



EBBSFLEET GARDEN CITY

Implementation Framework Summary

2017

Ebbsfleet
Development
Corporation



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Welcome to Ebbsfleet, a Garden City for the 21st Century

Sitting on the banks of the Thames, only 17 minutes from Kings Cross / St Pancras, Ebbsfleet is being planned to grow out of the chalk quarries and industrial heritage of northern Kent to become a healthy, happy new place to invest, live, work and play within.

Ebbsfleet is sponsored by Government to become a ‘Garden City’ to add ambition, quality and pace to planned development between Dartford and Gravesend.

The Garden City benchmark is a commitment to build on the legacy of Ebenezer Howard’s original Garden Cities at Welwyn and Letchworth, and create a place founded on quality place-making, community building and sustainability, making long term arrangements for the care of public spaces and assets drawing upon a fair share of land values.

Unlike the original Garden Cities and new towns, Ebbsfleet Central is being built upon previously developed industrial land, most of which has outline planning permissions in place already.

The Implementation Framework has

been developed together with the city’s developers, local authorities, and local people to create a shared vision for Ebbsfleet.

It assimilates their experience and current ambitions, as well as the existing planning permissions, to provide a shared spatial framework for delivering a 21st Century Garden City

The Framework supports the needs of the existing communities in neighbouring towns, as well as future residents, by planning for investment in critical transport projects such as the A2 junction upgrades, and important community infrastructure such as local schools and health facilities.

The Ebbsfleet Development Corporation (EDC) is an active partner to landowners , developers

and other stakeholders, investing public money to implement the framework, increasing the pace, quality and ambition of planned developments, and securing the best possible returns for the local community and national tax payer.

The role of the Implementation Framework

This summary document provides an overview of Ebbsfleet’s Implementation Framework.

The full version of the Implementation Framework can be downloaded from the [Ebbsfleet Development Corporation website](#).

EDC will use the Framework to inform, shape and supports its delivery work. It is positioned as a statement of ambition, and not a statutory plan.

15,000 new homes

Including up to 12,842 within the Ebbsfleet urban regeneration area.

A new commercial centre

Providing up to 32,000 new local jobs for residents.

A ‘Healthy new town’

Pioneering new approaches to delivering healthcare, more engaged communities and healthier lifestyles.



Central
London

Canary
Wharf

Queen Elizabeth II
Bridge / M25

A regional transport hub

A major new interchange for the south-east; integrating regional and international road and rail links with the Fastrack system, and local walking and cycling networks.

World class travel networks

A step-change for Fastrack, re-developing it as a world class rapid transit system for north Kent.

A garden grid of parks

A beautiful network of parks and open spaces connected by green corridors to promote active and healthy lifestyles.

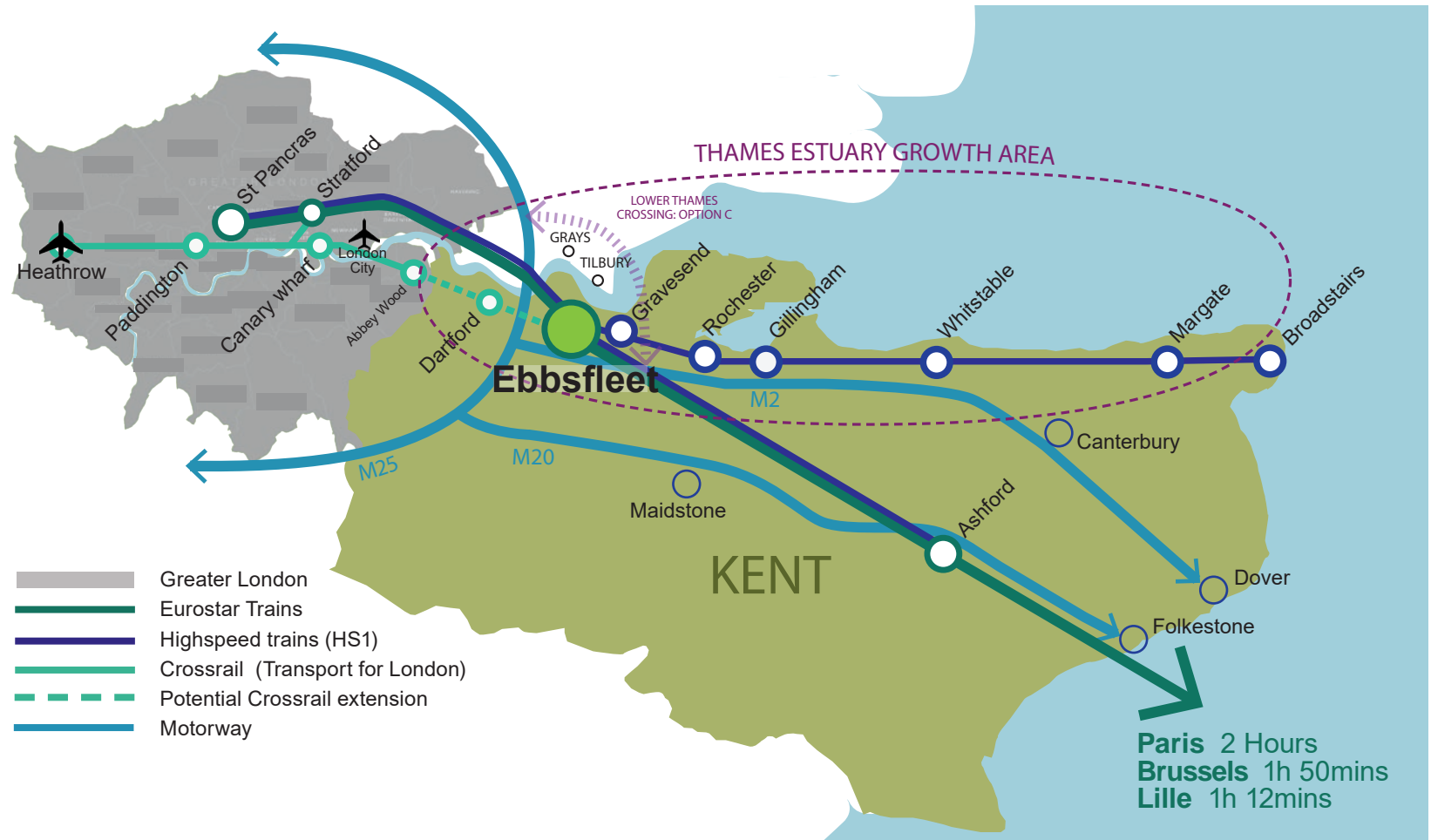
A major new interchange and commercial hub...

Ebbsfleet is already an international transport hub for the southeast, and a growth point for the wider Thames gateway.

Only 17 minutes from Kings Cross and central London, and two hours to Paris and Brussels, Ebbsfleet is very well placed to link Europe with the City of London, and connect Kent to opportunities in both locations. The site connects national road and rail networks, linking Eurostar, Highspeed 1 and regional rail services with the M25, M20 and M2.

Locally, the existing Fastrack rapid bus system provides a good foundation to build a world class public transport service, connecting the local town centres of Dartford and Gravesend, and the Bluewater regional shopping centre. The Thames also offers opportunities to extend Thames Clipper services into Ebbsfleet, connecting Canary Wharf in under 30 mins, and Central London in less than an hour.

Looking to the future, any future extension of Crossrail from Abbey Wood to Ebbsfleet would provide an exceptional opportunity to further capitalise on these connections, and focus growth eastwards out of London. Ebbsfleet will become a new regional centre in north Kent, and a catalyst for the constellation of growth throughout the Thames Estuary.



Ebbsfleet Urban Regeneration Area

- This is the statutory designated area in which Ebbsfleet Development Corporation determines planning applications. However, plan-making remains the responsibility of Dartford and Gravesham Borough Councils, and Kent County Council.



Ebbsfleet Impact Area

- Investment in infrastructure and placemaking for Ebbsfleet will have an impact on a much larger area beyond the statutory redline boundary. The impact area illustrates this area of influence, and EDC will work to ensure benefits will flow into the neighbouring communities of Greenhithe, Swanscombe, Bean, Southfleet, Northfleet and Gravesend Centre.



River Thames



Tilbury Docks

Swanscombe Peninsula

Greenhithe

Greenhithe

Swanscombe

Swanscombe

Northfleet

Northfleet

Ebbsfleet International

< Dartford

Bluewater

Eastern Quarry

Springhead

Gravesend

Perry Street

A2/M2 Motorway

Bean

Where London meets the Garden of England...

The Thames tide flows quickly past Ebbsfleet's grasslands, quaysides and chalk cliffs, providing a dramatic landscape rich in history.

The towns of Northfleet, Swanscombe and Greenhithe have developed on the back of medieval ship building, quarrying and riverside industry, and retain strong local identities and cultural heritages.

Today, the Ebbsfleet area covers a network of former quarries and industrial sites criss-crossed by railways, that sit between the River Thames and the A2/M2 motorway.

The idea of major development at Ebbsfleet has been in the pipeline for over 20 years. The choice of Ebbsfleet for an International railway station in the 1990s initiated a series of sub-regional and local planning policy

initiatives, and enabled major mixed used planning applications to come forward.

These planning permissions for the larger development sites are based upon flexible parameter plans and maximum capacity calculations, and EDC wishes to see this capacity maximised.

These outline planning permissions and emerging proposals form the basis for the Implementation Framework and the associated delivery strategy for Ebbsfleet and the wider regeneration area, and are illustrated on the opposite page

Jan 1996:
Ebbsfleet Central
Outline Application
Submitted

May 1999:
Bluewater
Shopping Centre
opens

June 2004:
Swanscombe Peninsula
Outline permission
submitted for mixed-use
scheme

Dec 2007:
Ebbsfleet Intl
Station opens for
HS1 rail services

2007:
Springhead
Housing construction
starts on site

Oct 2011
Dartford
Core Strategy
Adopted

May 2014:
London Resort
NSIP Status
awarded

April 2015:
Ebbsfleet Garden City
EDC Established

The story so far...

