

# Ebbsfleet Development Corporation

<b>Board Meeting Part</b>	<b>One</b>
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<b>Date of meeting :</b>	<b>19 February 2020</b>	<b>Paper Number:</b>	<b>EDC 020/013</b>
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<b>Title of paper</b>	<b>Planning and Housing Delivery Report</b> <b>February 2020</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 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 January and approved the reserved matters for phase 4 (133 homes) at Ebbsfleet Green.
- Planning committee will meet this month to formally consider the scheme from Bellway for 221 homes at the former Croxton & Garry site (Ebbsfleet Cross).
- EDC planners supported the Dartford Local Plan consultation event at Ebbsfleet International Station on 3 February 2020.
- Highways England are consulting on plans for the Lower Thames Crossing until 25 March 2020.
- This month we are reporting 3 starts and 29 completions bringing the annual totals to 352 starts and 509 completions so far this year.

## 1. Introduction

- 1.1 This paper provides an update as of February 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 January to consider the reserved matters application for the penultimate phase of residential development at Ebbsfleet Green. The Redrow scheme for Phase 4 of the development consists of 133 homes. The principle of the development had already been approved through the outline planning permission, this submission sought approval for the detail of the scheme including the mix of units, the layout and appearance of the buildings and site landscaping. Officers had recommended the application for approval.
- 2.2 The committee discussed various components of the application including the affordable housing, landscape design and parking. Overall the committee were pleased with the proposals commenting on the number of electric vehicle charging points and other sustainable development features. The scheme was approved subject to completion of a legal agreement which is being discussed with Redrow.
- 2.3 The usual delegated items list was reported and noted.
- 2.4 Planning committee will also meet this month to formally consider the proposals from Bellway for the former Croxton & Garry site. Outline planning permission was granted for residential development in 2018. The site was subsequently purchased by Bellway who are currently undertaking ground works. The committee will consider a S73 application to amend the outline planning permission and another application for reserved matters approval for the detail of the scheme. The plans

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show 221 homes with 30% affordable housing and 20% of the site being used for public open space. The negotiations with the applicants have taken several months but have been positive and we are now able to recommend the applications for approval.

- 2.5 Before the formal committee meeting there are two developer presentations. Countryside and Clarion will be presenting their plans for the second residential phase at Ashmere which is located along the western boundary close to the Fastrack route. David Wilson Homes are also presenting their plans for Parcel 3 in Alkerden which is a collection of apartments fronting Fastrack close to the Education Campus.
- 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>
Ashmere Phase 1 – Reserved Matters  <b>Countryside Properties/Clarion</b>	Applicants are reviewing officer feedback and re-consultation responses.	March 2020
Rod End Industrial Estate – Outline application  <b>Benrose Property</b>	EDC are awaiting updated Air Quality information which will be reviewed on receipt.	March 2020
Junction of High Street / Lawn Road, Northfleet  <b>Mr Khaled Khalil</b>	Further discussions are taking place in advance of formal submission of revised plans.	March 2020
Alkerden Education Campus – Reserved Matters  <b>Henley Camland</b>	Applicants are reviewing officer and consultee feedback.	May 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

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## **3. Local Plans Update**

- 3.1 Consultation on the Dartford Local Plan finishes on 21 February 2020. EDC staff supported an event at Ebbsfleet International Station on 3 February 2020. This provided an opportunity to speak to various people using the station. Many of the people who stopped to participate in the consultation were residents from the new communities at Castle Hill, Ebbsfleet Green and Springhead Park. The resident feedback was positive in terms of their experiences of living in Ebbsfleet with people interested in walking/cycling routes and Fastrack.
- 3.2 Further ongoing discussions with both Dartford and Gravesham will take place over the next month on their respective plans.

## **4. Other Matters**

- 4.1 Highways England are carrying out a further round of consultation on their plans for the Lower Thames Crossing. The consultation is running from 28<sup>th</sup> January 2020 - 25<sup>th</sup> March 2020. Various drop-in and consultation events are planned.
- 4.2 EDC hosted the regular planning liaison group meeting this month with representatives from Kent County Council, Dartford Borough Council and Gravesham Borough Council in attendance. Various strategic planning matters were discussed along with planning enforcement and developer contribution income.

## **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 3 starts and 29 completions bringing the annual totals to 352 starts and 509 completions so far this year.

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- 6.3 The number of starts is lower than usual with the 3 reported coming from Ebbsfleet Green. This is largely due to the stage of the construction of most sites and limited access to others. In the last few months we have seen higher than anticipated starts at the Taylor Wimpey sites in Castle Hill and Bellway at Craylands Lane and so these came through earlier in the year than originally planned. Furthermore, Clarion, Newcrest and David Wilson Homes have all started the parcels which they are able to before having planning discharged. These planning conditions are not submitted yet, we are expecting more submissions shortly. As such, most of the starts are coming from Ebbsfleet Green, Springhead Park and Northfleet East at the present time. Unfortunately it was not possible to gain full access to Springhead Park or Northfleet East this month for a complete count. We will report these numbers in March.
- 6.4 To date 1,973 homes have been built in the Garden City.