

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting:	17 February 2021	Paper Number:	EDC 021/015
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Title of paper	Planning and Housing Delivery Report February 2021
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	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 met twice in January and approved the Education Campus at Eastern Quarry and the final residential phase at Ebbsfleet Green.
- The London Resort DCO was accepted for examination by the Secretary of State on 28th January 2021.
- This month there have been 9 further starts and 39 completions bringing the annual total for 2020/21 to 227 starts and 281 completions.

1. Introduction

- 1.1 This paper provides an update as of February 2021 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 twice in January. The first session included presentations from developers at Eastern Quarry. Countryside and Clarion presented their proposals for Ashmere phase 2 which will consist of approximately 235 homes. The second presentation was from Westerhill Homes and their custom build scheme at Alkerden. This phase would consist of 67 homes and public consultation is currently taking place. We expect both applications to be submitted next month.
- 2.2 The second session consisted of a further informal presentation and a formal meeting. The developer presentation was from Redrow and their initial phase for Alkerden South consisting of 229 homes. Redrow have plans for a total of 700 homes across Alkerden South and this first phase is expected to be submitted in the next couple of months.
- 2.3 At the formal meeting the committee considered two reserved matters applications. The first related to the Education Campus at Eastern Quarry. The Campus will consist of an 8FE Secondary School, a 2FE Primary School and dual use Sports Facilities. There was one registered speaker who raised concern with the proposal and highlighted the need to ensure appropriate infrastructure is in place by the time the school opens. The applicants also spoke to support the scheme. The committee discussed the item and acknowledged the high-quality design. The scheme was approved. We expect the first phase of the secondary school to open in September 2023. The second reserved matters was the final residential phase for Redrow at Ebbsfleet Green. Phase 2C is in the centre of the site and consists of 126 higher density apartments. Following a short debate, the scheme was approved.

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2.4 This month there is no formal meeting of the committee. However, we have arranged a pre-application informal presentation from Bellway on their proposals for phase 1B at Northfleet Embankment West. The phase is located to the south of the site, close to The Hive, and will consist of 128 homes and a new park.

2.5 During 2021 we are expecting a high number of outline or reserved matters applications. These schemes are currently at pre-application stage with the first submissions expected in the next 4 – 6 weeks. This initial collection of applications will then need to be assessed and so it is likely that the committee will not hold a formal meeting for the next few months. We are expecting a collection of decisions to be made during May – July and then again during September/October. The table below outlines the applications that we expect to report to planning committee during 2021.

Development Site	Developer/Applicant	Scheme
Grove Road	EDC	Outline application for c320 homes, community facility and open space
Alkerden Parcel 7	Westerhill Homes	Reserved matters for Custom Build scheme of 67 homes
Alkerden South Phase 1	Redrow	Reserved matters for 229 homes
Northfleet West Phase 1B	Bellway	Reserved matters for 128 homes
Ashmere Phase 2	Countryside Properties / Clarion	Reserved matters for 235 homes
Northfleet East – Employment	EDC	Application for commercial development
Castle Hill Block D	Newcrest	Reserved matters for community facility
Alkerden Market Centre	Henley Investments	Mixed use scheme including foodstore
Ebbsfleet Green - Community Facilities	Redrow	Two community facilities including sports provision
Northfleet West Phase 1B	Bellway	Reserved matters for 156 homes

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

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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 Secretary of State for Housing, Communities and Local Government (MHCLG) accepted the London Resort Development Consent Order (DCO) for examination on 28th January 2020. The Planning Inspectorate (PINS) have therefore now released the full suite of application documents supporting the DCO including the Environmental Statement. Officers and our consultants are now reviewing the material.

4.2 During the last month we have continued with topic-based workshop sessions covering transport, noise, air quality and flood risk taking place. EDC, DBC and KCC have also been carrying out significant work in relation to potential developer obligations that would be secured in a S106 if the DCO were to be approved. We have meetings arranged to discuss the planning requirements and the s106 heads of terms in the coming month.

5. Plan Making

5.1 We expect Dartford Council to commence a Regulation 19 consultation on a full draft Local Plan shortly. Policies in the new plan would be applicable when making planning decisions on sites such as Ebbsfleet Central and Eastern Quarry.

6. Housing and Delivery

6.1 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.

6.2 This month there have been 9 further starts and 39 completions bringing the annual total for 2020/21 to 227 starts and 281 completions. To date 2,298 homes have been completed in the Garden City.

6.3 We are still on target to achieve at least 300 completions this year. The developers are continuing to forecast in excess of this figure, and we estimate the likely completion total to be around 315 homes. We are also expecting completions to increase at the Keepmoat site. Newcrest have informed us that the apartments at Castle Hill Local Centre will now complete in May rather than March as originally planned. The final starts figure will be lower than the developer forecast at the beginning of the year but the feedback on the market continues to be strong and there is a good pipeline of approved schemes in place.