

# Ebbsfleet Development Corporation

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| <b>Board Meeting Part</b> | <b>One</b> |
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| <b>Date of meeting :</b> | <b>17 June 2020</b> | <b>Paper Number:</b> | <b>EDC 020/057</b> |
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| <b>Title of paper</b> | <b>Planning and Housing Delivery Report</b><br><br><b>June 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>   |  |
|---|--|
| <p>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.</p> |  |
| <b>EDC business plan and KPIs</b>   | <p>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.</p>   |
| <b>Recommendation</b>   | <p><b>FOR INFORMATION AND DECISION</b></p> <p>The Board is invited to <b>NOTE</b> the update.</p> <p>The Board is invited to <b>APPROVE</b> the Planning Committee Terms of Reference and Procedures</p>   |
| <b>Annexes</b>  | <p><b>Annex A</b> – Highlight Report Central Area<br/> <b>Annex B</b> – Highlight Report Eastern Quarry<br/> <b>Annex C</b> – Highlight Report Ebbsfleet Green<br/> <b>Annex D</b> – Highlight Report Northfleet Riverside<br/> <b>Annex E</b> – Highlight Report Swanscombe Peninsula<br/> <b>Annex F</b> – Ebbsfleet Housing and Delivery Dashboard<br/> <b>Annex G</b> – Planning Committee Terms of Reference and Procedures</p> |
| <b>Delegation</b>   | Not applicable   |
| <b>Financial impact</b>   | <p>This paper may contain information on development contributions and obligations secured through S106 agreements or other means.</p>   |

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| <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 informally in May to receive a presentation from Bellway on their proposed masterplan for 532 homes at Northfleet West.
- Bellway have subsequently submitted nine planning applications for the scheme.
- EDC has been formally consulted on the Statement of Community Consultation by London Resort Company Holdings who plan to consult between 27 July and 12 September.
- This month there have been no starts and 16 completions bringing the annual total for 2020/21 to 18 completions.
- Revised Planning Committee Terms of Reference and Procedures are reported for approval.

## 1. Introduction

1.1 This paper provides an update as of June 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 planning committee had an informal briefing session in May with a presentation from Bellway on their emerging masterplan for Northfleet Embankment West. Bellway are looking to deliver the entire residential part of this mixed-use site with 532 homes, open space including heritage park and riverside promenade, a community facility and Fastrack route. The committee received a briefing from EDC planning and design officers before the session.

2.2 Northfleet Embankment West is an interesting site with many constraints and challenges as a result of its former industrial use and its location next to retained businesses, the River Thames and existing communities. The session gave the committee an opportunity to hear how Bellway and their consultants have sought to respond to these challenges. There was an interesting discussion touching on a range of issues including transport and the connectivity to the wider area, the sustainability of the scheme, the character of the new built form and the aspirations for landscape.

2.3 The committee will not be meeting in June. There are several significant planning applications now submitted and being assessed and we aim to report many of these to the committee in July. The table below outlines the future programme for planning committee for those schemes currently submitted.

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| Application  | Status  | Anticipated Committee Meeting |
|--|---|-------------------------------|
| Alkerden Education Campus – Reserved Matters<br><br><b>Henley Camland</b>          | Revised and additional details have been submitted to respond to the consultation comments. Officers are reviewing these details.                                 | July 2020                     |
| Ebbsfleet Green – Primary School Reserved Matters<br><br><b>Gen2 (KCC)</b>         | Applicants are reviewing officer and consultee feedback and revised plans are expected shortly.   | July 2020                     |
| Alkerden Parcel 3 – Reserved Matters<br><br><b>David Wilson Homes</b>              | Consultation has ended and officer feedback has been provided to the applicant.   | July 2020                     |
| George and Dragon PH<br>- Change of use to hot food takeaway                       | Officers are liaising with the applicant following the completion of the consultation process.<br><br>(to be reported to committee if recommended for approval)   | July 2020                     |
| Eastern Quarry Swanscombe Edge – Reserved Matters<br><br><b>David Wilson Homes</b> | Revised and additional details have been submitted to respond to the consultation comments. Officers are reviewing these details and re-consultation is underway. | July/August 2020              |
| Northfleet Embankment West – Various submissions<br><br><b>Bellway</b>             | All applications validated and consultation is underway.  | September 2020                |
| Ebbsfleet Green Phase 2C – Reserved Matters<br><br><b>Redrow</b>                   | Officers have provided further feedback on the proposals. 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 The submission of planning applications and condition discharge is lower than usual. However, developers are continuing to work on a host of larger major submissions which came in towards the end of March and are liaising with officers to resolve various live condition submissions. Planning activity therefore remains high. The main collection of applications this month was received from Bellway who submitted 9 applications for their scheme at Northfleet West. These covered the masterplan, implementation plan, detailed scheme for phase 1 and various non-material amendments.

