

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	22 April 2020	Paper Number:	EDC 020/035
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Title of paper	Planning and Housing Delivery Report April 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 Annex G – Annual Activity Report
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 terms of reference change for a temporary period to allow for remote meetings.
- Planning committee will meet twice in April to receive a briefing on the EDC Sustainable Travel Strategy and consider the planning application for land at junction of Lawn Road/High Street, Northfleet.
- Annual Planning Activity Report is attached.
- Final delivery numbers for 2019/20 are 526 starts and 553 completions with a further 19 completions in the wider area.

1. Introduction

- 1.1 This paper provides an update as of April 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 The terms of reference of the Planning Committee have been amended to ensure the statutory functions of the EDC as Local Planning Authority can continue during the current Coronavirus Pandemic. The EDC board has agreed the following: -

With immediate effect (30th March 2020), paragraph 1.2 of EDC Planning Committee Terms of Reference be temporarily revised (for a period of 3 months) to reinstate paragraph 9.1 of the EDC Board Terms of Reference (regarding the participation by telephone or other means). The table in paragraph 1.4 of the Terms of Reference and the accompanying 'Protocol for Public Speaking at Planning Committees' be amended to allow for public speakers to address the committee remotely or submit a written statement no longer than 500 words.

- 2.2 As a result of the change, the committee are able to meet twice during April. The first session was held on 15th April and was an informal briefing for the committee on the EDC Sustainable Travel Strategy as part of the consultation process.
- 2.3 The second session will be a formal meeting of the committee on the 22nd April to consider the planning application for 6 apartments on land at the junction of Lawn Road/High Street in Northfleet. This scheme was submitted at the end of 2019 and has been subject to extensive negotiation and design changes to respond to planning officer and consultee comments. The application is now in an acceptable form and the scheme is recommended for approval. It is being reported to planning committee due to the number of objections received from residents and the ward councillors.

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- 2.4 The committee will also receive the annual activity report and the usual delegated items list.
- 2.5 It is unlikely we will be holding a formal planning committee meeting in May but there are two potential developer presentations for an informal briefing. We will continue to monitor the committee programme and review the temporary change to the terms of reference in June. Local Authorities are now able to hold meetings remotely until May 2021 and so it may be appropriate for the EDC to extend these temporary arrangements.
- 2.6 The table below outlines the future programme for planning committee for those schemes currently submitted.

Application	Status	Anticipated Committee Meeting
Alkerden Education Campus – Reserved Matters Henley Camland	Applicants are reviewing officer and consultee feedback.	June/July 2020
Eastern Quarry Swanscombe Edge – Reserved Matters David Wilson Homes	Revision to Alkerden Area Masterplan needed in order to positively recommend the application. Officer feedback has been given and a series of design workshops have been suggested.	July 2020
Ebbsfleet Green – Primary School Reserved Matters Gen2 (KCC)	Application is currently out to consultation.	July 2020
Alkerden Parcel 3 – Reserved Matters David Wilson Homes	Application is currently out to consultation.	July 2020

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Ebbsfleet Green Phase 2C – Reserved Matters Redrow	Further discussions have taken place with the developer and we hope to arrange a presentation with the planning committee before revised plans are submitted.	TBC
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3. Strategic Sites Update

- 3.1 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.
- 3.2 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.
- 3.3 Overall the submission of planning applications and conditions discharge have remained high during the last month. Planning activity does differ between the strategic sites depending on the circumstance of the housebuilder. However, there has only been one developer who has advised there will be a delay in submission of their next reserved matters application. This month we have received an application for 121 homes in Parcel 3 of Alkerden and many developers are wanting to continue with pre-application discussions.

4. Other Matters

- 4.1 The annual activity report is attached in Annex G. This report outlines the EDC performance as Local Planning Authority against the national targets and includes the data we have been reporting to MHCLG.

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 Since the meeting of the EDC board in March most of the construction activity across the Garden City has stopped due to the health pandemic. As a result of this, we are not reporting any starts and only 6 completions. The final annual totals for the year are therefore new 526 starts and 553 completions. There have also been 19 completions with the Garden City impact area. This therefore brings the total overall completions for the year at 572.

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- 5.3 To date 2,017 homes have been completed in the Garden City.
- 5.4 The dashboard contains developer forecast figures for starts and completions for 2020/21. These figures are the information that we received from the developers earlier this year. These numbers will be reviewed when the various construction sites re-open.

Ebbsfleet Central – Annex A

Mixed use development of up to 789,550m² gross floor space comprising employment, residential, hotel and leisure uses, supporting retail and community facilities across four quarters surrounding Ebbsfleet International Railway Station.

