

# Ebbsfleet Development Corporation

<b>Board Meeting Part</b>	<b>One</b>
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<b>Date of meeting :</b>	<b>17 April 2019</b>	<b>Paper Number:</b>	<b>EDC 019/023</b>
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<b>Title of Paper</b>	<b>Planning and Housing Delivery Report</b>  <b>April 2019</b>
<b>Presented by</b>	<b>Mark Pullin, Chief Planning Officer</b>
<b>Sub-Committee</b>	<b>Planning Committee</b>

## **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.

<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>Annex G</b> – Planning Activity Report <b>Annex H</b> – S106 Contributions Report
<b>Delegation</b>	Not applicable
<b>Financial Impact</b>	This paper contains information on developer contributions and obligations secured through S106 agreements.
<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

- Planning committee will not meet in April but the timetable has been updated a number of key decisions are targeted for May.
- A series of new 'Residents Planning Guides' will be introduced from this month.
- A survey for householder applicants will also be launched.
- This month we are reporting a further 61 starts and 62 completions bringing the final annual total to 590 starts and 613 completions.
- Annual planning performance and S106 reports are appended.

## 1 Introduction

- 1.1 This paper provides an update as of April 2019 on planning activity across the EDC area. It provides details on planning committee activities and an update on developments including housing numbers. The dashboard report is being updated each month to show the progress on sites across the Garden City. This months paper also contains the annual report on planning performance and S106 income and spend.

## 2 Planning Committee Update

- 2.1 Planning committee will not meet in April, however the table below outlines the current live applications which we are intending on reporting to planning committee.

<b>Application</b>	<b>Current Status</b>	<b>Anticipated Committee Meeting</b>
Ebbsfleet Green – Phase 2C - Reserved matters  <b>Redrow</b>	Applicant is reviewing officer and consultation feedback.	May 2019

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Eastern Quarry – Central Village Area Masterplan and Design Code  <b>Camland</b>	Revised document has been submitted and Reconsultation is underway.	May 2019
Eastern Quarry – Western Village Area Masterplan and Design Code  <b>Countryside Properties/Clarion</b>	Revised document has been submitted and Reconsultation is underway.	May 2019
Alkerden Farm	Application has been submitted and consultation is underway.	May 2019

### 3 Guidance and Engagement

- 3.1 Over the last few months the planning case officers have been working on a series of short guidance notes aimed at new residents moving into the Garden City. These ‘Residents Planning Guides’ focus on planning matters and outline the planning history and framework of the village to which it relates. The documents outline what phase a particular property is located in and then key planning references so residents can research for further information on the EDC website.
- 3.2 The guides also provide a plain English guide to the permitted development rights for the particular location. Planning permission is needed for various alterations to homes across Ebbsfleet and outlining this in a clear and simple format will hopefully aid residents who are considering making changes to their property. Guides for Ebbsfleet Green, Castle Hill and Springhead Park will be completed in the coming weeks with further guides to follow in advance of residents moving into a particular location.
- 3.3 We will also be introducing a short survey for householder applicants. As the population of Ebbsfleet grows we are continuing to experience a steady increase in the number of householder applications. These can include garage conversions and small extensions. We engage significantly with the larger scale developers in the area and to capture feedback from other applicants.

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## 4 Strategic Sites Update

4.1 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.

## 5 Housing and Delivery

5.1 The Ebbfleet 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.

5.2 This month we are reporting a further 61 starts and 62 completions bringing the final annual total to 590 starts and 613 completions.

5.3 To date 1,464 homes have been built in the Garden City.

5.4 This month the dashboard has been amended to better reflect the sales/reservations information and the number of units which have been started and not completed. Monitoring this data should provide an early indication of any change in the market. Currently the total of homes which are started and not completed is 567.

5.5 The Garden City developers have also provided an update on the percentage of homes being purchased through the Help to Buy initiative.

<b>Location/Phase of Development</b>	<b>Help to Buy (%)</b>
Springhead Park 1B	7.5%
Springhead Park 2A	41%
Ebbfleet Green 1A/1B	13%
Ebbfleet Green 1C	42%
Ebbfleet Green 2A	18%
Castle Hill 1	41%
Castle Hill 3A	55%
Castle Hill 3B	59%

## 6 Planning Activity Report

6.1 Annex G contains the annual planning activity report outlining the performance of the EDC as Local Planning Authority against the national performance indicators.

## 7 Developer Contributions Report

7.1 Annex H contains the annual S106 contributions report.