1997 1999 2001 2003 2005 2007 2009 2011 2013 2015 2017

Nov 2002:
Ebbsfleet Central
Outline Approval

Oct 2003:
Springhead
Masterplan
Approved

Dec 2003:
Eastern Quarry
Outline Application
Submitted

Oct 2007:
Eastern Quarry
Outline Approval




Dec 2009:
Ebbsfleet Intl
Domestic services
commence

Oct 2012:
Eastern Quarry
Revised Masterplan
Approval

Oct 2014
Gravesham
Core Strategy
Adopted

June 2015:
London Resort
DCO Statutory
Consultation

Major Development Sites : Planning Status

-  Detailed / reserved matters boundary (at August 2015)
-  Outline consent boundary
-  Site with an allocation in the Local Authority Local Plan but without consent



Swanscombe Peninsula

532 Homes
46,000 Office/Industrial (m²)
850 Retail (m²)
5,000 Hotel (m²)
1,000 Community (m²)

Croxton Garry
 Craylands Lane



110
 Homes

    
532 **46,000** **850** **5,000** **1,000**
 Homes Office/Industrial Retail (m²) Hotel (m²) Community (m²)

Northfleet Embankment West

250 Homes **87,550** Office/Industrial

BASED ON ALLOCATION

 
250 **87,550**
 Homes Office/Industrial

Northfleet Embankment East

BASED ON ALLOCATION

Eastern Quarry

6,250 Homes **120,000** Offices (m²) **26,000** Retail (m²) **11,000** Hotel (m²) **24,000** Leisure (m²) **50,000** Community (m²)

Springhead

Ebbsfleet Central

3,384 Homes **455,000** Offices (m²) **147,000** Leisure (m²) **21,500** Community (m²)

Ebbsfleet Green

950 Homes **1,259** Offices (m²) **5,000** Hotel (m²) **1,758** Community (m²)

An aerial photograph of the Ebbsfleet area in Kent, UK, showing the River Thames winding through the landscape, the M25 motorway, and various industrial and residential sites. The image is overlaid with a semi-transparent dark blue filter.

Section 2

Ebbsfleet in 2035

Where London meets the Garden of England, on the banks of the River Thames, Ebbsfleet exploits its strategic location to continue the tradition of great place-making in the UK; combining the best of urban and rural living and building on the ethos and pioneering spirit of Georgian, Victorian and Edwardian planned communities to deliver a new benchmark for 21st century development including up to 15,000 high quality new homes.

Ebbsfleet is recognised as a place to do business, capitalising on its role as a European high speed rail hub 17 minutes from Central London and two hours from Paris, and benefiting from its proximity to Bluewater and junctions with the M25 motorway and the A2. Up to 30,000 people will work in a green, modern environment around the international station which is becoming a magnet for economic growth and a destination of choice for investment and innovation.

Building on the unique landscapes inherited from its industrial legacy where gorges, bridges, tunnels and clefts connect former chalk quarries, Ebbsfleet promotes its identity as a healthy and dynamic place which is seen as a prime destination for recreation and leisure in Kent. Ebbsfleet embraces its neighbouring communities and towns to create a new civic community connected by modern public transport systems, offering a diverse range of opportunities to live, work and play for people of all ages, backgrounds and incomes. The delivery of well-designed and well-served neighbourhoods, workplaces, schools and town centres ensures that residents enjoy a high quality of life, with easy access to everything they need for healthy and successful lives.

17 Minutes
to London

Community Vision for Ebbsfleet

This diagram was developed from the many ideas shared by the local community during the first round of engagement in 2015, which was entitled 'What's growing in your Garden City?'



120 minutes to Paris
72 minutes to Lille
110 minutes to Brussels

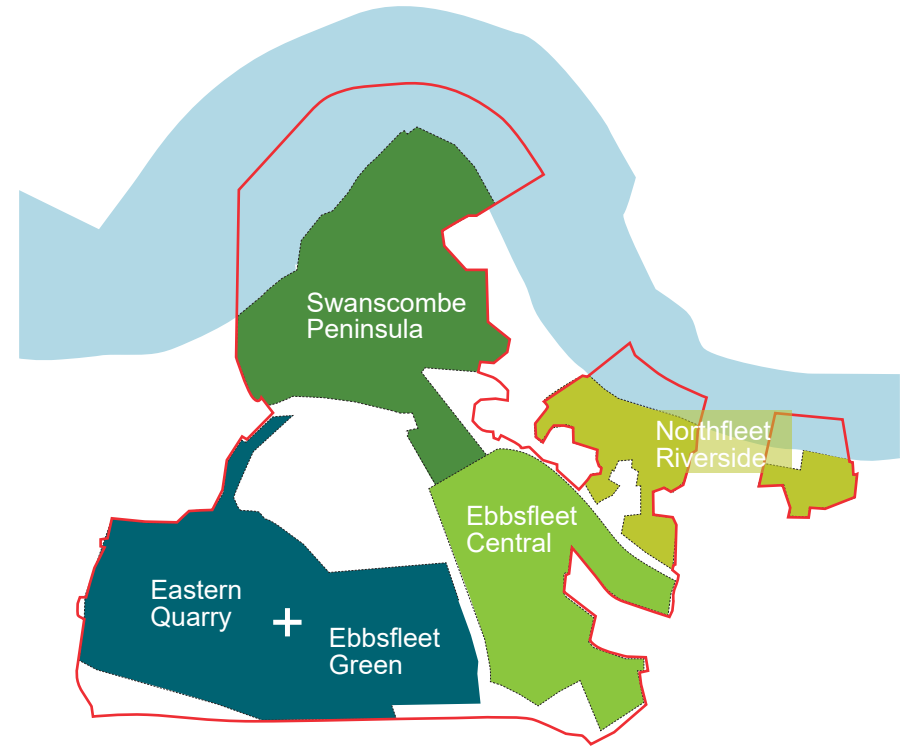


Ebbsfleet's four Development areas

The Framework establishes four distinct areas that will develop between the existing communities of Northfleet, Swanscombe and Greenhithe.

EDC will use the Implementation Framework as a basis for working with developers and partners to adopt an integrated approach to development across the area, with a focus on maximising the development potential, delivering at pace and advocating for outstanding quality for both the natural and built environments.

The Framework requires a multi-layered approach to implement the six key moves and deliver against the Framework's delivery themes and associated objectives.



12,842
Proposed new homes in the Implementation Framework

27,409
Population living in new neighbourhoods

82
Hectares of employment and commercial land

13
Primary school 'forms of entry'

564,480
Commercial Floorspace [sq m]

32,000
Jobs within Ebbsfleet (Excluding London Resort)

70,310
Retail Floorspace [sq m]

8
Secondary school 'forms of entry'



- EDC Urban Regeneration Area Boundary
- Residential
- Potential floating houses
- Commercial mixed use / integrated parking
- Mixed use retail, education and community
- Education
- Community
- Local centre
- Employment
- Mixed use (with residential)
- Land subject to London Entertainment Resort NSIP process
- London Resort road route alignment for further investigation
- London Resort underground road alignment for further investigation
- Existing residential
- Existing employment
- Existing major retail
- Green belt
- Road network
- Vertical connection
- Pedestrian / cycle connection
- Green street/corridor
- Railway corridor
- Railway station
- Fastrack corridor
- Fastrack corridor for further investigation
- Tunnels
- Open space
- Public realm/square/promenade
- Local Open Space
- Topographical feature
- SSSI
- Waterway/Lake
- Strategic open space (water management)
- Wetlands
- Marsh
- Natural Landscape
- Key pedestrian and cycle way (on Site)
- Key pedestrian and cycle way (off Site)
- Cliff



Ebbsfleet Central

Ebbsfleet Central will become a dynamic new heart for Ebbsfleet, a major commercial hub and a centre of excellence for medical education and learning.

This dynamic focus of uses will be supported by a diverse mix of residential, health and leisure uses, with associated bars, restaurants and convenience shopping to support active and lively streets. EDC's ambition for Ebbsfleet Central is;

- To create an urban heart for Ebbsfleet that is complimentary to the offer provided at Dartford and Gravesend town centres and Bluewater regional shopping centre.
- A commercial core will be created through attracting a diverse range of employment opportunities, maximising the Enterprise Zone status. Flexibility will be retained to encourage inward investment targets including medi-tech, bio-sciences and related research and innovation.
- Provision of city-wide social infrastructure including health facilities, a potential secondary school and higher education.
- A transport hub will be developed connecting Ebbsfleet International and Northfleet Stations, providing interchange with Fastrack and local bus network as well as the potential to accommodate visitors to the London Theme Resort. Pedestrian and cycle linkages will be improved

from surrounding communities, in particular Swanscombe and Northfleet. Improved cycle facilities will be encouraged as part of the hub.

- High density urban development will be sought in this area providing a range of job, homes, community and cultural facilities.
- Major new parks will be developed around "Ebbsfleet Central Park" on the former Bakers Pit, along the Ebbsfleet River corridor and around Blue Lake.
- High density residential development will be promoted in Station Quarter North and South, which may introduce new formats such as Starter Homes and the Private Rented Sector (PRS) not within the current consent.
- Provision of utilities infrastructure, including a proposed "utility hub" and consideration of potential centralised heating, cooling and energy networks.
- To ensure a consistent quality of public realm, buildings and sense of place that relates well with the surrounding area.

