

Ebbsfleet Development Corporation Board 16 December 2015

Public Questions and EDC Response

- 1. We mentioned to the last Board that EDC staff had accepted our invitation to visit and meet residents and businesses at Bean Triangle. A day later we were informed that the visit arranged for 25th November, by two EDC staff and a DBC Officer, was postponed until 2016. Please explain.**

Response

The EDC is keen to include both its Board Members and Local Councillors in community meetings and events, and invitations of this type are extended to Board Members and Local Councillors. The planned meeting date was not confirmed with enough time to include both groups, and for this reason the meeting has been rescheduled.

- 2. Highways England's presentation at Bean on 7th December said Highway Improvements are to open in 2022/23. Do you agree this is too long to wait?**

Response

The EDC continues to liaise with Highways England to understand their programme - and its context and drivers - for the Bean and Ebbsfleet Junction Improvement works. This dialogue will continue, and we hope it will help to ensure that the best solution for the area is ultimately delivered.

- 3. Three members of our Committee attended the AECOM Masterplan Event (one am and two pm) on 8th December. There was an impressive turn-out of local 'Movers and shakers'. What form will the Masterplan take, as EDC has no statutory planning powers? Won't any Masterplan have to be supplementary planning guidance to be consulted upon and approved by the three Local Authorities? Who will bear increased costs of changes to existing approved Masterplans? To whom will any savings accrue?**

Response

The EDC does not have plan making powers. As such the EDC intends for the Framework Masterplan for the Garden City to be adopted by both Dartford and Gravesham Borough Councils as a Supplementary Planning Document (SPD), the form and details of which is being discussed with each Council, including the need for additional consultation beyond that being undertaken by EDC. If accepted and approved as a Supplementary Planning Document, it would be material to the determination of future planning applications.

The SPD will better help developers to understand the development vision and expectations for Ebbsfleet Garden City, providing them with greater cost understanding and certainty both in terms of negotiating individual site acquisition and at the time of making planning applications.

4. The 2015 Autumn Statement said the government would:

- a) ... provide £310 million of funding to deliver 15,000 homes at Ebbsfleet. Is this extra to the “up to £200M” announced in March 2014? What is the breakdown?**
- b) ... continue to provide funding to support the Ebbsfleet regeneration scheme. What is this and what amount?**

Response

In his speech, the Chancellor stated “We’ll extend loans for small builders, regenerate more run-down estates and invest over £300 million in delivering at Ebbsfleet the first garden city in nearly a century”. The £310 million therefore replaces the “up to £200 million” for Ebbsfleet that had previously been announced.

The phasing of the £310 million covers the period 2016/17 to 2020/21 as follows:

- 16/17 £39 million
- 17/18 £46m
- 18/19 £61m
- 19/20 £56m
- 20/21 £109m

Regeneration is mentioned in the HM Treasury documentation on the Spending Review. It states that the Government is “investing £310 million to deliver the first new garden city in nearly 100 years, at Ebbsfleet. This is part of a wider £700 million programme of regeneration at Barking Riverside, Brent Cross, Northstowe and Bicester Garden Town. Together these will support up to 60,000 new homes”.

It also states that “The Government will support growth and job creation through a new wave of Enterprise Zones and extending the Coastal Communities Fund to 2020-21. The Government will support areas to make the most of the economic opportunities created by HS2 and will continue to provide funding to support regeneration schemes at Bicester, Brent Cross, Ebbsfleet and the Queen Elizabeth Olympic Park”.

Aside from the possibility of Coastal Communities funding there is currently no identified funding over and above the £310million for Ebbsfleet regeneration.

- c) ... extend/expand the North Kent Innovation Zone. Is this an Enterprise Zone? Is it whole of EGC; if not, where are areas?**

Response

The North Kent Innovation Zone has been allocated Enterprise Zone status and is a multi-site proposal encompassing three schemes, parts of Ebbsfleet Garden City, Kent Medical Campus and Rochester Airport Technology Park. The Enterprise Zone status does not apply across the whole Ebbsfleet Garden City area, but is focused on areas of vacant land zoned for commercial and industrial use, specifically - Northfleet Embankment East, Northfleet Embankment West and the area to the North East of the International Station.