

# Ebbsfleet Development Corporation

<b>Board Meeting Part</b>	<b>One</b>
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<b>Date of meeting :</b>	<b>22 January 2020</b>	<b>Paper Number:</b>	<b>EDC 020/004</b>
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<b>Title of paper</b>	<b>Planning and Housing Delivery Report</b> <b>January 2020</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 and Delivery Dashboard
<b>Delegation</b>	Not applicable
<b>Financial impact</b>	This paper may contain information on development contributions and obligations secured through S106 agreements or other means.
<b>Legal impact</b>	None
<b>Stakeholder impact</b>	The paper contains an update on development delivery across the EDC. Stakeholder engagement takes place through the planning consultation process.
<b>Sponsor impact</b>	None

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## Highlights

- Planning committee met in December and approved the reserved matters for the public house in Castle Hill.
- Planning committee will also meet in January to formally consider a reserved matters application for phase 4 at Ebbsfleet Green.
- Consultation on the Dartford Local Plan is taking place from the 10 January 2020 to 21 February 2020.
- This month we are reporting 30 starts and 35 completions bringing the annual totals to 349 starts and 480 completions so far this year.

## 1. Introduction

1.1 This paper provides an update as of January 2020 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 in December to consider the reserved matters application for the new public house at Castle Hill neighbourhood centre. The application was submitted by Shepherd Neame. As well as providing a public house, the scheme also contains a function room and 17 rooms for overnight accommodation. The principle of the development had already been approved through the outline planning permission for Eastern Quarry and the Area Masterplan and Design Code for Castle Hill Centre. This submission sought approval for the detail of the scheme including the size, positioning and appearance of the building together with landscaping, parking and hours of operation. Officers had recommended the application for approval.

2.2 The applicants spoke in favour of the application and the committee debated the item discussing a range of matters. The on-site parking provision and promotion of sustainable transport was discussed, as were the opening hours and use of the external spaces. Overall the committee were pleased with the proposal and unanimously voted in favour, the application was therefore approved.

2.3 The rest of the agenda included an update on the Public Realm Strategy, the activity reports for Q1 and Q2 and the delegated items list. These items were noted.

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- 2.4 In advance of the meeting the committee received a briefing from David Wilson Homes on their proposals for the Swanscombe Edge part of Alkerden Village, which is located along the northern edge. The scheme was still in development at the time of the presentation, but we expect a future application to propose 140 - 160 dwellings together with associated open space. This is likely to be the first phase of Alkerden Village to come forward.
- 2.5 Planning committee will also meet this month to formally consider the reserved matters application for 133 homes at Ebbsfleet Green submitted by Redrow. The scheme relates to phase 4 of the site, located in the north western corner and as is the penultimate residential phase to be considered. The scheme seeks approval for detailed matters such as appearance, layout, scale and landscaping. There has been a previous presentation to committee members and negotiations with officers have taken some months, but we are now able to recommend the scheme for approval.
- 2.6 The table below outlines the future programme for planning committee for those schemes currently submitted.

<b>Application</b>	<b>Status</b>	<b>Anticipated Committee Meeting</b>
Croxton & Garry – S73 and Reserved Matters  <b>Bellway Homes</b>	Revised and additional information is being considered by officers with final negotiations taking place.	February 2020
Rod End Industrial Estate – Outline application  <b>Benrose Property</b>	Revised plans have been submitted by the applicant and these are being reviewed by officers and consultees.	February 2020
Junction of High Street / Lawn Road, Northfleet  <b>Mr Khaled Khalil</b>	Officers and consultees are reviewing revised information submitted by the applicant.	February 2020

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Ashmere Phase 1 – Reserved Matters  <b>Countryside Properties/Clarion</b>	Applicants are reviewing officer feedback and consultation responses.	March 2020
Alkerden Education Campus – Reserved Matters  <b>Henley Camland</b>	Application has been validated and publicised. Consultation is underway.	April 2020
Ebbsfleet Green Phase 2C – Reserved Matters  <b>Redrow</b>	Officers have met with the applicants to discuss ways forward and revised plans are awaited from the applicant.	TBC
George & Dragon PH, Swanscombe – Change of Use	Further plans and information requested from applicant.	TBC

2.7 Looking ahead to the programme of items for 2020/21, it is likely that the following schemes will be considered by the committee: -

- Ashmere Phase 2
- Swanscombe Edge
- Alkerden Barn
- Eastern Quarry Market Centre
- Eastern Quarry Custom Build Zone
- Ebbsfleet Green Primary School
- Grove Road
- Northfleet Embankment West – Phase 1

### 3. Local Plans Update

3.1 Consultation on the Dartford Local Plan is now underway. The consultation is running from Friday 10 January 2020 to Friday 21 February 2020. The engagement includes three exhibitions/drop in events. One of these will be held at Ebbsfleet International on the 3 February 2020. The event will be supported by EDC staff and we are promoting the consultation through our communication channels. EDC will also be formally responding to the consultation by the deadline.

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3.2 Following on from a meeting in the Autumn, further engagement has also been taking place with the Environment Agency. A joint meeting has been hosted by Dartford to explore in greater detail the aims of the TE2100 plan and how the new Local Plan can support this.

3.3 Kent County Council have been consulting on main modifications to the Minerals and Waste plan. These modifications do not relate to areas which the EDC provided comment on originally and we will not be responding to these modifications.

3.4 Further ongoing discussions have been carried out with Gravesham Borough Council on the evidence base for their emerging plan.

## **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.

4.2 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.

## **5. Housing and Delivery**

5.1 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.

5.2 This month we are reporting 30 starts and 35 completions bringing the annual totals to 349 starts and 480 completions so far this year.

5.3 To date 1,944 homes have been built in the Garden City.

5.4 The developer forecast is now 587 completions and we expect these to be delivered from the sites/developments listed below. We will also be reviewing any applicable impact area sites for reporting at year end.

- Springhead Park (Countryside) – 41
- Ebbsfleet Green (Redrow) – 49
- David Wilson Homes – 8
- Clarion – 2
- Taylor Wimpey – 7