

## Public Questions and EDC Response

### EDC Board 20 July 2016

The following questions and responses can also be found on the Corporation's website at [www.ebbsfleetdc.org.uk](http://www.ebbsfleetdc.org.uk)

#### Relating to Item 2a: Interim Chief Executive's Strategic Report

1. The Chairman is recently quoted as saying, "I hope to augment the £310 million from the Treasury for the next five years with additional sources of funding ..." Is it too soon to say how Brexit may impact this?

##### Response

We are carefully tracking the impact of the referendum decision on the EDC's programme and our aim to deliver at pace. The government has reaffirmed its commitment to the EDC and our investment programme.

2. Can you update on the following Board matters that have 'gone quiet': -

- Appointment of CEO? The Interim seems to be doing an excellent job!

##### Response:

We will start the process for recruiting a permanent CEO in the Autumn.

- EDC 'Permanent' Office location?

##### Response:

The lease at the North Kent Police Station has been extended. Work continues to identify a permanent location within the Garden City.

- Crowd Funding?

##### Response:

There are no plans to take this forward.

- NAO Audit outcome?

Response: The Accounts were signed off with an unqualified opinion on 7<sup>th</sup> July.

#### Relating to Item 2b: Communications

3. Issue 1 of Ebbsfleet Garden City magazine includes an aerial view from "... a masterplan soon to be published ..." Is it from the AECOM study?

##### Response

No, it is not from the AECOM Study.

4. What is the programme for the Summer 2016 Master Plan consultation?

##### Response

We intend to run a series of events for the Implementation Framework, each one focusing on one of our four Strategic Development Areas, starting in late September. Each event will be co-hosted by EDC and our respective development partners, to feed into a final draft of the document for sign-off by Board in October.

### **Relating to Item 3: Chief Planning Officer's Report**

5. The Planning Committee has not met in Public since 16<sup>th</sup> March. Another meeting is not scheduled before 17<sup>th</sup> August 2016. That will be 5 months without publishing a list of applications decided under delegated powers. How many applications have been decided since the March meeting and of those how many were approved?

#### Response

There have been 14 applications decided under delegated powers between 5 March 2016 and 18 July 2016:

- 7 approved subject to conditions
- 5 approved
- 1 no objections raised
- 1 Environment Impact Assessment not required

6. What 'in-private' presentations have the Planning Committee attended?

None

### **Relating to Item 4: Finance Director's Report**

7. How much of the £12m Springhead Park <-> Ebbsfleet Station Link Bridge cost comes from the £39.1m EDC 2016/17 capital budget?

#### Response

A maximum of £1.5 million of the Year 1 funding is for Springhead Bridge, as part of the planned £11.9 in investment, which has been approved by the government.

8. What other items of infrastructure spend are forecast in 2016/17?

#### Response

An update is given in the Finance Director's report.

### **Relating to Swanscombe Peninsula**

Background: PMG, representing the many businesses that occupy the 40 acres of the Northfleet Industrial Estates on the Swanscombe Peninsula, invite members of the Board to visit the estates for a briefing and tour of the estates so that they fully understand the impact any development will have if it is to include these estates.

#### Questions:

9) Will the Board agree to such a visit in the near future?

10) If PMG's offer for the Board to visit the estates is declined, PMG requests that it is given the opportunity to present to the Board at a future meeting so that all members are fully conversant with the issues facing the estates, landowners, businesses and the 2,500 direct employees.

#### Response:

The Board would be willing to receive a written statement from the businesses on the Northfleet Industrial Estate which will then be considered.

Background: PMG was disturbed to hear at a recent meeting with the Interim Chief Executive that there is to be no 'without Paramount' masterplan scheme for the peninsula. It means there are no alternative plans in the event that the London Paramount project fails which would present major issues in the future about how to access the peninsula unless alternative and affordable plans have been explored and laid out in the masterplan.

#### Question

11) Will the Board insist that a 'without London Paramount' masterplan is presented for public consultation and how does EDC intend to gain and fund any access to the peninsula in such circumstances?

#### Response

The EDC understand that LRCH will undertake public consultation on their master plan proposals early in 2017. The EDC will not be funding any proposed access to the peninsula.

Background: PMG has been working with EDC's Interim Chief Executive, and hope to maintain a close and active working relationship with EDC moving forward. PMG does not object to either Ebbsfleet Garden City or London Paramount but hopes that the Board will give the Interim Chief Executive total support to try to encourage LRCH to amend its red line boundary so that the 40 acres of Northfleet Industrial Estates are retained as a vital employment hub in North Kent. Furthermore, if LRCH insists that it needs to acquire the estates, it is requested that EDC use its position to encourage LRCH and its London Paramount partners such as Lafarge to look at a potential land-swap so that any impact on the Estates' businesses is minimised, and can be managed moving forward.

### Questions

12) Will the Board support PMG's request that LRCH either amends its redline boundary or it, and its London Paramount partners, seek to offer a fair and reasonable landswap with PMG in the event that London Paramount is given planning permission, so that those businesses affected by any development can make plans for the future to protect their businesses and retain jobs on or nearby the peninsular?

### Response

Whilst LRCH (the developer of the planned London Paramount Park) may have given an indication of the land they are likely to need for their project, the red-line boundary for the project will only be finalised by LRCH once their application for consent has been made to the Secretary of State. No application has so far been made.

We understand that LRCH are proposing to conduct another round of consultations for their proposals in September [?], and would suggest that you continue to discuss your concerns with them.

The Secretary of State will decide whether the proposed red line set out in the application is appropriate when he takes the decision on whether or not to grant consent for the project.