

Ebbsfleet Development Corporation Board

PART I BOARD ITEM

Title of Paper: Chief Executive's Part One Update

Paper Number: EDC 025/013

Presented By: Ian Piper, CEO

Sub Committee: Not Applicable

Purpose of Paper and Executive Summary

To provide the Board with an update on a range of strategic matters, not covered in other papers.

EDC Business Plan & KPIs

The items covered contribute to the general running and strategic performance of the organisation.

**Recommendation
FOR INFORMATION**

Board is asked to **NOTE** the report.

Annexes

None

Delegation

Not Applicable.

Financial Impact

Not Applicable, unless specifically referenced in the relevant section.

Legal Impact

Not Applicable, unless specifically referenced in the relevant section.

Equalities Impact

There are no equalities impacts from the specific contents of this paper.

Stakeholders Impact

Some of the matters covered in this paper will impact on a range of stakeholders. Where this is the case, this is noted in the relevant section.

Sponsor Impact

Some of the matters covered in this paper will impact on the Corporation's relationship and/or dealings with our sponsor department, MHCLG. Where this is the case, it is noted in the relevant section.

1. Health, Safety and Wellbeing

- 1.1. There have been no health and safety incidents since the last report regarding our staff, or at the Observatory. Health and safety matters in respect of our regeneration programme activities are covered in relevant reports.

2. Spending Review 2024 and Corporate Plan 2025-30

- 2.1. As reported in January, the second stage of the Spending Review process is in progress, with MHCLG required to make their initial submission (of which EDC's request forms a part) to HMT before 27 February. There will then follow a period of check and challenge, with Departments expected to agree settlements ahead of announcements in June.
- 2.2. Formal confirmation of our budget allocations for 2025/26 is yet to be received.
- 2.3. Board discussed elements of the proposed new Corporate Plan at its Strategy Day on 25 February, and the Executive are now working on preparing a draft document for consideration at the May meeting.

3. MIPIM & UKREiif 2025

- 3.1. MIPIM is the largest and longest standing property and investment event in the calendar and this year takes place between 11-15 March. I will be attending along with the Director of Development with the aim of promoting the development opportunity at Ebbsfleet Central specifically and the investment opportunities in Ebbsfleet more widely to the audience of investors, developers and agents.
- 3.2. UKREiif is a relatively new (2025 will be its 4th year) investment and regeneration event that this year will take place between 20-23 May. I and the Director of Development will be attending and are currently planning our presence with the aim of promoting the work of the Corporation to a wide range of stakeholders, including developers and investors, who are increasingly recognising the importance of this event as it matures and grows.

Ebbsfleet Development Corporation Board

PART I BOARD ITEM

Title of Paper: Marketing & Communications

Paper Number: EDC 025/014

Presented By: Caroline Alexander, Head of Marketing & Communications

Sub Committee: Not Applicable

Purpose of Paper and Executive Summary

To provide members of the Board with an update on a range of strategic marketing and communications matters not covered in other papers.

EDC Business Plan & KPIs

The items covered contribute to the general running and strategic performance of the organisation.

Recommendation FOR INFORMATION

Board is asked to **NOTE** the paper and matters covered.

Annexes

Annex A – Website Report

Annex B – Press Report

Annex C – Social Report

Delegation

Not Applicable

Financial Impact

Implementing the projects within Ebbsfleet Development Corporation's Marketing and Communications plan will incur resource spend from the Marketing and Communications budget.

Legal Impact

Not Applicable

Equalities Impact

We strive to promote equality and accessibility throughout all marketing & communications activities, ensuring communities and stakeholders are reached fairly and without discrimination. We work to ensure our communications channels and platforms are accessible for all.

Stakeholders Impact

All marketing and communications efforts are targeted to deliver value for current & prospective residents, wider local communities and industry stakeholders, with the long-term goal of demonstrating corporate progress and showcasing the vision and success of delivering Ebbsfleet Garden City.

Sponsor Impact

MHCLG (Ministry of Housing, Communities and Local Government) as sponsor Department, has an interest in the communications activity of the Corporation.

1. Introduction

- 1.1. This paper covers the operational period of February. The period in which press and social media performance is measured are outlined in respective Annexes.
- 1.2. We are supporting Ebbsfleet Garden City Trust with communications planning for the launch of the two community buildings in Weldon. We are in the process of capturing monthly drone footage and aerial photography, and will use these assets to keep community members up to date with the progress of the works, alongside the production of a timelapse video one the buildings are finished.
- 1.3. At time of writing, recruitment for three roles for the Corporation are live: Senior Planning Officer, Planning Delivery Manager (x2 opportunities) and Transport Project Manager. These roles have been advertised across social media with paid listings taking place on LinkedIn.
- 1.4. The annual Ebbsfleet Magical Winter Festival was promoted extensively across social media in the lead up to the event, and on the day. There as a successful turnout despite the cold, with content captured across social media. You can view video footage of the event here: <https://youtu.be/-wJw7t3n5YM?si=ZxKjc6YbhYw2jNv7>
- 1.5. We were also pleased to work with a local photographer and resident of Castle Hill to capture some photos during the event.



2. **Ebbsfleet Central**

- 2.1. The team have been continuing work with The Yard Creative on the Brand & Visioning project.
- 2.2. The Communications and PR workstream has commenced, in which we will be working with TYC and their retained partners, SEC Newgate, to develop key messaging for our audiences and to identify advocacy opportunities for the project and Corporation.
- 2.3. We have taken stock of the feedback from the Board engagement session on the brand pillars and strategy, and are now working on developing the naming approach. We will report on these workstreams to Board at the most appropriate stage, as the project develops.

3. **Website Report**

- 3.1. The Website Report covers a month period (19 January – 19 February 2025).
- 3.2. Page Views peaked in the third week of January, with daily website users peaking in the fourth.
- 3.3. When reviewing the pages, we can see that Planning & Design pages had the lowest engagement rate. We are therefore exploring opportunities to enhance user experience and encourage scrolling so as to ensure the web page matches the intent of users.
- 3.4. Users continue to search for both "Ebbsfleet Garden City" and "Ebbsfleet Development Corporation" as this dovetails with the original objective of the website to attract both sets of audiences.
- 3.5. We can see a lot of search impressions for phrases related to "Cable Wharf" and will be working on understanding in further detail the user journey of our audiences and ensure that information on Cable Wharf is kept up to date and signpost where relevant.
- 3.6. Further metrics are reported in **Annex A: Website Report**.

4. **Press Report**

- 4.1. Coverage for February 2025 can be found in **Annex B: Press Report**.
- 4.2. Linked to the social media report, there was significant activity across our social media in which the Corporation was mentioned in a thread regarding the SSSI designation and the impact of Jumping Spiders in Ebbsfleet Central.

4.3. The thread gained traction and was reported on in an article by the Telegraph.

4.4. Further information on this and subsequent activity can be found in Annex B.

5. Social Media Report

5.1. The social media report covers February 2025.

5.2. This month we participated in celebrating National Apprenticeship Week, with extensive activity across the team to support and promote apprenticeship, learning and employment opportunities within the built environment.

5.3. Throughout January we promoted a tree planting initiative which took place in Springhead Park in February, in which 250 tree saplings were planted by the team with help from members of the public. The event was advertised across social media, noticeboards and letterbox distribution, with the activity promoted as a free, fun activity for families during half term.



Leaflet.promoted.on.social.media?
noticeboards.and.delivered.through.letterboxes;

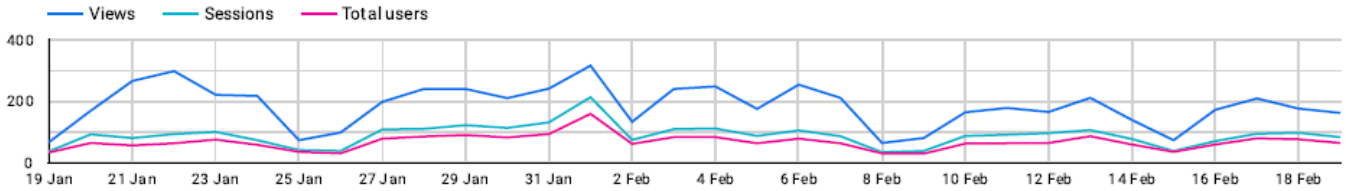


Social.media.posts.and.stories.promoting.the.
event;

5.4. Further analysis is provided in **Annex C: Social Media Report.**

Report Highlights

Total users **1,473** ↑ 61.9% |
 Contact Us Form Submissions **5** ↑ 66.7% |
 All Form Submissions **60** ↑ 42.9% |
 Newsletter Submissions **11** ↓ -15.4% |
 Engagement rate **62.72%** ↓ -2.9%

