

**Ebbsfleet Development Corporation  
Board Meeting – 17 June 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](http://www.ebbsfleetdc.org.uk)**

**Question 1**

A2BE Scheme SoS Decision and 5-Jan-20 Inspector's Report were published on 2-Jun-20. Whilst you will be pleased that Works are proceeding, will you ensure action is taken on the following paragraphs in the SoS letter: -

- Para 14: MOD-3 De-signalisation at Hope Cottages; Traffic Impacts & Air Quality?
- Para 14: MOD-5 Provision of E-W NMU Crossing of B255 near A296 Segregated Left Turn?
- Para 15: Undertaking further noise assessment and any necessary mitigation measures?
- Para 16: Exploring benefits of widening the A296 outside of the current scheme?

**Response**

The items outlined in the question are matters for either Highways England or Kent County Council as Highway Authority to consider. The EDC will continue to work with these organisations in the delivery of the scheme.

**Question 2**

A2BE Scheme Inspector's report found Harm to Green Belt (for 2<sup>nd</sup> A2 eastbound Slip Road), but it was balanced by *support to urban regeneration, by encouraging the recycling of derelict and other urban land at Ebbsfleet Garden City*. Can you identify compensatory land in Bean Triangle?

**Response**

The Inspector's report assesses the impact of the scheme on the Green Belt and the identified harm was balanced against its benefits when reaching the decision. The decision does not require compensatory land to be identified over and above that previously outlined for veteran trees.

**Question 3**

Will EDC/DBC help Spirits Rest Horse Rescue Centre to relocate? The Dartford site offered needs planning permission for stables & hard standings.

**Response**

Where requested by Highways England, EDC will provide assistance with the relocation of the Spirits Rest Horse Rescue Centre.

#### **Question 4**

We looked at the Latest News section of the Web Site for Press Releases. They aren't dated or in date order. One is about a Lockdown Survey that ended 8-Jun-20. What was the response to it and when will EDC "*consider how we can improve how we plan for your future needs in delivering the Ebbsfleet Garden City community*"?

#### **Response**

In the 'Latest News' section of the EDC website all stories are uploaded in date order so the newest story will always be at the start and the oldest story at the end. The EDC was very pleased with the response from residents through our recent 'Learning from Lockdown Survey' that closed on 8 June. The results of the survey have informed a proposed 'action plan' which is included in the Ebbsfleet Living Report to be considered by EDC Board at the June 2020 Board meeting. This document is available on the EDC website. Following direction from EDC Board officers will respond accordingly.

#### **Question 5**

A current re-consultation for 171 dwellings in Swanscombe Edge mentions 'Custom Build', but applicant says, "*These proposals are subject to separate detailed approval and should not inhibit the determination of this application*". What is the Board's 'Custom Build' policy?

#### **Response**

The EDC is keen to encourage and promote 'custom build' homes as part of its aim to widen housing choice within the Garden City. In June 2018 the EDC Board considered an approach to supporting the delivery of custom build homes. Proposed actions included consideration of custom build homes on land acquired and brought forward for development by EDC, the brokering of relationships between potential custom build developers and landowners, and supporting and facilitating local community groups to bring forward their own housing ambitions. As part of the approval of a revised outline planning consent for Eastern Quarry (Whitecliffe), the developer was required to submit a strategy – known as the 'Housing Implementation Strategy'. We understand that the master developer for Whitecliffe is intending to bring forward land for custom build homes within the Alkerden Village.

#### **Question 6**

The A2BE 5-Jan-20 Inspector's Report says "*There is no reason to suppose that the funding would not be available, and that MHCLG would not underwrite the £45m third party contribution.*" Is that correct?

It also says, "*MOD1 would reduce the construction time for the Scheme from 3 years to 19 months*". How does that affect EDC budgets 2020/21 & 2021/22?

#### **Response**

Whilst we are unable to comment on the Inspector's judgement, the EDC has previously secured financial approval from both HM Treasury and MHCLG for the forward funding of developer contributions for this scheme. MOD1 has no effect on the EDC budget.