

**Ebbsfleet Development Corporation
Board Meeting – 19 February 2020**

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

Question 1

The response to Q4 last month on lack of a GP practice in EGC was incomplete. You said, "*stakeholder engagements ... help us develop a vision for health delivery in the Garden City which will include a proposed Health and well-being hub at Ebbsfleet Central which will serve a population of up to 40,000 people*". Our question was, "the number of homes in Ebbsfleet Garden City is shown as approaching 2,000. how many homes will be built and the estimated population before EGC has its first GP practice in operation?"

Response

Dartford Gravesham and Swanley Clinical Commissioning Group (DGS CCG) are responsible for commissioning primary health care delivery across the local area, including at Ebbsfleet Garden City. DGS CCG has recently used the latest available housing supply and local plan information from Dartford, Gravesham and Sevenoaks local authorities which identifies a likely increase in population of up to 25,000 people across the Dartford, Gravesham and Swanley areas by 2025.

DGS CCG have developed an Estates Strategy in response which identifies the delivery of a Health and Well-being hub at Ebbsfleet Central as a priority, and this will form their vision and commissioning intention for the Garden City. An additional standalone GP surgery is not currently being explored.

Ebbsfleet Garden City falls within the catchment of 6 existing GP practices, and DGS CCG has assessed, with these practices, that a level of capacity exists for the next few years. Capacity will be increased through expansion and reconfigurations to existing buildings, and expansion of workforce. Additional clinical spaces will be constructed at Swanscombe Health Centre, adjacent to Ebbsfleet Academy, and the redirection of walk in services from the Fleet Campus on Thames Way to Gravesend will release future capacity in that location.

Question 2

The AECOM 2015 Baseline report warned that in the area of Thames Water (unlike Southern Water) *'the existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. However, it is known that this site forms part of a much larger development area for which significant offsite mains reinforcement will be required, a proportion of which will need to be funded by the developer.'* All Garden City development so far has been in Southern Water Area, but the boundary with Thames Water divides Eastern Quarry (as it does the neighbouring Bean Village). We drew attention to this in 2015 and asked in a 24-Feb-16 Board question, "Is there to be a new reservoir in 'Bean & Darent' ward?" Reply was, "The EDC is not aware of any such proposals". Will EDC ask Thames Water about the current or future need for the new reservoir west of Bean that DBC approved on 7-Nov-2008, but hasn't been built?

Response

The EDC will ask Thames Water for their response on this point.

Question 3

Following EDC £425 hire, in August 2019, from *The Great British Deck Chair Company* (in Taunton), we note in October 2019 an item for £1,799 from *Tweeks Cycles* (in Wrexham). Can you provide more information?

Response

As part of its environmental aims the EDC has acquired an electric bike to enable staff to make more sustainable and healthy journeys around the Garden City.

In addition, the EDC is also looking to invest in some new electric car charging points at its office car park to encourage staff to use vehicles that emit less pollutants.

Question 4

How do you judge that the Garden City Information Centre is “extremely well used” when it is unmanned? When will the model be updated?

Response

As the question notes, the Information Centre (at Ebbsfleet International Station) is unmanned so our statement regarding its use, in respect of the general public, is partly anecdotal – based on our own observations when EDC staff are in the vicinity, and station staff who open and lock the facility – and not based on any specific survey. Our own use of the facility, as an incredibly useful, visual and informative tool for describing the challenges and opportunities of the Garden City area, is of course well known by us.

The model was updated last autumn, and we will update it from time to time again in the future.

Question 5

Annex D says, “London Resort Company Holdings plan to ... submit Development Consent Order in Q3 2020”. This is at odds with PINS notes of 08-Oct-19 meeting with LRCH that says Q2 2020 and PINS website showing Q4 2020. Do you have confidence in any of these?

Response

The dates stated in Annex D are based on the last information received directly from LRCH. EDC were not invited to attend the meeting with PINS in October 2019 and so we cannot comment on alternative dates. The timescales for this complicated project have been reviewed several times and the EDC is keen to engage with LRCH to better understand the project timescales. We hope further liaison will take place in the coming month.

Question 6

The Dartford New Local Plan: *Preferred Options, section E, Ebbsfleet Garden City*, doesn't include Options or Questions! Is that at EDC request?

Response

EDC has been working closely with Dartford Borough Council on the emerging Local Plan. This has primarily been around supporting the development of the evidence base and consideration of the Garden City development sites. The document referred to in the question was drafted by Dartford Borough Council and we did not request any approach in relating to Section E.

Question 7

Does EDC or DBC deal with planning enforcement? There are four Green Belt matters at Bean Triangle where action is awaited/ not closed-out: -

- Self-Storage Containers business
- Infringement of Tree Preservation Order
- Landscaping at Temporary Car Wash
- The ½ mile long Advertising Banner in Watling Street.

Response

EDC is responsible for Planning Enforcement within its boundary. All planning enforcement cases are confidential.

Question 8

How much money (in total) have EDC paid to UK Power Networks and other Service Companies (e.g., Gas and Water) to guarantee their utilities are adequate to serve Ebbsfleet Garden City?

Response

To date, EDC has provided £23,219,447 to UKPN to deliver the Electricity Capacity project. In 2016, Thames Water were provided with £12,000 to undertake additional modelling on Potable Water Requirements.