

Public Questions and EDC Response

EDC Board 19 April 2017

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

Item 2 Interim Chief Executive's Report

Question 1 - Will EDC be responding to the Network Rail Draft Kent Route Study Consultation, ending 30th June 2017? It includes a proposal for an Ebbsfleet Southern Link to connect with the CTRL Waterloo Connection. Why wasn't this included in the Implementation Framework? It could use the old Gravesend West Branch that closed in 1976. Will EDC mention that using the dismantled line may adversely impact on Countryside Properties, Springhead Park, Phase 2B, current application? Re-opening the line would also clash with homes and businesses at the old Southfleet Station, in Southfleet Parish.

The EDC will be responding to the Network Rail Draft Kent Route Study consultation and in principle supports proposals which improve the rail link between Ebbsfleet and South East and central London. In responding we will take account of any impact on the development of the Garden City including issues which have been raised in this question.

Question 2 - Paper 17/022, Item 1.8, refers to forward funding part of the cost of A2 junction improvements. On 22nd March 2017, KCC said they had negotiated-down Highways England's assumed £47m STIP contribution to £25m; i.e., all Eastern Quarry contributions as and when received. Please clarify; are EDC forward funding the £25m due from EQ and/or making up the £22m shortfall?

The A2 junction improvements are important to the Garden city's development and for this reason the EDC are seeking to provide forward funding to ensure the improvements may go ahead on time. The details of the EDC's funding proposal agreement with Highways England still to be finalised but as with all our investments the aim is to maximise recovery from developments which have a bearing on the scheme.

Question 3 - The Communications Report, Item 8.1, refers to meetings attended by EDC and Outcomes. Why doesn't it mention that Paul Spooner and Julia Gregory met, on 29th March, with businesses and residents concerned about demolition and land-take for Highways England's single Option 5 for Bean junction?

The communications report gives details of specific meetings involving the EDC personnel with external parties, mainly covering matters not referred to in our reports. The EDC interim Chief Executive will make specific reference to this meeting in his report.

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Item 3 Chief Planning Officer's Report

Question 4 - Henley Camland/ Land Securities wish to make changes to the conditions attached the central and western areas of Eastern Quarry. Will Officers review the STIP contribution? On 29th March-2012 DBC, DCB, with KCC advice, agreed to reduce the EQ STIP contribution from £40m to £24.7m.

Officers will be assessing the impacts of the proposed changes to the development to ensure that the package of S106 obligations and conditions is still fit for purpose. If there are elements of the existing permission which are no longer sufficient officers will be negotiating appropriate mitigation with the developer.

Item 4 Finance Director's Report

Question 5 - For reasons explained by the Interim CEO, only £1.552m of the 2016/17 £39.1m Project Budget was used, although an EDC payment to UK Power Networks of £8.5m for electricity for the Garden City is imminent. What is the 2017/18 Project Budget and the new 5-year profile?

The EDC 17/18 capital project budget is currently set at £41,776,000. The capital budgets for the remaining years i.e. 18/19, 19/20 and 20/21 are still being negotiated with HMT / DCLG. The payment to UK Power Networks (for the electricity investment) awaits HMT approval.