

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	19 November 2019	Paper Number:	EDC 019/087
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Title of paper	Planning and Housing Delivery Report October 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 and Delivery Dashboard
Delegation	Not applicable
Financial impact	This paper may contain information on development contributions and obligations secured through S106 agreements.
Legal impact	None
Stakeholder impact	The paper contains an update on development delivery across the EDC. Stakeholder engagement takes place through the planning consultation process.
Sponsor impact	None

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Highlights

- Planning committee will meet informally this month to receive a developer presentation on the Ebbsfleet Green Primary School and a briefing on the Ebbsfleet Design Forum.
- Alkerden Barn was the first scheme to be reported to the Design Forum this month.
- Discussions have been progressing with both Dartford Borough Council and Gravesham Borough Council on their emerging Local Plans to understand how EDC can feed in and support the work.
- Engagement has taken place with various public sector partners and developers.
- This month we are reporting 64 starts and 50 completions bringing the annual totals to 303 starts and 356 completions so far this year.

1. Introduction

- 1.1 This paper provides an update as of October 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 have an informal briefing in November from the developers working on the Ebbsfleet Green primary school. This school will be located in the centre of the Ebbsfleet Green site being built out by Redrow. The planning obligation requires land to be transferred to Kent County Council (KCC) along with part funding for the school. KCC have appointed architects to design the school and various meetings have taken place with EDC and the appointed school trust (Maritime Trust).
- 2.2 The committee will also receive an officer briefing on the Ebbsfleet Design Forum and various updates from Case Officers on a range of current and future schemes.
- 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 Redrow	Applicants are reviewing latest consultation feedback on revised plans.	December 2019
Castle Hill Public House – Reserved Matters Shepherd Neame	Applicants are reviewing consultation responses and officer feedback with particular regard to parking and noise issues.	December 2019
Croxton & Garry – S73 and Reserved Matters Bellway Homes	Applicants to submit revised plans following consideration of officer and consultee feedback.	December 2019
Rod End Industrial Estate – Outline Application Benrose Property	Applicant is reviewing officer feedback.	December 2019
Ebbsfleet Green Phase 2C – Reserved Matters Redrow	Applicants are considering officer feedback and further engagement is planned.	TBC
Alkerden Farm Henley Camland	Applicants are considering feedback following the design forum.	TBC

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3. Ebbsfleet Design Forum

- 3.1 The Ebbsfleet Design Forum met formally for the first time this month to consider the emerging proposals for Alkerden Barn. Board members will recall that an initial application for the demolition of the barn and associated buildings was submitted and subsequently withdrawn last year. A revised scheme exploring a combination of retention and rebuild was submitted earlier this year. Both applications have generated a significant level of interest from the local community.
- 3.2 EDC officers and Henley Camland have been exploring potential options for the future of the barn and surrounding land for some months. The design forum provided an excellent opportunity to further investigate the potential future uses for the site and the barn in particular. The discussion included topics such as the importance of the heritage assets, open space design and future uses focussing on community needs and engagement. The developer is reviewing the response provided by the forum members and further engagement is expected in advance of a revised or fresh submission. When new plans are submitted consultation will the community will take place again.

4. Local Plans Update

- 4.1 EDC officers met with the Gravesham Borough Council (GBC) planning policy team this month to better understand how we support and feed into their Local Plan processes. These discussions included all of the areas of the Garden City which fall Gravesham such as Ebbsfleet Central and Northfleet Riverside. EDC will be providing further information as a result of these discussions which will be used during public engagement currently planned for 2020. EDC is carrying out some joint work with GBC on the transport evidence and future work on urban capacity and housing has also been identified.
- 4.2 Work has progressed with the Dartford Borough Council (DBC) Local Plan. This month the DBC cabinet has considered a paper relating to the next stage of consultation entitled 'Preferred Options'. This is essentially the second of three consultations that take place during the preparation of a Local Plan. DBC will be consulting on these details in due course and EDC officers will be supporting the consultation event planned for the Ebbsfleet / Swanscombe area.

5. Engagement

- 5.1 We have met with the Primary First Trust who have been appointed as the operators for the new Springhead Primary School. The school is now under construction with opening planned for September 2020. The meeting provided an opportunity to update the trust on the progress of the Garden City.

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- 5.2 A joint meeting with Local Authority partners across North Kent was held with the Thames Estuary 2100 (TE2100) team at the Environment Agency. The TE2100 plan is the overarching strategy to look at flood defence along the Thames and the requirements looking towards 2100. The EA are advocating planning authorities, local authorities and landowners to adopt a 'Riverside Strategy' approach. The meeting provided a good opportunity to understand how the implementation of the plan was progressing, options for joint work and how the plan should feed into planning decisions and strategic planning work.
- 5.3 DBC hosted a meeting last month to discuss the income and potential spend of the Community Infrastructure Levy (CIL). This was the latest in a series of regular meetings with DBC officers and councillors together with statutory agencies and service providers. Few EDC developments contribute to CIL as many had S106 agreements in place when CIL was introduced however it is helpful to be able to contribute and understand how the funds that are collected are being spent to ensure alignments with EDC projects where applicable.

6. Other Matters

- 6.1 Board will recall that the Heritage Team from KCC are carrying out some work on behalf of EDC to create an Urban Archaeological Database (UAD). We met with KCC this month to see the progress that has been made on the system. The work has highlighted the high number of archaeological finds and heritage events which have been found in the area. The work is examining all of the previous site work and research that has taken place in the locality and adding the information to the Historic Environment Record. This is available on the KCC website and will provide developers with a greater level of detail when examining the constraints and opportunities sites have. This includes mapping the depth below ground that the artefact or heritage event took place to build a 3D model of the heritage of the area. The final outputs are expected in Autumn 2020.

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.

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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 64 starts and 50 completions bringing the annual totals to 303 starts and 356 completions so far this year.
- 8.3 To date 1,820 homes have been built in the Garden City.
- 8.4 The developer forecast has risen from that originally reported by the developers at the beginning of the year. The initial forecast was 625 completions, but they are now forecasting 634. However, these include 46 completions at Castle Hill Local Centre where Newcrest are developing a collection of homes and shops. The construction firm building the scheme has gone into administration this month and so there is now a slight risk with these units. Newcrest are however confident that there will only be a short delay to the programme and so they have been left in the forecast number for the moment.
- 8.5 We have also undertaken some monitoring of housing schemes which are being delivered on the edge of the Garden City and this will be reported at the end of the business year.