

# Ebbfleet Development Corporation

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| <b>Board Meeting Part</b>   <b>One</b> |
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| <b>Date of meeting :</b> | 16 August 2017 | <b>Paper Number:</b> | EDC 017/054 |
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| <b>Title of paper</b> | <b>Strategic Priorities Update</b>           |
| <b>Presented by</b>   | <b>Paul Spooner, Interim Chief Executive</b> |
| <b>Sub-committee</b>  | <b>Not applicable</b>                        |

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| <b>Purpose of Paper and Executive Summary</b>  |   |
| To provide the Board with an update on the interim Chief Executive's assessment of the EDC's strategic priorities. |   |
| <b>EDC business plan and KPIs</b>  | The EDC's strategic priorities are geared to enable the business plan and KPIs to be achieved     |
| <b>Recommendation</b>  | <b>FOR INFORMATION</b><br><br>The Board is asked to DISCUSS and NOTE the performance and progress |
| <b>Annexes</b>   | None  |
| <b>Delegation</b>  | Not applicable  |

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| <b>Financial impact</b>   | Not applicable   |
| <b>Legal impact</b>       | There are no legal implications associated with this paper   |
| <b>Stakeholder impact</b> | Not applicable   |
| <b>Sponsor impact</b>     | DCLG have been engaged in agreeing the strategic priorities and further details will be contained in the Corporate Plan and Business Plan. |

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## 1. Progress and Performance

- 1.1 Over the last month we have seen continuing development on all our active housing sites, with Garden City housebuilders forecasting 515 starts and 496 completions by the end of March 2018. This is in line with our business plan targets and confirms the picture of last month that the housing market in Ebbfleet Garden City remains buoyant. In September we will see the 700<sup>th</sup> new home completed at Ebbfleet Garden City.
- 1.2 In addition to the planning applications before Committee tonight and those which are scheduled for the next three meetings which comprise over 6,000 new homes, a further 1,250 homes are planned to be determined in the balance of 2017/18.
- 1.3 The EDC's commitment to invest in core infrastructure including highways improvements and utility upgrades provides developers with the confidence to maintain the pace of their building programmes to 2021. The design work on the new electricity provision for the Garden City is progressing with UKPN. Early works have started at Springhead Bridge. We are engaged with Gravesham Council on a scheme to bring forward the first additional housing site. A joint feasibility study on the development and planning of the site has been commissioned. We are working with other land owners of stalled or undeveloped sites in the Garden City area to see if the EDC can provide practical assistance to facilitate their development for housing.
- 1.4 The Garden City's first new primary school opens at Castle Hill in September and Board members will be invited to the official ceremony. Our Planning and Design team are fully engaged in the planning of the second school at Springhead Park and their revised designs have recently been the subject for a public consultation exercise. Ebbfleet Garden City's first new footpath, linking Castle Hill and Ebbfleet International, which opened in June, closed briefly in late July for additional barrier provision but has now been reopened.
- 1.5 We are meeting with KCC Highways and maintenance teams to consider ways to improve the appearance of the Garden City in particular to continue to meet the challenge of maintaining highways verges. We are procuring additional consultancy capacity to develop our stewardship plan to ensure the long term maintenance of the public areas of the Garden City is of a good standard, building on our initial work on legacy models last year.

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1.6 Our Healthy New Town programme has seen a successful launch of the Digital Health Monitoring Initiative with the first 75 residents signed up to participate in new leisure activity and digital monitoring of their fitness and exercise routines.

## **2 Crossrail to Ebbsfleet**

2.1 Working with KCC, Gravesham and Dartford Councils, we are collaborating with London Borough of Bexley, the Greater London Authority and Transport for London (TfL) to make the case for extending Crossrail to Ebbsfleet Garden City (Northfleet).

2.2 TfL are coordinating a detailed business case submission, using established Crossrail methodology. There are significant benefits to Kent from this extension to Crossrail as it will provide more direct links through Ebbsfleet to Canary Wharf, the City of London and Heathrow. The business case will demonstrate how on the back of these improvements in rail connectivity there is likely to be both additional housing and economic growth in North Kent and an increased pace of development as sites become more viable and inward investment is attracted.

## **3 The London Resort**

3.1 London Resort Capital Holdings have confirmed that the submission of their planning application, to be determined by the Secretary of State, will now be delayed until the Spring of next year. Led by our Chief Planning Officer, the EDC team will continue to work closely with the scheme's advisors and with Highways England and local authorities on the design of the scheme including its proposed transportation provisions. Public consultation is now expected to start early in the New Year.

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## **4 South East Local Enterprise Partnership (SELEP) and Thames Estuary Commission**

- 4.1 The government has restated its commitment to the Local Enterprise Partnerships (LEPs) leading the promotion of economic development in the regions of the country. Unlike other parts of England where LEPs cover small areas (e.g. Leicestershire, Dorset) the SELEP area embraces a significant part of the South East of England. Nevertheless it is important that the interests of the Garden City are properly reflected in their plans. SELEP has now been tasked with preparing a new Strategic Economic Plan for the South East and we are submitting evidence on our overall progress as a major centre of growth, the importance of Crossrail, and the opportunity for commercial development at Ebbsfleet Central including the proposed Health Innovation Quarter. The new Plan may help to win government support for strategic infrastructure and will support future bids for funding.
- 4.2 The Thames Estuary Commission now reports through DCLG and the Secretary of State has recently stated his commitment to the Commission's work in boosting growth in the Thames Estuary. In the absence of a Chairman of the Commission we have maintained contact with the senior civil servants involved. Their first report is now expected in the autumn.