

PART 1 MINUTES [DRAFT FOR AGREEMENT BY THE BOARD]
of the Board meeting of the Ebbsfleet Development Corporation (EDC)
held at 13:00 on Wednesday 15 March 2017 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 Jeremy Kite MBE (Dartford Borough Council)
Cllr Mark Dance (Kent County Council) (until 2pm)
Paul Spooner

Apologies: Cllr John Cubitt (Gravesham Borough Council)

In Attendance:

Cllr David Turner	Gravesham Borough Council (until item 8c)
Julia Gregory	EDC Director of Projects
Simon Newsholme	EDC Development Director
Gerard Whiteman	EDC Finance Director
Mark Pullin	EDC Chief Planning Officer
Mark Templeton	EDC Head of Communications
Colin Lovegrove	DCLG Policy Team
Nina Shuttlewood	Board Secretary
Sarah Gemmell	Executive Assistant to the Chair

PART ONE

Item 1

1.1 The Chair opened Part One of the meeting and welcomed everyone.

Apologies

1.2 The Chair noted that Councillor John Cubitt had sent apologies.

Declarations of interest

1.3 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. The following declarations were made.

- i. Cllr Turner had an interest in the Investment Programme Report – Paper 017/016 regarding the update associated with Northfleet Embankment East due to the proposed delivery of the project through a Joint Venture with Gravesham Borough Council
- ii. Cllr Turner also had an interest in the Office Accommodation Update – Paper 017/019 regarding both shortlisted options; Brookvale Depot was owned by

Gravesham Borough Council who would be building an office for the EDC to occupy and Gravesham Borough Council were involved in the wider Northfleet Embankment East scheme as the proposed delivery partner, within which the office development would sit.

Part 1 Minutes of the 15 February 2017 Board Meeting

1.4 The Part I minutes were approved.

Board Actions

1.5 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 017/001)

2.1 Paul presented Paper 017/011 which provided a public update on the interim CEO's assessment of the EDC's strategic priorities.

2.2 Paul reported the following highlights this month:

- i. Developers have confirmed their planned development would generate over 4,300 completions by March 2021
- ii. On target to achieve 605 starts by the end of the financial year and 250 completions, this figure was slightly lower than reported in the paper as some units outside the redline boundary were now not due to complete this month
- iii. Developers had reported a significant increase in flats and apartments and were now selling flats off-plan
- iv. Outline planning application had been submitted for development of new commercial and industrial space at Northfleet Embankment East. The Enterprise Zone status for this area would be active from April
- v. An initial print run of the Implementation Framework had been completed and copies would be given to the Steering Group members today; further copies would be available for members of the public to buy
- vi. Confident that an announcement on 7th April would confirm funding for the Healthy New Town programme. This funding would allow for permanent resource to be secured to deliver the programme
- vii. Senior Officials at the Department for Transport had indicated that an announcement was imminent regarding the Lower Thames Crossing. Creation of the crossing should be seen as an economic opportunity
- viii. A new team had been created at London Resort Company Holdings (LRCH) and were moving forward to submit a Development Consent Order by November 2017
- ix. A new Chair would be announced shortly for the Thames Estuary Commission following Lord Heseltine's departure.

2.3 Paul noted that Nina Shuttlewood would be leaving the EDC to return to DCLG; the Board wished her well and thanked her for her work. Paul also noted that the EDC's interim project manager for utilities, Nicola Coppen, had won the Kent Women in Construction 2017 award.

2.5 The Board **NOTED** the update.

2(b) Communications and Engagement Update (Paper 017/012)

2.6 Mark Templeton presented Paper 017/012, updating the Board on the EDC's latest communications activity.

2.7 The Garden City had featured on the national BBC programme Home Truths where it was highlighted as good example of new development.

2.8 Mark drew the Board's attention to a new dashboard at Annex A which illustrated media coverage, positive, negative and neutral coverage and media themes as well as some of the media coverage. This dashboard would be reported to Board twice per year.