Planning Permissions and Site Progress

Site location	Developer	Housing with detailed consent	Non-residential with detailed consent	Completed
Springhead 1A	Countryside	298		*
Springhead 1B	Countryside	80	-	
Springhead 2A	Countryside	123	-	*
Springhead 2B	Countryside	126	-	
Springhead 3	Countryside	172		
Eastgate Annexes	Eastgate Centre	-	330 sqm GIA	
Springhead School	Kier Construction	-	2,270 sqm GIA	
Springhead Bridge	EDC	-	-	

Key Live Applications

Site location	Description summary
Springhead 3	Reserved matters for revised allotments and community car park.
Springhead 3	Full application for temporary replacement car park at northern part of the site to be used in place of Eastgate current overflow car park.
Springhead 3	Condition discharge applications.
Springhead Bridge	Final condition discharge applications for landscaping.
Springhead School	Condition discharge applications being considered. EDC attending monthly meeting with trust, ESFA and contractor.
A2 Junction Improvements	Decision expected in May 2020 due to DfT case review of projects. Highways England considering advance works.

Current Activity

Site location	Activity summary
Springhead 3	Construction works paused due to current pandemic.
Springhead Bridge	Construction site closed due to current pandemic.
Springhead Primary School	Modular units installed however construction behind programme due to current health position.
Car Park D	HMRC customs facility completed but not in operation.

Next Month Key Milestones

Ebbsfleet Central – Annex A

Mixed use development of up to 789,550m² gross floor space comprising employment, residential, hotel and leisure uses, supporting retail and community facilities across four quarters surrounding Ebbsfleet International Railway Station.

Site location	Milestone
Springhead 3	Determination of application for temporary replacement car park
Springhead 3	Determination of reserved matters for revised allotments and community car park.
Springhead 3	Consideration and discharge of reserved matters conditions.
Springhead Spine Road Stage 2	Consideration and discharge of reserved matters conditions.
Springhead Bridge	Consideration and discharge of reserved matters conditions.

Eastern Quarry – Annex B

Mixed used development of up to 6,250 dwellings and up to 231,000sq.m floor space including retail, leisure and commercial space

Planning Permissions and Site Progress

Site location	Developer	Housing with detailed consent	Non-residential with detailed consent	Completed
Castle Hill				
Phase 1	Ward Homes	150	-	*
	Barratt Homes (LDO A)	112	-	*
Phase 2	Charles Church	170	-	*
	Clarion	125		*
Phase 3	Barratt (David Wilson)	154	-	
	Clarion	42	-	*
Phase 4 / 6 (west)	Taylor Wimpey	332	-	
	Clarion	163	-	
Phase 5 – incl. Village Centre	Clarion		-	
	- Site I	68		
	- Site L	27		
	Newcrest	56	900 sqm	
	Taylor Wimpey (LDO B)	69	-	
	Henley Camland	-	2FE primary school + 422m2 community centre	*
	Shepherd Neame	-	Public house + ancillary hotel (x17 beds), restaurant, function hall (109.6m2)	
Phase 6 (east)	Taylor Wimpey	138	-	

Key Live Applications

Site location	Description summary
Fastrack	<p>Detailed design and landscaping for the western section of Fastrack through Castle Hill. Conflicts raised with street trees and lighting requiring resolution.</p> <p>Responses provided to re-consultations on KCC application for Fastrack tunnels to Bluewater Shopping Centre supporting the proposal with recommendations for details relating to conduits and materials to be secured by condition. With KCC for determination.</p>
Ashmere Phase 1	Reserved matters application for 281 dwellings in the western village. Amendments received and reviewed. Determination April 2020. Applications for marketing suite and associated advertisements submitted.

Eastern Quarry – Annex B

Mixed used development of up to 6,250 dwellings and up to 231,000sq.m floor space including retail, leisure and commercial space

Alkerden Education Campus	Reserved matters application for 8FE secondary school, 2FE primary school, dual use sports centre and sport pitches together with associated infrastructure, hard and soft landscaping, play areas, car and cycle parking.
Alkerden - Swanscombe Edge	Reserved matters application for 171 dwellings.
Alkerden Farm	Application for demolition of 5 contemporary farm buildings.
Alkerden Parcel 3 (adj. Education Campus)	Reserved matters application for 127 flats across 4 apartment blocks. Application submitted and awaiting validation.

