

# Ebbsfleet Development Corporation

<b>Board Meeting Part</b>	<b>One</b>
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<b>Date of meeting :</b>	16 May 2018	<b>Paper Number:</b>	EDC 018/041
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<b>Title of Paper</b>	<b>Planning and Housing Delivery Report – May 2018</b>
<b>Presented by</b>	<b>Mark Pullin, Chief Planning Officer</b>
<b>Sub-Committee</b>	<b>Not Applicable</b>

## 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.

<b>EDC Business Plan and KPIs</b>	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.
<b>Recommendation</b>	<b>FOR INFORMATION</b>  The Board is invited to <b>NOTE</b> the update
<b>Annexes</b>	<b>Annex A</b> – Highlight Report Central Area <b>Annex B</b> – Highlight Report Eastern Quarry <b>Annex C</b> – Highlight Report Ebbsfleet Green <b>Annex D</b> – Highlight Report Northfleet Riverside <b>Annex E</b> – Highlight Report Swanscombe Peninsula <b>Annex F</b> – Ebbsfleet Housing & Delivery Dashboard
<b>Delegation</b>	Not applicable

<b>Financial Impact</b>	The paper may contain information on developer contributions and obligations secured through S106 agreements or planning conditions.
<b>Legal Impact</b>	None
<b>Stakeholder Impact</b>	The paper contains an update on development delivery across the EDC. The stakeholders are captured through the planning consultation process.
<b>Sponsor Impact</b>	None

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## Highlights

- Ebbsfleet Green Phase 3 for 205 homes was considered by planning committee in April and they resolved to approve the scheme.
- Quarter masterplan for Springhead Park together with detailed proposals for phase 3 identified for June committee.
- Application to demolish Alkerden Farm and associated buildings has been withdrawn.
- This month we are reporting 37 starts and 50 completions.

## 1 Introduction

- 1.1 This paper provides an update as of May 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.

## 2 Progress since April Board

- 2.1 Since the board meeting in April, discussions have been continuing with developers across the Garden City area. The highlight reports in annexes A – E cover each of the strategic development areas and provide key information on site activity.

### Planning Committee

- 2.2 Planning committee was held following the previous board meeting in April. The committee considered the latest phase of development at Ebbsfleet Green by Redrow. The application consisted of 205 homes which were a mixture of flats and houses including 41 affordable homes. This phase is located in the southwestern corner of the development and will follow the build out of the site which is generally following a clockwise direction. The majority of the development will fall within the Redrow 'Heritage Range' which can be seen in phase 1B of the scheme currently under construction. There are also 5 apartment blocks of bespoke design.
- 2.3 The application was recommended for approval. The committee heard from speakers making representations both in favour and against the scheme. The committee members discussed a range of matters including the design of the buildings, amount and location of affordable housing, electric vehicle charging points and sustainability. Following the detailed debate the committee resolved to approve the application in line with the officer recommendation.

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- 2.4 Planning committee also considered the delegated items list and planning activity report. Both items were noted with thanks being given to the planning team as statutory performance targets had been exceeded.

## Alkerden Farm

- 2.5 Board members will be familiar with the application submitted by Henley Camland for the demolition of Alkerden Farm and associated buildings at Eastern Quarry. Following the submission of the application the EDC received over 300 representations from the public most of which in opposition to the plans. The applicants have considered the comments made by the public and EDC officers and have decided to withdraw the application.

## Highlight Reports

- 2.6 The strategic sites highlight reports are attached to this paper in annexes A – E. These reports contain a summary of the planning permissions, live applications, current site activity and milestones for the next month.

## **3. Housing and Delivery**

- 3.1 The Ebbsfleet Housing Delivery dashboard is contained within Annex F of this paper.
- 3.2 The table in the top left corner of the dashboard shows starts and completion figures for 2018-2019. Within the first month of the year there have been 37 starts and 50 completions. Across the year we are still forecasting 489 starts and 525 completions. 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 the summer.
- 3.3 The EDC forecast for starts across years 2019/20 and 2020/21 is still to be confirmed as we are awaiting information from one of the landowners.

## **4. Planning Committee Programme**

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

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Application	Current Status	Anticipated Planning Committee Meeting
Springhead Park Phase 3 – Reserved matters for 172 homes, allotments, open space and community car park  <b>Countryside Properties</b>	Revised plans have been submitted by the applicants for consideration. Final highways information is awaited following a request from KCC.	June 2018
Springhead Park – Quarter Masterplan (QMP)  <b>Countryside Properties</b>	This will be considered alongside the application for phase 3 above.	June 2018
Castle Hill Phase 5 & 6 – Reserved matters for 332 homes  <b>Taylor Wimpey</b>	Officers are continuing to engage with the developers on revisions to the proposals. A revised timetable is expected to be confirmed shortly.	July/August 2018
Castle Hill Phase 5 & 6 - Reserved matters for 164 homes  <b>Clarion</b>	Officers are continuing to engage with the developers on revisions to the proposals. A revised timetable is expected to be confirmed shortly.	July/August 2018
Craylands Lane – Reserved matters for 103 homes  <b>Bellway Homes</b>	Further ecology surveys are currently being carried out. The results will inform revisions to the plans which are expected during June / July.	September 2018