

Ebbsfleet Development Corporation

Board Meeting Part One

Date of meeting :	16 September 2020	Paper Number:	EDC 020/089
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Title of paper	Planning and Housing Delivery Report September 2020
Presented by	Mark Pullin, Chief Planner
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 – Planning Highlight Report Annex B – Ebbsfleet Development 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 is not meeting this month, but work continues on the major applications and masterplan anticipated for decision in October.
- Statutory consultation on the London Resort proposals closes on the 21st September 2020 and comments will be submitted to meet the deadline.
- A Special Development Order has been laid before parliament in relation Border Facilities and Infrastructure associated with EU Exit.
- This month there have been 35 starts and 32 completions bringing the annual total for 2020/21 to 57 starts and 68 completions.

1. Introduction

- 1.1 This paper provides an update as of September 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 last month to receive two informal presentations from developers. The EDC projects team presented the residential led scheme at Grove Road and Henley Investments presented the mixed-use scheme for Alkerden Market Centre. We also had a useful discussion on the consultation from London Resort. The committee will not be meeting this month. We have issued various delegated decisions during the month and recommendations on the current live major applications are not quite ready yet as negotiations are ongoing.
- 2.2 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	Further additional information is awaited from the applicant to respond consultation comments.	October 2020
Henley Camland		

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Northfleet Embankment West – Various submissions Bellway	Additional and revised information is awaited from the applicant following completion of the consultation period.	October 2020
Ebbsfleet Green Phase 2C – Reserved Matters Redrow	Consultation on the revised plans will finish shortly and officers will be discussing the outcome of the consultation with Redrow.	October 2020
Alkerden Parcel 3 – Reserved Matters DW Homes	Application on hold.	TBC
Swanscombe Edge – Reserved Matters DW Homes	Application on hold.	TBC

3. Development Sites Update

3.1 The planning highlight report is attached to this paper in annex A. This report is a new report to replace the previous individual strategic site highlight reports. The new annex outlines the developers currently active on each site, the planning consents issued to date and highlights of the key work taking place. Data is also included relating to submissions and decisions for the previous month.

4. London Resort – Planning Update

4.1 The statutory consultation on the London Resort finishes on 21st September 2020 and comments will be submitted by EDC as LPA to meet this deadline. Officers and specialist advisors have carried out a significant amount of work to review the consultation material and respond to the documents and plans.

4.2 Unfortunately, discussions on the Planning Performance Agreement (PPA) are not progressing as we had hoped. A revised draft of the document was provided to LRCH in July and detailed costings for the necessary work was provided in early August. LRCH have responded to the email correspondence to raise concerns over the use of external consultants and the developer obligations that had been added to the document. However, we have not received detailed comments on the document. We are keen to bring the discussions to a close.

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4.3 In the meantime we are engaging with the proposals and have approached LRCH to request a series of topic-based workshop sessions. We are currently expecting the DCO to be submitted to PINS before Christmas 2020.

5. Special Development Order (SDO)

5.1 Board members will be aware of the SDO which was granted for Car Park D at Ebbsfleet Central for use by HMRC. This current SDO expires on 31st December 2020.

5.2 On 3 September 2020 the Secretary of State for Housing, Communities and Local Government laid a new Special Development Order (“the Order”). This grants temporary planning permission for the development of inland border facilities and associated infrastructure across specified local authority administrative areas in England. The specified authorities are either close to the ports or with access to the strategic road network serving those ports with relevant EU trade and where the Government is not yet able to conclude that border facilities are required and can be delivered within those ports. Kent is a specified authority. The Order comes into force on the 24 September 2020.

5.3 The SDO grants temporary planning permission for development consisting of the use of land, in specified parts of England, for border processing and the associated stationing of vehicles (particularly goods vehicles) entering or leaving Great Britain, and the provision of facilities and infrastructure associated with this use. The permission is granted subject to conditions set out in the Order. The development must end by 31 December 2025, and all reinstatement works must have been completed by 31 December 2026.

