Annex 1 :

Summary of planning application design performance 22/23

Masterplanning // Building for Healthy Life assessments of Ebbsfleet planning applications 2016-2013

Longitudinal analysis of the Building for Healthy life design tool assessments undertaken for Ebbsfleet planning applications, grouped into financial years.

Building for A Healthy Life Assessment Pre 2018	1	2	3	4	5	6	7	8	9	10	11	12	Total Score / 12
Castle Hill (site wide)	10.15			12.2					1			1	9
Ebbsfleet Green Phase 2A & 2B					1000								9
Ebbsfleet Green Phase 1A & 1B													8
Springhead Phase 2A													7
Springhead Phase 1B													6
Ebbsfleet Green Phase 1C									_		1		6
Northfleet Embankment East													10
Building for A Healthy Life Assessment													
2018-2019	1	2	3	4	5	6	7	8	9	10	11	12	Total Score / 12
Springhead Phase 2B April	-	2	5	-4	,	0	,	0		10	11	12	Intal Scole / 12
Ebbsfleet Green Phase 3								_		_	100	12	9
						- 19 <mark>-</mark>					-		9
Castle Hill / Site L					1			41					9
Castle Hill South / TW											-		
Springhead Phase 3													10
Building for A Healthy Life Assessment		1.44					1.000		1.610				
2019-2020	1	2	3	4	5	6	7	8	9	10	11	12	Total Score / 12
Ashmere Area Masterplan													12
Alkerden Area Masterplan									- <u></u>				11
Croxton & Garry										1.0			10
Ebbsfleet Green (Weldon) Phase 4													9
Building for A Healthy Life Assessment													
2020-2021	1	2	3	4	5	6	7	8	9	10	11	12	Total Score / 12
Northfleet Embankment West OMP				-									11
Craylands Lane										1.0			10
Ebbsfleet Green Phase 2C													11
Ashmere Show Homes					1.0	- 22							12
Castle Hill Newcrest Homes													9
Building for A Healthy Life Assessment				-	-			-					
2021-2022	1	2	3	4	5	6	7	8	9	10	11	12	Total Score / 12
Grove Road			-		-					10			12
Alkerden Parcel 7 Custom Build													12
Ashmere Phase 2											3		11
Alkerden Parcel 3 (Bellway Homes)													11
Alkerden Swanscombe Edge Parcel 5A										1			11
Northfleet Embankment West 1B						-			1	1			9
Alkerden Parcel 3 (Bellway Homes)						-			100	_			3
Ebbsfleet Green Phase 2C						-							7
												-	
Building for A Healthy Life Assessment 2022-2023								-	-	10			T
a second	1	2	3	4	5	6	7	8	9	10	11	12	Total Score / 12
Alkerden South Redrow Phase 1													9
4 High Street, Northfleet (re-submission)			1			10	100				24		9
Alkerden Market Centre Phase 1				-		- 3 <mark></mark>							9
Henley Community Building & Residential								2022		177172	1000		11
Community Buildings	1	2	3	N/A	5	6	7	8	9	10	11	12	Total Score / 11
Weldon Community Hub				N/A									10
Weldon Neighbourhood House				N/A									11

Street Design // Ebbsfleet Public Realm Evaluation

- A street evaluation assessment is undertaken to ensure new streets are designed in accordance with Ebbsfleet Public Realm Strategy requirements.
- All of the streetscape design reports follow a consistent format, that notes the proposed dimensions next to the requirements set out in the Public Realm Strategy.
- All of the reports are presented in a table, which clearly highlights whether requirements have been met or not through colour coding as red, amber or green. This is a very clear way of presenting the information and allows the team to identify the key strengths and weaknesses of each the scheme.

Summary 2022-2023					
EPRS Minimum Requirements	Level 1 Street (primary street)	Level 2 Street (secondary street)	Level 3 Street	Level 4 Street - Mews	Level 4 - Lanes
Alkerden Market Centre Phase 1		111			
Area of planting					
No. of trees					
Width of Fastrack/Carriageway					
Footway Width					
Cycle Lane Width					
Green Median Width					
Front Boundary Planting/Privacy Strip	T. Contraction of the second sec				
Minimum Parking Space					
Tree Distance to kerb					
Tree Distance to façade					
Street Lighting Heights	No details provided	No details provided			
Alkerden South Redrow					
Area of planting					
No. of trees					
Width of Fastrack/Carriageway					
Footway Width					
Cycle Lane Width			N/A	N/A	
Green Median Width					
Front Boundary Planting/Privacy Strip					
Minimum Parking Space					
Tree Distance to kerb					
Tree Distance to façade					
Street Lighting Heights	No details provided	No details provided	No details provided	No details provided	

Park Design // 'Building with Nature' assessments of Ebbsfleet planning applications 22-23

- Building with Nature (BwN) is an assessment tool that has been developed to improve the quality of green infrastructure within new developments. We use the tool at Ebbsfleet to assess Ebbsfleet's Parks and Open Spaces.
- Similar to a Building for a Healthy Life Assessment, there are 12 standards which are scored using red, amber or green colour coding, A score of 12/12 greens enables a scheme to be put forward for a Building with Nature award.
- BwN expects all of the standards to be treated as a collective, considering the interactions and interdependencies between themes, hence the 12/12 requirement to be met.
- Two Building with Nature reports were completed this year. Alkerden Local Centre scored 12/12 greens across all of the standards. Northfleet Riverside Bevan's Park scored 11/12 greens, with criteria 8 (Supports Equitable and Inclusive Places) scoring an amber, due to an absence of lighting for the sports pitch, reducing the provision of out of hours use.