Current Activity

Site location	Activity summary
Castle Hill Phase 3A	David Wilson Homes nearing completion final unit was expected in June 2020. Construction works now paused due to current pandemic.
Castle Hill Phase 5 (residential)	Taylor Wimpey (LDO B) works to final blocks now paused due to current pandemic. Development is progressing well on Clarion sites I & L.
Castle Hill Phase 5 (local centre)	Main contractor for neighbourhood centre previously entered administration. Newcrest have control of the site and are engaging alternative main contractors and reviewing sub-contractors to ensure delays to completion are minimised however current pandemic is likely to lead to further delays.
Castle Hill Phase 6 (part)	All units have started with almost half the units completed and occupied. Construction works now paused due to current pandemic.
Fastrack Corridor	Works progressing.
Alkerden & Ashmere	Ground works progressing.

Next Month - Key Milestones

Site location	Milestone
Alkerden	<p>Condition discharge applications for outline consent relating to strategic management of site.</p> <p>Engagement being undertaken with all housebuilders for all residential parcels in Alkerden. Pre-application discussions at various stages.</p> <p>Engagement with developers for market centre in Alkerden ongoing with masterplanning work progressing well and reserved matters application anticipated later this year following pre-application consultation. Scheme considered by the EDC Design Forum in March 2020.</p>
Ashmere	Condition discharge applications for outline consent relating to strategic management of site.

Eastern Quarry – Annex B

Mixed used development of up to 6,250 dwellings and up to 231,000sq.m floor space including retail, leisure and commercial space

	Infrastructure applications to facilitate road connection to Hedge Place roundabout anticipated in coming weeks.
Castle Hill Adj. Pub Site	Pre-application with Newcrest for 4 dwellings. Application anticipated in forthcoming month.

Ebbsfleet Green – Annex C

Residential led development of up to 950 dwellings and associated retail, hotel, community, health, education and cultural uses, leisure facilities and open space.

Planning Permissions & Site Progress

Site location	Developer	Housing with detailed consent	Non-residential with detailed consent	Completed
Phase 1(a)&(b)	Redrow Homes	180	-	*
Phase 1(c)	Redrow Homes	74	339 sqm shop	*
Phase 2(a)	Redrow Homes	191	-	
Phase 3	Redrow Homes	205	-	
Phase 4	Redrow Homes	133	-	
Public House	Marston's Inns & Taverns	-	663 sqm	*
Hotel	Marston's Inns & Taverns	-	3,600 sqm	*
Office	Redrow Homes	-	1,093 sqm	*

Key Live Applications

Site location	Description summary
Phase 2A/2B	S73 application to amend various house types and design details.
Phase 2C	Reserved Matters application for 120 residential units including details of MUGA and NEAP.
Primary School	Reserved Matters application for the 2FE Primary School currently out to consultation.

Current Activity

Site location	Activity summary
Phase 2(a/b)	Regent Square show homes and sales centre built but currently closed due to pandemic. Some units have now been occupied. Construction works paused due to current pandemic.
Phase 3	Heritage show homes and sales centre built but currently closed due to pandemic. Construction has commenced with initial completions. Construction works paused due to current pandemic.
Phase 4	Initial groundworks have started but construction works paused due to current pandemic.

Next Month - Key Milestones

Site location	Milestone
Phase 2C	Potential planning committee informal briefing.
Primary School (Temporary)	Submission of planning conditions.
Primary School (Permanent)	Review of plans / details and consultation responses.

Ebbsfleet Green – Annex C

Residential led development of up to 950 dwellings and associated retail, hotel, community, health, education and cultural uses, leisure facilities and open space.

Residential and industrial riverside development of over 1,100 planned dwellings and over 60,000 sqm industrial floor space with riverfront promenade and ancillary retail, leisure and open space.

Planning Permissions and Site Progress

Site location	Developer/ Landowner	Housing with detailed consent	Non-residential with detailed consent	Completed
Northfleet West	Tarmac and NPLLP	0	BPIT – 9,000sqm BAIT – 10 ha	
Northfleet West	NPLLP	532 (outline)	46,000sqm (outline)	
Cable Wharf	Keepmoat Homes	598	554sqm (retail)	
Northfleet East (Commercial)	Berkeley Modular / Homes England	-	15,300sqm	

Key Live Applications

Site location	Description summary
Cable Wharf	Significant number of condition discharge applications submitted and under consideration.
Northfleet West	Site-wide heritage and ecology strategies submitted to inform site master planning.
Junction of Lawn Road/High Street	Application for erection of 6 apartments.

Current Activity

Site location	Activity summary
Northfleet West	Officers in pre-app discussions with Bellway for residential masterplan. Design Forum scheduled for late April.
Northfleet West	Operation of a temporary construction logistics facility expected to commence this year. Temporary aggregates packing facility in operation.
Cable Wharf	Construction site closed due to pandemic. Site marketing was planned to launch in May 2020. First residential occupations were forecast for Q2 2020.
Northfleet East (Commercial)	Berkeley factory completed externally - due to commence manufacturing operations in June 2020. Off-site highways works underway, including enhanced footpath/cycleway.
Junction of Lawn Road/High Street	Application to be reported planning committee in April.