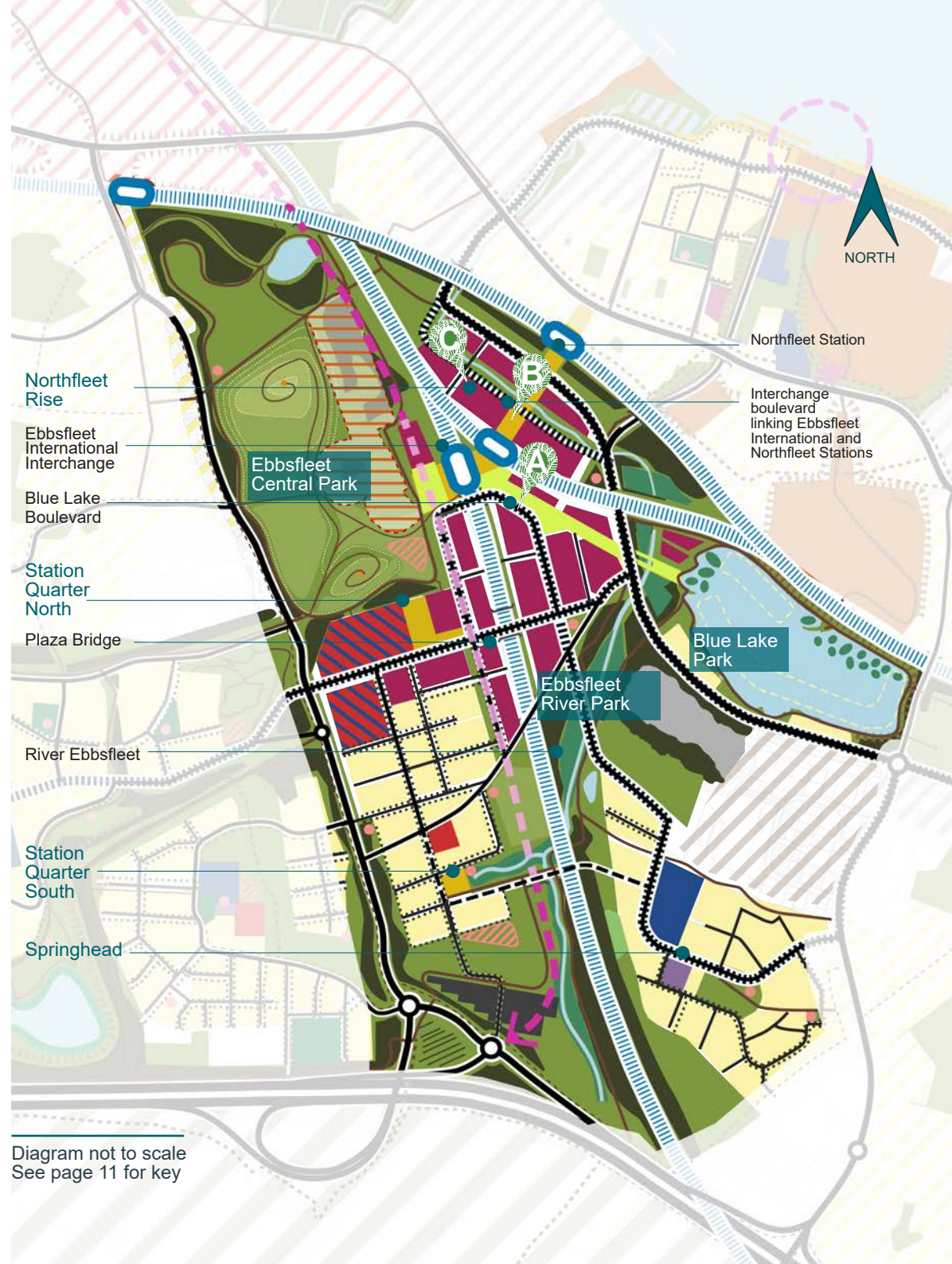
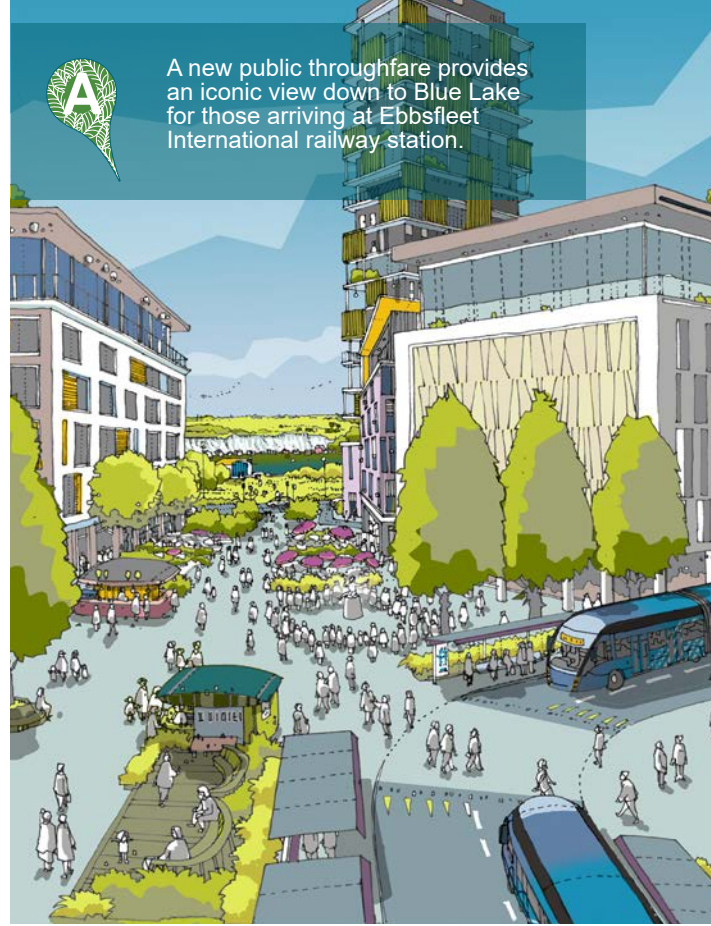


Diagram not to scale
See page 11 for key



A new public thoroughfare provides an iconic view down to Blue Lake for those arriving at Ebbsfleet International railway station.



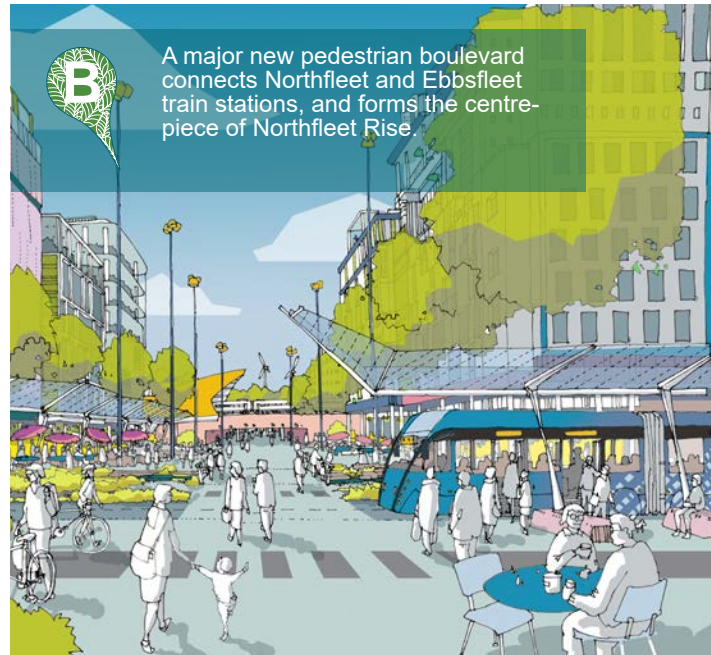
Within Northfleet Rise, a vibrant new commercial centre is laid out along Ebbsfleet River Park.



- To improve connectivity into and through the area, including the provision of Springhead Bridge, bringing the “Ebbsfleet Plaza” bridge into use and considering further pedestrian and cycle connections to overcome severance created by rail, river and topography.
- To facilitate the re-provision of a minimum of 5,500 parking spaces for Ebbsfleet International through architectural solutions including multi-storey and under-croft parking solutions that are concealed within the urban realm.
- To consider the potential for additional development platforms through repositioning of Thames Way facing onto the Blue Lake and Northfleet waste water treatment works.
- Provision of local centres to serve new communities in Station Quarter North and South, and Northfleet Rise, served by the Fastrack network and connected to the Commercial Core/Transport Hub by high quality walking and cycling routes.



A major new pedestrian boulevard connects Northfleet and Ebbsfleet train stations, and forms the centre-piece of Northfleet Rise.



Northfleet Riverside

Two lively new waterside residential neighbourhoods will be developed along the Thames embankment. These developments will carefully integrate employment spaces within an attractive riverside public realm that provides continuous access to the Thames.

- To retain where possible existing employment, and develop new employment activities within the identified enterprise zone.
- To make the most of existing economic assets including deep-wharf and rail head and Red Lion Wharf.
- To open up public access to the waterfront where possible, and provide enhanced public realm.
- To enhance Northfleet Harbour as a focus for activity and regeneration in Northfleet Embankment West.
- Protect and conserve Aspdins Beehive Kiln - a Scheduled Ancient Monument and thought to be the oldest Portland Cement Kiln in the world.
- To make the most of the heritage in Northfleet Embankment East with references to the Rosherville Pleasure Gardens, link to Landsdown Square Conservation Area, and bringing buildings such as the Henley Works office building and Old Sun pub into complimentary uses.
- To develop c.532 homes within Northfleet Embankment West and c.620 homes at Northfleet Embankment East, making the most of views across the Thames.
- To provide new primary school provision at Northfleet Embankment East, and expanded provision at Lawn Road.
- To provide waterfront activities including retail, food and beverage and associated cultural activities.
- To improve connections between existing communities and the waterfront through Fastrack access, improved public realm, wayfinding and routes including measures to overcome topographic barriers.
- Consider opportunities for additional housing on smaller under-used sites and invest in improvements to the existing area.