		CORE			WELLBEING				WILDLIFE			
Building with Nature Assessments 2022 - 2023 (2.0)	1	2	3	4	5	6	7	8	9	10	11	12
Alkerden Local Centre												
Northfleet Riverside Bevan's Park 2B												

Accessible Homes // M4 Part 2 compliance of Ebbsfleet planning applications (grouped per annum)

The M4 part 2 criteria is an optional standard within
 Part M of the Building
 Regulations, and
 establishes a range of
 standards for dwellings to
 allow them to be visitable
 by persons within a
 wheelchair, and capable of
 being adapted to fully
 support a wheelchair bound resident in the
 future.

2016							ffordable				Market H	•	
		No. Homes M42		M42%		M42 Apartments		M42 Homes		M42 Apartments		M42 Ho	
Springhead Park 1A	Countryside	298	94	-	32%	27	29%	0		48	51%	19	20%
Springhead Park 1B	Countryside	80	0	0	0%								
Castle Hill Phase 2	Clarion	125	115	0 9	92%	65	57%	50	43%	0		0	
Castle Hill Phase 3A	David Wilson	154	0	0	0%	0		0		0		0	
Castle Hill Phase 3A	Clarion	42	42	0 10	0%	36	86%	6	14%	0		0	
Castle Hill Phase 3B	Barrett	112	0	0	0%	0		0		0		0	
Castle Hill Local Centre	Newcrest	56	46	0 8	32%	46	100%	0	0%	0		0	
Castle Hill PAP2	Taylor Wimpey	138	0	0	0%	0		0		0		0	
Castle Hill LDO B	Taylor Wimpey	69	0	0	0%	0		0		0		0	
Castle Hill Site I	Clarion	68	55	0 8	31%	37	67%	18	33%	0		0	
Castle Hill Site L	Clarion	27	18	0 6	57%	15	83%	3	17%	0		0	
Springhead Park Phase 2A	Countryside	123	31	0 2	25%	10	32%	21	68%	0		0	
		1292	401	1	31%	236		98		48		19	
2017													
Castle Hill South -Parcel B	Taylor Wimpey	133	25	0 3	19%	25	100%	0	0%	0		0	
Castle Hill South - Parcel C	Taylor Wimpey	199	63	-	32%	63	100%	0	0%	0		0	
Castle Hill South -GHJK	Clarion	163	50		31%	28	56%	22	44%	0		0	
Springhead Park Phase 2B	Countryside	126	0	0	0%	20	50,0		,.	0		0	
Ebbsfleet Green Phase 3 Redrow	Redrow	205	41		20%	33	80%	8	20%	0		0	
Ebbsheet Green Huse's Rearow	incurow	826	179	-	22%	149	0070	30	2070	U		U	
2018		020	175	0 1	.270	145		50					
Springhead Park Phase 3	Countryside	172	6	0	3%	6	100%	0		0		0	
Cable Wharf	Keepmoat	598	205		34%	185	90%	20	10%	0		0	
Craylands Lane	Bellway	100	79	-	79%	34	43%	45	57%	0		0	
Ebbsfleet Green Phase 4	Redrow	133	46	-	35%	0	45%	45 16	35%	30	65%	0	(
Ebbsneet Green Fliase 4	Redrow	1003	336		33%	225	070	81	3370	30	0378	0	,
2019		1005	550	14 .	JJ /0	225		01		50		U	
Ashmere Phase 1	Countryside	281	272	0 9	97%	56	21%	15	6%	119	44%	82	30
Ebbsfleet Green Phase 2C	Redrow	126	121		96%	47	39%	0	0%	74	44% 61%	02	50
		232	121		78%	47 56	39%	14	0% 8%	92	51%	19	10
Croxton and Garry	Bellway	4	4			56	0%	0	8% 0%	92	51%	19	100
Castle Hill Local Centre	Newcrest			-	00%	-	0%	-	0%	205			100
2024		643	578	8 9	90%	159		29		285		105	
2021	a		222			26	4.204		4 5 0 (- 4	2201		
Ashmere Phase 2	Countryside	235	220		94%	26	12%	33	15%	51	23%	110	50
Alkerden Parcel 3	Bellway	138	138		00%	34	25%	0	0%	104	75%	0	
Alkerden Parcel 5A	Bellway	182	62		34%	40	65%	0	0%	22	35%	0	
Alkerden Parcel 7	Westerhill	67	21	-	31%	11	52%	10	48%	0		0	
Northfleet West 1B	Bellway	121	59		19%	28	47%	10	17%	0		21	36
		743	500	2 (57%	139		53		177		131	
2022													
Alkerden South Phase 1	Redrow	227	132	-	58%	69	52%	27	20%	36	27%	0	
Alkerden market Centre Phase 1	Henley	83	83		0%	83		0		0		0	
Henley Building	Keepmoat	4	0	0	0%	0		0		0		0	
High Street	Private	7	0	0	0%	0		0		0		0	
		321	215	(57%	152	47%	27	8%	36	11%	0	
Ebbsfleet area-wide Totals		5471	2209		10%	1060	19%	318	6%	576	11%	255	