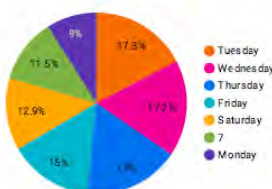


First user primary channel group	Sessions	Total users	Page Views	Engagement rate	Average session duration
Organic Search	1,866	1,049	3,736	63.13%	00:04:25
Direct	816	327	1,901	59.19%	00:06:03
Referral	96	52	187	58.33%	00:04:18
Organic Social	45	44	74	55.56%	00:02:10

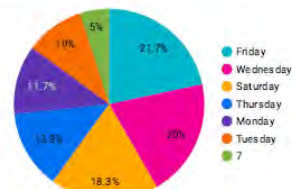
Top ten visited pages	Sessions	Total users	Page Views	Engagement rate	Average session duration
ebbsfleetgardencity.org.uk/	894	573	1,065	79.42%	00:02:23
ebbsfleetgardencity.org.uk/planning-and-design/	686	358	731	74.64%	00:03:58
ebbsfleetgardencity.org.uk/events/magical-winter-festival/	243	147	279	43.62%	00:01:54
ebbsfleetgardencity.org.uk/ebbsfleet-garden-city/	226	185	247	86.28%	00:01:51
ebbsfleetgardencity.org.uk/who-we-are/work-for-us/	220	143	244	80.45%	00:01:47
ebbsfleetgardencity.org.uk/ebbsfleet-garden-city/the-vision/	207	156	239	88.41%	00:03:01
ebbsfleetgardencity.org.uk/who-we-are/	204	127	214	86.76%	00:02:01
ebbsfleetgardencity.org.uk/whats-on/	167	127	182	79.04%	00:01:48
ebbsfleetgardencity.org.uk/news/	131	80	137	81.68%	00:00:55
ebbsfleetgardencity.org.uk/regeneration/	128	103	141	88.28%	00:01:55

Query	Site CTR	Clicks	Impressions	Average Position
ebbsfleet garden city	36.57%	279	763	1.09
ebbsfleet development corporation	40.9%	236	577	1.25
ebbsfleet	1.7%	102	5,990	6.07
edc planning search	65.33%	98	150	2.18
ebbsfleet light festival	78.57%	44	56	1
ebbsfleet development corporation jobs	86.49%	32	37	1
magical winter festival ebbsfleet	86.11%	31	36	1
ebbsfleet planning	65.71%	23	35	1.09
ebbsfleet development	29.03%	18	62	1.56
ebbsfleet planning search	88.24%	15	17	1
ebbsfleet central	32.5%	13	40	1.35

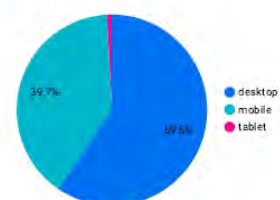
Sessions by Day of the Week



Form Submissions by Day of the Week



Sessions by Device Category

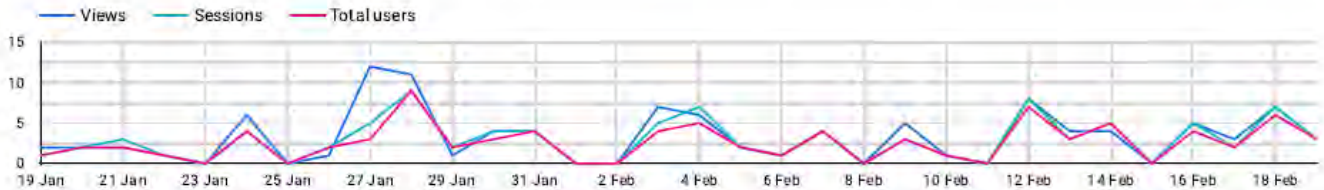


GREENmap page



Total users	Page Views	Engagement rate	Completed Video Views	Sessions
59	106	73.12%	2	93
↑ 436.4%				

The GREENmap section is starting to attract users and has a good engagement rate. While very early days, we can see an increase in users towards the end of the month. when the page content was completed and we had put the "Explore the GREENmap" banner on the homepage. We should be able to provide more of a seasoned analysis when we have more data.

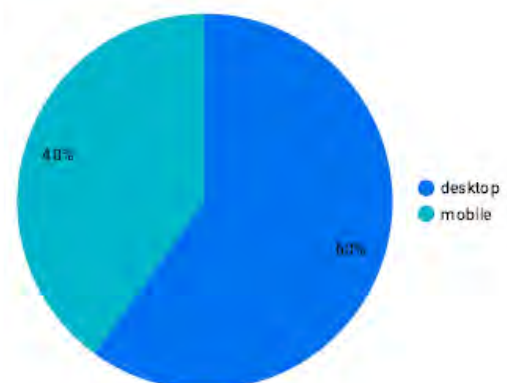
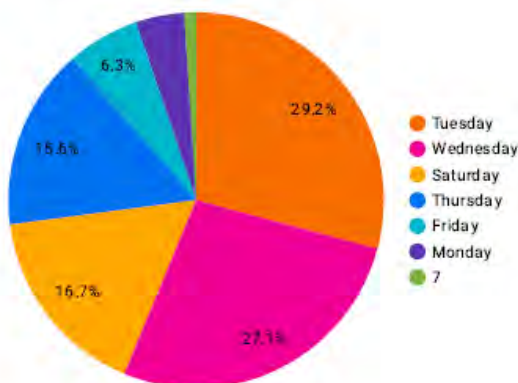


First user primary channel group	Sessions	Total users	Page Views	Engagement rate	Average session duration
Direct	54	29	62	72.22%	00:08:51
Organic Search	37	28	41	72.97%	00:01:44
Referral	1	1	2	100%	00:01:02
Organic Social	1	1	1	100%	00:00:05

Device category	Sessions	Total users	Page Views	Engagement rate	Average session duration
desktop	64	38	74	79.69%	00:03:54
mobile	28	20	30	57.14%	00:10:24
tablet	1	1	2	100%	00:02:39

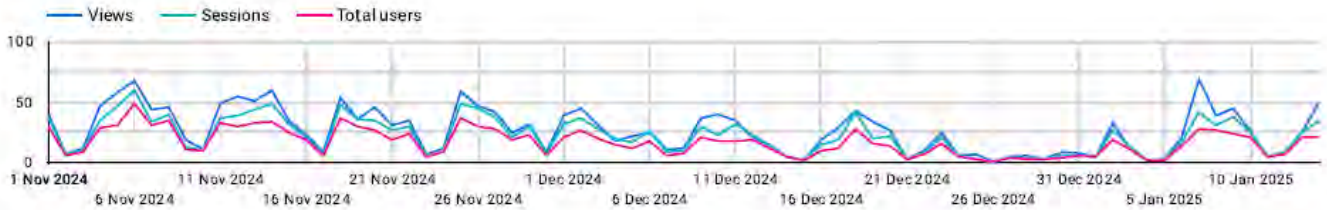
Top ten visited pages	Sessions	Total users	Page Views	Engagement rate	Average session duration
ebbsfleetgarden.city.org.uk/ebbsfleet-green-map/	93	59	103	73.12%	00:05:46

Sessions by Day of the Week



Planning and Design Pages

Total users **811** Page Views **888** Engagement rate **72.18%** Completed Video Views **2** Sessions **1,673** Form Submissions **10**

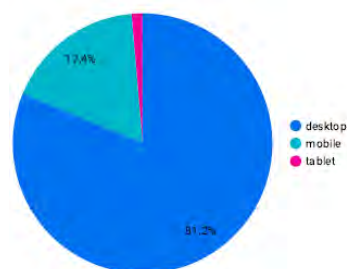
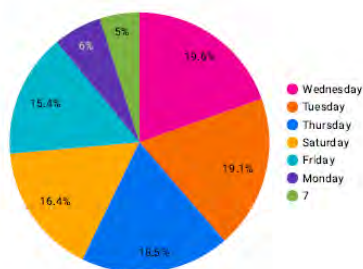


First user primary channel group	Sessions	Total users	Page Views	Engagement rate	Average session duration
Organic Search	249	145	300	73.49%	00:04:26
Direct	87	38	108	63.22%	00:02:39
Referral	23	11	41	86.96%	00:04:54
Organic Social	2	2	3	100%	00:01:26

Device category	Sessions	Total users	Page Views	Engagement rate	Average session duration
desktop	294	140	365	69.39%	00:03:44
mobile	63	53	84	84.13%	00:02:34
tablet	5	4	4	80%	00:38:05