5.4 The development for which the Order grants planning permission can only be carried out by, or on behalf of, a border department. The border departments are:

- Her Majesty’s Revenue & Customs
- The Department for Business, Energy & Industrial Strategy
- The Department of the Environment, Food & Rural Affairs
- The Department for Transport.

5.5 A border department must get the approval of the Secretary of State for Housing, Communities and Local Government (MHCLG) to use and develop a specific site. The Order sets out the matters that a request for approval to use a site must include.

5.6 MHCLG has not received any submissions seeking the Secretary of State’s approval to develop of a specific site. We understand that border departments will make decisions on the inland sites that they wish to seek approval to use once they have established the extent of new infrastructure that will be delivered at ports. However, it is likely that a submission for Car Park D at Ebbsfleet Central will be made.

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- 5.7 Substantive local engagement is a required by relevant border departments ahead of seeking MHCLG's approval to develop a specific site. The Order sets out those who must be given an opportunity to comment on a proposal to develop a specific site. These include for example, owners and occupiers adjacent to the site and on access routes to the site (residents, businesses and others), the relevant parish council, the local planning, highway, police and fire authorities, and the statutory environmental bodies.
- 5.8 If a facility at Car Park D is progressed then we will be consulted as Local Planning Authority in similar way to consultation in 2019. Timescales for this are unknown at this stage.

6. Use Classes Order

- 6.1 Board members were previously advised of the government changes to the use classes order that came into effect on 1st September. We have been reviewing the existing planning permissions to better understand the implication of changes to Ebbsfleet.
- 6.2 Many of the non-residential uses already granted detailed planning permission in Ebbsfleet have conditions attached to their consents or obligations contained in legal agreements restricting their use to the purpose contained in the application. For example, the shop in Ebbsfleet Green must remain a shop unless planning permission is granted to change this. The local centre in Castle Hill has no such restriction as the condition imposed allowed for a range of uses to provide flexibility to the developer when securing occupiers. The new changes will now allow for some more flexibility. Overall, most of the current accommodation cannot be changed without seeking approval from EDC.
- 6.3 The outline permission for Eastern Quarry has a range of obligations in the S106 relating to the non-residential floorspace across the whole site. We will work with the developer to understand how these obligations can be met and monitored when discussing Alkerden Market Centre which is where most of the units would be located.
- 6.4 We will consider the implications of the new use classes on Ebbsfleet Central and Thames Way development area in due course. We will also consider the parking provision outlined in the Sustainable Travel Strategy as this is currently set out per use class.

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7. Other Matters

7.1 We have started consultation on the new EDC validation checklist. Officers have reviewed the existing Validation List in the light of changes in legislation. The NPPF now requires such lists to be reviewed every 2 years. This draft local validation checklist has been produced to update and improve the earlier list which is currently used to guide the submission of planning applications. It forms the basis on which planning applications are deemed to be valid. The consultation has been promoted on the EDC website and an email has been sent to developers and planning consultees to seek their comments. The consultation will run for 6 weeks ending at 17:00 on 13th October 2020.

8. Housing and Delivery

8.1 The Ebbsfleet Housing Delivery dashboard is contained within Annex B of this paper. The table in the top left corner of the dashboard shows starts and completion figures for 2020-2021.

8.2 This month there have been 35 starts and 32 completions bringing the annual total for 2020/21 to 57 starts and 68 completions.

8.3 To date 2,085 homes have been completed in the Garden City.

8.4 Unfortunately, we have not received updated forecasts for starts this year yet. The dashboard therefore continues to show the numbers that the developers provided before the current pandemic. The forecast for completions has been adjusted and we would expect the final start number for the year to be much lower than the developer forecast currently stated. We will approach the developers again to seek this information for the mid-year review at the end of September.

8.5 We have also not received any sales or reservations data for this month. However general feedback from the developers we have heard from is helpful. Redrow have reported that on average they have running at around 1 sale per week.