

**Ebbsfleet Development Corporation
Board Meeting – 18 November 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

Can you briefly describe the work to-date of the EQ2 [Whitecliffe] *Transport Co-ordinator* and meetings of the *TRG*? Who is involved?

Response

The Transport Review Group (TRG) comprises 2 voting representatives from the landowners; 1 voting representative of the EDC, and 1 voting representative of the County Council. The Transport Co-ordinator, a representative from Stantec, organises and attends the meetings but does not have voting responsibilities. Representatives from other organisations also attend, including Dartford Borough Council and Arriva.

Issues covered by the TRG include an update on site progress including residential occupations; Transport Management Fund contributions; review of upcoming transport/infrastructure triggers for transport under the S106; review and appraisal of travel survey data and consideration of any subsequent measures; parking management within the site; and identification of strategic developments in the wider area. Recently, discussions have focussed on the local bus service obligated under the S106 and the introduction of a Demand Responsive Travel service.

Question 2

What is the Board's Policy on Planning Enforcement? Retrospective applications (e.g. two on Advertising) have been submitted. In one case a 3-year Temporary Permission expired 10 months ago while use continues. Do EDC procedures 'flag-up' such departures?

Response

The EDC works closely with developers and landowners to monitor the progress of new developments to identify potential breaches in planning before they occur. In some cases, unfortunately, these breaches do take place. Existing EDC procedures associated with ongoing monitoring of developments highlights these. EDC as local planning authority is required to consider enforcement action and in doing so it assesses the impact of the breach that has occurred. A breach in planning control does not have to be enforced unless it is expedient to do so but we do aim to work with developers to regularise any breaches.

Question 3

The largest item in the Sep-20 Transparency Data is £285,000 *Grant* from EDC to KCC for "*Community*". Can you expand?

Response

This capital grant payment to Kent County Council is in order to facilitate the enhanced spatial design and environmental performance of a local Ebbsfleet primary school building.

Question 4

The Sep-20 Transparency Data has £3,300 paid to *Haymarket Media Group* described as “*Office running costs*”. Can you expand?

Response

The payment relates to an annual cost to allow the planning team (7 users) access to an online portal called 'Development Control Practice'. The portal contains a range of planning information on planning law and appeal decisions which the planning team use when determining planning applications.

Question 5

Application EDC/19/0209, for a 600mm diameter Outfall to the Thames from “Whitecliffe”, is awaiting decision. It will be the final section to serve the 6,250 homes, educational and commercial establishments. Will it also have capacity for London Resort to connect to? What is the current and future way of disposing of Treated Effluent and Sludge from the *Independent Water Networks Ltd (IWN)* Private Sewage Treatment Plant near Watling Street entrance? [Might need KCC, Land Securities, Henley Camland, IWN input]

Response

The proposed discharge pipeline and outfall for storm water and ground water being considered under application ref EDC/19/0209 is proposed to serve the development at Eastern Quarry (also known as Whitecliffe) only.

In terms of treated effluent from Eastern Quarry, the Water Management Plan approved under EDC/19/0035 confirms that foul flows from Castle Hill and a small parcel of Alkerden area will be directed to the completed onsite Waste Water Treatment works located to the west of Castle Hill lake. The treated water from these works will drain to the Thames via pipework through Craylands Gorge. Foul flows from the remaining parcels of Alkerden and the whole of Ashmere are intended to be pumped separately to Southern Water’s foul network located offsite in Manor Way off London Road adjacent to the Swanscombe peninsula. While the provision of infrastructure for the discharge of foul water is covered by the General Permitted Development Order (2015) (As Amended), the scale of the pipeline means the development falls within Schedule 2 of the 2017 Regulations. Therefore the development does not constitute permitted development unless the local planning authority has adopted a screening opinion to the effect that an Environmental Impact Assessment is not required. Where an Environmental Impact Assessment is required, permitted development rights are withdrawn and a planning application must be submitted and accompanied by an Environmental Statement. A request for a screening opinion under Regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations has been received by the EDC and is currently under consideration in respect of the treated foul water discharge pipeline and outfall to the River Thames.

It is however relevant to note that all works for the outfalls serving Eastern Quarry require separate approval/permits/licencing from the Port of London Authority, The Environment Agency and The Marine Management Organisation.

Question 6

The Finance Report to the 21st October 2020 Board said,
“With the appointments and interim arrangements as set out above the headcount as at 30 September 2020 was 41 FTE”.

Could EDC current Organogram be made publicly available? The most recent we have seen was for the staffing structure at December 2016 showing 35 positions.

Response

The 41 FTE (full time equivalent) figure for 30 September 2020 was based on the following:

- 32.7 - EDC staff in post
- 1.8 - staff on secondment to the EDC
- 6.36 - interim staff

This number of FTEs fluctuates each month as a result of recruitment and also the amount of interim support required by the EDC.

The latest EDC organogram showing those EDC staff in post and secondees is included in the pdf document annexed to this response. Please note that the organogram also includes vacancies that will soon be filled. It should also be noted that it includes both full-time and part-time roles, and also fixed-term appointees as well as permanent staff members.

