

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	18 March 2020	Paper Number:	EDC 020/023
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Title of paper	Planning and Housing Delivery Report March 2020
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 are 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 or other means.
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 met in February and approved the scheme by Bellway for 221 homes and associated open space at the former Croxton & Garry site.
- Consultation response on the Draft South East Inshore Marine Plan submitted.
- Hosted visit from the KCC Affordable Housing Select Committee.
- Consultation on the EDC Sustainable Travel Strategy to commence in March.
- This month we are reporting 174 starts and 38 completions bringing the annual totals to 526 starts and 547 completions so far this year.

1. Introduction

- 1.1 This paper provides an update as of March 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 February to consider the scheme by Bellway for the former Croxton & Garry site. Two submissions had been made by Bellway. This first related to a change to the outline planning permission which sought consent to move one of the site accesses and the arrangement of the open space area. The second submission was the detailed reserved matters for the 221 homes covering layout, appearance, scale and landscaping. Both applications were recommended for approval by officers.
- 2.2 The applicant and their agent addressed the committee to speak in support of their submissions. There were no speakers against the proposals.
- 2.3 The committee had a short debate where the group acknowledged the quality of the scheme and noted the design improvements that had taken place since the pre-application engagement. Both applications were approved, and decision notices have subsequently been issued.
- 2.4 The committee also received the Q3 activity report and the usual delegated items list. These were noted.
- 2.5 Before the formal meeting the committee received two developer presentations relating to parcels of land at Eastern Quarry. Further pre-application discussions have taken place for both schemes following the committee feedback.

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2.6 We will not be holding a planning committee this month. The table below outlines the future programme for planning committee for those schemes currently submitted.

Application	Status	Anticipated Committee Meeting
Ashmere Phase 1 – Reserved Matters Countryside Properties/Clarion	Revised and additional information has been received and is being considered by officers.	April 2020
Junction of High Street / Lawn Road, Northfleet Mr Khaled Khalil	Revised and additional information has been received and is being considered by officers.	April 2020
Alkerden Education Campus – Reserved Matters Henley Camland	Applicants are reviewing officer and consultee feedback.	May 2020
Swanscombe Edge – Reserved Matters DW Homes	Application is currently out to consultation and officers are reviewing the submission.	May 2020
Ebbsfleet Green Phase 2C – Reserved Matters Redrow	Further discussions are expected with the applicants in advance of the submission of revised plans.	TBC

3. Local Plans Update

3.1 Work continues on Dartford Local Plan with meetings this month on retail/leisure matters and transport modelling assumptions. The latest round of consultation on the plan finished on 21 February 2020. Several landowners and developers submitted responses in relation to land within the EDC area and the immediate boundary. We will be reviewing these with Dartford officers in due course. The next stage of consultation (regulation 19) is expected later in 2020.

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4. Marine Plan

- 4.1 The Marine Management Organisation (MMO) has been consulting on the Draft South East Inshore Marine Plan. The plan is required as a result of the Marine and Coastal Act 2009 and will ultimately be adopted by the Secretary of State for Environment, Food and Rural Affairs (DEFRA). The consultation includes the draft Plan and a Technical Annex explaining how to implement the policies in the plan. The Plan stretches from Felixstowe to Dover covering approximately 1,400km of coastline. Now that the plan is out to consultation it is a material planning consideration for the EDC. The element of the EDC regeneration area that is affected is within the River Thames from the mean high-water spring tide level to the edge of the EDC boundary (in the middle of the River).
- 4.2 The document outlines a vision, 13 objectives and 56 policies. The policies are grouped around pertinent issues such as 'infrastructure', 'aggregates' and 'fisheries'. The consultation has over 150 questions. The elements most applicable to Ebbsfleet relate to policies around safeguarded wharves and landing jetties and the marine management area (North West of the Swanscombe Peninsula).
- 4.3 Overall the consultation did not highlight any particular concerns. The response generally supported the policies and technical annex. There were two areas where the document was supported subject to changes (rather than purely supported). The first related to the introduction and explanation around the use and legal background of the document. The Marine Plan area and the Local Plan area does overlap, and this is intentional however it is unclear how the relationship with these plans work if there is inconsistency. Furthermore, it is unclear how the plan works with Nationally Significant Infrastructure Projects (NSIPs) for commercial development. The plan refers to the National Policy Statements for NSIPs and that they have priority over the Marine Plan however commercial NSIPs do not have a policy statement. The second area of concern related to an issue highlighted as part of the Kent Minerals and Waste Plan consultation and the narrative around safeguarded wharves and how this may conflict with allocated sites in a Local Plan.
- 4.4 We expect the plan to be adopted later in the year.

5. Other Matters

- 5.1 We recently hosted a visit by the Kent County Council Affordable Housing Select Committee. The group are exploring the current situation in relation to the delivery of affordable housing and the ways in which KCC can influence this area. We visited the information centre, Castle Hill and Ebbsfleet Green before hosting a lunch with local authority housing officers and affordable housing providers who are active in Ebbsfleet. The final report is expected during the summer.

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5.2 Consultation and engagement on the draft EDC Sustainable Travel Strategy will commence in March. This will include discussions with Local Authority partners along with developers who are building in Ebbsfleet.

5.3 Work with KCC on the Urban Archaeological Database is continuing. We had an update meeting with KCC heritage officers this month to discuss the final stages of the work which is targeted for completion by the Autumn. Once complete it will assist developers in understanding the heritage of sites across Ebbsfleet as well as support future ideas around interpretation. A full briefing session for planning committee will take place in October.

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 174 starts and 38 completions bringing the annual totals to 526 starts and 547 completions so far this year. There have also been 19 completions with the Garden City impact area.

7.3 The high number of starts has primarily come from the Keepmoat scheme at Northfleet East where it had not been possible to report starts before now. There are currently 8 housebuilders on-site.

7.4 To date 2,011 homes have been built in the Garden City.