

**PART 1 MINUTES**  
**of the Board meeting of the Ebbsfleet Development Corporation (EDC)**  
**held at 13:15 on Wednesday 20 December 2017 at**  
**the North Kent Community Centre**

**Board Members Present:**

Michael Cassidy CBE (Chairman)  
David Holt (Deputy Chairman)  
Cllr Mark Dance (Kent County Council)  
Louise Hardy  
Cllr Jeremy Kite MBE (Dartford Borough Council)  
Bob Lane OBE  
David Lock CBE  
Sandra Fryer  
Ian Piper (EDC Interim CEO)

**Apologies:**

Cllr David Turner (Gravesham Borough Council)

**In Attendance:**

Julia Gregory	EDC Director of Projects
Mark Pullin	EDC Chief Planning Officer
Gerard Whiteman	EDC Finance Director
Mark Templeton	EDC Head of Communications
Janet Davies	EDC Project Manager
Colin Lovegrove	DCLG Policy Team
Becca Taber	DCLG Policy Team
Sarah Gemmell	Board Secretary

**PART ONE**

**Item 1**

1.1 The Chairman opened Part One of the meeting, reminding attendees that this part of the meeting was being live broadcast and welcomed Sandra Fryer as the new EDC Board Member.

**Apologies**

1.2 Apologies were given for Councillor David Turner.

**Declarations of Interest**

1.3 The Chairman reminded Board members to raise any potential conflicts of interests 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 15 November 2017 Board Meeting**

1.4 The Part I minutes were approved.

## **Board Actions**

1.5 The Chairman noted that all actions from previous Board meetings were complete, in progress, or due to be considered as agenda items, as set out in the Board Action Log.

1.6 Ian Piper highlighted updates on two actions, 07-11 where he had contacted one supplier who confirmed they had no current plans for a modular production facility in Ebbsfleet and 08-11 EDC's KPI review will take place as per the timetable highlighted in the Finance paper EDC 017-088. It was highlighted that these were part 2 actions and therefore Ian moved onto presenting his strategic priorities update paper.

## **Item 2                      Interim Chief Executive's Report**

### **2(a) Interim CEO's Strategic Report (Paper 017/085)**

2.1 Ian Piper presented Paper 017/085, updating on the EDC's progress since the November Board. Ian reported the recent announcements by government in relation to housing and garden towns. He brought attention to the Secretary of States speech and a key message around quality of housing. Ian offered the Board distribution of the speech at their request.

2.2 Ian noted the visit from Sir John Armit, the newly appointed Chairman of the Thames Estuary Commission (TEC), which was highlighted in a recent press release confirming the Commissions priorities, Sectors, Connectivity, Community and Delivery. Ian noted that under Connectivity the TEC would assess cases for further Thames river crossings and the extension of the Elizabeth Line (Crossrail) to Ebbsfleet.

2.3 David Lock questioned that following the Chancellors Autumn Budget statement which highlighted small and medium house builders, self-build and cooperative housing whether there was diversity of housing types and tenures locally. He queried whether this discussion may come back Board at a future time. Ian confirmed this issue had been picked up in our KPI's and objectives. Ian had commissioned work within the team to produce a plan to address ranges of housing types and land opportunities and will be reporting back to Board in March.

2.4 Ian reported on the 'one off grant' to a local community project, No Walls Gardens and a proposal on a Community Investment Fund would be brought back to Board in January. The Chairman noted that Board had previously discussed a Community match funding proposal.

2.5 Ian highlighted that the DfE had made a decision to delay funding for Hope School and he was due to speak to DfE about the rational for the decision. A meeting involving stakeholders is being held in January to understand and agree a way forward for the new school. Board confirmed their concerns on DfE's decision and also noted their concerns over potential delays this could cause on the build out and the opening date. Ian confirmed that EDC have had contact from residents expressing concern regarding the matter.

2.6 Ian reported in the forecasting of housing completions for this year and the current shortfall against the target of 519. Board discussed the reason for the slowdown in build out rates and how this might impact on demand and future forecasting for the EDC's 18/19 Business Plan.

2.7 Ian brought the Boards attention to another delay in LRCH's consultation process and Jeremy Kite highlighted the impact it is having on local businesses and sought Board agreement on having further discussion in Qtr1/2 on the matter.

2.8 The Board **AGREED** the appointment of Sandra Fryer to the Planning Committee as Vice Chair.

#### **Actions:**

<b>01-12</b>	TEC's Sir John Armit's announcement link to be distributed to Board members <b>Action: Ian Piper</b>
<b>02-12</b>	Ian to report back to January Board on the progress of the DfE decision of Hope School <b>Action: Ian Piper</b>
<b>03-12</b>	Update on LRCH's plans for the theme park to be brought back to Board in Qtr1/2 ahead of the Consultation. <b>Action: Ian Piper</b>

#### **2(b) Communications and Engagement Update (Paper 017/086)**

2.9 Mark Templeton presented Paper 017/086, updating the Board on the EDC's communications activity in the past month.

2.10 Mark reported positive media and website interest in the Garden City. He also stated that he had now completed video interviews with two residents from Castle Hill and Ebbsfleet Green and these would be uploaded onto the EDC's new YouTube channel and offered the Board members early viewing at their request. The videos give the residents an opportunity to express what living in the Garden City is actually like.