Next Month - Key Milestones

Site location	Milestone
Northfleet East (Commercial)	Approval of all outstanding planning conditions for Berkeley factory.

Northfleet Riverside – Annex D

Residential and industrial riverside development of over 1,100 planned dwellings and over 60,000 sqm industrial floor space with riverfront promenade and ancillary retail, leisure and open space.

Cable Wharf	Developer procurement of public art consultant to develop detailed proposals for the site. Pre-app discussions re. WT Henley Building reserved matters.
Northfleet West	Pre-submission planning committee presentation. Submission of residential masterplan, site-wide phasing plan and 1 st RM scheme due late May.

Swanscombe Peninsula – Annex E

Major leisure destination together with landmark green space for sensitive integration of development on the peninsula within open estuarine ecological park. Some small residential development locations in former quarry sites along southern boundary.

Planning Permissions and Site Progress

Site location	Developer	Housing with detailed consent	Non-residential with detailed consent	Completed
Craylands Lane (Ebbsfleet Cross)	Bellway Homes	100	-	
Croxton and Garry	Bellway Homes	221	-	
Rod End Industrial Estate	Benrose Property	-	0 (outline for 4,357sqm)	

Key Live Applications

Site location	Description summary
Craylands Lane	Various submissions under consideration, including s.73 variation and conditions discharge.

Current Activity

Site location	Activity summary
Craylands Lane (Ebbsfleet Cross)	Construction site closed due pandemic. Sub-structure works almost complete and some buildings coming out of the ground.
Croxton and Garry	Construction site closed due to pandemic. Reserved matters for 221 dwellings approved at February planning committee. Wheel wash facility installed on site. Public footpath diversion order confirmed. Initial meeting with developer to discuss approach to discharging planning conditions held.

Next Month - Key Milestones

Site location	Milestone
Craylands Lane (Ebbsfleet Cross)	Approval of all outstanding planning conditions and S73 application.
Swanscombe Peninsular	Revised indicative programme expected from London Resort Company Holdings with possible masterplanning and environmental workshops. Consultation on EIA Scoping and Statement of Community Consultation expected.

HOUSING STARTS AND COMPLETIONS

EBBSFLEET HOUSING DELIVERY DASHBOARD – 22 APRIL 2020

1. Housing Starts & Completions within the Red Line Area

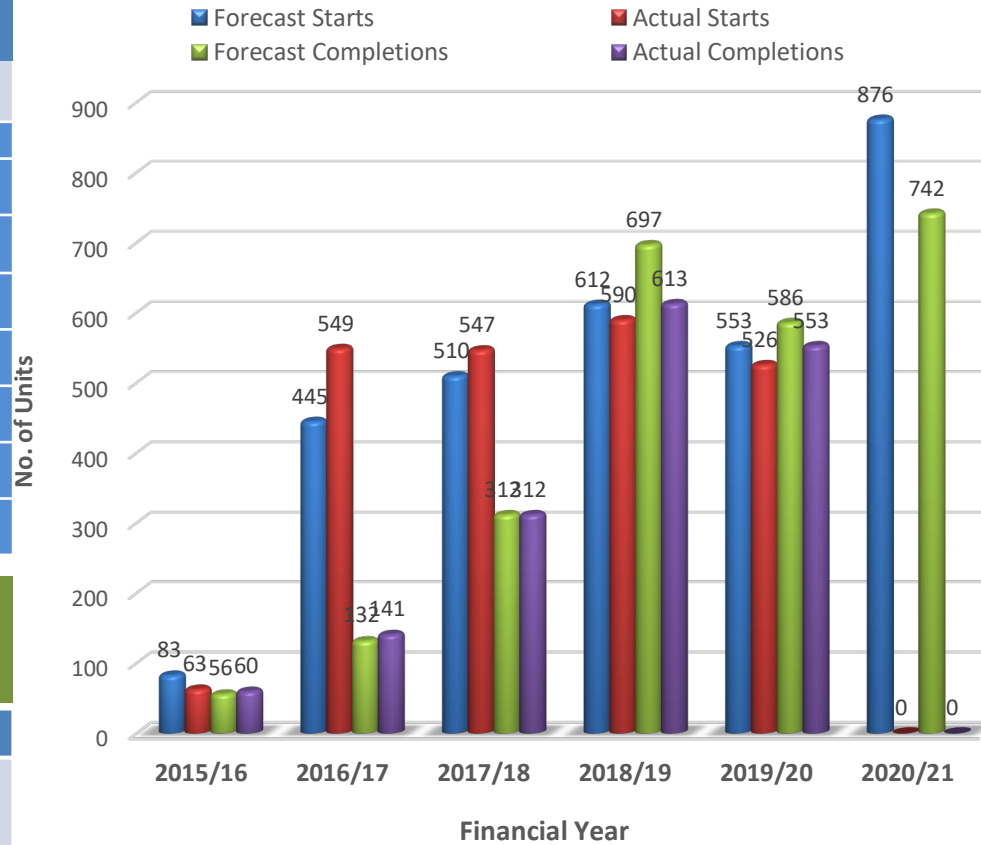
Year	Developer Forecast		Actual		EDC Forecast	
	Starts	Complete	Starts	Complete	Starts	Complete
2014-2015	-	-	15	40	-	-
2015-2016	-	-	63	60	-	-
2016-2017	-	-	549	141	-	-
2017-2018	-	-	547	312	-	-
2018-2019	-	-	590	613	-	-
2019-2020	526	586	526	553	-	580
2020-2021	876	742	-	-	-	TBC

