

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	21 November 2018	Paper Number:	EDC 018-087
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Title of Paper	Planning and Housing Delivery Report November 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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Highlights

- Planning committee will not meet formally this month but they will receive a briefing on the emerging plans for Eastern Quarry in advance of the public consultation scheduled for December.
- Various engagement has taken place with Local Authority partners across a range of matters including Lower Thames Crossing.
- This month we are reporting a further 77 starts and 107 completions bringing the current annual total to 296 starts and 430 completions.
- There are now 1,281 completed homes in the Garden City.

1 Introduction

- 1.1 This paper provides an update as of November 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 October Board

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

Lower Thames Crossing

- 2.2 The board will be aware that Highways England are currently consulting on the Lower Thames Crossing (LTC) proposals. During the last month officers have been reviewing the consultation material, attending consultation events and discussing the proposals with Local Authority partners across Kent. Comments need to be made by 20 December and we will be bringing a draft response on the proposals to board next month.

Urban Archaeological Database

- 2.3 Work has started with Kent County Council on the creation of an Urban Archaeological Database (UAD) for the Garden City. A UAD is a highly accurate database of archaeological information linked to a GIS mapping system. It allows the depiction of archaeological remains, sensitive deposits and excavated areas with much more accuracy than is generally employed in the heritage sector. It also allows for the development of a deposit model to help predict both the location and depth of archaeological deposits. This will ultimately allow decision makers to base their decisions on more accurate

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information in three dimensions and help development projects be prepared and progressed more efficiently. I will provide more updates on this work as it progresses.

- 2.4 I have also met with Historic England this month to update them on the progress of the Garden City and discuss heritage conservation and enhancement across the EDC area.

General Engagement

- 2.5 I attended a meeting of the Kent Planning Officers Group this month where we discussed various strategic planning and service delivery issues.
- 2.6 EDC officers will be meeting with Kent County Council Education officers on the 20th November to receive an update on the delivery of schools, early years provision and adult learning across the Garden City.
- 2.7 In a previous board paper I provided a summary of EDC officer comments on the Dartford Local Plan consultation. We are continuing to engage with Dartford with regards this emerging work which include a discussion on the planning matter raised at the last board meeting and captured in action 04-10 on the action log. Furthermore, and following the planning committee's review of the S106 income report at the October meeting, we are also in discussions with DBC officers on the use of the Off-Site Affordable Housing contribution.

Planning Committee

- 2.8 Planning committee will not be formally meeting in November however the group are meeting with Henley Camland, Countryside Properties and their advisors on the emerging plans for the Central and Western Villages at Eastern Quarry. Public consultation on the plans for these 2 villages is scheduled to take place during December.

Highlight Reports

- 2.9 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.

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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 77 starts and 107 completions bringing the current annual total to 296 starts and 430 completions. This captures information on all currently active development sites.
- 3.3 To date 1,281 homes have been built in the Garden City.
- 3.4 The EDC business plan identifies a target of 525 homes to be completed by the end of March 2019. The developer forecast for completions remains at 637.
- 3.5 Currently there are 265 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
Craylands Lane – 2 applications S73 application to amend parameter plans Reserved matters for 100 homes Bellway Homes	Revised plans have been submitted and consulted on. Final review is taking place in advance of committee.	December 2018
Rod End Industrial Estate – outline application for employment floorspace Benrose Property LLP	Revised information expected by 14 th November to allow for consideration prior to December meeting.	December 2018

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- 4.2 Redrow have submitted the reserved matters application for phase 2C and this is currently being validated. When the scheme is valid it will be added to the programme. It is likely this will be reported to committee in February.
- 4.3 We are also planning engagement events with the committee on the emerging Public Realm Strategy and masterplanning work at Eastern Quarry.