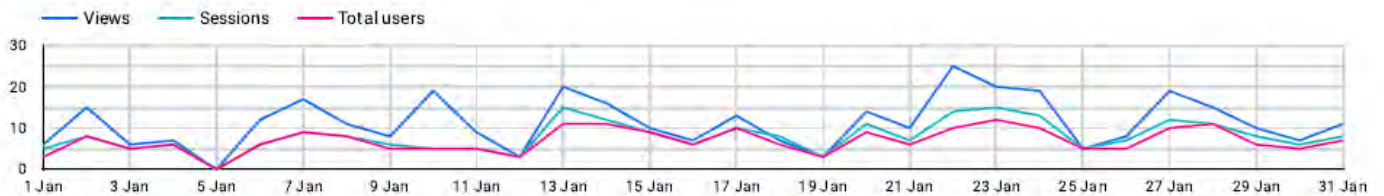
Top ten visited pages	Sessions	Total users	Page Views	Engagement rate	Average session duration
ebbsfleetgarden.city.org.uk/planning-and-design/	302	172	326	76.49%	00:03:53
ebbsfleetgarden.city.org.uk/planning-committee-dates-and-papers/	39	24	39	71.79%	00:05:05
ebbsfleetgarden.city.org.uk/planning-and-design/residents-guides/	17	12	22	82.35%	00:01:13
ebbsfleetdc.org.uk/planninganddesign/	16	3	14	25%	00:00:56
ebbsfleetgarden.city.org.uk/2024-planning-committee-papers/	9	5	14	88.89%	00:01:14
ebbsfleetgarden.city.org.uk/2024/05/10/northfleet-embankment-east-planning/	8	5	11	87.5%	00:00:47
ebbsfleetgarden.city.org.uk/planning-and-design/planning-policy/the-ebbsfleet-design-forum/	7	6	12	85.71%	00:02:43

Sessions by Day of the Week



Community Pages

Total users 176 ↑ 24.8%
Page Views 352
Engagement rate 80.08%
Completed Video Views No data
Sessions 246
Form Submissions 7



First user primary channel group	Sessions	Total users	Page Views	Engagement rate	Average session duration
Organic Search	167	135	229	79.04%	00:03:12
Direct	77	39	120	83.12%	00:04:09
Referral	1	1	2	100%	00:03:11
Organic Social	1	1	1	0%	00:00:08

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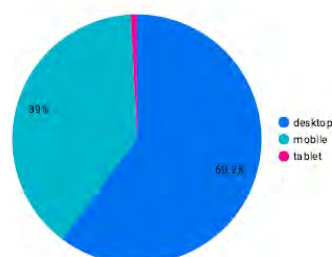
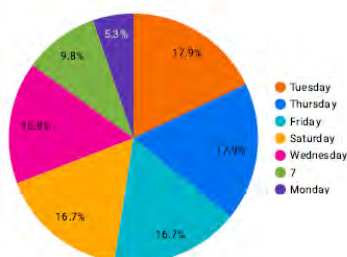
Device category	Sessions	Total users	Page Views	Engagement rate	Average session duration
desktop	148	94	238	82.43%	00:04:37
mobile	96	80	111	76.04%	00:01:47
tablet	2	2	3	100%	00:01:40

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Top ten visited pages	Sessions	Total users	Page Views	Engagement rate	Average session duration
ebbsfleetgardencity.org.uk/your-community/	93	63	121	91.4%	00:02:32
ebbsfleetgardencity.org.uk/your-community/schools/	47	35	54	68.09%	00:02:15
ebbsfleetgardencity.org.uk/your-community/parks/	37	32	42	83.78%	00:03:11
ebbsfleetgardencity.org.uk/your-community/career-opportunities-ebbsfleet/	35	30	40	82.86%	00:02:52
ebbsfleetgardencity.org.uk/your-community/culture-and-creativity/	20	18	21	90%	00:01:48
ebbsfleetgardencity.org.uk/your-community/ebbsfleet-magazine/	15	15	15	100%	00:01:21
ebbsfleetgardencity.org.uk/your-community/ebbsfleet-community-board/	13	11	11	69.23%	00:05:07

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Sessions by Day of the Week



Ebbsfleet Development Corporation Board

Part I Board Item
EDC-025-014 Annex B: Press Report

1. Introduction

1.1. This Annex reports for the period of February.

2. X thread and related articles

2.1. On 1 February, a post was made to X relating to the SSSI designation and jumping spiders – generating conversation online around the topic.

2.2. The original post has gained 189.2k views and shared 202 times. The Corporation was tagged and referenced throughout the thread.

2.3. As a result, the Telegraph picked up the story and published the following article: [Blow to Reeves as endangered spiders halt plans for 1,300 new homes](#)

2.4. Subsequently, the topic has been picked up by other outlets:

2.5. Kent Online: [Ebbsfleet Central West plot featuring 1,300 homes on Ebbsfleet Garden City development halted due to protection of ‘distinguished jumping spiders’](#)

2.6. GB News: [Housing news: Government's plans for 1,300 new homes under threat as colony of endangered spiders discovered](#)

2.7. MSN: [Ebbsfleet Central West plot featuring 1,300 homes on Ebbsfleet Garden City development halted due to protection of ‘distinguished jumping spiders’](#)

2.8. Scottish Construction Now: [And finally... spin city | Scottish Construction Now](#)

3. Eurostar

3.1. BBC News: [Eurostar: MPs call for Ashford and Ebbsfleet services to resume - BBC News](#)

Ebbsfleet Development Corporation Board

Part I Board Item EDC-025-014 Annex C: Social Media Report

1. Introduction

1.1. This paper records performance from 19 January – 19 February.

2. Facebook

2.1. Key metrics for this period include:

- 19,934 views
- 7,203 reach
- 125 content interactions
- 21 new followers

2.2. We continue to use Facebook to promote key initiatives across Ebbsfleet and surrounding communities.

2.3. Based on the Facebook performance statistics for the page, we can infer a significant increase in visibility, with more people viewing content and engaging with our page.

2.4. The increase in content interactions suggests improved engagement, particularly from followers. However, non-followers contribute **56%** of total views but only **27%** of interactions, meaning engagement from new audiences could be improved.






2.5. The highest engagement period was February 3-4, which aligns with the Magical Winter Festival video being shared by Cohesion Plus (event organisers) and across our socials.



2.6. Top performing content for the period included Community Board recruitment, promotion of the Magical Winter Festival, and the Springhead Park planting event.

Top content by views

Boost content See all content


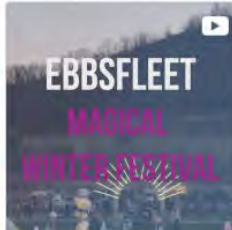
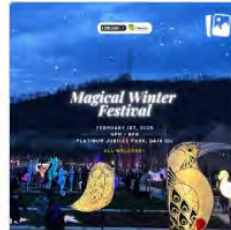

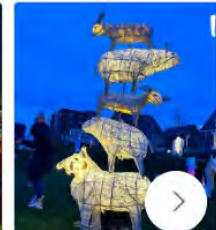
 <p>There is still time to apply to join the...</p> <p>20 January 05:00</p> <p>2.1K views 2 likes 0 shares 3 comments</p>	 <p>This weekend! Join us and...</p> <p>28 January 03:21</p> <p>1.8K views 21 likes 4 shares 4 comments</p>	 <p>Join the Ebbsfleet Garden City...</p> <p>24 January 05:00</p> <p>1.2K views 3 likes 0 shares 2 comments</p>	 <p>Join us in planting 250 saplings at Springhe...</p> <p>3 February 08:33</p> <p>1K views 8 likes 4 shares 4 comments</p>	 <p>Last chance to sign up There is still time to...</p> <p>21 January 09:57</p> <p>1K views 4 likes 0 shares 3 comments</p>
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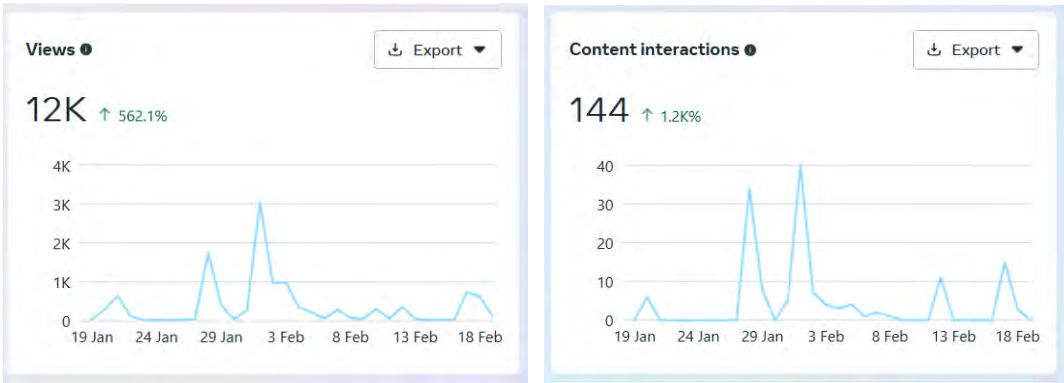
3. Instagram

3.1. Key metrics for this period include:

- 10.9k views
- 1.7k reach
- 28 new followers

3.2. Instagram has been particularly active to promote the Magical Winter Festival, with content delivered in partnership with the event organisers gaining over 10,000 views over the month.