2. Completions within the Wider Garden City Area

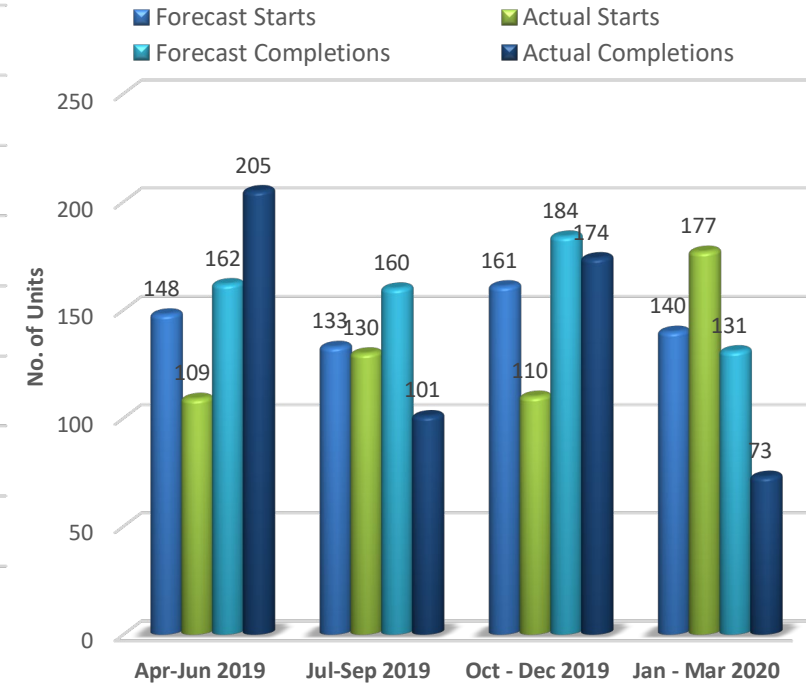
2016/2017: Actual Completions = 91 units
 2019/2020: Actual Completions = 19 Units

Top Risks to Delivery	RAG Status	Improving
Covid-19	Red	↓
Build Costs Rising	Yellow	▬
Delays in application consultation responses	Yellow	▬
Reliance on developers to submit complete applications and revised plans	Yellow	▬
Supply of Labour on Site	Yellow	▬

Housing starts and completions
Forecast v Actual 2015-2021



Housing Starts and Completions
Forecast v Actual 2019 - 2020



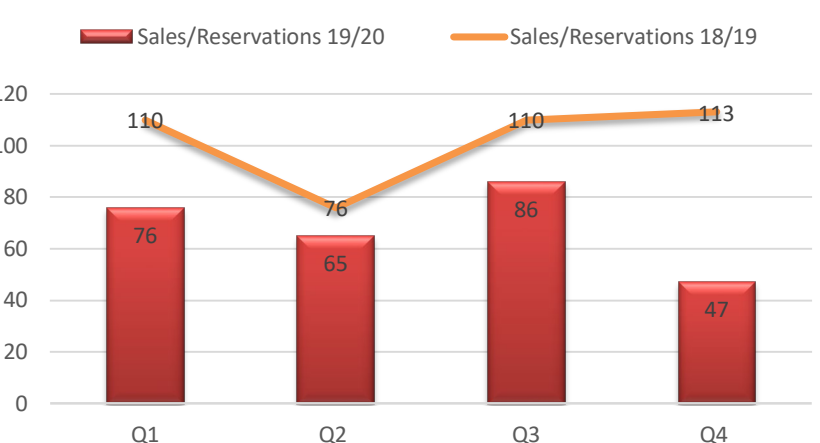
Key Housing Numbers

EDC Outline Planning Consent Total	12,045
EDC Detailed Planning Consent Total	3,879
EDC Housing Completions Total	2,017

