

**PART 1 MINUTES**  
**of the Board meeting of the Ebbsfleet Development Corporation (EDC)**  
**held at 13:15 on Wednesday 19 July 2017 at**  
**the North Kent Community Centre**

**Board Members Present:**

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

**Apologies:** None

**In Attendance:**

Julia Gregory	EDC Director of Projects
Gerard Whiteman	EDC Finance Director
Mark Pullin	EDC Chief Planning Officer
Beth Sedgwick	DCLG Policy Team
Colin Lovegrove	DCLG Policy Team
Sarah Gemmell	Board Secretary

**Note:** EDC Officers attended to observe and present Part II items

**Item 1**

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

**Apologies**

1.2 The Chairman also noted that David Turner has full voting rights as a temporary Board Member.

**Declarations of interest**

1.3 The Chairman 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. No declarations were made.

**Part 1 Minutes of the 21 June 2017 Board Meeting**

1.4 The Part I minutes were approved.

## **Board Actions**

1.5 The Chairman 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) Interim CEO's Strategic Report (Paper 017/047)**

2.1 Paul presented Paper 017/047 which provided a public update on the interim CEO's assessment of the EDC's strategic priorities.

2.2 Paul reported the following highlights against the 2017/18 EDC Business Plan key targets:

- i. In Quarter 1 174 new homes were commenced against an annual target of 545 starts with 121 new homes being completed.
- ii. Work has started on the forward funding of the electricity provision for the Garden City through a formal contract with UKPN. Also, the design of the first phase of the green corridors programme has been agreed with Kent County Council. There have been delays on the Springhead Bridge project in Q1 and EDC are implementing further project management support for the project under Julia Gregory's management. The EDC expect to see good progress on this project in Q2. The A2 business case remains with DCLG awaiting approval.
- iii. EDC are anticipating seeing the proposed viability work for Ebbsfleet Central in Q2.
- iv. The progress on the Healthy New Towns Programme will be reported to the August Board.
- v. In Q1 planning permission was granted by the EDC for over 370 dwellings across two sites. All major housing sites in the EDC red line areas are now either consented or scheduled for planning determination.
- vi. The Planning service continues to achieve 100% performance against nationally set targets
- vii. The Information Centre at the International train station has been opened
- viii. Overall we are making good progress and on target.

2.3 Paul noted a presentation from LRCH to the August Board is planned to discuss further work on their Masterplan for the peninsula site.

2.4 Paul also highlighted the recent visit from the HCA Board and their Executive team to Ebbsfleet. Colin noted that DCLG have had positive feedback from them particularly in relation to the scale of activity and the number of developers on site within the Garden City.

2.5 David Turner queried the EDC's position on the proposed sale by the HCA of the Northfleet Embankment East site and what was being proposed to be built there. Paul highlighted that the HCA still own the land and that further work is still to be done on the proposed sale. The sale relates to the northern part of the site. The EDC are considering the implications of the proposed sale and will bring a report to the August Board. David Lock brought to the Boards attention that they were in the public part of the meeting and there was some commercially sensitive information being discussed. He also reminded the Board that the EDC planning Committee (who will determine any application on the site), will be applying Gravesham's planning policies (as the EDC do not have plan making powers).

2.6 The Board **NOTED** Paul's update.

## **2(b) Communications and Engagement Update (Paper 017/048)**

2.7 Mark Templeton presented Paper 017/048, updating the Board on the EDC's latest communications activity.

2.8 Mark highlighted:

- i. Positive feedback from the opening of the information centre with reports of 300-400 people per day visiting the unit, with the model being a main highlight.
- ii. A short film about Ebbsfleet Garden City is expected to air on the BBC in September. Interviews have taken place with people who have just moved into the Garden City.
- iii. A reporter from Estates Gazette has toured the Garden City with a view to a feature on the progress being made in the Garden City appearing in the next issue in August.
- iv. Mark highlighted Louise Hardy's award for First Woman of the Built Environment, at the First Woman awards. The Board congratulated her on the achievement.