 <p>Wow despite the weather what an...</p> <p>3 February 01:39</p> <p>5.5K views 100 likes 11 shares 7 comments</p>	 <p>Thank you to everyone who attended the...</p> <p>5 February 03:05</p> <p>4.5K views 64 likes 6 shares 8 comments</p>	 <p>This weekend! Join us and...</p> <p>28 January 03:18</p> <p>2.4K views 36 likes 6 shares 6 comments</p>	 <p>Some images from our recent #Ebbsfleet...</p> <p>12 February 04:57</p> <p>2.1K views 57 likes 2 shares 5 comments</p>	 <p>We're looking forward to seeing you all at t...</p> <p>1 February 09:57</p> <p>946 views 42 likes 3 shares 0 comments</p>
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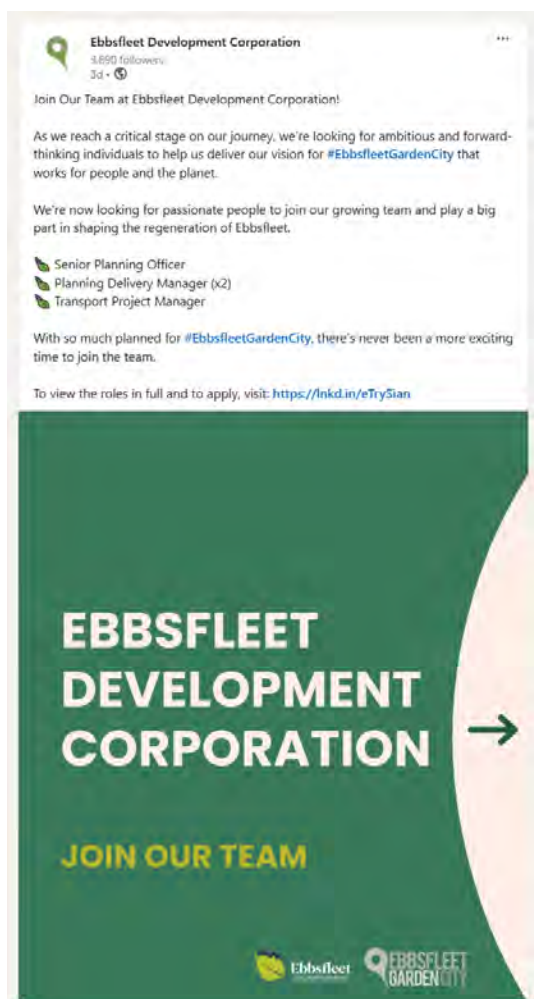
4. LinkedIn

4.1. LinkedIn has focused primarily on the recruitment of the three roles with the Corporation, and the promotion of National Apprenticeship Week.

4.2. Key metrics for the period include:

- 273 page visits (up 137%)
- 133 visitors (up 189%)

4.3. The best performing content was a LinkedIn carousel below – demonstrating the value of alternating in style and content of posts:



Ebbsfleet Development Corporation Board

PART I BOARD ITEM

Title of Paper: Planning, Design and Delivery Report

Paper Number: EDC 025/015

Presented By: Mark Pullin, Director of Planning & Place

Sub Committee: Planning Committee

Purpose of Paper and Executive Summary

This paper provides Board with an update on the planning and design functions of EDC and the overall delivery of Ebbsfleet including housing numbers.

EDC Business Plan & KPIs

The speed and quality of planning decisions, the quality of new development and delivery performance are all priority areas for the EDC in relation to the Business Plan and KPIs which align with National Performance requirements for the determination of planning applications.

Recommendation FOR INFORMATION

Board is asked to **NOTE** the update.

Annexes

Annex A – Ebbsfleet Delivery Dashboard

Delegation

Not Applicable

Financial Impact

This paper may contain information on developer contributions and obligations secured through S106 agreements.

Legal Impact

This paper may contain information on developer contributions and obligations secured through S106 agreements.

Equalities Impact

The public sector equalities duty is considered in planning reports.

Stakeholders Impact

Stakeholder engagement takes place through the planning consultation process.

Sponsor Impact

Not Applicable

1. Development Sites Update

1.1. Outlined below are the key areas of work currently being undertaken on the development sites across Ebbsfleet.

Ebbsfleet Central

- Ebbsfleet Central East - Written responses have been provided to the applicant in follow up to a series of pre-application meetings towards the end of 2024, including feedback following the EDC Planning Committee briefing in January. Local planning authority comments have been provided on the draft s.106 Agreements following legal review, now awaiting responses from the local authorities and completion of the section 106's, to enable the outline planning permission to be issued.

Eastern Quarry

- S.73 – Feedback on live application provided by the local planning authority but currently in discussion with the applicant regarding potential change in scope of the application to prioritise changes to the outline consent to allow proposals for specialist elderly accommodation to come forward.
- Education Campus – Planning permission has been granted for the temporary secondary school, due to open in September 2025. Various discharge of condition applications under consideration in respect of the permanent school, due to open in September 2026.
- Ashmere 3 – Reserved matters application for 216 dwellings being reported to EDC Planning Committee in March.
- Ashmere 4 – Initial pre-application meeting took place in January and further meetings planned in accordance with a planning performance agreement ahead of formal submission in May.

Ebbsfleet Green

- As Local Planning Authority we, and Ebbsfleet Garden City Trust, continue to chase Redrow regarding completion and transfer of the allotments and community garden.

Northfleet Riverside

- Planning application submitted for a change of use of the Berkeley Modular Factory to comprise flexible industrial (B2), storage and distribution (B8) and light industrial (Eg(iii)) uses with ancillary office.
- Harbour Village – Discussions with Bellway on their final residential phase are expected to restart shortly.
- Fastrack – Discussions are continuing with the Environment Agency regarding the scheme at Grove Road.

2. Housing and Delivery

2.1 The Ebbsfleet Delivery Dashboard is attached in Annex A.

2.2 This month we are reporting 9 completions with no further starts. There are 676 homes currently under construction. This brings the total number of completions across the year so far to 627 and the starts remains unchanged at 567. The

completions this month were all from the Redrow scheme at Ebbsfleet Green. The annual business plan target of 620 has been met and we are expecting a further 10-20 completions before the end of March.

2.3 The coming months will see the completion of residential development at Ebbsfleet Green and Castle Hill and the Croxton & Garry scheme will follow shortly after. Good progress is being made on phase 5B at Alkerden where Chartway are building a private rented scheme for Packaged Living along with affordable homes for Moat. The marketing suite and showhomes are expected to open shortly. Progress on site can also be seen on the community building at Ebbsfleet Green and the new Rosherville Primary School at Cable Wharf.

3. Planning Committee Update

3.1 The Planning Committee met in January to receive an informal presentation on the first Area Masterplan and Area Design Code for Ebbsfleet Central East. The comments made by the Committee will feed into the pre-application discussions currently underway between the Local Planning Authority and the applicant.

3.2 This month the Committee is having a formal meeting to consider the third phase of development at Ashmere. This reserved matters application is for 216 homes and has been submitted by Vistry/Clarion. The application is recommended for approval and the papers are available to view online.

3.3 The current live applications which we anticipate will be reported to Planning Committee in due course include:

- Harbour Village Phase 3B
- Grove Road – Fastrack Scheme
- Eastern Quarry – S73

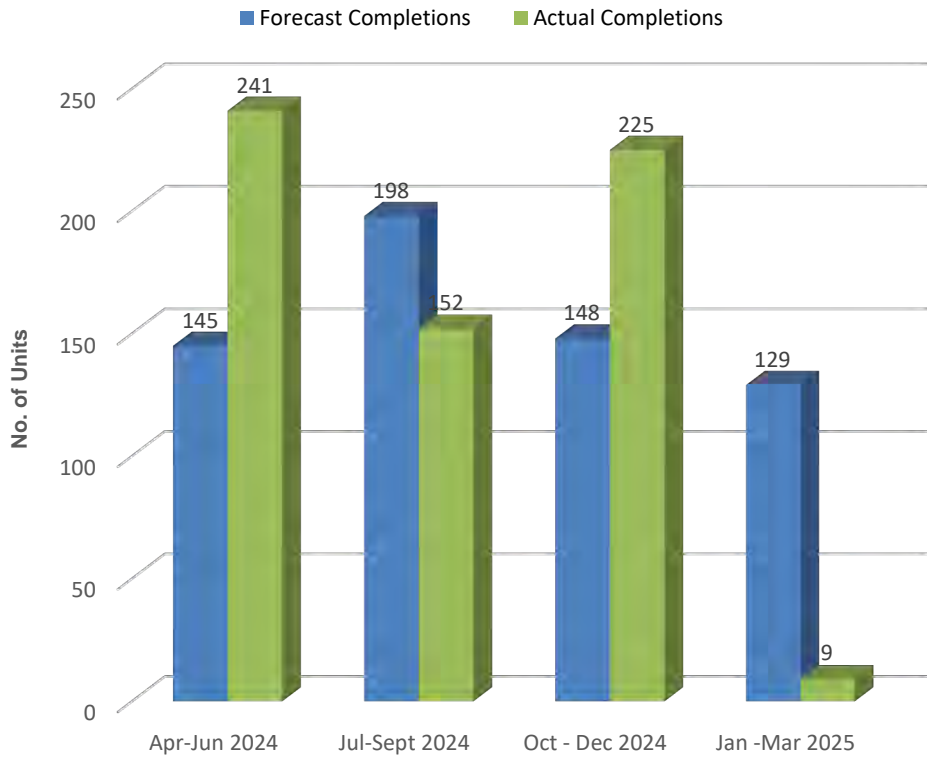
3.4 Following the interviews for the independent planning committee roles in January, a report has been submitted to the public appointments team and we are awaiting a decision from the Secretary of State. When appointments are made we will provide full inductions for successful candidates.