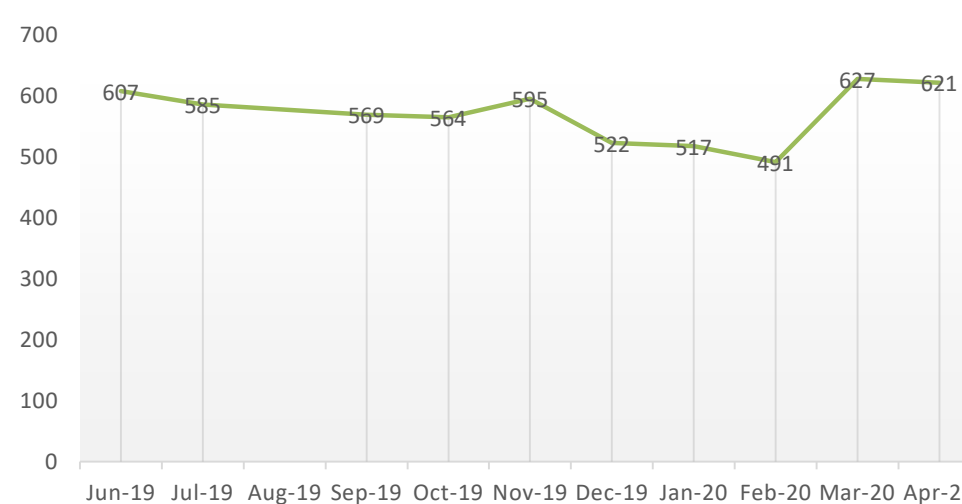
Key Upcoming Planning Decisions

Site Location / Reference	Anticipated Decision Date	Scheme Description
Ashmere Phase 1 - EDC/19/0196	Apr-20	Reserved matters application for erection of 281 dwellings.
Swanscombe Edge - EDC/20/0022	Jun-20	Reserved Matters application for the erection of 171 dwellings.
Ebbsfleet Green - EDC/20/0051	Jun-20	Reserved Matters application for 2FE Primary School.

Sales/Reservations Figures Per Quarter



Units Started Not Completed



ANNUAL PLANNING ACTIVITY REPORT

1. Background

- 1.1 The Ebbsfleet Development Corporation, as a Local Planning Authority, has a requirement to collect and submit data to the Ministry of Housing, Communities and Local Government (MHCLG) on the time taken to determine planning applications and the quality of decisions.
- 1.2 The planning performance thresholds covering the first 6 months of the year were as follows: -
- Major Developments: to determine 60% of applications within 13 weeks.
 - Non-Major Developments: to determine 70% of applications within 8 weeks.
- 1.3 The quality of decisions is assessed via the number of applications overturned at appeal identifying a 10% threshold.
- 1.4 Planning performance thresholds for the second half of the year were not published. It was anticipated that these would form part of the Planning White Paper however this has not been published due to the current pandemic. The EDC annual planning performance has therefore been reviewed against the thresholds published for the first 6 months.
- 1.5 Falling short of the threshold levels could result in the EDC being designated as an underperforming authority.

2. Statistics

- 2.1 Annex A contains a series of charts showing data concerning the determination of planning applications.
- 2.2 Figure 1 shows the number of applications received and determined for the year by quarter. During the period 1 April 2019 to 31 March 2020 the Corporation received 48 planning applications which fall within the statutory returns. During this same period, the Corporation determined 46 such planning applications.
- 2.3 Applications can be subject to a bespoke determination timescale which is agreed between the applicant and the local planning authority. These can be in the form of a Planning Performance Agreement (PPA) or a Planning Extension Agreement (PEA).
- 2.4 Figures 2 & 3 show performance against the statutory national target for major and non-major applications for the year, per quarter.

The overall performance for this last quarter 1 January 2020 to 31 March 2020 is:

- 'Major application' within time or within time agreed is 100%. Target is 60%.
- 'Non-major applications' within time or within time agreed is 100%. Target is 70%.

Therefore the overall yearly performance target for each threshold is:

- 'Major application' within time or within time agreed is 100%.
- 'Non-major applications' within time or within time agreed is 100%.

2.5 The EDC has not received any planning appeals during this period.

3. Advice and analysis

3.1 This report is submitted for information and enables EDC board to monitor the work of the planning team.

3.2 It should be noted that the activity outlined in these performance statistics relates to only those applications which are covered under the statutory reporting process. EDC considers a substantial number of condition discharge applications and non-material amendments which do not get captured in these numbers.

