

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

### **Question 1**

We understand that KCC recently met LRCH. Were EDC present? Can an update on London Resort be given in Part 1?

### **Response**

EDC were not present at a meeting between LRCH and KCC. However, we met LRCH separately recently. An update, reflecting the information provided to us by LRCH is provided in Part 1 of the November board papers.

### **Question 2**

KoL (Kent Online) says EDC recently paid LandSec/EIGP £34m for land. What is the boundary of this? Why weren't owners wanting to develop? Does this remove blockage from London Resort access uncertainty?

### **Response**

The land acquired is all of the EIGP freehold ownership around Ebbsfleet International Station, including Blue Lake. The Business Case for the acquisition developed by EDC demonstrated that market failure exists, and that the private sector is not able to deliver the vision for the site as set out in the Implementation Framework, mainly due to the high costs of externalities. The purchase of this land does not fully remove any uncertainties of the delivery timetable for the Resort, but our emerging development strategy for Ebbsfleet Central will be designed to allow us to manage these uncertainties.

### **Question 3**

Can you clarify what area and topics "Ebbsfleet Living" covers?

### **Response**

The 'Ebbsfleet Living' report records recent, and promotes future, community activities and events across the Ebbsfleet Garden City area, including in our neighbouring communities. Future reports will highlight all activities and events that we are aware of, and distinguish them by those which are:

- Delivered by EDC directly
- Delivered by the community, or local stakeholders themselves with EDC funding
- Delivered by the community or local stakeholders themselves without EDC intervention
- Delivered by EDC partners or through a partnership with EDC for the benefit of local with EDC or third-party funding

We would welcome submissions from individuals or community groups who wish past or future activities to be featured in the Ebbsfleet Living report to send their information to [kevin.mcgeough@ebbsfleetdc.org.uk](mailto:kevin.mcgeough@ebbsfleetdc.org.uk)

#### **Question 4**

The “beating heart” press notice is vague about the birth date and time to maturity of Ebbsfleet Central. The 2017 Implementation Framework mentions “at pace” and “2035” six times. What is the estimated timescale?

#### **Response**

Delivering Ebbsfleet Central will be a complex task. It has been stalled for 20 years with the private sector unable to bring it forward.

We now expect there to be a period of 18-24 months in which we carry out a number of technical studies with a view to bringing forward a fresh planning application in due course. In parallel we will be considering the most appropriate way to deliver the major mixed use scheme proposed, including how to best involve private sector developers. Overall, we would not expect the full vision to be realised before 2035.

#### **Question 5**

Can an update be given on the following controversial applications: -

- a) Alkerden Farm demolition or partial retention?
- b) Craylands Gorge Footbridge or Embankment?
- c) Use of site for 8GP Health Centre in Castle Hill for Housing and relocation of Health Centre, at unspecified time, to Alkerden?

#### **Response**

A) Application for the deconstruction of Alkerden Barn has been withdrawn. An alternative scheme for the retention of the barn and other buildings was considered by the Ebbsfleet Design Forum in October 2019. The applicant is to undertake public consultation prior to submission of a formal application. We anticipate a new application being made by end of January 2020.

B) Additional information has been requested by KCC on the ecological management plan to provide clarity on the delivery of the proposed grassland to ensure it will establish properly. Subject to agreement from KCC on receipt of the information, the application will be ready for determination. A separate application has been made to KCC Public Rights of Way by the applicant to regularise the slight re-alignment of the existing footpath that would result from the proposal.

C) The outline consent for Eastern Quarry requires the developer to safeguard and market space capable of supporting a minimum of 8 GPs plus ancillary provision, and 170m<sup>2</sup> for social care provision. Delivery of the facility is subject to Health Impact Assessments that will be undertaken at various trigger points to ensure that demand is being catered for appropriately.

The relevant condition is currently worded that space should be safeguarded in Castle Hill. To date there has been no interest from the CCG in taking up this site, although the EDC have been working closely with them to help drive delivery forward.

Over the lifetime of the development, the approach to masterplanning across Eastern Quarry has evolved and adapted. Given the emergence of the approved Area Masterplan for Alkerden, which identifies the market centre as the heart of the wider Eastern Quarry development, it has been suggested that any health provision would be better located in Alkerden where the benefits of co-locating the medical centre with other community services could be exploited and help create an active, enlivened space.

The application does not seek to diminish the overall requirement but to relocate to a more central position. Officers are currently reviewing the triggers in the condition to ensure that the change in the location of the health centre will not delay its potential delivery.

If this application is approved, relevant updates will need to be undertaken to various strategies to regularise this position. Subsequent applications would therefore be anticipated at a later date. The applicant has however made an application to update the Area Master Plans and Design Codes for Castle Hill Centre to support alternative uses of the site which has been so far safeguarded for the health centre. This application is under review and will be out to formal consultation shortly.

**Question 6**

Now that circa £41m of £66m Capital Spend has apparently occurred in the first 7 months of 2019/20, can the “TBC” figures be revealed?

**Response**

The short answer is yes, we are now able to provide that information in this month’s Finance Board report. Given the large central area acquisition that the EDC has been negotiating, it meant that there were specific commercially confidential circumstances affecting EDC spend levels in this financial year. Consequently detailing the forecast 19/20 expenditure into ‘Pillars’ categories would have broken that confidentiality with the seller of the land, so figures had to be disclosed as TBC. As we stated in a Board question back in May 2019, as soon as we are able to provide that breakdown, without prejudicing commercial confidentiality, we will do so.