

Ebbfleet Development Corporation

Board Meeting Part One

Date of meeting :	19 April 2017	Paper Number:	EDC 017/021
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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 As our business plan performance report notes we achieved our housing delivery starts for 2016/17. By then end of March 549 new homes were recorded as under construction within the red line area and 643 in the Garden City area. There were 232 completed new homes. Our 2017/18 business plan sets targets for starts and completions and we will report progress on these from next month. Despite some national reporting of a slowdown in the housing market, our developers continue to report strong demand across all housing types. It is important that we maintain the profile of the Garden City as a residential location and the imminent opening of the new Information Centre (with the support of our developers) will assist this objective.
- 1.2 Our Planning team have received and registered the Section 73 planning application for the major Eastern Quarry site and the revised master plan is now out to public consultation. This application proposes 4,750 new homes and represents a significant commitment by the developers. Board members are encouraged to inspect the plans. We are progressing the completion of the S106 agreement in relation to Northfleet Embankment West following the recent positive decision of the Planning Committee, and the developer of Northfleet Embankment East has submitted their detailed plans which are also out to consultation.
- 1.3 The continuing momentum in planning and development activity bodes well for the EDC five year target of delivering 5,100 new homes in the Garden City area. In pursuing additional housing sites (beyond those planned within the Garden City red line boundary) we are working with Gravesham Council to identify smaller, stalled housing sites which may be appropriate for self-build homes.
- 1.4 The very recent decision of the government to go ahead with the planned Lower Thames Crossing is welcomed. The commitment of the government to this important national infrastructure project can only build developer and investor confidence in this part of Kent and the EDC is working closely with Highways England and the local authorities to understand the detailed programme and local employment benefits which may be derived from such a huge construction project. We note that Highways England anticipates the completion of the new tunnel and all associated links roads by 2025. Plans are being prepared for a joint event with Highways England to promote the business opportunities from this multi-billion pound project.

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- 1.5 The positive announcement on the Lower Thames Crossing should represent good news to the promoters of the London Paramount Theme Park as road access to the planned resort will be enhanced. LRCH has recently made public their commitment to submit their national planning application by the end of this year and the EDC (together with other public authorities) are working with the project team to understand the detail of their plans so that we may respond accordingly. We expect to be able to report more fully on their master plan and the implications for the Garden City at the next meeting.
- 1.6 Following our recent positive meeting with DCLG on our emerging strategic case for investing in the upgrade of Fastrack, we have secured the agreement of the STIPs (Kent County Council, Gravesham and Dartford Councils Strategic Transport Programme) to revenue funding to support the development of the full business case. This will take some pressure off our own revenue budget. The STIPs Steering Group (chaired by KCC) has also agreed to support detailed technical work on specific highways junction improvements which will facilitate the upgraded service. The major planning applications at Northfleet and Eastern Quarry referred to earlier both include specific provisions for Fastrack. Our aim is to complete the full business case for Board in July.
- 1.7 We continue to work with local community groups on the development of the Garden City and these include faith based organisations. The Diocese of Rochester has recently decided to invest in an outreach youth worker to support community engagement in the Garden City and our community building manager will work closely with the Diocese in supporting this encouraging development.

Healthy New Towns Programme

- 1.8 Under Kevin McGeough's leadership our bid for two additional years of Healthy New Town Programme funding has been approved and we have been allocated a revenue budget for an additional £455k to take forward our work with the CCG on a range of health improvement measures. This is a significant achievement as one of only 5 leading healthy new towns in the country. Kevin will continue to lead on the health and built environment work stream and the CCG are now committed to recruiting a senior manager to lead on the complementary health and innovation theme which will look at new models of care. Further details are given in Part Two.

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2 **Staffing**

2.1 We have recruited a new Planning Support Officer, Laura Rushe, who will take up her appointment on 24th April 2017. We welcome Adrian Pigott who joins us as Project Manager for Transportation this week. Adrian is very familiar with our transportation challenges and opportunities from his previous role in transportation at KCC. We have approval to recruit to the new planning officer post.