

PART 1 MINUTES [DRAFT FOR AGREEMENT BY THE BOARD]
of the Board meeting of the Ebbsfleet Development Corporation (EDC)
held at 14:15 on Wednesday 19 October 2016 at
the North Kent Community Centre

Board Members Present:

Michael Cassidy CBE (Chairman)
David Holt (Deputy Chairman)
Louise Hardy
Bob Lane OBE
David Lock CBE
Cllr John Cubitt (Gravesham Borough Council)
Cllr Jeremy Kite MBE (Dartford Borough Council)
Cllr Mark Dance (Kent County Council)
Paul Spooner

Apologies: None

In Attendance:

Julia Gregory	EDC Director of Projects
Simon Newsholme	EDC Development Director
Gerard Whiteman	EDC Finance Director
Tracey Coleman	EDC Chief Planning Officer
Mark Pullin	EDC Strategic Planning Manager
Nick Fenton	EDC Housing Advisor
Mark Templeton	EDC Head of Communications
Colin Lovegrove	DCLG Policy Team
Nina Shuttlewood	Board Secretary

PART ONE

Item 1

01.10.16 The Chair opened Part One of the meeting and welcomed members of the public. In particular he welcomed Julia Gregory (Director of Projects) and Simon Newsholme (Development Director) to their first Board meeting. The Chair also noted the Board's thanks to Tracey Coleman for all the work she had done ahead of her leaving the Ebbsfleet Development Corporation in November. David Lock endorsed the Chair's comments and personally thanked Tracey for all that she had done.

Apologies

02.10.16 The Chair noted that no apologies had been received.

Declarations of interest

03.10.16 The Chair reminded Board members to raise any potential conflicts in relation to specific issues under discussion, and of their responsibility not to participate in the discussion or determination of any matter in which they had an interest.

04.10.16 Councillor John Cubitt noted that Gravesham Borough Council (GBC) were part of a Joint Venture regarding the Northfleet East development. Councillor Cubitt would be representing GBC in negotiations and so had an interest in any related discussion.

Part 1 Minutes of the 21 September 2016 Board Meeting

05.10.16 The Part I minutes were approved.

Board Actions

06.10.16 The Chair confirmed that all actions from previous Board meetings were complete or due to be considered as agenda items, as set out in the Board Action Log.

Item 2 Interim Chief Executive's Report

2(a) Strategic Report (Paper 016/081)

07.10.16 Paul Spooner started by welcoming Julia Gregory and Simon Newsholme to the Board. He also noted his thanks to Nikola Floodgate who was leaving the EDC to take up a role with Kent County Council. Paul then presented Paper 016/081 which provided a public update on the interim CEO's assessment of the EDC's strategic priorities.

08.10.16 Paul reported the following highlights this month:

- I. On target to deliver 600 homes under construction this year; 500 within the Garden City red line boundary
- II. The house builders originally projected starts of 394, they now expected to achieve 500 starts in total this year with 164 completions
- III. Planning consent had been awarded to 223 new homes and the team remained on track to bring schemes to Planning Committee that proposed 532 new homes in outline and over 1000 dwellings in detail
- IV. The Investment Programme proposed a revised outturn expenditure of £23.5 million this year
- V. Business cases for Green Corridors, Springhead Bridge and Craylands Lane had been approved; Utilities (Electricity) and Northfleet Embankment East were due to be considered within the week
- VI. There had been a good turnout from the public at the Implementation Framework open days which had been appreciated. There were some emerging themes coming from the events regarding the challenge transport presented; the need to invest in adequate health and education facilities and benefit an improved Fastrack service would bring
- VII. Work had progressed well with the Single Integrated Development programme; a full report would come to the November Board.

09.10.16 Paul confirmed that the Paramount access route had been incorporated into the Implementation Framework and had been displayed at the public open days. David Holt queried the fact that the red line boundary was used for the dashboard but that the report covered the wider 'impact area'. Paul confirmed that the dashboard reflected numbers for developers within the red line but that targets agreed with DCLG included the impact area (outside the red line). It was agreed that the numbers outside the red line, inside the impact area, would be included in future dashboards.

10.10.16 David Lock noted that members of the public had asked if a printed version of the Framework was available. Paul confirmed that a limited number of hard copies would be available after all feedback had been received and reported on.

11.10.16 The Board **NOTED** the update.

Actions:

10.01	Housing starts/completions outside the red line to be included in the dashboard. Action: Paul Spooner
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2(b) Communications and Engagement Update (Paper 016/082)

12.10.16 Mark Templeton presented Paper 016/082, updating the Board on the EDC's latest communications activity.

13.10.16 Implementation Framework Open Days: Mark reported that two more events were due to take place, one later in the day after the Board meeting and the last one on 29th October. There had been good support from various partners for the open days. Work was underway for a more interactive version of the Framework.