3.3 The overall activity for the year including those applications not formally reported and pre-application shows 222 being received and 188 being determined.

4. Financial and legal implications

4.1 Planning income for April 2019 – March 2020 is £311,351.00. Annex B, Figure 1 shows the planning application fees received.

The quarterly breakdown is given as follows:

- Apr - Jun 2019 = £14,126
- Jul – Sep 2019 = £107,601
- Oct – Dec 2019 = £116,971
- Jan – Mar 2020 = £72, 653

4.2 If the Local Planning Authority is designated as non-performing then applicants would have the choice of submitting applications to the Planning Inspectorate, which would include the fee. This would not only take control away from the LPA but would reduce income.

4.3 There are no legal implications arising directly from this report.

5. Recommendations

5.1 This report is submitted for information to assist the committee in monitoring Development Management activity and therefore there are no recommendations for the committee to consider.

Annex A: Applications

Figure 1: Number of applications received and determined 1 April 2019 to 31 March 2020 by quarter

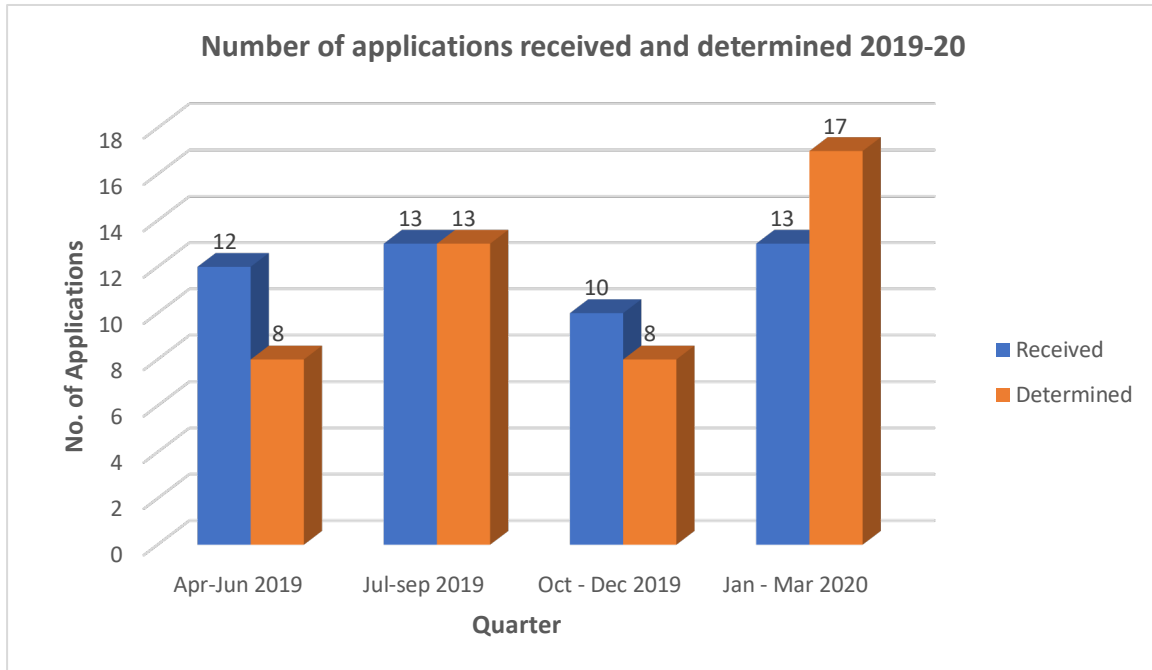


Figure 2: Percentage of major applications determined against performance target 1 April 2019 to 31 March 2020.