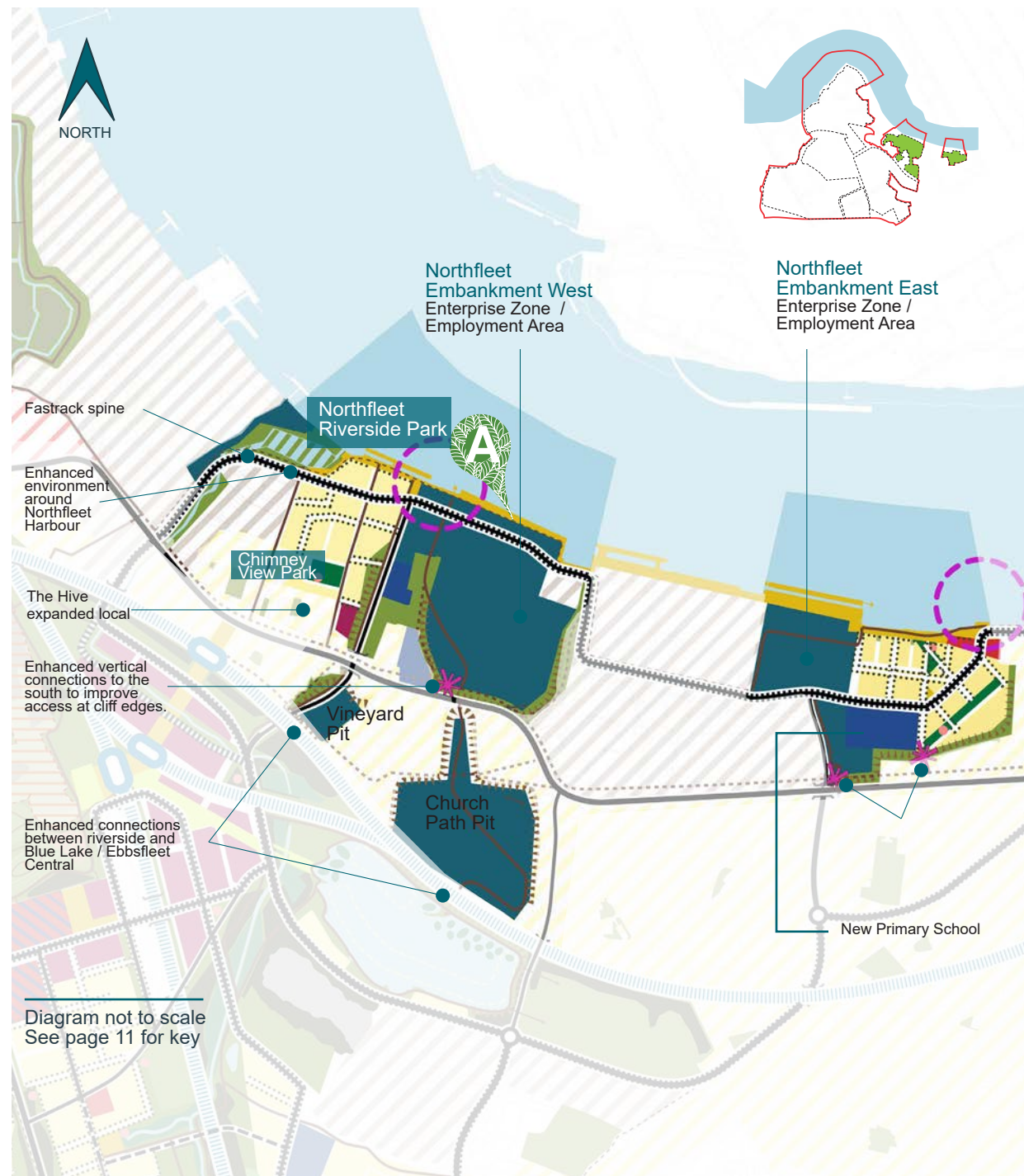
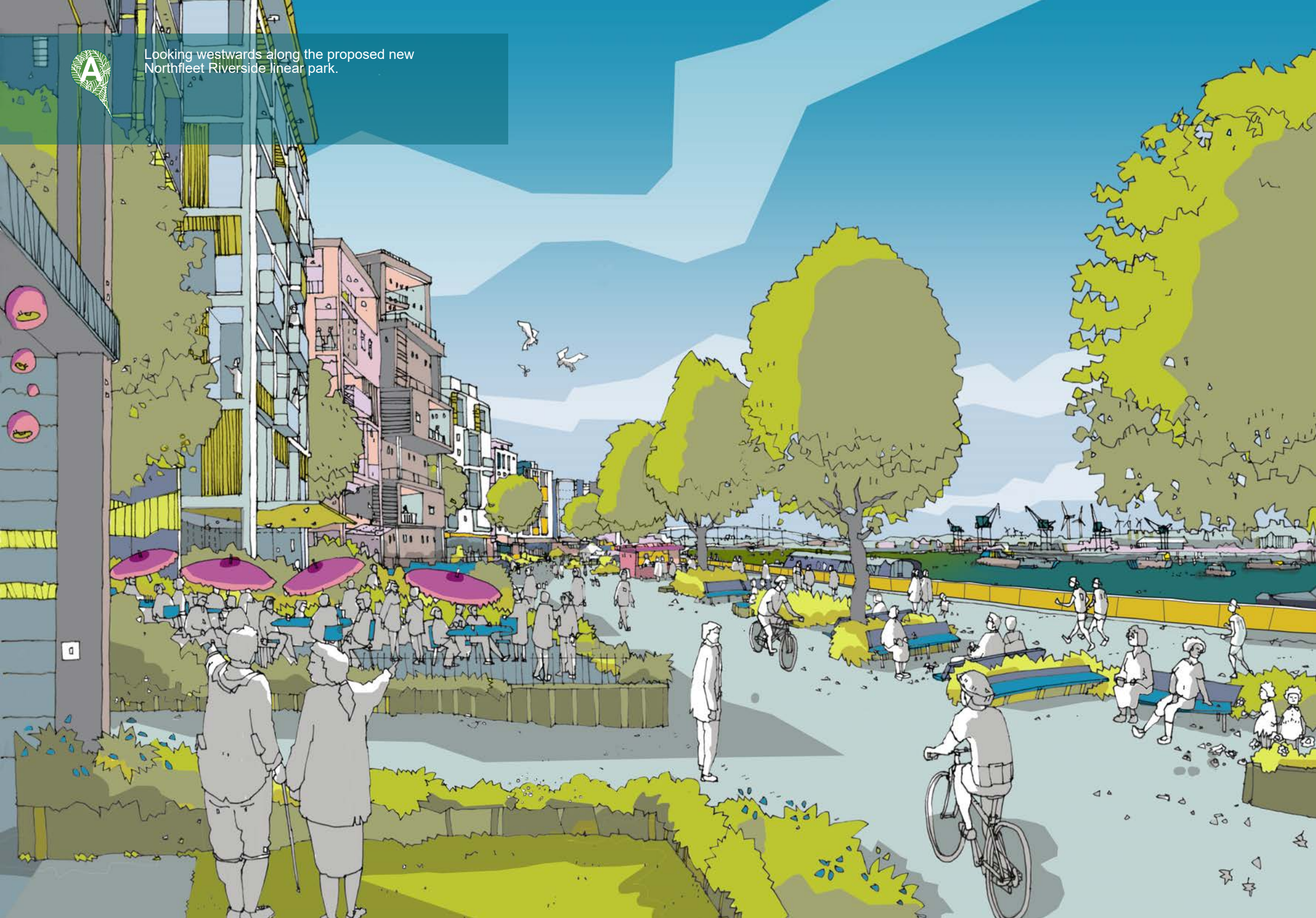


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See page 11 for key



Looking westwards along the proposed new Northfleet Riverside linear park.



Eastern Quarry + Ebbsfleet Green

To the west of Ebbsfleet Central, Eastern Quarry and Ebbsfleet Green will form a constellation of vibrant urban villages set against the chalk cliffs and waterscapes of the former quarry.

EDC's ambition for Castle Hill, Western Cross (Western Village), Alkerden (Central Village) and Ebbsfleet Green is as follows:

- Maximise existing consents to deliver a combined total of up to 7,200 homes across both development sites (Eastern Quarry and Ebbsfleet Green).
- Provide a diversity of housing types and tenures.
- Use the landscape to define scale, layout and distinctive identities for each of the 4 'villages'.
- To work with development partners to ensure development that is land efficient to maximise number of new homes delivered within the existing consent
- Develop block structures, street layouts and building typologies that use the topography, to accommodate parking efficiently, and promote active, attractive and safe streets and public spaces.
- Work with the existing topographical, water, ecological and landscape features to create a unique and high value place to live and invest.
- Integrate within the city-wide green-

grid to establish a connected network of landscapes and open spaces.

- Utilise water sensitive design approaches appropriate to the quarry location.
- Ensure high quality landscape and open spaces that provides a healthy environment for local residents.
- Establish four local walkable centres in accordance with the planning consent, providing day-to-day needs of local residents within walking distance of homes. To include a primary school, local retail, healthcare and other community facilities.
- To provide a new Secondary School and education campus.
- To provide high levels of accessibility to public transport routes, with a dedicated public transport spine linking Ebbsfleet International to Bluewater, preferably via existing tunnels.
- To ensure clear connections between individual development sites, to ensure clarity and consistency of place, rather than a series of distinct housing areas.
- Establish a network of safe and attractive walking and cycling routes that link neighbourhoods to local centres, Bluewater, Swanscombe and Ebbsfleet Central.





View of local centre, illustrating how a dedicated Fastrack lane could be integrated into a village high street. Higher density apartments and townhouses are integrated over active ground floor retail and commercial units.



Swanscombe Peninsula

A landmark green space for Ebbsfleet, pioneering the sensitive integration of development on the peninsula within an open estuarine ecological park.

