

Ebbsfleet Development Corporation

Board Meeting Part One
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Date of meeting :	18 October 2018	Paper Number:	EDC 018-078
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Title of Paper	Planning and Housing Delivery Report October 2018
Presented by	Mark Pullin, Chief Planning Officer
Sub-Committee	Planning Committee

Purpose of Paper and Executive Summary	
This paper provides Board with an 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 – Highlight Report Central Area Annex B – Highlight Report Eastern Quarry Annex C – Highlight Report Ebbsfleet Green Annex D – Highlight Report Northfleet Riverside Annex E – Highlight Report Swanscombe Peninsula Annex F – 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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---------------------------	------------

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--------------------------	------------------------	----------------------	--------------------

Highlights

- Planning Committee will meet on 17th October 2018 to consider two reserved matters applications for nearly 500 homes at Castle Hill
- Committee will also consider the planning activity report and S106 contributions report
- This month we are reporting a further 4 starts and 7 completions bringing the current annual total to 219 starts and 323 completions
- There are now 1,174 completed homes in the Garden City
- Planning Committee programme identifies 3 cases for the November meeting.

1 Introduction

1.1 This paper provides an update as of October 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 September Board

2.1 Since the board meeting in September, discussions have been continuing with developers across the Garden City area together with Local Authority partners and stakeholders.

Planning Committee

2.2 Planning committee will meet in advance of the October board meeting. The committee will consider the two reserved matters applications for nearly 500 homes at Castle Hill South. These applications were submitted nearly a year ago by Taylor Wimpey and Clarion. We entered into Planning Performance Agreements with the applicants prior to the submission as all parties acknowledged that various revisions and design developments were needed. We have therefore been undertaking a lengthy negotiation to ensure the schemes are able to be supported. They are both recommended for approval subject to planning conditions. The consideration of these applications is a key step in the development of Castle Hill with only a couple smaller parcels of land now without detailed proposals.

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--

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--------------------------	------------------------	----------------------	--------------------

- 2.3 The committee will also consider the planning performance across the first half of the year in the activity report. This report provides information on the statutory returns that we provide to MHCLG covering 'major' and 'non major' applications. We are exceeding the targets across both categories. It should also be noted that the report does not contain information on the range of work we have to undertake as an LPA that falls outside of these returns. An annual report will be provided to board in April 2019 covering the 2018/19 period.
- 2.4 For the first time we are also reporting on the income received from developer contributions. As development progresses across the Garden City more triggers are being reached that mean payments are required. The report covers all payments to the EDC so far. Payments are also made to Kent County Council for various county services. These payments covers a range of issues including affordable housing, off-site transport and ecological mitigation.
- 2.5 The planning committee will also consider the usual delegated items report.

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. The table in the top left corner of the dashboard shows starts and completion figures for 2018-2019.
- 3.2 This month we are reporting a further 4 starts and 7 completions bringing the current annual total to 219 starts and 323 completions at the mid year point. It should be noted however that unfortunately we have only received data from Countryside Properties this month. The information therefore relates to Springhead Park but does therefore not contain progress on other sites. If further information is received then this will be reported verbally at the meeting.
- 3.3 To date 1,167 homes have been built in the Garden City.
- 3.4 Construction across the Garden City is currently centred on Castle Hill, Ebbsfleet Green and Springhead Park. In terms of the remaining 'starts' and 'completions' for the year the developers are informing us that these will come from the following sites: -

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---------------------------	------------

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--------------------------	------------------------	----------------------	--------------------

Developer	Starts	Completions
Redrow	101	91
Countryside	42	75
David Wilson Homes	38	41
Taylor Wimpey	39	36
New Crest	49	-
Clarion	37	72
Charles Church	-	21

3.5 All of the phases within the sites that these developments relate to have detailed planning permission and most of the developers are already on site. We have reviewed the detailed consents in place and the phasing programme for these sites and the locations where higher numbers can be seen (for example Redrow) corresponds with plans. Using Ebbsfleet Green as an example, the next phase to start is Phase 3 of the scheme where the closest blocks to the preceding phase and those that front onto the internal spine road are larger apartment blocks, hence the high number.

3.6 The planning team are monitoring these locations to ensure that the planning conditions are discharged and that development can proceed.

3.7 These developer numbers estimate 627 completions whereas the business plan identifies the EDC forecast of 525 for this year. There is no EDC starts target in the business plan.

3.8 Currently there are 582 homes across the EDC that have been started and not completed.

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 Committee Meeting
Rod End Industrial Estate – outline application for employment floorspace Benrose Property LLP	Following consultation various pieces of additional information have been requested which is currently awaited.	November 2018

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--

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--------------------------	------------------------	----------------------	--------------------

Craylands Lane – 2 applications	Revised plans have been submitted and consulted on.	November 2018
S73 application to amend parameter plans	Final review is taking place in advance of committee	
Reserved matters for 100 homes		
Bellway Homes		

4.2 We will also be engaging with the planning committee on emerging submissions for Eastern Quarry and Ebbsfleet Green.