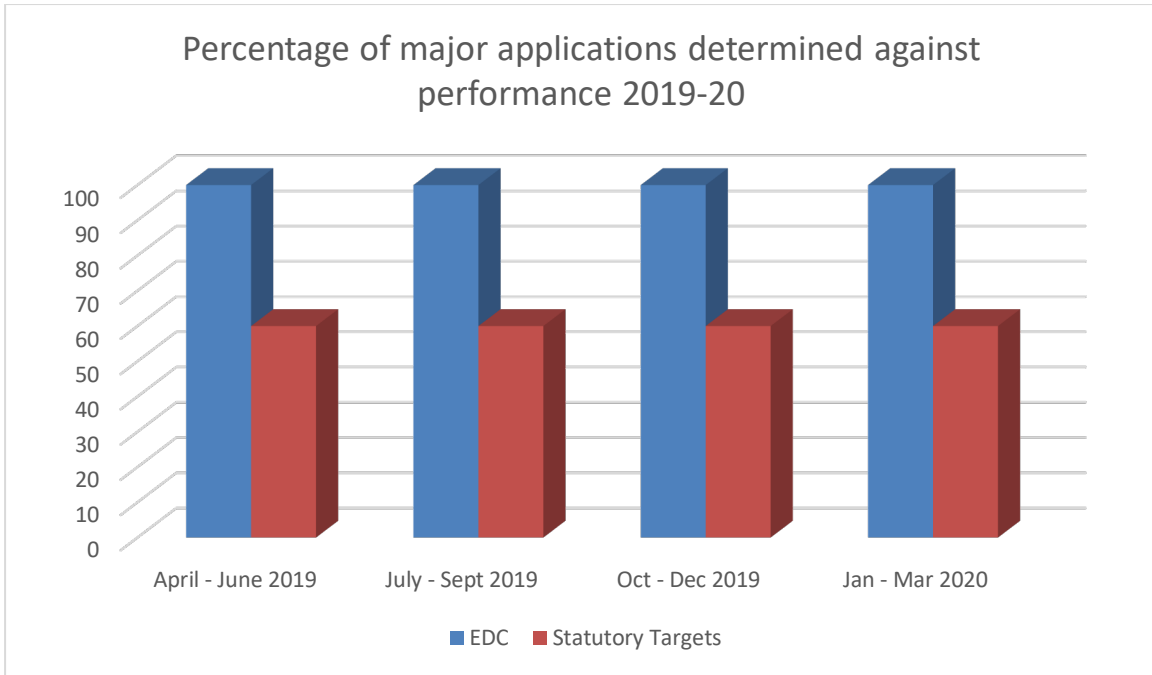
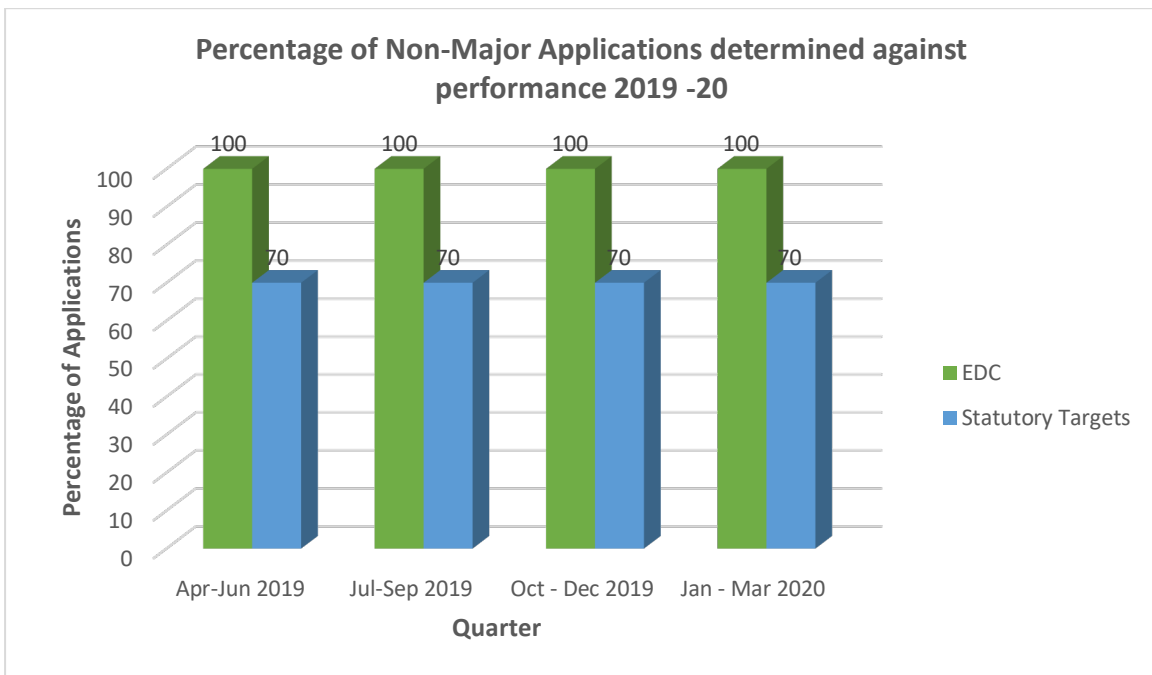


Figure 3: Percentage of non-major application determined against performance target 1 April 2019 to 31 March 2020.



Annex B: Planning Fees

Figure 1: Planning application fees received 01 April 2019 to 31 March 2020 by quarter.

Planning Application Fees Received 2019-20