In responding to development proposals for Swanscombe Peninsula and any future entertainment resort EDC will seek to ensure:

- That existing ecological assets are retained where possible, and sufficient ecological mitigation is made either within the peninsula, or off site in liaison with Natural England and the Environment Agency.
- That flood risk is fully taken into account and the risk of flood in other locations is not exacerbated by proposals.
- Full public access is retained to the Thames Waterfront with enhanced recreational walking and cycling facilities.
- The capacity and resilience of the A226 and associated local road network is considered, together with the provision of dedicated Fastrack routes.
- Pedestrian and cycle connections are made into the scheme from surrounding communities enhancing access to jobs and public facing amenities provided by the resort.
- That existing employment is retained if appropriate, or relocated

to other locations in Dartford or Gravesham where possible.

- That noise, air quality and other impacts generated by the scheme are minimised on surrounding residential areas.
- Existing habitats to protect/enhance: Species rich grasslands; reedbeds; mudflats; salt marsh; open mosaic habitats; woodland, scrub; standing water; coarse grassland with ruderal and scrub vegetation
- Existing species to protect include reptiles, amphibians, mammals, and invertebrates (thermophilic spiders, saltmarsh short-spur beetle, yellow faced bee)
- Existing birds present include song thrush, common cuckoo, starling, linnet, lapwing, skylark, dunnock, reed bunting, stock dove, green woodpecker, Cetti's warbler, common whitethroat, mistle thrush,
- Existing plants include lichens and fungi (*Lathyrus aphaca*, *Vicia bithynica*, *Orchis anthropophora*, *Carex divisa*, *Inula crithmoides*)
- Potential new species to encourage: include the Great crested newt, Badger, Daubenton's bat, Waterfowl, and Otter.



Diagram not to scale
See page 11 for key

Section 3

The spatial framework

Delivering the Garden City

EDC's primary role is to deliver the Garden City at pace, to a high quality and to maximise development potential at Ebbsfleet.

Section 2 defined the high level vision for the kind of place Ebbsfleet will become by 2035. This section sets out the 'spatial framework' for Ebbsfleet illustrating how the design of the landscape and urban structure will support an increased level of ambition, quality and pace.

Delivery Themes

The EDC has set out six 'Delivery Themes' that define the overarching priorities the EDC is seeking to achieve.

Objectives

Objectives have been defined setting out what EDC is seeking to achieve under each Delivery Theme. These objectives have been developed in response to the Town and Country Planning Association's Garden City Principles as set out in "The Art of Building A Garden City" in 2014; as well as specific issues of relevance to development sites at Ebbsfleet.

Interventions

A series of interventions have been set out that convey a clear position of intent for how EDC will use its levers of 'Planning', 'Investment', 'Influence' and 'Direct Intervention'

Key Performance Indicators (KPIs)

A series of metrics have been identified for each delivery theme, identifying how success will be measured in meeting the objectives.

Ebbsfleet's Six Delivery Themes

Delivery Theme 1

Quality homes and neighbourhoods

Objectives

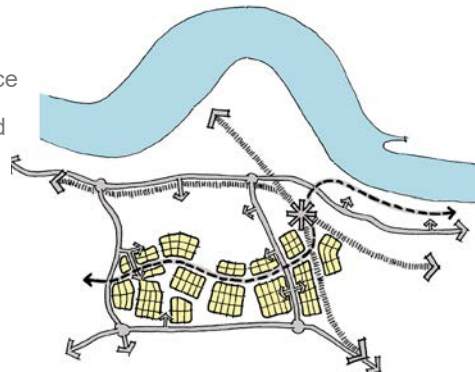
- 01 Promote the delivery of high performing, high quality, homes and buildings.
- 02 Ensure that the design of new neighbourhoods follow good urban design principles to deliver, attractive, safe and efficient layouts that contribute positively toward an appropriate character for Ebbsfleet.
- 03 Promote the delivery of a wide range of homes and tenures for all life stages, that meet local aspirations including the affordable housing requirements as set out in the planning policies of Dartford and Gravesham Boroughs.

Key Performance Indicators

- KPI 1 Number of new homes (completions p/a) 1000 average target (rising to 1400 pa by 2021)
- KPI 2 Quality and range of housing opportunities delivered

Key Move : Support quality homes and neighbourhoods

Making the most of land available for development allows more space for green spaces infrastructure and public amenities, ensures better serviced communities and a more attractive place to live.



Delivery Theme 2

Enterprising Economy

Objectives

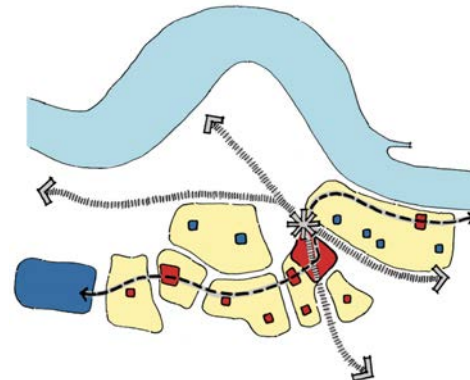
- 04 Facilitate the establishment and growth of new and existing businesses providing a mix of sustainable jobs accessible to local people that puts Ebbsfleet on the map as a successful business location.
- 05 Maximising locational strength and connectivity to establish a dynamic, vibrant and entrepreneurial commercial centre to provide a regional office hub at Ebbsfleet International to support a targeted inward investment strategy.

Key Performance Indicators

- KPI 3 Number of new jobs created in Ebbsfleet
- KPI 4 Progress on Ebbsfleet Central (floor space under construction)

Key Move : Focus on Centres

Focus on Centres to create hubs of activity and a commercial centre at Ebbsfleet Central to ensure that existing and new communities are well served by jobs and services.



Delivery Theme 3

Connecting People + Places

Objectives

- 06 Create and improve safe, integrated and accessible transport systems, with walking, cycling and public transport systems designed to be the most attractive form of local transport.
- 07 Promote legible networks across Ebbsfleet, from the River Thames to the green belt and from Dartford to Gravesend in order to help people to connect with each other and between the new and existing communities.

Key Performance Indicators

- KPI 5 % Modal shift toward sustainable forms of transport or movement within the city (from a 2016 base).

Key Move : Building on connections

Making the most of investment in public transport infrastructure to ensure residents benefit from an accessible and integrated transport system connecting new and existing communities.



Healthy Environments

Objectives

- 08** Build on Ebbsfleet's designation as a 'Healthy New Town' to promote healthier lifestyles and to facilitate the delivery of innovative, effective and efficient health services across Ebbsfleet.
- 09** Exploit the best of Ebbsfleet's blue and green natural assets to open up landscape and public realm which will encourage active lifestyles and help to establish Ebbsfleet as a premier destination for recreation and leisure in Kent.
- 10** Celebrate Ebbsfleet's cliffs, lakes, waterways, industrial heritage and archaeological assets to create a unique environment which enhances ecological and biodiversity value and creates a stimulating environment which supports positive mental health.

Key Performance Indicators

- KPI 6** Net gain in accessible open space, public realm and recreation areas completed
- KPI 7** Improvements to agreed local quality of life indicators (from a 2016 base)

Key Move : Bringing in the green and the blue

Bringing the green into development to create a continuous network, enhancing value, amenity, health and environmental conditions.



Civic Community

Objectives

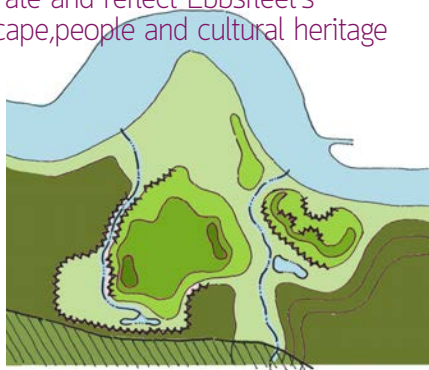
- 11** Optimise the quality of life for local people through the provision of accessible social infrastructure; cultural, community, education, recreational, and local shopping facilities, within healthy, well-connected neighbourhoods which are open and accessible to everyone.
- 12** Protect, reflect and celebrate the rich heritage of Ebbsfleet's communities through the design of the public spaces, buildings and cultural life to enhance Ebbsfleet as a distinctive place to live where new and existing communities live in harmony and are encouraged to contribute to civic life.

Key Performance Indicators

- KPI 8** Improved rates of resident satisfaction with living and working in Ebbsfleet (from a 2016 base).

Key Move : Celebrate and reflect Ebbsfleet's landscape, people and cultural heritage

Harnessing Ebbsfleet's unique hidden landscapes and topography to create a distinctive place and identity that will unify development within the existing environment.



Resilient & Sustainable Systems

Objectives

- 13** Identify innovative approaches and new and emerging technology to reduce carbon and to improve the efficiency of urban systems.
- 14** Ensure homes and infrastructure are future-proofed to be responsive to everybody's individual and collective needs now and into the future.
- 14** Develop a 'Garden Grid' to enhance the sustainability and resilience of Ebbsfleet by improving air quality and management of the urban water cycle.

Key Performance Indicators

- KPI 9** Number of homes completed which meet enhanced standards for environmental performance, space and accessibility above the statutory minimum.
- KPI 10** Net improvements to air quality and sustainable urban drainage (from a 2016 base).

Key Move : Integrated utilities and services

An integrated and sustainable utilities network ensuring homes and centres can develop quickly.



Delivery Theme 1

Support quality homes and neighbourhoods

EDC will support the delivery of high quality, high performing homes and neighbourhoods that positively contribute to the local landscape and neighbourhood character.

Outline planning permission has already been granted for much of the land within Ebbsfleet, however reserved matters applications for most of the strategic development areas are yet to be submitted.

EDC will work with landowners and developers to support the delivery of best practice design performance for neighbourhoods, streets, buildings and parks using the HCA's Urban

Design Compendium and the Kent Design Guide to define and review the quality of projects, alongside the benchmarking of performance against local and national practice.

