

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	19 December 2018	Paper Number:	EDC 018-097
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Title of Paper	Planning and Housing Delivery Report December 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 meet following the board meeting to have briefings on Ebbsfleet Green Phase 4 and the Public Realm and Landscape Strategy as well as formally considering planning applications at Craylands Lane and Rod End Industrial Estate.
- A public exhibition was held by Henley Camland, Countryside Properties and Clarion on their emerging proposals for the Central and Western Villages at Eastern Quarry.
- This month we are reporting a further 36 starts and 31 completions bringing the current annual total to 332 starts and 461 completions.

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 November Board

- 2.1 Since the board meeting in November, 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 be meeting following the board meeting. In advance of the formal meeting the committee is having two briefings. The first will be from Redrow on their proposals for Phase 4 of the Ebbsfleet Green scheme. Phase 4 will be the final residential reserved matters and we expect this to be submitted in the early New Year. The second briefing will be on the emerging EDC Public Realm and Landscape Strategy.

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- 2.3 At the formal meeting the committee will consider 3 applications. The first two will relate to Craylands Lane where Bellway have submitted a S73 application to make minor adjustments to the original outline permission along with a reserved matters application for 100 properties. Officers have been working alongside Bellway to ensure that the outline permission was deliverable and the detailed proposals represented a high quality scheme. The applications are both recommended for approval. Ground works have already begun on site (approved under a separate application) and we expect Bellway to be reporting their first starts in spring 2019. This is the first site Bellway are building in the Garden City and so approval will mean an additional house builder being active at Ebbsfleet.
- 2.4 The final application relates to an outline scheme for employment floorspace at Rod End Industrial Estate. The site forms part of Northfleet Industrial Estate and lies to the east of HS1. The scheme would deliver 19 employment units of varying size falling into B1c and B2 use classes which would allow for a range of industrial uses. The job output would depend on the final mix of uses but it could allow for approximatey 90 jobs.
- 2.5 Last month the board approved the Design for Ebbsfleet document and we are formally reporting that decision to the committee for information. The usual delegated items list is also on the agenda.

Eastern Quarry Consultation

- 2.6 A public exhibition was held at the Castle Hill Community Centre on 4 December. The exhibition was run by Henley Camland, Countryside Properties and Clarion and related to their proposals for the Central and Western Villages at Eastern Quarry. Henley Camland is now referring to Eastern Quarry as 'Whitecliffe' with the Central Village retaining the previous name of 'Alkerden' and the Western Village being renamed 'Ashmere'. The plans on display related to the Area Masterplans and Design Codes for each of these villages. We understand that the event was well attended and the parties are now finalising their documents in advance of submission which we expect before Christmas. Consideration of these documents will be a key step in delivery of Eastern Quarry but they are crucial in not only establishing the design quality which is expected across the remaining development but also the way in which community assets and the market centre will be bought forward.
- 2.7 The developers did engage with planning committee on these items before the consultation and the documents will be formally reported to committee in due course. We expect this to be during the spring 2019. In connection to this we are also expecting more detailed discussions with the developers on the reserved matters applications for the first phases in the early New Year. Both Countryside/Clarion and Camland are keen to a series of detailed applications during 2019.

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Engagement Activities

- 2.8 I attended a meeting of the Kent Planning Officers Group this month where we discussed various strategic planning and service delivery issues.
- 2.9 We hosted the Planning Liaison Group meeting between the EDC and Dartford, Gravesham and Kent Councils. The EDC also met separately with officers at Dartford Borough Council to explore potential joint work in relation to the emerging new Dartford Local Plan.

Highlight Reports

- 2.10 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 36 starts and 31 completions bringing the current annual total to 332 starts and 461 completions.
- 3.3 To date 1,312 homes have been built in the Garden City.
- 3.4 352 homes have been started and not completed and so there continues to be a strong pipeline of units.
- 3.5 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. We will carry out a review of the forecast numbers next month as part of the Q3 business plan review.
- 3.6 New Crest has begun ground works on their site within Castle Hill Village Centre where they will deliver 58 residential and 5 retail units. It is anticipated that the anchor tenant for the retail units should be announced soon. The units are planned to be open for business by Christmas 2019.
- 3.7 The planning applications decisions number has risen this month with the detailed application for Taylor Wimpey at Castle Hill South being issued.

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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
Ebbsfleet Green – Phase 2C reserved matters Redrow	Consultation on the application has ended and officers are reviewing the plans and responses.	February 2019

4.2 We do not expect to meet formally with the planning committee in January. However we are looking to hold a session with the group where we arrange a series of briefings on emerging developers proposals, an update on the EDC stewardship work and also outline the anticipated 2019 programme.