## **4. London Resort – Planning Update**

- 4.1 Planning discussions with London Resort Company Holdings (LRCH) have re-started in recent months. EDC planners met with planning representatives earlier in the year to discuss the programme of work for 2020 and receive an update from the masterplanning team. More recently there have been virtual briefing sessions covering transport and environment. EDC attended these sessions along with local authority officers and statutory agencies. LRCH have offered to have more detailed sessions on the masterplan and socio-economic work but dates are still be finalised.
- 4.2 EDC and LRCH are in contact with regards resourcing and EDC has commented on a draft Planning Performance Agreement (PPA) supplied by LRCH. EDC is working closely with the Local Authorities and KCC to understand how the work of the organisations can be resourced efficiently and effectively.
- 4.3 LRCHs advisors have started the process of land referencing and EDC has responded to a request for planning, highways and property information for the land within the project boundary.
- 4.4 Recently the EDC was consulted on the draft Statement of Community Consultation (SoCC) and we have 28 days (1<sup>st</sup> July) to comment on the document. The SoCC outlines the approach LRCH wish to take to consultation which is planned to take place between 27 July 2020 and the 12 September 2020.

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- 4.5 We have been advised that a new Environmental Scoping Report will be submitted to the Planning Inspectorate (PINS) by 12<sup>th</sup> June. EDC will be consulted on the report by PINS in due course.
- 4.6 LRCH are also planning to reconvene the Community Liaison Group (CLG) and we understand that former representatives have been contacted. Paul Boughen will represent EDC on this group.

## **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 2020-2021.
- 5.2 Construction activity across Ebbsfleet has now re-started with all housebuilders now back on site. However, delivery rates across all sites will be lower due to the adjustments that have been made to working conditions. We are starting to receive some indications from developers on when some parcels and phases are forecast to be completed. This is currently a mixed picture and we will continue to collate information and provide forecast starts and completions as soon as possible.
- 5.3 This month we are reporting 16 further completions which have all come from Ebbsfleet Green. There have been no additional starts this month.
- 5.4 To date 2,035 homes have been completed in the Garden City.
- 5.5 The information on sales and reservations on the dashboard is from the Clarion and Taylor Wimpey sites at Castle Hill.

## **6 EDC Planning Committee – Terms of Reference and Procedures**

- 6.1 The Terms of Reference (ToR) for the Planning Committee along with some procedural matters were agreed by EDC Board in April/May 2015 and we continue to operate in line with those provisions. The new document would replace those previously agreed.
- 6.2 The intention of the review of the document was not to make large scale changes but to review existing practices and ensure they were still fit for purpose. The document in Annex G amalgamates previous board papers into one complete document covering terms of reference and applicable procedural matters. Approval of the document would result in the following key changes: -
- Permits virtual committee meetings permanently (if required);
  - Removes the delegation of comments on Development Plan documents and planning legislation to the planning committee;

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- Removes the delegation of planning pre-application charging to the planning committee;
- Clarifies delegations in relation to Nationally Significant Infrastructure Projects;
- Provides additional information on roles and responsibilities of committee members; and
- Adds a new protocol covering committee site visits.

6.3 Aspects in relation to the composition of the committee, quorum and most delegations remain unchanged.