The Framework highlights four key design moves (see below) from these design guides that are fundamental to the creation of attractive and efficient streets and public open spaces within Ebbsfleet.

Key Moves

Efficient street & block structures

The Framework's street and block structures respond to the landform and vistas of local landmarks and landscape features within each neighbourhood to make the most of Ebbsfleet's distinctive landscapes. Future development of the urban structure should seek to promote network permeability and legibility, and integrate green infrastructure and biodiversity and water management into the layout.

Street to front door

The placing of homes and associated parking areas in relation to the street, and the design of the front elevation are fundamental to creating efficient, attractive, safe and desirable streets in which the social life and cohesion of communities can flourish.

All homes should have a clear and sequential approach from the street to the front door, ensuring access for visitors and residents is intuitive, logical and attractive.

Integrated car & cycle parking

Car and cycle parking approaches should be appropriate to the housing type, topography and site access. Apartments and maisonettes should use semi-basement, under-croft or wrapped parking structures






Terraced homes should incorporate parking within the landform, or within the footprint of the building, or to the side of semi-detached homes.

Quality front boundaries

The design of the front boundary of a site is instrumental in establishing the character of the street. Front boundaries should balance the need for privacy for buildings occupants, with passive surveillance of the street to support neighbourhood safety and security. The Framework promotes front boundary treatments that respond to the street hierarchy, to help to facilitate the desired leafy green neighbourhood character.

Neighbourhoods and density

10 new walkable neighbourhoods will be developed across Ebbsfleet to include a range of housing types and densities. Each neighbourhood will aim to provide access to public transport and key community facilities within 5 minutes walk.

-  < 30 Dwellings per Hectare (Net)
-  30-50 Dwellings per Hectare (Net)
-  51-90 Dwellings per Hectare (Net)
-  90+ Dwellings per Hectare (Net)
-  Dwellings in alignment with existing consent



up to 210

New homes at Craylands Lane & Croxton Gary

up to 6250

New homes at Eastern Quarry

up to 782

Homes at Northfleet Riverside (including Northfleet Embankment West)

up to 700

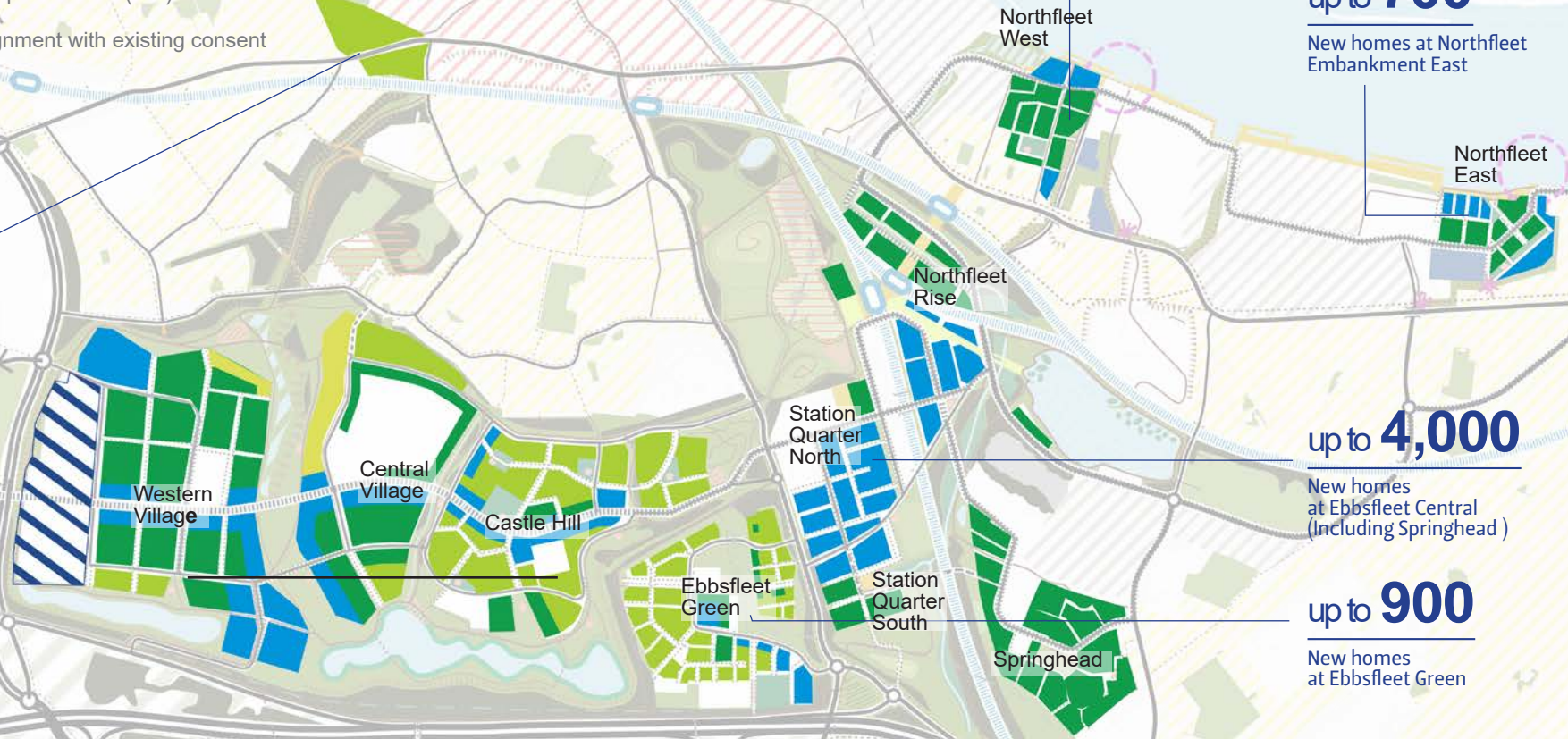
New homes at Northfleet Embankment East

up to 4,000

New homes at Ebbsfleet Central (including Springhead)

up to 900

New homes at Ebbsfleet Green



Delivery Theme 2

Focus on thriving local centres

A network of local centres will be established to provide locations for jobs and cultural and community facilities that compliment the existing centres and associated hierarchy across Dartford and Gravesham.

Key Moves

A network of local centres

Will be established throughout the four Strategic Development Areas to ensure every home has access to everyday shops and services within a short walking distance of 5-10 minutes.

Co-located community facilities

Key community facilities will be co-located within local centres to establish a critical mass of uses and services that will ensure longer term viability and resilience for Ebbsfleet's local centres.



Ebbsfleet Central

- Focused around the key transport interchange, Ebbsfleet Central will act as a standalone activity 'hub' with a focus on business to create the critical mass required to provide new shops and services to meet the needs of employees and residents.
- The central area will establish a centre of excellence for medical science, education and learning, attracting leading universities, primary health care providers, innovation space, health and other life-sciences into a 'super cluster' of occupiers in Ebbsfleet.



