

Annex 1 :

## Summary of planning application design performance 22/23



## 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
<b>Alkerden Market Centre Phase 1</b>					
Area of planting					
No. of trees					
Width of Fastrack/Carriageway					
Footway Width					
Cycle Lane Width					
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			
<b>Alkerden South Redrow</b>					
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				WATER		WILDLIFE		
Building with Nature Assessments 2022 - 2023 (2.0)	1	2	3	4	5	6	7	8	9	10	11	12
Alkerden Local Centre	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Northfleet Riverside Bevan's Park 2B	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green

## 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.

		No. Homes	M42	M43	M42%	Affordable Housing				Market Housing			
						M42 Apartments	M42 Homes			M42 Apartments	M42 Homes		
<b>2016</b>													
Springhead Park 1A	Countryside	298	94	0	32%	27	29%	0		48	51%	19	20%
Springhead Park 1B	Countryside	80	0	0	0%								
Castle Hill Phase 2	Clarion	125	115	0	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	100%	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	82%	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	81%	37	67%	18	33%	0		0	
Castle Hill Site L	Clarion	27	18	0	67%	15	83%	3	17%	0		0	
Springhead Park Phase 2A	Countryside	123	31	0	25%	10	32%	21	68%	0		0	
		1292	401		31%	236		98		48		19	
<b>2017</b>													
Castle Hill South -Parcel B	Taylor Wimpey	133	25	0	19%	25	100%	0	0%	0		0	
Castle Hill South - Parcel C	Taylor Wimpey	199	63	0	32%	63	100%	0	0%	0		0	
Castle Hill South -GHJK	Clarion	163	50	0	31%	28	56%	22	44%	0		0	
Springhead Park Phase 2B	Countryside	126	0	0	0%					0		0	
Ebbsfleet Green Phase 3 Redrow	Redrow	205	41	0	20%	33	80%	8	20%	0		0	
		826	179	0	22%	149		30					
<b>2018</b>													
Springhead Park Phase 3	Countryside	172	6	0	3%	6	100%	0		0		0	
Cable Wharf	Keepmoat	598	205	9	34%	185	90%	20	10%	0		0	
Craylands Lane	Bellway	100	79	0	79%	34	43%	45	57%	0		0	
Ebbsfleet Green Phase 4	Redrow	133	46	5	35%	0	0%	16	35%	30	65%	0	0%
		1003	336	14	33%	225		81		30		0	
<b>2019</b>													
Ashmere Phase 1	Countryside	281	272	0	97%	56	21%	15	6%	119	44%	82	30%
Ebbsfleet Green Phase 2C	Redrow	126	121	5	96%	47	39%	0	0%	74	61%		
Croxton and Garry	Bellway	232	181	3	78%	56	31%	14	8%	92	51%	19	10%
Castle Hill Local Centre	Newcrest	4	4	0	100%	0	0%	0	0%			4	100%
		643	578	8	90%	159		29		285		105	
<b>2021</b>													
Ashmere Phase 2	Countryside	235	220	0	94%	26	12%	33	15%	51	23%	110	50%
Alkerden Parcel 3	Bellway	138	138	0	100%	34	25%	0	0%	104	75%	0	
Alkerden Parcel 5A	Bellway	182	62	0	34%	40	65%	0	0%	22	35%	0	
Alkerden Parcel 7	Westerhill	67	21	2	31%	11	52%	10	48%	0		0	
Northfleet West 1B	Bellway	121	59	0	49%	28	47%	10	17%	0		21	36%
		743	500	2	67%	139		53		177		131	
<b>2022</b>													
Alkerden South Phase 1	Redrow	227	132	0	58%	69	52%	27	20%	36	27%	0	
Alkerden market Centre Phase 1	Henley	83	83	0	100%	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		67%	152	47%	27	8%	36	11%	0	0
<b>Ebbsfleet area-wide Totals</b>													
		5471	2209		40%	1060	19%	318	6%	576	11%	255	5%