4. Other Matters

4.1 Kent County Council is nearing completion of its work on the Kent Minerals and Waste Local Plan 2024-39. The County Council has recently received the inspectors report following consultation on main modifications late last year. The planning inspector has found the plan sound subject to the main modifications and we expect adoption to follow shortly. The Plan will form part of the development plan for development management purposes.

ANNEX A EBBSFLEET DELIVERY DASHBOARD – 05 MARCH 2025

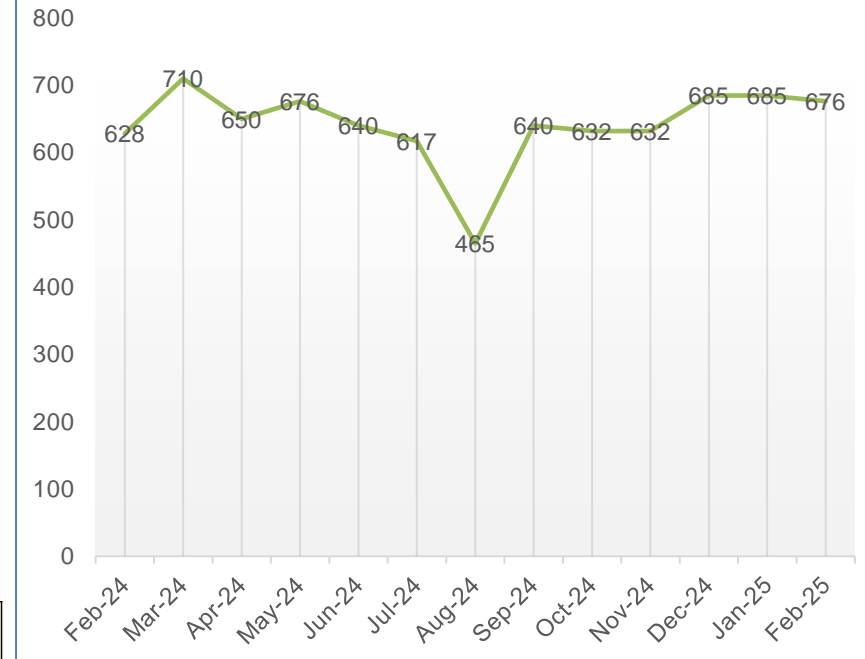
Housing Completions
Forecast v Actual 2024- 2025



Ebbfleet Housing Numbers

Detailed Planning Consent
5,898
Housing Completions
4,823
Affordable Homes Completed
1296
EDC 2024/25 Business Plan Target
Completions – 620

Units Started Not Completed



HOUSING STARTS AND COMPLETIONS

YEAR	STARTS	COMPLETIONS
2014-2020	2290	1719
2020-2021	282	347
2021-2022	657	533
2022-2023	817	619
2023-2024	559	680
2024-2025	567	627

Completed Homes Per Site

Location	No. of Homes
Ebbfleet Green	908
Castle Hill	1602
Springhead Park	799
Craylands Lane	100
Croxton & Garry	182
Cable Wharf	476
Ashmere	368
Alkerden	280
Lawn Road	7
Harbour Village	101

Consented and Completed Affordable Homes Per Site

Location	Total No. of Consented Affordable Homes Per Site	Current No. of Completed Affordable Homes Per Site	Total % of Affordable Homes Per Site	Current % of Affordable Delivered Per Site
Ebbfleet Green	241	241	38%	100%
Castle Hill	425	425	26%	100%
Alkerden	330	109	28%	33%
Ashmere	130	100	25%	77%
Springhead Park	288	288	27%	100%
Craylands Lane	30	30	30%	100%
Croxton & Garry	70	70	33%	100%
Harbour Village	34	34	36%	100%
Cable Wharf	224	193	32%	86%
Totals	1738	1450		

Top Risks to Delivery

Risk	RAG Status	Current Trend
Maintain Design Quality during implementation	Amber	(No Change)
Interest Rate/Mortgage Products	Amber	(No Change)
Supply Chains for Materials & Build Costs	Green	(No Change)
Submission of Valid Applications and Revised Plans	Amber	(No Change)
Delays in consultation responses	Green	(No Change)
Supply of Labour on Site	Green	(No Change)

Community Space, Schools, Retail & Employment Space Completed

Type of Space	Project
Primary Schools	Hope Community School (2FE) Cherry Orchard (2FE) Ebbfleet Green (2FE)
Pub/restaurants & Hotels	The Spring River PH Marstons Hotel - 104 Bed
Retail Units	Co-Op (Weldon) Co-Op (Castle Hill) Pharmacy (Castle Hill) Estate Agent (Castle Hill) Café' (Castle Hill)
Community Space	Eastgate Centre Castle Hill Community Centre
Office	Redrow Regional Office Building
Employment Space	Berkeley Modular Housing Factory

Ebbsfleet Development Corporation Board

PART I BOARD ITEM

Title of Paper: Ebbsfleet Living

Paper Number: EDC 025/016

Presented By: Kevin McGeough, Head of Strategy and Placemaking

Sub Committee: Not applicable.

Purpose of Paper and Executive Summary

To update the EDC Board on progress and activities related to community building in Ebbsfleet during the period mid-January 2025 to mid-February 2025.

EDC Business Plan & KPIs

Matters covered in Ebbsfleet Living will impact on some of the priorities within EDC's Business Plan and associated KPIs, specifically KPI 12 'Sense of Community'.

Recommendation

FOR INFORMATION

Board is asked to **NOTE** the Ebbsfleet Living report.

Annexes

Annex A – N/A

Delegation

'Not Applicable'.

Financial Impact

Activities funded by EDC are from within existing Placemaking and Community Building budgets.

Legal Impact

'Not Applicable'.

Equalities Impact

EDC are committed to ensuring all events and activities which it supports are accessible to everyone. To achieve this, we work effectively with a wide range of community stakeholders, partners and with the local community, to ensure that equality and diversity are fully integrated into our assessment for funding.

Stakeholders Impact

Ebbsfleet Living highlights how the EDC delivers on our corporate objective to deliver a best practice example of healthy placemaking, where empowered residents and enabled to build the community and place of the garden city.

Sponsor Impact

Ebbsfleet Living highlights how the EDC supports MHCLG in delivering their ambitions to make 'tangible improvements to the lives of local people'.

1. Introduction.

- 1.1. This paper sets out community building activity across the Ebbsfleet area including our neighbouring communities during from mid-January 2025 to mid-February period.
- 1.2. This paper distinguishes as far as is possible, activities and events which have been:
 - Delivered by the Ebbsfleet community, partners, or local stakeholders directly with or without EDC funding.
 - Delivered through a partnership with EDC and stakeholders for the benefit of local communities with EDC and, or third-party funding.
 - Delivered directly by EDC for the benefit of Ebbsfleet residents.

2. Community Building in Ebbsfleet.

- 2.1. Ebbsfleet Resident Satisfaction Survey (ERSS) concluded at the end of November 2024, and the results have now been analysed. Engagement with the survey was again very high with a 23% response rate from homes within the new development areas. The survey covered a range of questions about residents' perceptions of life in the garden city, their health and wellbeing and how they feel the area could be improved. The results of ERSS have been shared with EDC Board and will be made available to residents following this Board meeting. A video sharing the highlights of the survey will be available on our YouTube site and the digital summary will be available on our website.
- 2.2. The [Ebbsfleet Community Board](#) met on the 28th January where resident members gave an update on their emerging 'Our Ebbsfleet' project which developed from the Resident Connectedness project which ran in 2023-2024. The project looks to create a simple and informative web platform that will inform and update residents of activities, projects, events and networks available in the area. An overview of the Ebbsfleet Residents Satisfaction Survey findings was also presented.
- 2.3. The Ebbsfleet Community Board recruitment campaign closed on 14th February 2025 with 14 applications received. The objectives of recruitment were to expand their membership into areas of the garden city that are currently underrepresented, including Ashmere, Springhead Park, Cable Wharf, Harbour Village and Weldon. A resident-led sub-group led the process and will meet on 25th February to select additional residents to join them in shaping their future garden city.
- 2.4. The fourth round of the [Ebbsfleet Community Fund](#) will close on the 28th of February, and the Awards Panel will meet on 10th March 2025 to select the final awards for 2024 / 25. To date since the Ebbsfleet Garden City Trust took over managing the fund from EDC on 1st April 2023, 46 awards have been made to residents and community organisations.

