

Ebbfleet Development Corporation

Board Meeting Part One

Date of meeting :	14 December 2016	Paper Number:	EDC 016/ 097
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Title of paper	Strategic Priorities Update
Presented by	Paul Spooner, Interim Chief Executive
Sub-committee	Not applicable

Purpose of Paper and Executive Summary	
To provide the Board with an update on the interim Chief Executive's assessment of the EDC's strategic priorities.	
EDC business plan and KPIs	The EDC's strategic priorities are geared to enable the business plan and KPIs to be achieved
Recommendation	FOR INFORMATION The Board is asked to DISCUSS and NOTE the performance and progress
Annexes	None
Delegation	Not applicable

Financial impact	Not applicable
Legal impact	There are no legal implications associated with this paper
Stakeholder impact	Not applicable
Sponsor impact	DCLG have been engaged in agreeing the strategic priorities and further details will be contained in the Corporate Plan and Business Plan.

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1. Progress and Performance

- 1.1 At our recent meeting with Garden City housebuilders, the developers indicated that they are now on course to deliver a minimum of 495 starts on site within the red line area. On sites within the Impact Area we expect a further 140 starts on site which will enable us to achieve over 600 starts in the Garden City Area. We now expect a minimum of 330 completions on these sites.
- 1.2 All housebuilders are experiencing continuing strong demand for their products and this includes where developers have commenced but not yet formally marketed new development (e.g.the shared ownership housing by Circle).
- 1.3 Our planning service is on course to report on the two major planning applications for Northfleet Embankment West and Northfleet East to January and March Planning Committees respectively. The latter comprises a full planning application for the housing site and outline for the employment site and has been the subject of positive discussions with the Environment Agency over the last few weeks to ensure the Environmental Assessment is complete. The informal workshop with the Board and Planning Committee last month has helped the development of the scheme. The application will now be formally submitted this week. The two major Northfleet housing schemes involve over 1,200 new homes. The Board and the Planning Committee will receive a presentation from the developer of the major area of Eastern Quarry ('balancing area') immediately following this meeting and taking account of feedback from this informal meeting the revised masterplan will be submitted before the end of December.
- 1.4 As we reported last month, our Investment Programme has been revised to take account of the withdrawal of two potential land acquisitions following the decision of the owners to now progress the development of these stalled sites themselves, and a land transfer rather than acquisition of a publicly owned site. Good progress is being made to secure government approval to our forward funding of key utilities and we are working effectively with Highways England on the national and local investment package to deliver the A2 junction improvements on time.

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- 1.5 To support our overall pace of development and particularly to ensure that our planning service and project team can work as effectively as possible we have agreed with both KCC and with the DEFRA government agencies (Natural England, the Forestry Commission and the Environment Agency) that each will provide a senior lead liaison officer who will coordinate their engagement with the EDC, and speak as a single voice on highways and environmental matters respectively.
- 1.6 Following the Board's agreement to the final revisions to the Implementation Framework after our recent public engagement events we are presenting our plan to the Cabinet of each of the three councils for formal endorsement. At Board, we will report on the outcome of the first meeting, with KCC Growth, Economic Development and Communities Cabinet on the 13th December.

2 Transport

- 2.1 As Board members will have noted there was no reference to the Lower Thames Crossing in the Autumn statement. I have discussed this with Highways England and its final submission to DfT on the preferred route option is now being completed. Highways England has indicated that, subject to government approval, this delay will not affect the overall programme to have the preferred route delivered by 2025.
- 2.2 We have been advised by DfT that the franchising schedule for HS1 has been revised and the current South Eastern Train franchise is being extended until December 2018. Formal public consultation is now expected in February next year and we will report to Board with our proposed response.
- 2.3 We are working with the London Borough of Bexley and the Kent local authorities on more detailed evidence to support the business case for Crossrail C2G (extension to Gravesend) which will be reported more fully to Board in February before our further submission is made. At the same time the Chairman and I are meeting with TfL at a senior level to discuss our connectivity with London's transport systems.

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3 The Look of the Garden City

- 3.1 As we reported before KCC Highways agreed to address the overgrown and untidy look of the Garden City's highway verges. This work has progressed well and with the support of all our local authorities there is now a focus on tackling the residual litter problems.

4 Organisational Development

- 4.1 I am pleased to report that, following the Remuneration Committee's endorsement of our requirement for two additional junior posts to support our projects and planning teams, the recruitment to these posts has now been approved by DCLG. We will be out to advert in January. Joining our Board meeting today is Nicola Coppen who is providing temporary cover for our infrastructure project manager post.
- 4.2 James Richardson who has been on secondment with us from the Cabinet Office since the beginning of the EDC is returning to the Civil Service at the end of the year. James has served the Board and the team brilliantly, contributed hugely to our development as an organisation in many difficult roles and we wish him well in the next chapter of his career.