

**Ebbsfleet Development Corporation
Board Meeting – 18 March 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

(Carried forward from February Questions)

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 & Darenth' 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

Thames Water have responded to the EDC as follows:

"Thames Water currently have no plans to build a new reservoir within the Bean and Darenth Ward during the next regulatory period (AMP7 2020-2025)".

Question 2

The "Road Investment Strategy 2: 2020–2025", published with Spring 2020 Budget, says, "*A2 Bean and Ebbsfleet – improvements to junctions on the A2 near Bluewater to enable major developments in the vicinity of Ebbsfleet. Construction is part-funded by a local developer*". Who is developer and how much funding will they have provided in the period 2020-2025? Shouldn't EDC's £45m have been mentioned?

Response

Because the EDC's contribution of £45m is actually 'forwarding funding' of developer contributions, to mention it as well would have been to effectively 'double count' it.

EDC will recover its 'forward funding' from developer contributions made under their respective Section 106 payments to the KCC STIPS fund. £25m (indexed linked) of contributions are due from the Eastern Quarry development (now known as WhiteCliff), some of which has already been paid. In the period 2020 to 2025 the EDC expects that approximately £22.5m (subject to achieved house completion rates) will be recovered from that development.

Question 3

Berkeley Modular are recruiting staff for the Northfleet Factory? Are EDC supporting the incorporation of prefabricated units in EGC?

Response

Where we are able to, the Corporation supports the use of off-site manufacturing processes within the Garden City as a means of delivering efficiently and at pace. The new primary school at Springhead Park is currently under construction using a modular approach.

On land within private ownership, the choice of construction method lies with the developer/builder.

Question 4

Can you say how EDC is supporting Gravesham's Cyclopark?

Response

We made a small financial contribution toward the development of Cycloland at Cyclopark in October 2017, and we are currently supporting them in a bid to British Cycling to develop Phase 2 of Cycloland.

Question 5

EDC response to a question on Transparency Data, at the 23-Jan-2019 Board, was, "*Our intention is to publish data within 2 months of the spend being incurred.*". The website has 18 months data under a 2018/19 heading [see <https://ebbsfleetdc.org.uk/transparency-documents/>]. Where is the data for 2019/20 and what is the most recent month's data publicly available?

Response

That particular page was updated more than a year ago. Most computers will auto refresh a page when this happens. The page <https://ebbsfleetdc.org.uk/transparency/transparency-documents/> is up to date and contains documents up until January 2020.

Question 6

The Media section of the 20-Feb-20 Board said, "*3.1 There was coverage in the trade press last month of our planning committee decision to approve 133 homes in the penultimate phase at Redrow's site in Ebbsfleet Green.*"

"*3.2 The scheme was described as "one of the most carbon reducing" seen in Ebbsfleet Garden City.*" Can you identify how many of the circa 2,000 EGC new homes have better than 20% reduction in Carbon Emissions?

Response

We are currently not tracking this information and so it is not possible to provide a figure.

Question 7

Are the LETI Climate Emergency Guides relevant to EGC? They include guidance on Large Scale Housing Sites, Commercial Offices and Schools.

Response

The LETI guides have been produced to support the built environment in London specifically through its spatial planning. They can also be applied to the rest of the UK. As the EDC is not a plan-making body it must determine planning applications in accordance with the Dartford/Gravesham Local Plans and the environmental levels outlined in them.

Question 8

The Nov-19 Transparency Data had a payment of £120,000 to KCC for “*Waste Management Funding*”. What was this?

Response

The EDC has provided a £120,000 grant to KCC, as the waste management authority, for them to undertake a detailed feasibility study into new Waste Management capacity, required to meet the planned growth in the Garden City. This will include considering how to deliver higher levels of recycling.