

Ebbsfleet Development Corporation

Board Meeting Part		One	
Date of meeting :	21/04/2015	Agenda item :	EDC / 15 / 005
Title of paper	EDC Masterplanning Strategy		
Presented by	Louise Wyman, Strategy Director		
Sub-committee	Not applicable		

1. Ebbsfleet Masterplanning Strategy

DCLG produced an Ebbsfleet Masterplanning Strategy in 2014 which has been used to guide work to date on Strategic Masterplanning. The original Strategy, dated November 2014, can be found in Appendix 1. It has evolved over the last 6 months but the key themes remain in place.

The Strategy established a 2 Phase Masterplanning process as follows:

Pre UDC formation **Phase 1 – Masterplanning Baseline Studies and Analysis**

Post UDC formation **Phase 2 – Development Framework / Comprehensive Masterplan**

2. Masterplanning Progress to date

Eight firms on HCA's Consultancy Panels tendered for the Phase 1 Masterplanning Baseline Studies and Analysis contract. AECOM were successful in securing the work and have this week produced their first draft report for comment.

EDC's Strategy Team is currently reviewing the report and co-ordinating feedback for AECOM. Feedback is welcomed from all Board Members, Directors and DCLG's Ebbsfleet team by 8.5.15. AECOM will present the key findings from their work to EDC's Board when it next meets.

To enable the EDC to be well positioned to procure Masterplanning Consultants once operational DCLG have produced a draft Specification for the Phase 2 Development Framework / Comprehensive Masterplan. This can be found in Appendix 2. Comments are welcome, by 20.5.15

We have started to seek comments on the draft specification from stakeholders, in order to take forward the Chancellor's announcement at Budget 2015 that "the government will consult shortly on a specification to deliver the master plan for the

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development at Ebbsfleet, which will provide the Development Corporation with a vision for the next stage of development.”

It is anticipated that Masterplanning Consultants will be procured via a full OJEU process led by the EDC Strategy Team during summer 2015. This procurement process will be set out for the Board when they next meet and approval to begin procurement sought.

3. Vision & Masterplanning Working Group

DCLG have hosted a series of thematic Working Groups in the last year, one of which is the Ebbsfleet Vision & Masterplanning Working Group (V&MP WG). Louise Wyman and Kirstin Blagden of DCLG lead this Group which meets for the third time on 30 April.

Attendees represent key stakeholders in Ebbsfleet and include organisations such as: HM Treasury, Infrastructure UK, Department of Transport, DCLG, Department of Environment Farming and Rural Affairs, Department of Work and Pensions, Dartford BC, Gravesham BC, Kent CC, Design Southeast and the following land owners - Redrow, Countryside, Homes and Communities Agency, Land Securities, Lafarge Tarmac, LRCH (the sponsors of London Paramount,) together with their consultants ARUP, Peter Brett Associates, WSP and Farrells.

The purpose of the V&MP WG is to share knowledge between the key stakeholders and progress initiatives relevant to EDC and partners. Each meeting offers the opportunity for a progress report and to debate relevant topics. Custom Build was debated at the last meeting and AECOM’s Baseline Report and North Kent Vernacular Building Styles will be discussed at the 30 April meeting. These sessions have been useful in helping shape the future strategic direction for Ebbsfleet and in ensuring local stakeholders are consulted.

Appendix 1: Ebbsfleet Masterplanning Strategy November 2014

Appendix 2: Draft Masterplanning Specification March 2015

NOTE: APPENDICES NOT PUBLISHED DUE TO ISSUES OF COMMERCIAL SENSITIVITY