3. Events and activities delivered by the Ebbsfleet community, partners, or local stakeholders themselves with or without EDC funding.

3.1. The Ebbsfleet Couch to 5K Group have kick-started the new year with vigour, welcoming a new cohort of active residents, who have thrown themselves into the challenge with vigour, despite the rain, wind, and freezing temperatures in January. The group has been running in Ebbsfleet for 5 years now and continues to grow in popularity as both a way of keeping healthy and to make new friendships. The group are working toward graduation run at the end of March 2025. Many of the members of the previous cohorts have gone on to join the Ebbsfleet Community Runners group that meets on a Sunday morning and a Thursday evening and are planning to run their first half marathons in the new few weeks.

3.2. The Ebbsfleet Sunday Active group held an event in January, where they invited Andy Baines-Vesper #sharetheweight to join them and lead their training session. Andy, from Gravesham is planning to run a series of marathons with 24.7kg weight on his shoulders to raise awareness about mental health locally and the need to talk. Many of the Sunday Active and Ebbsfleet Runners group took part in running with the weighted bag. Money raised from these runs are in aid of The Samaritans. <https://www.facebook.com/share/r/1C2jzLx7AF/>



3.3. The Ebbsfleet Salvation army have been leading several promotion and fundraising events locally to both promote their concept of a mobile community space, and to raise funds to deliver it. The church hopes the vehicle will enable social connections across Ebbsfleet and neighbouring communities in Northfleet, Greenhithe and Swanscombe. Their proposed space in an adapted van, they hope will break down barriers and reduce isolation as well as create a safe space for young people to engage

3.4. On the 14th of January, the Ebbsfleet Salvation Army delivered an event to launch their vision for the mobile Community space through an innovative community event called 'Mission Possible', which brought together several stakeholders and explained the work they have been doing in the Ebbsfleet area and what they have learnt about the community and their needs. The mobile community space would be flexible in terms of how and where it can deliver services. The EDC has pledged funding to support the project, if the remaining funds can be identified.



Images from the Salvation Army promotion event to raise awareness around their proposed mobile community space for Ebbsfleet and surrounding communities.

4. Events and activities delivered through a partnership with stakeholders and EDC for the benefit of local communities with EDC or third-party funding.

- 4.1. A hugely successful Winter Lights Festival was held at Platinum Jubilee Park on 1st February 2025. An unprecedented attendance of around 3,000 people attended, braving the bitterly cold evening. The event was delivered in partnership with local Arts organisation Cohesion Plus, who, in advance of the event, worked with pupils from four primary schools at Cherry Orchard, Rosherville, Lawn, and Manor to create some of the special light installations, which were showcased alongside those designed by Same Sky. It was great to see children and their families from these school communities in Northfleet, Swanscombe, and Ebbsfleet coming together through this event.
- 4.2. In addition to the visual displays, residents were treated to a series of street performances, featuring Samba and Bhangra acts, aerial performers, illuminated stilt walkers, and fire-themed dancers. The evening started with a Chinese dragon performance to mark the Lunar New Year and ended with a pyrotechnic show and a mechanical fire-breathing dragon puppet. Local street food, from Indian and pizza to Caribbean and home-baked goods—all from the local area—was hugely popular.
- 4.3. EDC will continue to work with Cohesion Plus and local schools to explore how to build on the success of the event. A short film can be viewed [here](#)



Image from the Ebbsfleet Magical Winter Festival held at Platinum Jubilee Park on 1st February 2025.



Images from the Ebbsfleet Magical Winter Festival held at Platinum Jubilee Park on 1st February 2025.



4.4. During February, EDC in collaboration with Northwest Kent Partnership hosted two planting days in Springhead Park. The first event was coordinated with children from Springhead Park Primary school and a second one for the wider community, attracted residents as well as EDC staff and their families. 500 trees were donated by Kent County Council and the two sites in Springhead Park were identified as having the potential for improved biodiversity. CSA Environmental, one of EDC's environmental consultants supported us on the second planting day as part of their social value contribution.



Images from the tree planting days at Springhead Park delivered in partnership with Northwest Kent Partnership

4.5 The Northfleet Place Partnership, led by GBC, with EDC and Creative Estuary is open to its second round of grant applications with a closing date of 9th March. The fund is designed to support applicants – from, or working in, Northfleet - to grow their professional careers in the creative industries and to improve their creative and cultural abilities. The grant will support them to develop new skills, invest in their practice or ensure they are better equipped to be successful creative professionals. We will be able to fund up to 10 applications in this round.

4.6 EDC collaborated with schools, colleges, and employers to promote National Apprenticeship Week in February. A highlight was the 4th Annual North Kent Apprenticeship Event, which is rapidly becoming the main careers fair of the local area. EDC once again funded the event on 12th February, which this year was hosted by St John's Catholic Comprehensive School in Gravesend and coordinated by The Education People and Kent & Medway Careers Hub. 39 employers, education institutes and training providers attended, showcasing early careers, apprenticeship and graduate opportunities to students at St Johns, followed by the open event to other schools and the community attendees. Many of Ebbsfleet Central consultants attended and met with over 685 visitors. The EDC team also hosted a stall promoting careers in the built environment.



The EDC Team with event organisers at The North Kent Apprenticeship event held at St Joseph's Catholic Comprehensive School in Gravesend.

- 4.7 EDC staff have been supporting careers education at Longfield Academy, Thamesview School, St John's Secondary School, and Ebbsfleet Academy including through their whole school careers fairs, mock interviews, and year 12 assemblies on apprentices.
- 4.8 The Education Outreach programme, delivered by Construction Youth Trust since 2021, has reached their student engagement targets for the 24/25 year already, having reached 1,551 students. With 3 months remaining of the programme this year, they anticipate reaching 12 schools including 2 SEN schools which has helped widen participation. Volunteers from industry contributed 59 hours of time to the sessions, including 'Hidden Careers' 'Net Zero Carbon' and the 'Building Future Skills' programmes, amongst others.



Students involved in the Construction Youth Trust, Education Outreach Programme in Ebbsfleet.

- 4.9 During the February half term EDC funded and hosted a new careers service at the Observatory, delivered by a local Community Interest Company 'Young Mambos'. The service offered young people 30minute 1-2-1 slots with qualified careers advisers, to assist them with CVs, interview techniques and applications for jobs, universities or apprenticeships. The event proved very popular with all available slots taken up well in advance of the events.



Promotion material for the Ebbfleet Careers Service which was hosted at the Observatory during February 2025.

- 4.10 EDC launched a Public Art Trail on the Betterpoints Application in January to encourage residents to get outdoors and take in some of the public art within the new and existing neighbourhoods whilst earning points. When users visited a piece of art, some narrative appeared within the app to explain a little about the art and the artist. The user earned 100 points for visiting each point on the trail and was entered into a prize draw to earn £100 or an e-bike.

- 4.11 The Betterpoints Application has also been launched at both the Dartford and Gravesham campuses of Northwest Kent College this month. The application is going to be used as a project for Business Studies students to develop marketing and communications skills whilst promoting it to their students. Codes have been created which will enable students to earn additional points and prizes for being active, either on their journey to college or on site at sports clubs, lessons or at their gym facilities. We are also

setting the college up as a 'local good cause' so that points earned by the almost 3,500 users can be transferred to the college as cash donations.

5.0 Events and activities delivered directly by EDC for the benefit of residents in Ebbsfleet and neighbouring communities.

5.1 EDC have continued our series of community Drop-ins across Ebbsfleet and surrounding neighbourhoods. A Drop-In was held at the Community Café at St Mary's Church in Greenhithe in January and at the Old Fire Station Café in Swanscombe in partnership with Swanscombe and Greenhithe Town Council in February. Both sessions were well attended, and the team were able to answer questions about the timeline for developments and understand some of the opinions and thoughts of residents of the existing communities.



EDC team hosting the Ebbsfleet Drop-in at the Old fire station Café in Swanscombe

5.4 On Tuesday 18th February EDC hosted University of Kent's Planning MA students for a half day learning about Ebbsfleet, planning, placemaking and community engagement within the Garden City context. This is the fifth year EDC has hosted this group to assist in giving reality to their studies.



Planning students from the University of Kent on a learning visit to the Observatory during February 2025.