2.9 Board discussed the need for visibility of social media signage at the information centre and also further literature.

2.10 The Chairman presented the Board with an article on the Tramperry, a company in which EDC are currently in discussion with. The Chair commented that the article highlighted that in order to attract entrepreneurs to an area, that there has to be affordable housing provided.

2.11 The Board **NOTED** the update

## **Actions:**

<b>01.07</b>	Social media signage at the information centre <b>Action: Mark Templeton</b>
<b>02.07</b>	Explore possible literature to promote the Garden City at the information centre <b>Action: Mark Templeton</b>

## **Item 3    Chief Planning Officer's Report**

### **Planning and Housing Delivery Programme (Paper 017/049)**

3.1            Mark Pullin presented paper 017/049 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.

3.2            Section 2 of the paper covers an update in the planning activities since the June board meeting and annex A outlines an update on the development sites. The team are busy finalising the 4 items which we are intending to report to the Planning Committee meeting in August. As outlined in the report, these cases are

- i.            Castle Hill – Local Centre – New Crest proposals for retail units, townhouses and apartments
- ii.           Castle Hill – Parcel 1 – Clarion proposal for the next parcel of affordable homes, this would be a mix of houses and flats
- iii.          Northfleet East – Keepmoat – residential led proposal for 628 dwellings, primary school, local retail provision and conversion of the Henley Building
- iv.          Springhead Park – Phase 2B – 126 dwellings to be delivered by Countryside Properties

3.3            There is currently work taking place to resolve two S106 agreements. These are: the outline scheme for Northfleet West which members considered earlier this year which is now close to completion (we are just awaiting final comments from the applicants but we understand the playing field lease has been agreed by KCC). The second case is the Northfleet East employment scheme which Committee considered in May. We have now agreed the Fastrack contribution with the applicants and are aiming to complete the document within the 3 month window which was set, so this would be by 16 August.

3.4 The other key live application is the S73 submission for Eastern Quarry. The applicants have reviewed the consultation responses and we have commented on the scope of the additional retail / leisure impact and highways impact assessment that they need to carry out. Revised plans together with revised and additional strategies will be submitted and a comprehensive re-consultation will take place. We will provide a further update on this scheme in part 2.

3.5 Pre-application discussions are taking place on Castle Hill, Ebbsfleet Green and Springhead Park. There will be an exhibition for Phase 3 of Springhead Park at the Marketing Suite on Springhead Parkway tomorrow. We are also expecting the exhibition for the new School to take place on 1 August. At Ebbsfleet Green officers have been discussing the emerging proposals for the next 2 phases of the development; these would be phase 2C and 3. Phase 2C is a collection of apartments which are of a bespoke design with phase 3 properties being part of the heritage range – this range can already be seen within part of phase 1. The pre-application discussions for Castle Hill are with Taylor Wimpey and Clarion who are developing their proposals together for the remaining parcels of development. These applications will total nearly 500 homes. We are hoping to enter into a planning performance agreement for these applications with submission expected by 19 August.

3.6 We continue to engage with London Resort Company Holdings and a transport session is taking place tomorrow. Tomorrow's meeting will be attended by specialists who are advising the developers on the operation of the Theme Park so that local authorities / stakeholders can gain a better understanding of proposed visitor numbers, trips and the likely modal share.

3.7 Section 3 of the paper and the attached dashboard report in annex B provides an update on construction activity across the Garden City. Paul already mentioned the headline figures in relation to the housing construction performance. At the last board we were tasked with looking into the market and sales values of the new house builds and this is covered in Paul's part 2 papers.

3.8 Section 4 updates the Planning Committee programme for those schemes currently submitted. We are expecting 4 of the items listed in para 4.2 to be submitted during August.

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

#### **Item 4 Finance Director's Report** **Finance and Operations Report (Paper 017/050)**

4.1 Gerard Whiteman presented Paper 017/050 which provided an update on the EDC budget, workforce, and other operational issues for the month of June 2017.

