

**Ebbsfleet Development Corporation Board Meeting
27 March 2024**

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

Why haven't minutes of a Board meeting held 7 weeks ago been published?

Response

Part I minutes of Board meetings are published once the Board have approved the minutes at the next meeting of the Board. The Board will review the Part I minutes of the 31 January 2024 Board meeting at the 27 March 2024 meeting, and once the Part I minutes have been approved they will be published on the Corporation's website. Publication of Part I minutes is normally the morning after the meeting at which they are approved.

Question 2

Are homes at Springhead Park, that predate EDC, included in 4,000 Homes Completed in the Garden City? Note that 11 Homes at Bean had to be demolished following a CPO for highway improvements?

Response

Yes, the 4,000 homes include the 298 homes that were built at Springhead Park pre-2015. We include these homes when monitoring development in the area as they form part of one of the strategic development sites and the residents are part of the garden city community.

Question 3

When was the 29-Jan meeting with Albion Water, about overflowing sewage tank in Platinum Jubilee Park - Castle Hill, reported to the Board? Can you explain relationship between EDC and Albion Water? Why isn't A226/Galley Hill closure from a Cliff-fall until May 2025 mentioned?

Response

The Executive deal with numerous operational matters on a daily basis which do not get reported to Board, given that the Board's role is strategic oversight. The meeting with Albion Water regarding the sewage incidents at Castle Hill was one such matter.

The continued closure of Galley Hill Road is not mentioned in these papers as there is nothing further to report from a Corporation viewpoint at this point.

Question 4

[Re: *Communications & Marketing Report*]. Is there a new Garden City press *metric* – “Ebbsfleet (and variations of)”? Are “dislikes” counted as “reactions”? Are failed Searches recorded? e.g., Search results for: “transparency 23/24” No results for that search.

Response

The report covers press exposure (digital and print) that is beyond the news page on the website and social media. You can view these performances via separate Annexes.

Where measuring sentiment in press, the content of the article is measured via auto-toning, which measures the text in the article to score sentiment. Comments to press articles are not measured. This is generated by the platform we use to distribute press releases.

Dislikes are counted across social media only, and count towards engagement. However the analytics only measure the Ebbsfleet Garden City managed profiles, and does not score performance in any other community groups or pages.

If you search for ‘transparency 23/24’ in news reports, you will not find it as it has not been published via a news report. You can instead search for ‘transparency’ using the website search bar and it will take you to the [Transparency Reports](#) page.

Question 5

Do EDC conversations with KCC on Transport Matters mention increased traffic delays around Garden City e.g., Springhead Road & Thames Way?

Response

We consult KCC on many planning applications that we deal with. When KCC highways officers consider these developments, they consider various highway related matters including traffic flows in the local area, the safety of junctions/accesses and sustainable travel measures and parking provision along with any required mitigation. Any impacts caused by new development on traffic flow in Springhead Road and Thames Way would therefore be considered in these assessments if applicable.

Question 6

[Re: *Ebbsfleet Living Report*]. Lovely Report. We hear you are planning a Garden City talk in Bean Village. Were you at 22 Feb Board Strategy Day and encouraged viewing Bean Triangle?

Response

We regularly update our residents and neighbours on progress with development across the garden city, and to provide a platform to raise questions or concerns with us directly. We look forward to continuing this dialogue with Bean Parish Council and Bean Residents Association at an appropriate time.

The Board Strategy Day on 22 February included a tour of the garden city area to view latest progress. Although the tour was extensive, it did not specifically stop at Bean Triangle as members are familiar with the general area and there was nothing new to inspect.

Question 7

[Re: *Development, Infrastructure & Enabling Works Part 1 report*]. The June 2015 *Development Report* and Sep 2015 *Infrastructure Study* identified the same problems and how to overcome them. Why is progress so slow?

Response

Without completely understanding what specifically the question refers to, it is true to say that the delivery of complex infrastructure solutions can take considerable time. However, the Corporation's record on delivery is excellent with significant improvements to the strategic highway network, electricity grid capacity, and many others, already complete. We are still working on other elements of infrastructure, for example the Wastewater Treatment Works at Northfleet, and remain committed to identifying and then delivering the right solutions.

Question 8

[Re: *Environment Programme 2024/25*] Might 'Energy' do Helicopter Thermometer survey of old and new buildings?

Response

We understand helicopter surveys can be useful for identifying heat loss from existing buildings, and could be used to support a targeted retrofit programme by identifying specific buildings or house types with higher heat loss. The Ebbsfleet Decarbonisation Plan (Published in October 2023) sets out our approach to reducing carbon within Ebbsfleet, and is focused on reducing carbon through actions that are within EDC's direct control and which yield the greatest reduction in carbon i.e. through investing in new-build low-carbon infrastructure and development, rather than retrofitting existing development. However we also recognise the role of retrofit for earlier phases of Ebbsfleet, and we have an action to work with central government to support the implementation of national retrofit programmes, which could include a helicopter survey as part of the approach.

Question 9

Can you expand these items in most recent, Dec 2023 Transparency Report?

Date	Payment	Amount	EDC Response
13/12/2023	UK Power Networks (Operations) Ltd	£1,179,130	Further investment in the electricity infrastructure required for the garden city.
22/12/2023	Southern Water Services Ltd GRANT	£250,000	A grant to facilitate further modelling, design and planning activities relating to the wastewater facility at Northfleet.
27/12/2023	EDP Health Safety & Environment Consultants Ltd	£11,160	To undertake a risk assessment of Sawyers / Blue Lake to help EDC understand the opportunities, risks and mitigation options in bringing the lake back into use.
08/12/2023	Fleurets Ltd	£9,000	To provide commercial advice to support an assessment of whether there is a route to enabling the delivery of the pub and associated facilities within the Castle Hill Local Centre.

12/12/2023	Blueprint Arts Foundation GRANT	£7,509	First of 3 payments (differing amounts) for the Creative Exchange Cultural Forum development, training and events.
08/12/2023	Grounded	£451	Provision of refreshments for guests at an event to mark completion of the 4,000th home in the garden city.