2.9 Website: hits for February had exceeded the monthly average. The Implementation Framework page had received 51,000 views with 5,000 downloads.

2.10 Social Media: posts reached more than 80,000 people in February. One of the most popular posts was about a new footpath that would be created between Castle Hill and Ebbsfleet International Station.

2.11 Live Streaming of Board: the February Board meeting was viewed by 336 people, with 222 views on Facebook and 114 on Twitter.

2.12 Information Centre: a schedule of condition was being undertaken this week to review the state of the site. The model and touch screen would be ready by the end of March and the Centre itself remained on track for an April opening.

2.13 In discussion it was confirmed that the mix of coverage demonstrated in the dashboard was a good mix and whilst it would be helpful to compare this to other organisations it would be difficult to obtain that information. Cllr Turner suggested a comparison with the EDC's own data over time.

2.14 The Chair reported that he had spoken at a Design Group meeting at the House of Lords chaired by Lord Kerlake. He had received a number of requests for copies of the Implementation Framework.

2.15 The Board **NOTED** the update.

Item 3 Chief Planning Officer's Report

Planning and Housing Delivery Programme (Paper 017/013)

4.1 Mark Pullin presented paper 017/013 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.

4.2 Two further reserved matters applications had been submitted for Castle Hill this month. The first was by the Clarion Group (formerly Circle) for 42 affordable units, which would be a mix of shared ownership and affordable rented properties. The second application was submitted by Taylor Wimpey for 138 dwellings. This was the first application

submitted by Taylor Wimpey and related to the south eastern corner of Castle Hill between the local centre / school and the lake. Following the recent approval of the final area masterplan and design code for Castle Hill, both Clarion and Taylor Wimpey were keen to start discussions on their remaining parcels at Castle Hill which would start next week.

4.3 The Cherry Orchard Primary School remained on track for a phased opening to commence in September. EDC officials had discussed with the school operator various events and visits to mark key stages in the construction programme.

4.4 The revision to the Eastern Quarry masterplan was expected to be submitted shortly.

4.5 At Springhead Park, Kier had been appointed as the design and build contractor for the new two form entry primary school. Countryside Properties had held a public consultation on their proposals for phase 2B (124 dwellings) and an application was expected to be submitted by the end of the month.

4.6 At Northfleet Embankment West good progress had been made and it was expected that the S106 would be completed in April.

4.7 Correspondence had been received from DCLG regarding the option to increase planning fees (by 20% where the increased income was reinvested into the planning service) as set out in the Housing White Paper. The EDC would increase the planning fee but had asked DCLG if there was discretion to retain the current householder fee and increase the rest; a response from DCLG was expected shortly.

4.8 In discussion the following points were made:

- i. The admissions policy for the new school would be the responsibility of governors rather than the Department for Education; there were concerns that the school would be filled with children from the existing communities which would leave no room for families moving into the area
- ii. Mark confirmed that the school would operate a phased opening and that the governors were clear that it was a school for the village first and foremost
- iii. Cllr Jeremy Kite declared an interest in this discussion given his role as Director of the Leigh Academies Trust, who would run the school. Cllr Kite took no part in the discussion
- iv. It was expected that Local Authorities would increase their planning fees; this would be discussed at a county-wide planning group meeting being held next week.

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

Item 4 Finance Director's Report

Finance and Operations Report (Paper 017/014)

4.1 Gerard Whiteman presented Paper 017/014 which provided an update on the EDC budget, workforce, and other operational issues for the month of February 2017.

4.2 Gerard noted the EDC remained on track to spend its operational budget by the end of the year. The latest forecast of capital programme spend for 16/17 was £8.5million, the majority of this would be paid to UKPN and work was underway to progress this.

4.3 Gerard noted that the EDC would be subject to a Tailored Review at some point in 2017. This was a review that all Arm's Length Bodies were subject to and wasn't specific to EDC.

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

Item 5 Responses to Written Questions from Members of the Public

5.1 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.

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.