

# Ebbsfleet Development Corporation

<b>Board Meeting Part</b>	<b>One</b>
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<b>Date of meeting :</b>	<b>15 July 2020</b>	<b>Paper Number:</b>	<b>EDC 020/068</b>
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<b>Title of paper</b>	<b>Planning and Housing Delivery Report</b>  <b>July 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 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.
<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 will meet this month to formally consider the new Primary School at Ebbsfleet Green along with developer presentations for Ebbsfleet Green Phase 2C and Croxton & Garry.
- The London Resort Community Liaison Group has met this month and comments were provided on the Statement of Community Consultation.
- EDC has been consulted by the Planning Inspectorate on the London Resort scoping opinion.
- The validation checklist has been reviewed and we aim to carry out consultation shortly.
- This month there have been 6 starts and 2 further completions bringing the annual total for 2020/21 to 20 completions.

## 1. Introduction

1.1 This paper provides an update as of July 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 will meet this month to formally consider the reserved matters application for the Primary School at Ebbsfleet Green. The application has been submitted by Kent County Council and the school would be run by the Maritime Academy Trust. The 2FE provision would eventually provide places for 420 pupils and 26 nursery spaces together with opportunities for community use of the outdoor sports pitches. If approved, the school plans to open the site from September 2021. The board has previously been informed of the temporary use of a site in Strood for pupils from September 2020. The committee will consider the details of the scheme including the final design, environmental components and landscaping.

2.2 The wider Ebbsfleet Green site is being bought forward by Redrow. There is a developer obligation for them to provide serviced land for the school and a financial contribution to cover the anticipated number of pupils arising from the properties they are building. The rest of the building is being funded by Kent County Council and EDC.

2.3 The school design deviates from the standard approach often seen in new schools to provide an enhanced quality of environment for pupils and staff. The scheme has been reviewed by the Design Forum and negotiations with the applicants have been positive. The application is recommended for approval.

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- 2.4 The committee will also have two informal presentations from developers. The first will be from Redrow who are presenting their plans for phase 2C of Ebbsfleet Green. This will be the last residential phase and is a collection of apartments in the centre of the site to the south of the school. The second presentation will be from Bellway who will be presenting their revised plans for the Croxton & Garry site. Since gaining reserved matters approval for this scheme earlier in the year more design work has taken place to respond to a water pipe along the southern boundary.
- 2.5 The table below outlines the future programme for planning committee for those schemes currently submitted. We are currently planning for a meeting in August, but this is dependent on received further information on the education campus at Alkerden. We will confirm if this meeting is to take place or not as soon as possible.

<b>Application</b>	<b>Status</b>	<b>Anticipated Committee Meeting</b>
Alkerden Education Campus – Reserved Matters  <b>Henley Camland</b>	Further additional information is awaited from the applicant.	August 2020
Northfleet Embankment West – Various submissions  <b>Bellway</b>	Consultation has now finished, and responses are being reviewed by officers and the applicant.	September 2020
Ebbsfleet Green Phase 2C – Reserved Matters  <b>Redrow</b>	Committee presentation planned for July 2020 and revised plans expected to follow.	September 2020 - TBC
Alkerden Parcel 3 – Reserved Matters  <b>DW Homes</b>	Application on hold.	TBC
Swanscombe Edge – Reserved Matters  <b>DW Homes</b>	Application on hold.	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.

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

- 4.1 EDC provided comments on the draft Statement of Community Consultation (SoCC) to LRCH this month. The Community Liaison Group also met virtually for the first time in a few years.
- 4.2 EDC has been consulted by the Planning Inspectorate (PINS) on the scoping opinion for the London Resort. This a consultation on a technical document outlining how the applicants intend to assess environmental impacts and ultimately form their Environmental Statement. The comments are due by 20<sup>th</sup> July 2020 and we expect PINS to issue a formal decision shortly afterwards.
- 4.3 Discussions are ongoing with regards the Planning Performance Agreement (PPA) but we hope to have an agreed document shortly. LRCH has provided information on intended engagement meetings up until the submission of the Development Consent Order at the end of the year.

## **5. Other Matters**

- 5.1 EDC is continuing to feed into the Dartford Borough Council work on their new Local Plan. A series of meetings has now been set up for the next few months to discuss various components of the plan, the timetable for drafting and the associated evidence base. EDC has shared various pieces of ‘placemaking’ work which the corporation has carried out in the last couple of years so that we can better understand how this could fit in the plan. We had an additional session this month focusing on retail and leisure issues.
- 5.2 We met with the Swanscombe & Greenhithe Town Council and Henley Camland in relation to a developer obligation for Eastern Quarry to deliver community sports pitches. In addition to the dual use pitches provided within Eastern Quarry there is an obligation for off-site pitches to be provided within a specified search area. The meeting was helpful in allowing us to better understand the aspirations of the Town Council and how this obligation may assist with meeting these aspirations.

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- 5.3 A new validation checklist has been drafted and we are aiming to consult on this shortly. The checklist establishes what information an applicant must submit with their planning applications.
- 5.4 Building for Life 12 (BfL12) has been relaunched as 'Building for a Healthy Life' (BHL). EDC uses this framework as a way of assessing planning applications and other development proposals. The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements made to the 12 considerations in response to good practice and user feedback. The new name also recognises that this latest edition has been written in partnership with Homes England, NHS England and NHS Improvement. BHL integrates the findings of the three-year Healthy New Towns Programme led by NHS England and NHS Improvement. EDC will be reviewing BHL so that we can integrate its use into our work.

## **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 2020-2021.
- 6.2 This month we are reporting 2 further completions which has come from the Taylor Wimpey site in Castle Hill and Ebbsfleet Green, there are also 6 starts at Ebbsfleet Green. All the housebuilders are now back on site.
- 6.3 To date 2,037 homes have been completed in the Garden City.
- 6.4 All the developers apart from Keepmoat have provided anticipated completion numbers for the year and after reviewing this data the EDC forecast for 2020/21 is 300 completions. Most developers are reporting strong delivery rates, but they are anticipating the completions towards the end of 2020 or by March 2021. We will therefore carry out a more detailed review in November/December.
- 6.5 We have some information on anticipated starts but not enough overall data to establish what the annual starts figure may be. We will advise on this as soon as possible. We have not received any information on sale this month.
- 6.6 We have our next meeting of the Garden City Developers Group in late July and so we hope to gain further information on site progress during the session.