14.10.16 Media: there had been significant coverage with the launch of the Implementation Framework.

15.10.16 Website & Social Media: This continued to be well used. Since launch nearly 10,000 individual users had logged into the site looking at more than 45,000 pages. Social media posts reached 78,816 accounts since the last Board meeting.

16.10.16 Information Centre: The Infrastructure and Investment Panel gave its support for the creation of the Information Centre. A business case was being prepared for submission to DCLG.

17.10.16 Garden City Magazine: the company responsible for the first Garden City magazine now sought finances for their second magazine to be launched in December.

18.10.16 The Board **NOTED** the update.

Item 3 Chief Planning Officer's Report

Planning and Housing Delivery Programme (Paper 016/083)

19.10.16 As Tracey Coleman had only returned to the office the day before after a few weeks away Mark Pullin presented paper 016/083 which provided an update on planning and housing delivery across the EDC area. Included with the paper was the EDC's regular planning and housing performance dashboard.

20.10.16 Mark reported that the Planning Committee had met in September and approved the application for the Redrow office. Since the paper had been circulated to Board members there had been a number of applications received regarding Northfleet Embankment East. Mark noted that there would be a presentation from KeepMoat after the November Board.

21.10.16 Work was underway with Kent County Council and Highways England regarding highway design and traffic calming at Castle Hill; a suite of measures were being discussed to enhance safety in the area.

22.10.16 David Lock asked Mark to explain the starter homes issue to the Board and why Redrow had withdrawn their proposed amendment for affordable housing provision to include starter homes at Ebbsfleet Green. Mark explained that conditions could be amended to impact the affordable housing split. Starter Homes was a government initiative but there was not yet enough information available to determine whether they would be 'affordable'. Until the legislation was drafted there would be little clarity on whether Starter Homes could be deemed to be affordable.

23.10.16 The Board **NOTED** Mark's update.

Item 4 Finance Director's Report

Finance and Operations Report (Paper 016/084)

24.10.16 Gerard Whiteman presented Paper 016/084 that provided an update on the EDC budget, workforce, and other operational issues for the month of September 2016. He noted that the EDC was looking to fully utilise its budget and that income from planning fees was greater than predicted.

25.10.16 Gerard reported that the EDC was currently in discussion with DCLG and HMT to seek approval for the capital project funding profile to be changed in response to the mid-year review of the programme.

26.10.16 Gerard reported that the EDC was now at its headcount maximum.

27.10.16 The Board **NOTED** Gerard's update.

Actions:

10.02	Report on anticipated programme spend for 16/17 to November Board. Action: Gerard Whiteman
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Item 5 Responses to Written Questions from Members of the Public

28.10.16 Paul Spooner summarised the responses to questions submitted by the public. A copy of the questions and responses are published at the end of these minutes.

29.10.16 Councillor Kite queried why Paul had to read all of the questions out when everyone had a copy of the questions and answers. It was noted that with live streaming the meeting it was necessary to read them out so that those watching fully understood the question.

The Chair declared the public part of the meeting closed, thanking those members of the public present for their attendance. He declared that Part Two of the meeting concerning matters solely of commercial or personal confidentiality and for which the public was excluded would commence.

Public Questions and EDC Response

EDC Board 19 October 2016

The following questions and responses can also be found on the Corporation's website at www.ebbsfleetdc.org.uk

Relating to Item 2a) Interim CEO's Strategic Report

Q1 According to past Board Minutes AECOM were to produce a Master Plan for EDC. Is this what we have? Why no author and contributor credits?

Answer: AECOM were originally contracted to produce a masterplan, however through the course of their work it became clear that a different type of planning tool was needed that could assimilate the existing masterplans into a single flexible structure, and could adapt to meet emerging conditions within Ebbsfleet. The term 'Implementation Framework' was chosen to better reflect the nature of this tool as a structure to guide direction, rather than to predefine an absolute fixed outcome.

The author and contributor credits will be included in the EDC adopted draft.

Q2 When does EDC think it will be ready to share its preliminary highways modelling work, being undertaken with other interested parties, with external groups such as PMG?

Answer: The EDC will be considering the highways modelling work in more detail with its Client partners including KCC before the end of the year. We will then ensure this intelligence is used appropriate to inform the emerging transport strategy for the area.

Q3. Will the Board please confirm that only the LPER/LRCH eastern route option is now considered acceptable to the EDC and that all future Garden City designs will be based on that decision?

