

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	19 June 2019	Paper Number:	EDC 019/044
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Title of Paper	Planning and Housing Delivery Report June 2019
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 Annex G – Marine Conservation Zone: Swanscombe
Delegation	Not applicable
Financial Impact	This paper may contain information on developer contributions and obligations secured through S106 agreements.
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 this month to formally consider the Area Masterplan/Design Code documents for the central and western villages in Eastern Quarry.
- Consultation on the Public Realm Strategy finishes on 17th June.
- Marine Conservation Zone: Swanscombe has been designated.
- Natural England are consulting on their proposals for the part of the England Coast Path which passes through the EDC area.
- This month we are reporting 43 starts and 47 completions bringing the annual totals to 89 starts and 113 completions so far this year.

1 Introduction

- 1.1 This paper provides an update as of June 2019 on planning activity across the EDC area. It provides details on planning committee activities and an update on development proposals. The dashboard report is being updated each month to show the progress on sites across the Garden City.

2 Planning Committee Update

- 2.1 Planning committee will meet formally in June to consider the combined Area Masterplan and Design Code documents for each of the two remaining villages in Eastern Quarry. These documents were submitted at the end of last year following earlier approval of the revised outline planning permission and site wide masterplan during 2018. The documents outline the approach to a range of matters and issues including road hierarchy, design narrative, landscaping vision and parking approaches. Negotiations with the applicants and a range of stakeholders has taken place during the last 6 – 9 months and officers are now pleased to recommend both documents for approval. The documents will be used to assess future reserved matters for the site including for approximately 4,650 homes, the education campus, community facilities, shops and open space. If approved, we expect the decision to be followed by a collection of reserved matters applications.
- 2.2 The table below outlines the future programme for planning committee for those schemes currently submitted.

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Application	Status	Anticipated Committee Meeting
Ebbfleet Green – Phase 2C - Reserved matters Redrow	Following previous consultation and officer feedback the applicants have provided revised plans and these are being reviewed.	July 2019
Alkerden Farm Henley Camland	Additional information is awaited to support the submission.	August 2019 (TBC)

3 Plan Making and Guidance

- 3.1 Consultation on the Public Realm Strategy finishes on 17th June 2019.
- 3.2 Consultants have now been appointed for the joint transport work with Dartford Borough Council for the Local Plan. A developer consultation event is taking place with the consultants working on the Dartford and Ebbfleet Residential Needs Assessment on 20th June 2019.

4 Marine Conservation Zone

- 4.1 On 31st May DEFRA announced the designation of the third tranche of Marine Conservation Zones (MCZs). This tranche builds on the 50 MCZs already in place and includes an MCZ of 3km² within the River Thames off the Swanscombe Peninsula. A map of the zone can be found in appendix G and the designation uses powers contained in the Marine and Coastal Act 2009.
- 4.2 The designation is accompanied by a feature map and factsheet outlining what is important about the zone. The Thames Estuary is an extremely important tidal river. The seabed of Swanscombe MCZ is composed largely of shells, pebbles, sands and mud. The site supports tentacled lagoon worms, which are found in the intertidal and subtidal soft sediments. This small worm is scarce throughout the UK and lives within a tube made of mud in sheltered lagoons and estuaries. They are very vulnerable to changes to the habitats in which they live. Intertidal mud supports the tentacled lagoon worm feature and is a highly productive ecosystem that provides important feeding grounds for wading and migratory birds.

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- 4.3 Now that this site has been designated, some activities may need additional management. Activities and the management measures used to regulate them may need to change if new evidence becomes available. Most marine activity is already regulated by the relevant regulatory bodies; EDC as a Local Planning Authority is classed as one of these bodies. Regulators will manage each site according to the features and activities in, or near, a specific area. Management measures will be implemented at sites most at risk of damage first, regulating only those activities which have a detrimental impact on the designated features. Any management measures that are required for MCZs will be applied on a case-by-case basis. Management in MCZs can take several different forms, including introducing voluntary measures, use of the existing planning and licensing framework, specific byelaws and orders. There must be public consultation on permanent byelaws and orders.
- 4.4 For EDC, this zone means that any development proposals on Swanscombe Peninsular will need to consider the impact they have (or not) on the important features within the zone.

5 England Coast Path

- 5.1 On 5 June 2019 Natural England submitted its compendium of reports to the Secretary of State for Environment, Food and Rural Affairs setting out their proposals for improved access to the coast from Grain to Woolwich. These proposals form part of a programme to establish a continuous walking route around England's coastline, as set out in the Marine and Coastal Access Act 2009 (MCA).
- 5.2 The EDC area falls within two subzones - GWO3 – Denton Marshes to Botany Marshes, and GWO4 – Botany Marshes to Dartford Marshes. The consultation documents include a Habitat Regulations Assessment and a Nature Conservation Assessment as well as more detailed reports covering each of the subzones. EDC intends to review the details and comments will be submitted by 31st July deadline.

6 Engagement

- 6.1 The regular meeting of the Garden City Developers took place this month. The session provided an opportunity to brief them on the draft Public Realm Strategy and promote the public consultation on the document. EDC officers provided updates on planning and projects and developers fed back on their current experiences on site.

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6.2 EDC also hosted the regular Planning Liaison meeting this month. The session is attended by all three Local Authority partners. At the meeting we briefed partners on the Public Realm Strategy and provided updates on Garden City developments and projects. The group also discussed progress on the various plan making activities that are underway.

7 Strategic Sites Update

7.1 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.

7.2 Pre-application enquiries are included within the highlight reports where discussions between EDC and the applicants are generally known about or expected. There are various cases which are not outlined in the documents as they are confidential at this stage. However, planning committee have been briefed on these items as they are likely to be ultimately committee decisions.

8 Housing and Delivery

8.1 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 2019-2020.

8.2 This month we are reporting 43 starts and 47 completions bringing the annual totals to 89 starts and 113 completions so far this year.

8.3 To date 1,577 homes have been built in the Garden City.