Forward Look

- 6.1 EDC are supporting North Kent College to host the Kent Further Education Skills Competition to be held during March 2025. The competition is open to trades students and apprentices attending all 3 FE Colleges across Kent, with winners having the opportunity to progress to the UK and ultimately the World Skills completions. Ebbsfleet's supply chain are also helping with Flahive Brickwork donating pallets of bricks, Chartway donating timber and Erith Construction donating prizes for the winning students.
- 6.2 Planning is well underway for an event this summer in Cable Wharf focusing on the history of Rosherville Gardens. Run by the Creative Exchange programme with residents from Ebbsfleet leading in the devising and delivery of this event. There are plans to work with Rosherville Primary to connect them with their local history and Blueprint Arts' Youth Advisory board to give young people experience of producing events
- 6.3 Ebbsfleet Baptist Church are already planning for their hugely successful Easter events to be held again this year in April.
- 6.4 The Ebbsfleet Events Committee are planning for an additional market to coincide with the Easter break.
- 6.5 EDC have begun work with Active Kent and Medway's 'Everyday Active' programme to launch a specific 'Ebbsfleet' page on the online platform this Spring. The programme aims to help signpost people to free and affordable ways to be physically active.
- 6.6 The Ebbsfleet Indian Community are planning a Holi celebration in Castle Hill in March. The event will be led by the community and will include music, dancing, food and a celebration of the Holi festival.



Ebbsfleet Development Corporation Board

PART I BOARD ITEM

Title of Paper: Resident Satisfaction Survey 2024 and Outcome Framework

Paper Number: EDC 025/017

Presented By: Mary Rouse, Community Development Manager

Sub Committee: Not Applicable

Purpose of Paper and Executive Summary

To summarise the results of the Residents' Satisfaction Survey, carried out September – November 2024 and the Outcomes Framework analysis, updated in February 2025.

EDC Business Plan & KPIs

The Resident Satisfaction Survey included 4 questions that together form 2 average target % response rates that are used to measure performance against KPI 12 – 'Community Participation'.

The survey provides insights into resident perspectives on several other KPI areas such as 'quality of homes and neighbourhoods', 'parks and open spaces', 'public transport connections', 'dedicated footpaths and cycleways' and 'investment in social and community infrastructure'.

Output from the survey and the Outcomes Framework will inform future business and corporate planning for EDC.

Recommendation FOR INFORMATION

Board are recommended to note the results of the Residents Satisfaction Survey 2024 and the analysis of the updated Outcomes Framework, and to note that these findings will be taken into account as part of the 'evidence base' and context when developing the Corporate Plan for 2025 – 30.

Annexes

Annex A – *Resident Satisfaction Survey 2024 Digital Summary*

Annex B – *Resident Satisfaction Survey 2024 Video link*

Delegation

Not Applicable

Financial Impact

Not Applicable

Legal Impact

Not Applicable

Equalities Impact

The extensive reach of the survey and the variety of engagement tools used throughout the process were designed to maximise its accessibility. We offered a range of ways to complete the survey, including online, face to face and in hard copy. A contact telephone number and email were also provided for residents who experienced any issues completing the survey. We set target quota for response rates at neighbourhood level to ensure that all areas were represented proportionately.

Additional questions were added into the survey this year in direct response to the Public Sector Equality Duty Audit to provide greater insight into the demographics and characteristics of the new neighbourhoods.

Stakeholders Impact

Almost 1,000 residents took part in the survey, across the new neighbourhoods. A summary of the findings will be sent to those that requested it. A digital summary will be made available on our website and directly to stakeholders.

Sponsor Impact

The output of this workstream feeds directly into KPI 12, which will be reported to MHCLG. This report provides an evidence base of the communities' perspective on the work the EDC is doing to meet our Corporate Objectives and KPIs.

1. Introduction

1.1. This paper presents a summary of the findings of the Residents' Satisfaction Survey 2024 and the updated Outcomes Framework analysis.

1.2. The Residents' Satisfaction Survey work is set out as:

- The approach
- Response rates
- Analysis
- Key findings: Residents' Satisfaction
- Key findings: KPIs and other areas
- Key findings: Resident insights

1.3. The Outcomes Framework work is set out as:

- Background
- Methodology
- Key findings

2. Resident Satisfaction Survey

2.1. Approach

2.1.1. Ebbsfleet Development Corporation commissioned a large-scale resident survey to find out what residents think about where they live, their local facilities and services and their health and wellbeing / home life.

2.1.2. The survey follows similar exercises conducted on a smaller scale in 2016 and 2021 and a large-scale survey in 2023. In contrast to 2023, however, the focus of the survey was residents in the new neighbourhoods only.

2.1.3. The survey consisted of 82 questions and took an average of 12 minutes to complete.

2.1.4. In response to guidance following a Public Sector Equality Duty audit, 4 new questions were added and 1 question was amended.

2.1.5. A dual methodology took place to maximise geographic reach and offer residents some flexibility in taking part. In late September 2024, a leaflet was distributed to all 4,356 households within the 7 new neighbourhood areas. The leaflet contained a URL link / QR code to complete an online version of the survey. A further 2,286 flyers were distributed once the survey had been open for 4 weeks to areas who had a lower response rate. EDC used social media and local sites to further advertise the survey throughout September and October 2024.

2.1.6. Between October and November 2024, Lake Market Research interviewers randomly approached households in each of the new neighbourhoods to take part in the survey via a face-to-face interview. Any resident aged 18 and

over could take part in the interview / online survey. The survey closed in November 2024.

2.2. **Response Rates**

2.2.1. 995 surveys were completed, 30% online and 70% face to face. The response rates across neighbourhoods ranged between 17% and 40% with an average response rate of 23%. Response rates were lower from the neighbourhoods that are more physically disconnected i.e. Springhead Park, Northfleet Riverside and Ebbsfleet Cross.

2.3. **Analysis**

2.3.1. The response rates to the survey were remarkably high and have provided statistically significant results. By comparison, the Labour Force Survey, considered to be the largest household study in the UK had a response rate of 14.8% in 2023.

2.3.2. Participation in the survey was completely voluntary and self-selecting, this should be considered when interpreting responses.

2.4. **Key findings: Resident Satisfaction**

2.4.1. The survey contained 37 questions that related to Resident Satisfaction. These covered satisfaction with characteristics of Ebbsfleet across four themes:

- Neighbourhoods
- Travel and Transport
- Green and Blue Spaces
- Facilities and Services

Scores within each theme were averaged within each neighbourhood area.

2.4.2. Similar to 2023, 'Neighbourhoods' and 'Green and Blue Spaces' had the highest average satisfaction level, as per 2023. Whilst satisfaction with 'Facilities and Services' had increased slightly since 2023, it remained the area with lowest satisfaction.

2.4.3. Ashmere had the lowest levels of satisfaction across all four themes. Northfleet Riverside had the highest levels of satisfaction across three of the four themes and Castle Hill scored the highest in 'Green and Blue' spaces.

2.4.4. Satisfaction levels with 'Neighbourhoods' were particularly high. For example, 84% of residents are satisfied with their local area as a place to live, the national comparator is 74%. 90% of residents are satisfied with their home, the national comparator is 88%.

2.4.5. Satisfaction levels with 'Green and Blue spaces' were high, at 68%. Whilst this is below a national comparator of 76%, the satisfaction with most elements within this theme is higher than 76%. Residents scored significantly lower (27%) on feeling that green and natural spaces have

improved in the past year which reduced the overall score in this theme. Residents in Ebbsfleet are more likely to spend time outside in green and blue spaces than people living elsewhere (89% at least once a week compared to 70% nationally).

- 2.4.6. There are no national comparators for satisfaction with 'Travel and Transport' or 'Facilities and Services'. Within the theme of 'Facilities and Services', satisfaction with sports facilities (34%), swimming pools and gyms (34%), bars and restaurants (41%), art and cultural centres (41%), colleges (41%) and health facilities (41%) scored lowest. Community centres (56%) and shops (58%) scored higher but when compared across the themes, these are comparably low levels of satisfaction. Within the theme of Travel and Transport, satisfaction with buses (39%), traffic flows (53%) and congestion (54%) scored lowest. Train services (70%) and public walkways (79%) scored highly.
- 2.4.7. The proportion of residents reporting a sense of belonging in their neighbourhood and believing that their neighbourhood is a place where people of different backgrounds can get on well together had an average score of 81%. These scores were above the KPI target level and above the national comparator, but slightly lower than the 2023 scores.
- 2.4.8. Similar to findings in 2023, the level of residents taking part in formal or informal volunteering was significantly lower than national average.
- 2.4.9. The proportion of residents that have attended an event or activity in Ebbsfleet in the past 12 months is remarkably high at 50%, this has increased since last year.
- 2.4.10. The average of the responses to these two questions also met the KPI target.
- 2.4.11. Other notable findings:
- Levels of perception of safety are very high.
 - Respondents feel more able to influence decisions that affect their local area than the national comparator.
 - Levels of physical activity are significantly lower than local and national averages at 31% (average across all new neighbourhoods) compared to 63.4% nationally.
 - Only 1% of Ebbsfleet residents use a bicycle for any part of their commute to work.
 - Residents report their quality of life as being 7.9 out of 10, nationally this figure is 7.5.
 - There were a range of suggestions made to improve the design and management of local parks and outdoor spaces, the most frequently cited suggestion was more sports facilities, followed by suggestions for improved safety, lighting and surveillance.
 - When asked 'what would improve life in Ebbsfleet' the most frequently cited response was 'more local sports/leisure provision/sports

facilities/gyms/swimming pools/pitches’.