4.2 Gerard highlighted the following points:

- i. EDC are forecasting to fully utilise the revenue budget for 17/18 and anticipate receiving £297,000 in planning fee income.
- ii. This year we have spent (to the end of June) just under £2.5 million on capital projects. The majority of this been on the forward funding of the electricity infrastructure with UKPN.
- iii. Gerard highlighted that the EDC 2016/17 Annual Report and Accounts were signed off by the NAO with a clean audit. The document has been laid before Parliament and is now available on the EDC website.

4.3 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 Chairman 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.**

## EDC Board 16 August

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

**Question 1: On 12th July 2017, in a Debate on New Towns, it was proposed to set up an All-Party Parliamentary Group (APPG). The purpose would be, "to look at the lessons to be learned from the new towns programme so that, as we move forward and build garden towns, villages and cities, we do not make the same mistakes". Would EDC participate in this and, if so, who would be the Ebbsfleet Garden City representative?**

The EDC would willingly participate in any such study and any submission of evidence would be prepared with our Board.

**Question 2: London Resort Company Holdings Ltd say they have regular meetings with EDC. Have decisions been made on how the Resort Access would pass through the Ebbsfleet Central Area? If it were necessary to build above the Access, who would pay for bridging over it to support the Commercial Centre?**

The EDC continues to work with Highways England, Kent County Council and Dartford and Gravesham Councils to respond to London Resort Company Holdings' plans for the theme park access road and master plan. These plans are still being developed and we will report progress in due course.

**Question 3: On 20th June 2017 BBC carried a feature on "Is it safe to live on a former landfill site". This included recreational uses. The proposed Central Park is on a former landfill site. Who would be responsible for its creation and long-term management and monitoring, reported to be necessary?**

The landfill site is identified as a future Central Area park in our Implementation Framework. At the present time the land owners have not developed their plans for this site and we will work closely with them on proposals for the site, and its long term maintenance, as plans are being developed.

**Question 4: The Healthy New Towns (HNT) event on 20th July 2017 was well organised with extensive coverage on Facebook. Are there separate communications budgets from EDC and NHS to cover HNT activities?**

We are very encouraged local residents and workers from the new and established communities across the Ebbsfleet Garden City area have taken part in the Digital Monitoring Initiative and this specific event was well received.

The Healthy New Towns Programme does not have a specific communication budget, and neither does the EDC. However the HNT programme does have resources which can support events such as this.

**Question 5: The August Planning Committee Agenda includes a Q1 Activity Report. It shows there were 21 planning applications determined. It doesn't say: -**

- how many were decided by the Planning Committee?
- how many were decided under delegated powers?
- how many applications were refused?

**Can these three figures be provided?**

2 planning applications were decided

19 planning applications decided under delegated powers

No planning applications were refused

**Question 6: The 27th July 2017 'Kent News' headlined, "EDC to pump £30m into electricity sub stations ..." What is the schedule of payments to UK Power Networks?**

There are elements of the electricity investment that may be subject to competitive procurement and hence are commercially sensitive. The current profiling of the budget (which may include expenditure to other suppliers as well as to UKPN) across the EDC's investment programme is as follows:

2017/18 £ 9,300,000

2018/19 £ 12,350,000

2019/20 £ 8,394,447

Total £30,044,447

**Question 7: Why is the development going ahead when the base water treatment infrastructure is not fit for purpose and cannot sustain the Garden City, let alone a major development**

We are aware of the issues surrounding the Waste Water treatment plant and we are working with Southern Water to bring forward a long term solution that meets the capacity needs of the Garden city and to ensure any provision is of the highest environmental quality.

**Question 8: The smell is terrible on a daily basis as any local, why are you building a primary school on top of a sewage works – the smell may not be toxic but it will impact on those with breathing difficulties. The sewage works is a major blocker to quality of life in Ebbsfleet.**

The principle of a primary school being located on Springhead Park was agreed around 10 years ago. The emerging plans show the school buildings being located towards the southern end and therefore as far from the Waste Water Treatment Works as possible. The relationship between the school and the Waste Water Treatment Works will be assessed in detail during the planning application process.