2.11 The Board **NOTED** the communications update.

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

#### **Planning and Housing Delivery Programme (Paper 017/087)**

3.1 Mark Pullin presented paper 017/087 providing an update on planning and housing delivery across the EDC area. Mark made reference to Section 2 of the report covering the planning activities since the November board meeting and Annex A which outlines and updates on the development sites.

3.2 The amended reserve matters applications for Springhead Bridge were approved after the last Board meeting and a timetable has been agreed to finalise the outstanding matter relating to archaeology.

3.3 Planning Committee being held that evening will be asked to consider the S73 application for the outline planning permission at Eastern Quarry. Mark was confident that previous concerns had now been overcome and the application is recommended for approval. If approved the plan would allow for the second phase of two villages on Eastern Quarry to come forward, providing 4,500 new homes.

3.4 Croxton and Gary application was originally due to go to planning committee that evening but there remains an issue to be resolved and a meeting has been arranged for the first week back in January to discuss.

3.5 A further meeting had been arranged with KCC highways to move forward discussions on Castle Hill south to make progress on the Taylor Wimpey and Clarions Scheme.

3.6 Following the last Board meeting the Planning team have collated some information relating to the Help to Buy scheme, outlined in Para 3.4. Figures in Springhead Park and Ebbsfleet green equate to 28% purchased through the scheme. Mark noted that Clarion would not be delivering under help to buy as an affordable provider and Taylor Wimpey had only just released their first tranche of apartments. Board discussed this percentage and where this benchmarked against the national figures.

3.7 The Garden City Developers meeting was held in December and developers raised the issue of brick shortages as a risk to delivery as well as the risks with the highways adoptions team at KCC. EDC are looking to see how these risks can be minimised.

3.8 Mark presented an update on the Berkeley application at Northfleet East Embankment. The Gravesham policy outlines the site as being a mix of jobs and housing.

3.9 The EDC projects team had submitted an outline planning application at the beginning of the year to show how employment could come forward on the site to achieve the numbers that the Gravesham policy had identified. The application was submitted with an indicative Masterplan, which Planning Committee used when considering the application in May 2017. Since then part of the land has been sold to Berkeley and the EDC has received an application for one commercial building to produce modular housing units. A key issue is transporting of the finished goods and EDC had that day received an abnormal load strategy looking to resolve this.

3.10 Mark reported that the next steps are outlined in Para 5.16 of his report subject to resolving a few issues, he would be reporting back to Board in January with Berkeley looking to open in January 2019.

3.11 Board discussed access routes in and around the building with Mark highlighting the abnormal load application and confirmed Berkeley are in discussion with the police around escorting loads to and from site.

3.12 Sandra questioned the percentage of affordable housing for the residential scheme on the site. Mark P replied that there were 12.5% affordable homes and 25% starter homes. Sandra was keen for us to look at the river frontage opportunities. Ian highlighted that this does fall within the North Kent Enterprise Zone.

3.13 The Board **NOTED** the planning and housing delivery update.

**Actions:**

<b>04-12</b>	Provide refined data and benchmarking against national percentage of Help to Buy purchases for January meeting <b>Action: Mark Pullin</b>
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**Item 4**      **Finance Director's Report**

**Finance and Operations Report (Paper 017/088)**

4.1 Gerard Whiteman presented Paper 017/088, reporting on the EDC's budget, workforce, and other operational issues for the month of November.

4.2 Gerard reported that section 2 outlines EDC's revenue resource budget for this year in which we are forecasting to fully utilise the available budget and we are looking to make use of the additional planning fee income, full details are provided in Annex A.

4.3 Section 3 looked at EDC's capital budget; the forecast remains at just over £34 million. Discussions with DCLG and Government around re-profiling our budgets have been had and outcomes are likely to be had in early 2018.

4.4 Section 6 outlines the timetable for EDC Business plan. EDC are looking to have a final document in March/April 2018 which will need to go to DCLG for final sign off.

4.5 The Board **NOTED** the finance and operations update.

**Item 5**      **Responses to Written Questions from Members of the Public**

5.1 The Chairman noted that the public questions were received and responses were now available on the website prior to the meeting for public to review.

5.2 A member of the public question whether these would be read out and the Chairman clarified that paper copies of responses are provided on the day and available online the morning of the Board meeting.

5.3 **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.**