Answer: The EDC is encouraged that LRCH has determined their preferred dedicated access route and we will work with them and the highways authorities and landowners to ensure the detailed alignment has the maximum positive effect on the Garden City. We have incorporated the outline of the proposed eastern route in our Implementation Framework, and hope to confirm further details as soon as these have been developed.

Relating to Item 2b) Communications

Q4 The Implementation Framework (page 7) refers to a six stage iterative process to ensure it represents a shared understanding. The stage 1 Base Line report and stage 2 and 3 Deliverables are not online. Why not share?

Answer: The Stage 1 Baseline Report was released online at the time of publication in August 2015. When the website was updated we chose not to upload it as we didn't think it was relevant, but have now re-uploaded this report back onto the website.

Stages 2, 3 and 4 were iterative releases of a single report, which have been incorporated within the Public Draft of the Implementation Framework.

Q5 Stage 5 is "Consultation Feedback". Why no online form or end-date?

Answer: Due to technical issues with the website the forms were not available at launch, but are now available within the Vision section.

The Implementation Framework is not a traditional 'fixed' planning document, but is intended as a live framework that can evolve to adapt and reflect emerging conditions within Ebbsfleet. As such the website will continue to provide an on-going opportunity for everybody to review and comment on the Framework's direction. Feedback and ideas submitted via the website are managed by our comms team, and responded to typically within 5 days. Feedback specifically concerning the Implementation Framework will also be collated to inform an annual review of the Framework going forward.

Relating to Item 2c) Implementation Framework Update

Q6 First it was to be a Master Plan, then a Supplementary Planning Document and now it's an Implementation Framework. Page 22 records that in June 2016 the draft was shared with "partners/ stakeholders" ... "to allow public consultation to proceed". We now find that no consultation is scheduled. Please explain.

Answer: AECOM were originally contracted to produce a masterplan, however through the course of their work it became clear that a different type of planning tool was needed that could assimilate the existing masterplans into a single flexible structure, and could adapt to meet emerging conditions within Ebbsfleet. The term 'Implementation Framework' was chosen to better reflect the nature of this tool as a structure to guide direction, rather than to predefine an absolute fixed outcome.

The on-going public events being held throughout October have provided the opportunity to engage with local communities on the Framework. These events have been supplemented

by the online form now set-up on the website which will enable the public to continue to contribute to the Framework's development going forward.

Q7 The Observatory drop-in event had copies of KCC's "Local Transport Plan 4: Delivering Growth without Gridlock 2016-2031" consultation draft. Consultation closes on 30 October. Will EDC be providing feedback?

Answer: EDC will be responding to the KCC Local Plan Consultation

Relating to Item 3 Chief Planning Officer's Report

Q8 The Implementation Framework seems to have scant regard to impacts on Villages in the Green Belt, south of the A2, as illustrated on page 9. Among its controversial proposals are to override the Local Authority approved "up to" number of dwellings, replace the DBC Supplementary Parking Document and not accept all 10 TCPA Garden City Principles; e.g., with respect to the percentage of affordable homes and capturing rising land value to repay infrastructure costs and provide a portfolio of assets which are proactively managed in perpetuity for the benefit of the Garden City community. When and how will the Planning Committee and Officers use the Implementation Framework, as it is not a statutory document?

Answer: It is the intention, that following endorsement of the document by Dartford Borough Council, Gravesham Borough Council and Kent County Council, the EDC Planning Committee and its Officers will consider the Implementation Framework when making planning decisions. The framework will not be a supplementary planning document and so it will not form part of the development plan for the area. The existing local plans will therefore take priority, however, the framework document clearly captures the vision that the EDC and its stakeholder partners have for the area and so it is a material consideration when making a planning decision.

Relating to Item 4 Finance Director's Report

Q9 In September 2015 it was estimated that reconfiguration of Northfleet landfill sites and their remediation for development purposes could be approximately £500 m. How much of the £310 m, 5-year, budget, will be spent on removal of contamination from the landfill area now proposed to become Ebbsfleet Garden City's "Central Park"?

Answer: It is currently anticipated that none of the £310 million will be used on the removal of contamination in that area. Some EDC capital funding will be used to create parks within the Garden City.

Q10 We now learn that “Lift and Shift” means freeing-up the area taken by 9,000 surface car parking spaces serving Ebbsfleet International Station by building new multi-storey car parks. What will be the EDC capital spend?

Answer: It is currently anticipated that none of the £310 million will be used on building new multi storey car parks. Some EDC capital funding may be used to assist the growth of the commercial area around the International station.