

**Ebbsfleet Development Corporation  
Board Meeting – 17 February 2021**

**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**

EDC Press Notice says, *'the new chair of EDC congratulated LRCH Chief Executive PY Gerbeau for the progress made' and 'an excellent opportunity to work together'*. Has the Board decided to only 'lightly' examine the DCO Application?

**Response**

The EDC is working with local authority partners, statutory agencies and stakeholders to thoroughly examine the application. The London Resort proposal has the opportunity to act as a further catalyst for regeneration in the area and the EDC is keen to ensure that the potential benefits from the Resort are maximised.

**Question 2**

LRCH say EGC, *"Station Quarter South exit has been moved from being a priority junction on the London Resort road [roundabout] ... , to a signalised junction on the A2260 Spur road ... ."* Have EDC agreed to this junction with SQS and SQN being relegated to a 'left-in: left-out' turn on one side of a dual carriageway between roundabouts? Does that arrangement meet LRCH claim that their 'at grade' connection to A2BE roundabout separates Resort Traffic from Local Traffic?

**Response**

EDC officers are reviewing the application documents including those relating to transport matters. We will continue to discuss the Ebbsfleet Junction and access to Station Quarter South as the DCO progresses.

**Question 3**

(a) Did the 20-Jan-21 Planning Committee maintain 100% approval of applications whilst Members were unanimous in disliking a 'slummy' application?

**Response**

The EDC Planning Committee approved both applications that were considered at the meeting on 27 January 2020. The Committee met on the 20 January 2021 but received informal presentation from developers only and no decisions were made.

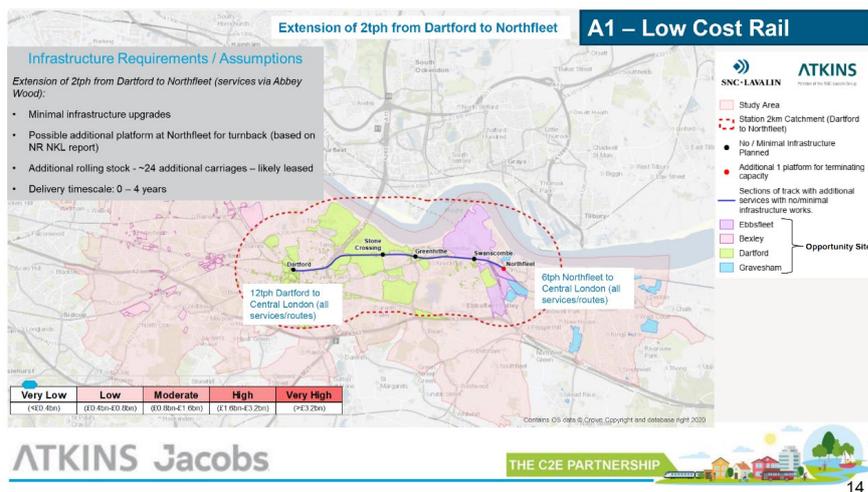
(b) Can you update on Bean Triangle enhancement? In 2014 DCLG said, “... the reason for including this land, which is a highly visible site forming an access point into the area within the Corporation’s proposed boundary, is to allow for the improvement of open land within the site as well as to lift the quality of development already authorised through Lawful Development Certificates or extant planning consents”. **Aerial Photo of Triangle; “Sleepers London” is timber sold by Forestrail Ltd.!**



**Response**

The EDC is working with Highways England and Kent County Council to deliver additional improvements in the Bean Triangle area. In the first instance non-motorised user improvements will be brought forward at the end of the A2 junction improvement construction period. Subject to the EDC future Spending Review settlement further improvements in line with the EDC Bean Environmental Improvements Business Case will be brought forward.

(c) **Crossrail to Ebbsfleet Consultation study shows Bean Triangle as an “Opportunity Site”. Is change agreed by EDC as a C2E Stakeholder?**



**Response**

The consultants working on behalf of the partnership have identified opportunity sites as part of the first stage of the Abbey Wood to Ebbsfleet project. It includes all possible sites to be investigated further. The current masterplanning stage of the project will assess the viability of these sites.

(d) DBC *Dartford Infrastructure Delivery Plan, December 2020* mentions that KCC need a new Materials Recycling Facility as there are capacity issues at Pepperhill (that serves Dartford & Gravesham Boroughs including Garden City). DBC say pre-application discussions took place with EDC about a £30m Waste Transfer Facility on Bean Triangle for 2023/24. Were Board aware?

**Extract:**

| Waste         |  |   |     |               |   |         |      |
|---------------|--|---|-----|---------------|---|---------|------|
| Bean Triangle | Provision of a new Materials Recycling Facility (MRF). | To provide additional capacity for household waste recycling and waste transfer facilities within the County. | KCC | KCC, EDC, CIL | KCC Waste has produced a "Case for Waste" that sets out the need for additional capacity across the County. This identifies existing issues at Pepperhill and the need for a county-wide MRF. KCC would seek funding for the MRF facility from development across the County. Pre-applications discussions with EDC has resulted in an alternative site being explored for the MRF and a smaller site for a Waste Transfer Facility being considered to resolve capacity issues at Pepperhill. Site search expanded beyond Bean Triangle. | 2023/24 | £30m |

### Response

The EDC Board have been kept up to date on the work that Kent County Council have been undertaking to provide additional household waste recycling capacity.

### Question 4

The 20/21 Transparency Reports up to November include 19 payments totalling £62,948.16 to ARK Consultancy. Is this for a Boat on Blue Lake or what?

### Response

Ark Consulting have been selected (following a procurement exercise) to provide Commercial Surveyor services to the EDC. This involves the organisation assisting the EDC with delivering a number of property-based projects including acquisitions of land and property, and negotiating terms for the provision of investment by the EDC in community facilities.