

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting:	17 July 2019	Agenda item:	EDC 019/054
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Title of Paper	Planning and Housing Delivery Report - July 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.
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Recommendation	FOR INFORMATION The Board is invited to NOTE the update
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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 – Eastern Quarry Presentation Annex H – Development Site Names / Addresses
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Delegation	Not applicable
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Financial Impact	This paper may contain information on developer contributions and obligations secured through S106 agreements.
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Legal Impact	None
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Stakeholder Impact	The paper contains an update on development delivery across the EDC. The stakeholders are captured through the planning consultation process.
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Sponsor Impact	None
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Highlights

- Last month planning committee approved the Area Masterplan/Design Code documents for the central and western villages in Eastern Quarry.
- Planning committee will meet informally this month to receive pre-application presentations from several developers.
- A consultation event for Ashmere Phase 1 is planned for the day of board at the Eastgate Centre.
- Information on site names and addresses is contained in the paper.
- This month we are reporting 2 starts and 92 completions bringing the annual totals to 91 starts and 205 completions so far this year.

1 Introduction

- 1.1 This paper provides an update as of July 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 met 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. Both submissions were recommended for approval and for the applicable planning conditions to be discharged.
- 2.2 At the meeting there were speakers both in favour and against. The committee members discussed various matters including transport issues relating to internal and external junctions, parking, distribution of building heights and the new village centres. The committee unanimously approved both submissions.
- 2.3 A copy of the presentation slides used at Planning Committee can be seen in Annex G. These will be used to give board members a more detailed outline of the approved documents at the meeting.

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- 2.4 The committee also considered the activity report for 2018/19, the S106 contributions report and delegated items report. All of which were noted.
- 2.5 Planning committee also met on the 3rd July to visit various development sites and completed schemes across the Garden City. We visited Northfleet East to see the progress being made on the Berkeley Homes factory before visiting Grove Road and the Croxton & Garry site. The group then visited Castle Hill looking at the David Wilson show homes and the new dwellings being opened by Taylor Wimpey. The tour finished off by visiting Ebbsfleet Green and Springhead Park. Refresher legal training was then provided. The day provided a good opportunity to discuss with the committee their thoughts on the progress of the Garden City.
- 2.6 Planning committee will be meeting informally in July to receive briefings from developers including the Eastern Quarry Education Campus. We had planned to report the reserved matters for Ebbsfleet Green Phase 2C, but the applicants wish to consider the comments on the proposal which have arisen through the consultation process.
- 2.6 The table below outlines the future programme for planning committee for those schemes currently submitted.

Application	Status	Anticipated Committee Meeting
Ebbsfleet Green Phase 2C – Reserved Matters Redrow	Applicants are considering consultation feedback.	September 2019
Alkerden Barn Henley Camland	Additional information is awaited to support the submission.	October 2019

3 Plan Making

- 3.1 Meetings have been held this month with both Dartford and Gravesham Councils in respect of their plan making activities. These discussions include looking at the housing land supply and what sites are coming forward in the wider EDC area.

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4 Development Site Names/Addresses

4.1 A discussion took place at the June board meeting with regards the names used for some of the development sites and the differences between the planning name, the developers marketing name and the eventual postal address. The information in Annex H outlines some of the names used for the various sites/parcels of land across the Garden City.

5 Strategic Sites Update

5.1 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.

5.2 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.

6 Housing and Delivery

6.1 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.

6.2 This month we are reporting 2 starts and 92 completions bringing the annual totals to 91 starts and 205 completions so far this year.

6.3 To date 1,669 homes have been built in the Garden City.