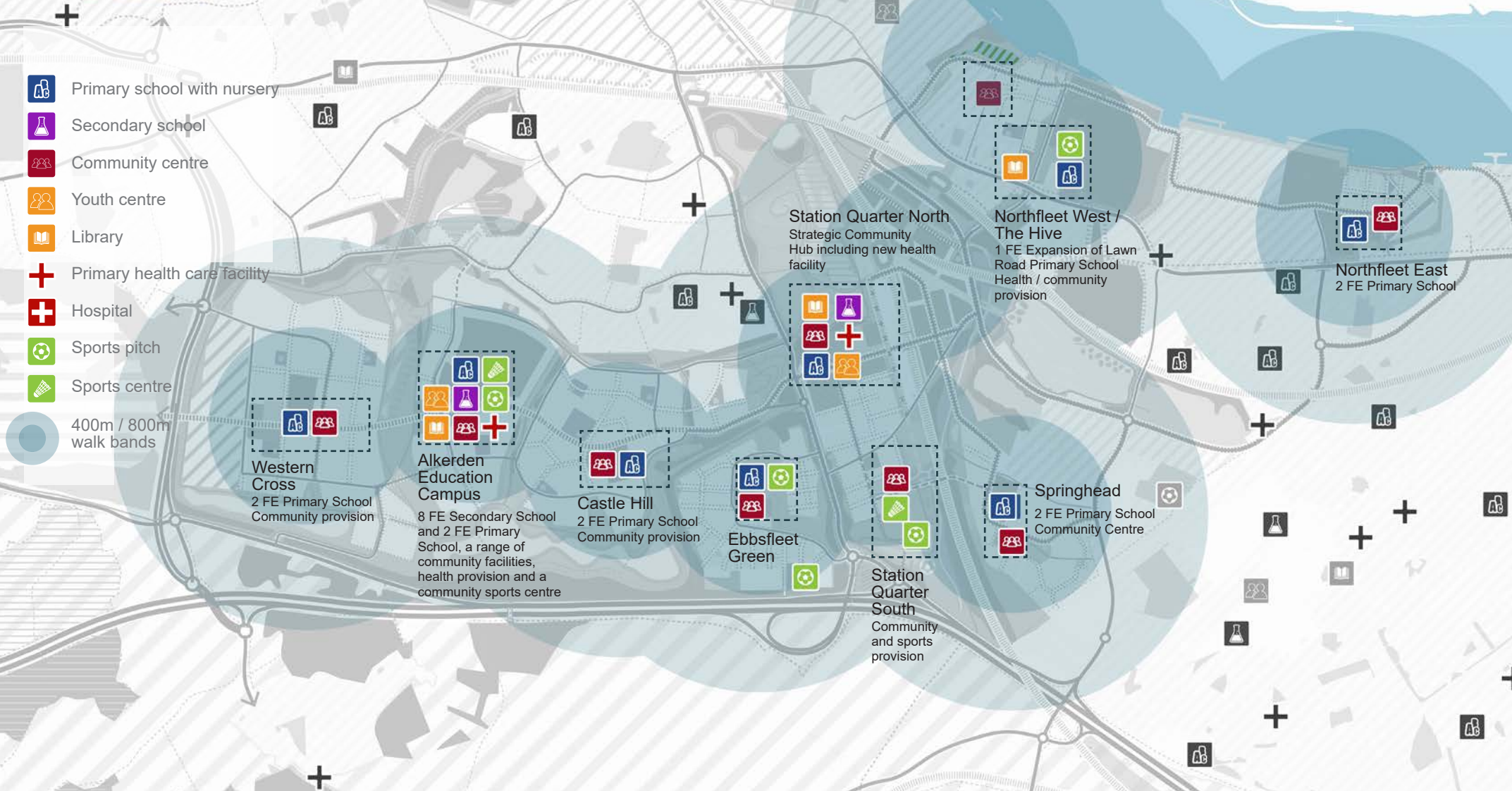
Local centres

- Local centres will be located in close proximity to new neighbourhoods and along transport routes, to support walkability and encourage sustainable travel and linked trips.
- Larger local centres, such as that at Alkerden, will provide the critical mass required to attract new commercial uses and services. These centres will be centred around a market square and typically comprise large groups of shops containing at least one supermarket and a range of non-retail services, such as banks, cafés and restaurants. They will also contain co-located strategic community facilities, such as the education campus and lifelong learning centre at Alkerden, as well as other leisure facilities which can work well alongside restaurants, bars and other social outlets.
- Smaller local centres will be identified on the basis of having smaller groups of convenience shops and services, as well as localised community facilities such as primary schools.

Centres and Social Infrastructure

This illustration maps the proposed social infrastructure hub locations in relation to the new centres.

Social infrastructure requirements remain will be confirmed in ongoing discussion with Kent County Council, Dartford and Gravesham Borough Councils, and providers to ensure equitable provision across the Ebbsfleet area.



Delivery Theme 3

Building on Ebbsfleet's connections

Canary Wharf Pier
30 Minutes



Ebbsfleet will build upon its enviable national and international road and rail links, providing a high quality network of streets, public transport systems and walking and cycling links. The fundamental principle will be the promotion of active, enjoyable and sustainable shorter journeys within the local area, to reduce car dependence and minimise pressure on the local road network.

Strategic Transport Projects



A major interchange at Ebbsfleet International

An improved interchange will link the upgraded Fastrack and local bus services, walking and cycling routes, and better connections with Northfleet and Swanscombe stations.

Any future upgrade of the North Kent line could provide Crossrail / metropolitan train services into Ebbsfleet.

Enhanced capacity and frequency to high speed services between Ebbsfleet and St Pancras.



Upgrading of Fastrack

Fastrack's speed, frequency and reliability will be radically upgraded through the building-out of missing sections of segregated track and by maximising priority across the network. A dedicated lane will connect Ebbsfleet International directly to Bluewater. The re-launched Fastrack service will help to reduce car-dependency in the area, and contribute to minimising congestion on the local road network.



Enhancing access to Thames ferry services

The extension of the Thames river ferry services to Ebbsfleet would create an alternative strategic connection to Central London, as well as a potential 'park and ferry' service to Tilbury docks north of the river.



Road junction upgrades

A number of significant improvements to the road network have been identified through the existing planning permissions within the area. The timely delivery of the A2 Bean and Ebbsfleet junction schemes is critical to the operation of the network and in delivering new development at Ebbsfleet.

Key Moves

Capitalising on strategic links

Enhancing the capacity and connectivity of Ebbsfleet's road and rail connections will ensure Ebbsfleet Central develops as both a regional commercial centre, and a regional transport hub.

Transport oriented development

The framework encourages more intensive living along key public transport routes, and the clustering of uses and facilities within centres. This can reduce the need to drive on a daily basis.

Living Streets

Ebbsfleet's streets will provide a network of safe and comfortable green streets and public spaces, integrating landscape, parking and water sensitive design to provide attractive and functional places for public life.

Walking & Cycling

Priority will be given to the early delivery, integrated design and sustainable maintenance of Ebbsfleet's walking and cycling networks to ensure they provide door to door connectivity, reducing the need to travel by car, and improving residents health and well-being.

A step-change for Fastrack

The existing Fastrack bus system will be radically upgraded to ensure a quality, frequent, affordable, viable and sustainable rapid public transport system is within 5 minutes walk of every neighbourhood.

An evolving Parking Strategy

Pioneering residents will have higher parking requirements than later settlers, who will have everything they need within a 5 minute walk.

Strategic Transport Moves

Ebbsfleet will facilitate an integrated public transport network through seamless connection of high speed and metro services, Fastrack and local bus services.

Note : The Fastrack routes illustrated represent the ambition, and the final routing of Fastrack and the location of stops will require further consideration and approval by the Fastrack Management Board.

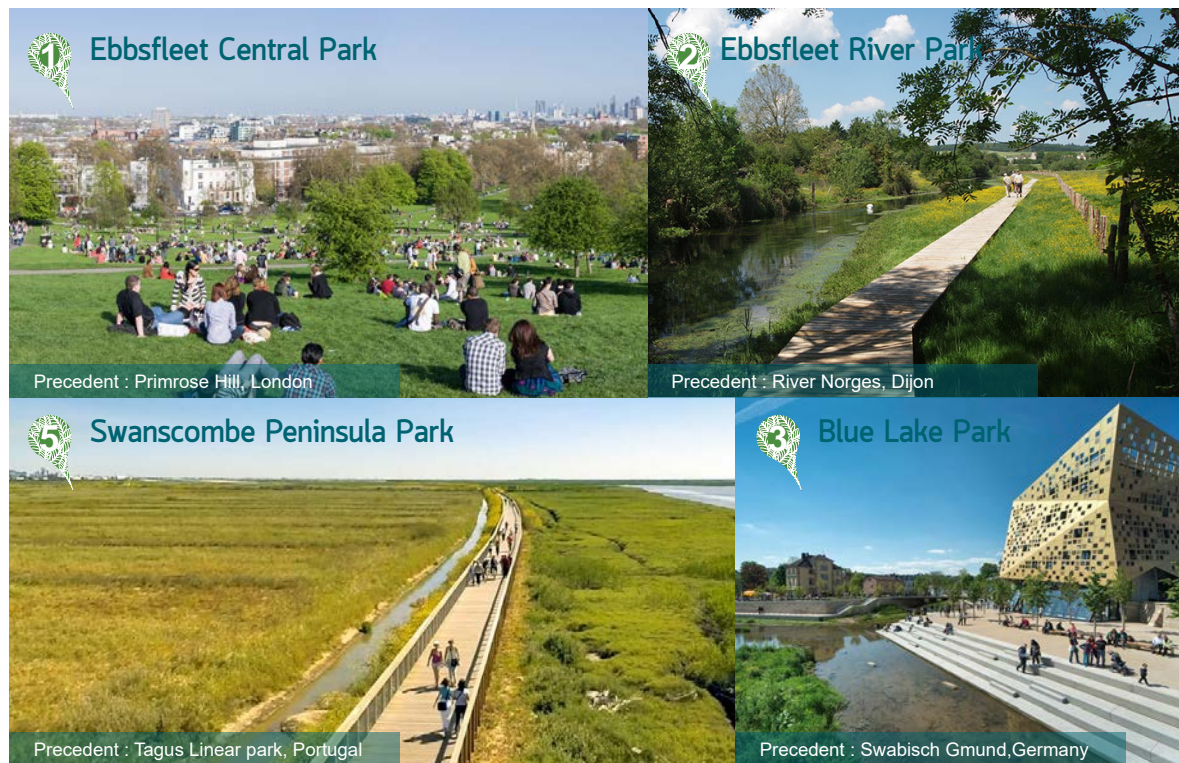
- Road network
- Railway corridor
- Railway station
- Proposed Crossrail extension
- Existing Fastrack route
- Proposed Fastrack route
- Fastrack stop
- Existing local bus route
- Proposed extension to local bus route
- Potential new ferry pier
- Vertical connection
- 200m / 400m / 800m walk bands around Fastrack stops



Delivery Theme 4

Bringing in the green and the blue

The Framework connects Ebbsfleet’s blue waterscapes and green landscapes to bring the garden into all areas of the city. This network of parks, open spaces and green streets and corridors will provide beautiful and functional recreational spaces, and habitats that support local ecology and water management in an integrated and sustainable way.



Key Moves

A Garden grid

A green infrastructure network connects the city’s parks and open spaces with the Thames riverside and the wider Kent countryside, using green corridors to provide safe and attractive walking and cycling networks.

Seeding 7 city parks

Five major parks, and two linear parks will provide landmark open spaces exemplifying the beauty of Ebbsfleet’s diverse landscapes, and supporting the city’s recreational programmes, outdoor events calendar and larger sports facilities.

Local parks on your doorstep

A design framework for local parks will promote opportunities for the local community to socialise, play, grow food, and support the localised management of stormwater and local ecosystems.

Making the most of our water

Each neighbourhood, street, park and buildings should consider how water can be managed intelligently to minimise flooding, facilitate irrigation, and promote habitats resilient to flooding and climate change.

Active landscapes


























The design of Ebbsfleet’s streets, public spaces, parks, open spaces and waterscapes should consider opportunities to promote physical activity, play and socialising, to foster healthy and communal lifestyles.

Productive landscapes

Productive landscapes: Kent’s iconic identity as the ‘Garden of England’ should be reflected in the planning of the city’s green network. Opportunities will be considered across the Garden Grid to support community ambitions to grow food locally.

The Garden grid

This plan illustrates the overall vision for the Garden grid network across Ebbsfleet and the surrounding area, providing an integrated and flexible framework that connects landscape, recreation, movement and ecology.

