

# Ebbsfleet Development Corporation

<b>Board Meeting Part</b>	<b>One</b>
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<b>Date of meeting :</b>	<b>18 September 2019</b>	<b>Paper Number:</b>	<b>EDC 019/064</b>
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<b>Title of Paper</b>	<b>Planning and Housing Delivery Report</b> <b>September 2019</b>
<b>Presented by</b>	<b>Mark Pullin, Chief Planning Officer</b>
<b>Sub-Committee</b>	<b>Planning Committee</b>

<b>Purpose of Paper and Executive Summary</b>	
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>Delegation</b>	Not applicable
<b>Financial Impact</b>	This paper may contain 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 meet informally this month to receive a pre-application presentation relating to Springhead Park and an update on EDC work associated with parking provision.
- Special Development Order has been granted for a temporary Customs Facility at Car Park D at Ebbsfleet International.
- Recruitment for members of new Ebbsfleet Design Forum will conclude shortly and engagement with developers will follow.
- This month we are reporting 77 starts and 25 completions bringing the annual totals to 168 starts and 230 completions so far this year.

## 1 Introduction

- 1.1 This paper provides an update as of September 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 informally in July to receive presentations from several developers. The more substantive items were the education campus at Eastern Quarry and the electricity substation at Ebbsfleet Central. The committee also received an update from Henley Camland on their ideas for the future of Alkerden Barn and attended the public consultation event for Ashmere Phase 1.
- 2.2 The committee will also meet informally this month for a pre-application presentation for Springhead Park and to discuss the updated work on parking provision being undertaken by consultants on behalf of EDC.
- 2.3 The table overleaf outlines the future programme for planning committee for those schemes currently submitted.

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Application	Status	Anticipated Committee Meeting
Ebbsfleet Green Phase 4 – Reserved Matters	Application is currently out to consultation.	November 2019
Castle Hill Public House – Reserved Matters	Application is currently out to consultation.	November 2019
Ebbsfleet Green Phase 2C – Reserved Matters  <b>Redrow</b>	Applicants are considering officer feedback.	TBC
Alkerden Farm  <b>Henley Camland</b>	Following committee feedback in July, the applicant is considering their next steps.	TBC

## 3 Plan Making

- 3.1 Joint work with Dartford and Gravesham Councils has continued over the summer on plan making. This has primarily related to evidence base documents associated with housing, transport and retail/leisure issues. The evidence collected will assist with policy drafting in due course. Some sessions include more formal duty to cooperate meetings involving other nearby authorities.
- 3.2 In the coming months we will be working with the authorities to focus on the potential content of the plans for sites in the Garden City, including Ebbsfleet Central. This will involve looking at concept plans and the narrative that can be used to engage with the public through the consultation processes next year.

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## **4 Special Development Order**

- 4.1 On 5<sup>th</sup> September 2019 legislation was laid in parliament for a Special Development Order (SDO) for Car Park D at Ebbsfleet International Station. The legislation came into force on the 9<sup>th</sup> September 2019. The order is part of the governments planning for exiting the EU without a deal and grants temporary permission for a customs facility.
- 4.2 The Town and Country Planning Act 1990 allows the Secretary of State to grant planning permission using a Special Development Order. This is essentially instead of submitting a planning application to the local planning authority. There is no prescribed process for making an SDO, however the decision on whether to issue an SDO is subject to normal public law principles for decision making. Like other planning consents, making an SDO is subject to the requirements in the separate environmental regimes and planning policies.
- 4.3 The Town and Country Planning Act 1990 does not impose a requirement to consult before making an SDO. However, some consultation with EDC and other public bodies did take place and comments were provided within the timescales allowed.
- 4.4 The SDO grants planning permission for the following: -
- a) Use of the land for the stationing of vehicles (in particular goods vehicles) and processing of vehicles;
  - b) Use of the land for repairs to vehicles where a vehicle examiner –
    - i. Examines the vehicle on the land;
    - ii. Determines, pursuant to section 69(1) of the Road Traffic Act 1998, that owing to any defects in the vehicle it is, or is likely to become, unfit for service, and
    - iii. Prohibits the driving of the vehicle on a road
  - c) Provision of new access points to the land from International Way;
  - d) Use of the new access points for vehicles to enter and exit the land;
  - e) Provision on the land of new temporary structures, works, plant or machinery and lighting, including –
    - a. For the use permitted by sub-paragraph (a), the provision of facilities for drivers, and
    - b. The provision of temporary structures (including portacabins) for administration and other facilities for persons processing vehicles;
    - c. Resurfacing and repair of hard standing; and
    - d. Repair of the foul water surface water drainage systems

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- 4.5 The planning permission is subject to various limitations including imposing a maximum capacity for the site of 393 goods vehicles and that no more than 99 goods vehicle movements shall take place between 11pm and 7am.
- 4.6 There are also a series of planning conditions imposed including the requirement to have approval of a construction management plan (CMP) and operational management plan (OMP). Both will be submitted to the Secretary of State for approval. The final planning condition imposes the temporary time period stating that the use shall cease at the end of 31 December 2020 with the site restored as soon as possible and certainly by 31<sup>st</sup> March 2021.

## **5 Other Matters**

- 5.1 The planning team met with the Environment Agency (EA) in July to discuss the new Marine Protection Zone (MPZ) in the River Thames. It provided a good opportunity to update the EA on the Garden City and particularly the Swanscombe Peninsula and the constraints and opportunities for development in this location. We also received an update on the TE2100 plan and how we can feed into its monitoring.
- 5.2 EDC has selected Design:SE to set up and manage the new Ebbsfleet Design Forum. Prospective panel members have been applying during the summer and selection and appointment will take place shortly. We expect the first forum meetings to take place during the Autumn.

## **6 Strategic Sites Update**

- 6.1 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.
- 6.2 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.

## **7 Housing and Delivery**

- 7.1 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.
- 7.2 This month we are reporting 77 starts and 25 completions bringing the annual totals to 168 starts and 230 completions so far this year. The developer forecasts for the year remain unchanged but these will be discussed in the

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Garden City Developers meeting this month. Even though the completions number is slightly lower than expected there is a strong pipeline of units nearing completion with apartments blocks due to finish at Ebbsfleet Green Phase 2 very shortly and at Castle Hill Centre by the end of the year.

7.3 To date 1,694 homes have been built in the Garden City.