

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting:	18 November 2020	Paper Number:	EDC 020/113
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Title of paper	Planning and Housing Delivery Report November 2020
Presented by	Mark Pullin, Chief Planner
Sub-committee	Planning Committee

Purpose of Paper and Executive Summary	
<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>	
EDC business plan and KPIs	<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>
Recommendation	<p>FOR INFORMATION</p> <p>The Board is invited to NOTE the update.</p>
Annexes	<p>Annex A – Planning Highlight Report Annex B – Ebbsfleet Development and Delivery Dashboard</p>
Delegation	Not applicable
Financial impact	<p>This paper may contain information on development contributions and obligations secured through S106 agreements or other means.</p>
Legal impact	None
Stakeholder impact	<p>The paper contains an update on development delivery across the EDC. Stakeholder engagement takes place through the planning consultation process.</p>
Sponsor impact	None

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Highlights

- Planning committee will be meeting informally this month to receive a presentation on the community buildings at Ebbsfleet Green.
- Further topic-based workshops have been taking place with London Resort.
- Gravesham Borough Council is consulting on a partial review of its Local Plan.
- This month there have been 29 starts and 98 completions bringing the annual total for 2020/21 to 133 starts and 176 completions.

1. Introduction

- 1.1 This paper provides an update as of November 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 will be meeting informally this month to receive a presentation on the community buildings at Ebbsfleet Green. Redrow must provide 2 such buildings, one as a community centre and one as a sports pavilion linked to the sports facility on site. EDC has been working with Redrow and the residents to better understand local needs and a consultation on the proposals has recently taken place. The EDC planning officers will also provide an update on overall progress across Ebbsfleet. This was targeted for last month but was changed to accommodate a developer presentation on a community facility at Castle Hill.
- 2.2 Progress has been made on several major applications which are now targeted for the December meeting.
- 2.3 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	Further additional information has now been submitted and officers are reviewing the details.	December 2020

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Northfleet Embankment West – Masterplan, phasing plan and phase 1 Bellway	Additional and revised information has been submitted and final negotiations are taking place with regards the trigger for the delivery of the Fastrack route.	December 2020
Ebbsfleet Green Phase 2C – Reserved Matters Redrow	Revised plans have been resubmitted and re-consultation is underway.	December 2020

3. Development Sites Update

3.1 The planning highlight report is attached to this paper in annex A. This report 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 Significant amounts of work continue on the London Resort project. Further topic-based workshop sessions have taken place this month including noise, heritage, the station interchange and access road. In the coming month we hope to have further engagement including on masterplanning and S106 obligations. Fortnightly planning meetings have been arranged with the planning consultants working on behalf of London Resort.

4.2 Further discussions have been taking place with local authority partners to maximise opportunities for joint working across planning and specialist disciplines. EDC and Dartford Borough Council have secured additional joint planning resource.

4.3 During a recent meeting it was confirmed by LRCH that they were still on target to submit the DCO to PINS by the end of the year.

5. Plan Making

5.1 Gravesham Borough Council have started consultation on their ‘Local Plan Partial Review’. The consultation is a Regulation 18 – Stage 2 consultation and includes 3 components: -

- Part 1 - Local Plan Core Strategy Partial Review and Site Allocations Document

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- Part 2 - Development Management Policies Document
- Support Documents

5.2 The Council is undertaking a partial review with the strategic site allocations that are currently in place in the EDC area being retained. However, there is one new site allocation shown at land by Northfleet Station. The development management policies will be used by EDC when determining applications in the Gravesham area such as Northfleet Riverside and Thames Way.

5.3 The consultation runs until 31st December 2020. We will report a draft consultation response to EDC board in November for consideration.

5.4 Dartford Borough Council has also been continuing with policy work in advance of a planned consultation early next year. Discussions with EDC in the last month have included the 5-year housing land supply and Strategic Flood Risk Assessment (SFRA).

6. Other Matters

6.1 Meetings have taken place with the consultants acting on behalf of HMRC in connection with the Customs Facility at Car Park D to discuss the Operational Management Plan (OMP) and Construction Management Plan (CMP).

6.2 Jeremy Kite hosted the Dartford Borough Council Leaders advisory group on CIL. The session was attended by various service providers and statutory agencies including KCC, the Environment Agency and Highways England. The session provided an opportunity to understand infrastructure delivery across the Dartford Council area and how the income from the Community Infrastructure Levy supports this.

7. Housing and Delivery

7.1 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.

7.2 This month there have been 29 starts and 98 completions bringing the annual total for 2020/21 to 133 starts and 176 completions.

7.3 To date 2,193 homes have been completed in the Garden City.

7.4 We can report the completion of several phases this month. David Wilson Homes have now completed phase 3A on Eastern Quarry which was their only remaining outlet. Taylor Wimpey have completed the final block of apartments within LDO B at Castle Hill centre and phase 4 in the SE corner of Castle Hill. Redrow have now completed Phase 2a/2b at Ebbsfleet Green.

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7.5 We have received limited sales and reservations information this month. Unfortunately, Taylor Wimpey were the only developer to provide data.