-  Natural landscape
-  Open space
-  Environmental sensitive area
-  Public realm/square/promenade
-  Local open space
-  Development area
-  Topographical feature
-  Playing fields
-  Education campus playing fields
-  Neighbourhood play/Play hub
-  Local play/Multi-use games area (MUGA)
-  Allotments
-  SSSI
-  Green belt
-  Feature (stair / ramp / bridge / pier / lift)
-  Waterway/lake
-  Strategic open space with water management function
-  SuDs/water management infrastructure (subject to further investigation)
-  Wetlands
-  Marsh
-  Cycling friendly street
-  Key pedestrian and cycle way (on Site)
-  Key pedestrian and cycle way (off Site)
-  Overhead power line (exclusion zone 50m)
-  Cliff



Delivery Theme 5

Celebrate and reflect the landscape, people and cultural heritage

Ebbsfleet sits on a prominent position on the River Thames, inheriting a rich natural, historic and cultural landscape that has been shaped by human activity and industry for thousands of years.

Chalk cliffs and grasslands, woodlands, lakes and marshes remain, as well as a range of key archaeological and industrial features that defines the uniqueness of the area. This distinctive landscape and heritage will be central to developing Ebbsfleet's identity and character, informing emerging proposals that will enhance, connect and manage the natural, historic and cultural landscapes in an integrated way.

Ebbsfleet Central

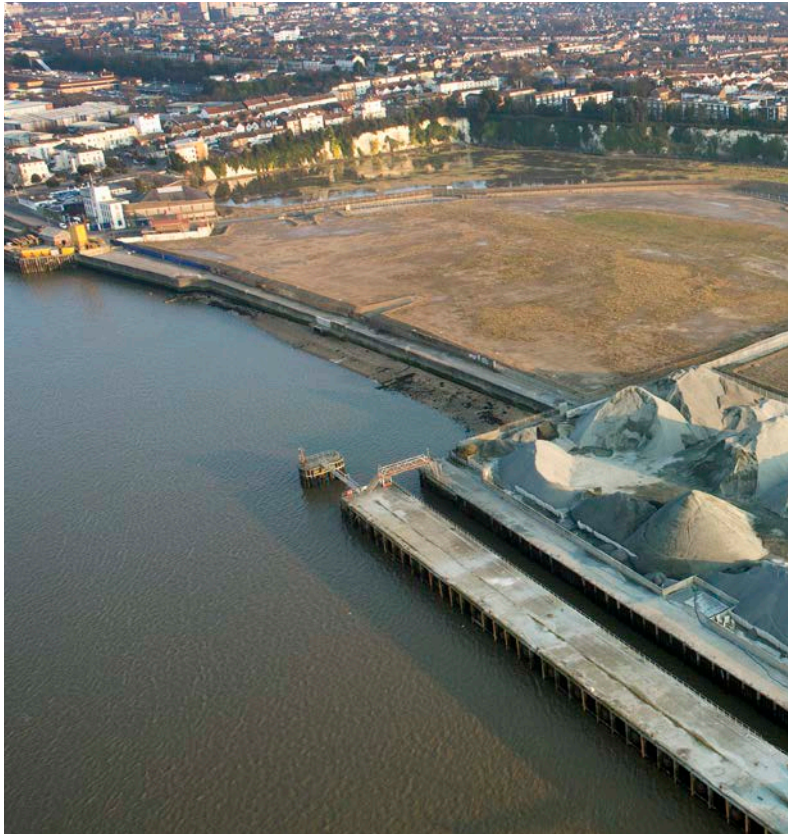
- The Ebbsfleet Central area is focused around the Ebbsfleet river valley.
- Blue Lake provides a beautiful and dramatic landscape to the east of the central area.
- Long distance views to and from the Kent countryside to the south
- Tree topped chalk spines to the north and east;
- Significant archaeological sites feature across the area and include a geological Site of Special Scientific Interest (SSSI) at Baker's Hole, areas of palaeolithic interest around Southfleet Road, Roman sites north of the A2, and other assets focused along the Ebbsfleet River.



Eastern Quarry + Ebbsfleet Green

This area was formerly farmland, ancient woodland and orchards, until clay was first extracted in the early 1900s. Today, the area has considerable landscape character across the site.

- A perimeter of dramatic chalk cliffs, create a dramatic backdrop for the new villages.
- Craylands Gorge was originally cut to transport chalk to the Swanscombe Cement Works, and today provides a key ecological corridor.
- A number of lakes run along the southern edges of Eastern Quarry, reflecting the shimmering white cliff faces above.
- Ecologically important habitats surround the area, and include woodland belts along the southern north-western edges.



Swanscombe Peninsula

- Originally a tidal salt marsh until the mid 18th century when parts of it were banded and drained for the construction of the Swanscombe Cement Plant.
- Today, the peninsula is home to Botany Marsh, Black Duck Marsh and Broadness Salt Marshes, providing ecologically important habitats and species; low lying marsh used for agriculture and grazing, as well as riverfront industrial and port activities behind existing tidal defences in the east.

Northfleet Riverside

- Extending between Swanscombe and Gravesend on the banks of the Thames, the area's industrial legacy during the 19th and 20th century
- The historic Northfleet Harbour forms the mouth of the Ebbsfleet River, and includes a scheduled monument considered to be the oldest Portland cement kiln in the world;
- Prominent large scale industrial buildings, warehouses and working wharves create the focus for Northfleet's industrial heritage
- Northfleet Embankment East was the former site of the Victorian Rosherville Pleasure Gardens.



Delivery Theme 6

Integrated utilities and services

Delivering sufficient utilities capacity will be a significant challenge for Ebbsfleet, but also provides a major opportunity to unlock development potential and accelerate the pace of development.

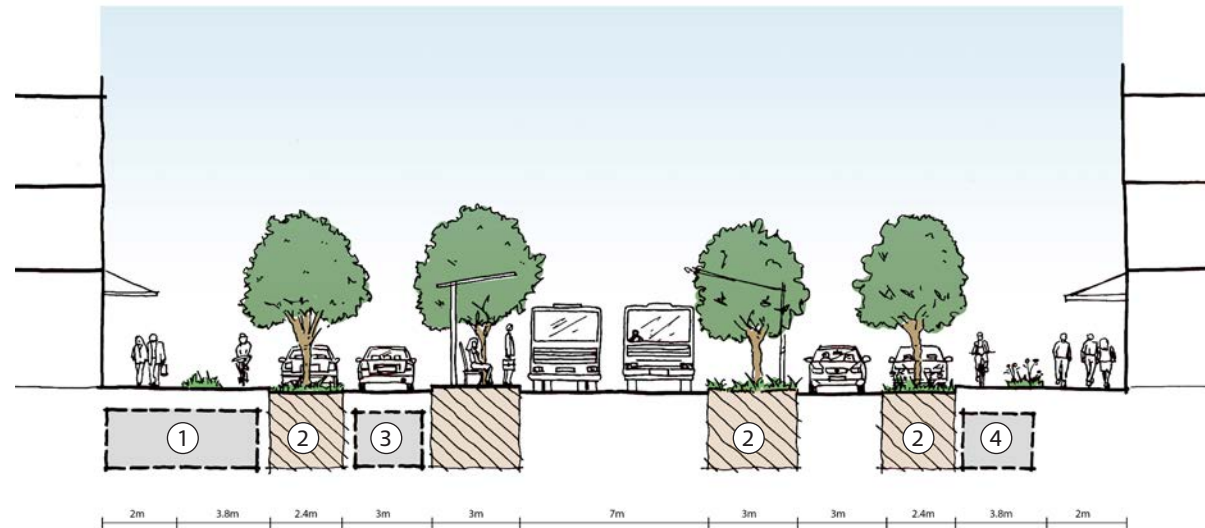
EDC is acting as a mediator between utility companies to bring forward a more integrated approach to provision, that ensures that development sites are unlocked and unconstrained by utilities infrastructure through intelligent timing, phasing and delivery.

EDC will also continue to investigate new technologies, including renewable technologies and decentralised approaches to utility provision to further advance the pace and quality of development.

Primary Utilities Corridors

The Framework establishes a coordinated, area-wide approach to utility provision via a network of shared utility corridors, ensuring utilities are provided from the outset and making maintenance easier and less inconvenient for residents.

The cross-section to the right illustrates a typical arrangement of utilities and services under the street so that disruption is minimised and potential for sustainable water management maximised.



Key Moves

Integrated utility corridors

A network of utility corridors is integrated into the Framework, extending to all corners of Ebbsfleet and running primarily beneath the dedicated Fastrack route. Cabling will be laid in conduits for easy access. As such, any work or upgrade of the network will cause minimum disruption to the movement network.

Active Water Management

Ebbsfleet will continue to be designed using the principles of Water Sensitive Urban Design - the process of integrating water cycle management with the built environment through planning and urban design. Rather than being channelled into the constrained sewer network, rain water falling on Ebbsfleet will be slowed using appropriate approaches and devices to

- ① Primary utility service corridor zone under footway / cycleway (2m buffer from building boundary)
- ② Bio-retention / swales and deep planting zones to accommodate large trees.
- ③ Low maintenance, gravity-fed primary utilities (e.g. foul main) could be accommodated here if insufficient space under footway.
- ④ Local service corridor zone under footway/ cycleway (including non-potable network for reuse)

Sustainable utilities

The plan illustrates a proposed integrated utilities network that would facilitate a smart 21st century Garden City.

- Key utilities corridor
- - - Key utilities corridor alignment for further investigation
- - - Potential secondary utilities corridor
- - - Potential access route with integrated utilities
- Utilities hub



Ebbsfleet
Development
Corporation



Ebbsfleet Implementation Framework © Ebbsfleet Development Corporation

Masterplanning (Lead Consultant)

Architecture

Landscape Architecture

Market Intelligence

AECOM Limited (London)

Maccreanor Lavington (London)

SPACEHUB

Cushman Wakefield (London)