecology surveys are to be carried out with the results expected during May/ June.	Summer 2018