2.5 Key findings: Resident insights

- 2.5.1 55% of residents taking part indicated they have a White ethnic background, 19% have an Asian ethnic background, 15% have a Black ethnic background and 4% have a Mixed ethnic background. The ethnic breakdown in Ebbsfleet most closely matches London, the most the most ethnically diverse region in the UK.
- 2.5.2 Alkerden and Ashmere are the most diverse neighbourhoods. Northfleet Riverside and Castle Hill are the least, but still more diverse than Dartford, Gravesham, wider Kent and England.
- 2.5.3 A higher proportion of residents living in Alkerden and Ashmere indicated they have an Asian ethnic background (34%, 37% respectively).
- 2.5.4 The highest proportion of Asian residents are from the Indian ethnic group. The highest proportion of Black residents are from the African ethnic group.
- 2.5.5 Other notable findings:
 - 88% of residents have moved less than 20 miles away to Ebbsfleet.
 - Only 3% of the respondents reported there being anyone aged 65 or over within their household.
 - Similarly, only 2% were retired. This compares to 21.5% nationally.
 - 67% of respondents said that they work full time, this compares to 40.3% nationally.
 - 57% of respondents were female, the ONS 2021 census data reported that 51% of the population were female.

3. The Outcomes Framework

3.1. Background

- 3.1.1. The Outcomes Framework was initially developed in 2021. It was established as a way of enabling us to understand the social, economic and environmental conditions across the garden city and its immediate environs, and how these are changing over time. It considers the wide interests of these communities by:
 - Creating an evidence-base of indicators and metrics that are both subjective (peoples’ opinions) and objective (what happens); and
 - Informing us about outcomes in the area.

As a result, we can adjust our approach (policies and investments) to respond to what it indicates, further improving the ‘quality of life’ of residents in Ebbsfleet and the surrounding areas.

3.2. **Methodology**

- 3.2.1. The Framework's starting point is the 3 delivery themes as set out within the EDC Sustainable Development Framework, these being the areas of interest that enable a high-quality life:
- Healthy Environments
 - Civic Communities; and
 - Enterprising Economies.
- 3.2.2. The Framework identified 28 outcomes (conditions experienced by residents in the area) or indicators (how we would know there have been changes to the outcomes) that align to the delivery themes, across 6 categories:
- Quality of life
 - Engagement
 - Inclusion
 - Access
 - Assets
 - And a 'cross-cutting' category.
- 3.2.3. The approach assumed that as changes were made within the 'foundational' categories e.g. the cross-cutting outcomes and the categories of access and assets that improvements would be seen within the categories of engagement and inclusion which would therefore impact on the quality of life of residents. It was therefore a progressive or developmental model.
- 3.2.4. Each outcome is measured with a subjective or opinion-based data set e.g. from a survey or an objective or fact-based data set e.g. from a measurement or other tool. Some outcomes are measured by both objective and subjective data sets.
- 3.2.5. This is the first time the Framework has been analysed since 2021.

3.3. **Key Findings**

- 3.3.1. Almost all outcomes within the 'Quality of life' category have improved since 2021.
- 3.3.2. There is a collection of outcomes where the area is performing less well in comparison to national comparators or where there has been a decline in both subjective and objective data since 2021. These are: -
- 'Keep active' (how physically active residents are)
 - 'Look after environment' (recycling levels and how important protecting the environment is)
 - 'Shared sense of space' (volunteering levels and living environment rank score)
 - 'Local jobs' (ratio of jobs to population)
- 3.3.3. There is not enough new data to make robust assumptions for the access, assets or cross cutting categories.

- 3.3.4. There is very little objective data relating to the Ebbsfleet ward specifically, this is because the ward-based data that many of the metrics are based on has not yet been re-released since 2021.
- 3.3.5. The assumption in 2021 when the Framework was developed was that, as changes were made to the 'foundational' indicators i.e. metrics within access, assets and the cross-cutting category, that this would impact upon the conditions for residents and therefore the outcomes of engagement, inclusion and ultimately quality of life. Whilst the data at these foundational levels is less complete, this latest analysis suggests that there has not been much objective change to foundational indicators, yet the quality of life for residents has improved. It also suggests that the majority of outcomes within the 'engagement' and 'inclusion' categories have worsened, yet quality of life indicators have improved and are above national average. This does not mean that the changes to the foundational indicators are not necessary for improvement to the overall quality of life of residents (or indeed the perceived 'quality of life'), just that they are not the only factors that contribute towards their improvement.

4. Recommendation

- 4.1. Board are recommended to note the results of the Residents Satisfaction Survey 2024 and the analysis of the updated Outcomes Framework, and to note that these findings will be taken into account as part of the 'evidence base' and context when developing the Corporate Plan for 2025 – 30.

Annex B: Resident Satisfaction Survey Video Link

The video can be viewed here:

[Ebbsfleet Resident Satisfaction Survey Results 2024](#)

Ebbsfleet Development Corporation Board

PART I BOARD ITEM

Title of Paper: Ebbsfleet Annual Decarbonisation Report and Environment Programme 2025/26

Paper Number: EDC 025/018

Presented By: Simon Harrison, Head of Design

Sub Committee: Not Applicable

Purpose of Paper and Executive Summary

This paper covers two areas of work:-

- 1) The paper provides a summary of progress made on the Ebbsfleet Sustainability Action Plan and sets out the next set of prioritised actions to be implemented as projects during 2025-26 (subject to confirmation of EDC revenue budget for this year).
- 2) The paper includes as an annex EDC's first Annual Decarbonisation report, setting out progress made against the Ebbsfleet Decarbonisation Plan (published in September 2023).

EDC Business Plan & KPIs

The Sustainability Action Plan contains various measures which relate to the following KPIs: -

- Quality of homes and neighbourhoods
- Sustainable transport investment
- Parks, open spaces and recreation areas

The draft 2025/26 business plan contains a key action regarding the successful delivery of the annual Environmental Sustainability project.

Recommendation

FOR INFORMATION

Board is asked to **NOTE** the publication of the Ebbsfleet Annual Decarbonisation Report 24-25 on EDC's website.

FOR DECISION

Board is asked to **APPROVE** RDEL funding of £154,000 (inclusive of VAT) to deliver the environment programme in 2025-26.

Annexes

Annex A: Ebbsfleet Annual Decarbonisation Report 2024-25

Delegation

Not Applicable

Financial Impact

The Environmental Sustainability Action Plan includes a broad range of actions that will be funded through RDEL, or through EDC's investment projects, or through delivery by third parties through the planning process, or by working in collaboration with partners and stakeholders to leverage additional funding.

Our ability to fund the proposed programme to the level set out in this paper depends upon the RDEL allocation from MHCLG and income received by EDC from RDEL receipts, such as rent. In the event our allocation is confirmed at a lower figure than expected, the programme may have to be scaled back.

Legal Impact

None

Equalities Impact

All proposed projects have been assessed against the duties of the Public Sector Equalities Act, and we will develop each project to ensure all communications and engagement activities are accessible and inclusive of everybody, and that the impact of each project takes into account the opportunities and potential risks associated with the community and their protected characteristics.

Stakeholders Impact

EDC shares a commitment to the five sustainability priority areas with Dartford, Gravesham and Kent County Councils, and will continue to engage with relevant officers across the authorities to co-develop, manage and deliver the sustainable outcomes in partnership, and to leverage the maximum outcomes from EDC's resourcing and investment and resource.

The work programme will also include engagement with Natural England and Kent Wildlife Trust, Kent Nature Partnership.

Sponsor Impact

None.

1. Introduction

1.1. Ebbsfleet's Sustainability Framework and Action Plan was developed in 2021, assimilating the relevant United Nation's sustainability goals into five priority areas; Energy, Water, Waste and Materials, Health and Wellbeing, and the Natural Environment. The strategy identified three types of action that should be developed within each of the five focus areas;

- **Place** based actions focusing on the sustainability of the place that is being developed.
- **People** based actions that focus on empowering residents to live more sustainably.
- **Performance** based actions concern the sustainability of EDC's operations as an organisation, with the aim to be net zero carbon in our operations by 2030.

A plan with over 80 actions was subsequently developed across all five priority areas, which were then categorised as short term (1 year), medium term (2-3 years) or long term (3-5 years).

1.2. Section two of this paper provides an update on progress made on the priority actions for 2024-25, which were agreed by Board in February 2024.

1.3. Section three sets out the proposed priority projects and associated budget for 2025-26.

1.4. Section four provides a short summary of actions associated with EDC's Corporate Environment Plan. EDC's annual carbon emissions audit report was completed in April 2024. A workshop with staff was held in January 2024 to develop actions to address all five sustainability priority areas.

1.5. Section Five provides a summary of the Ebbsfleet Annual Decarbonisation Report, which is included in full as Annex 2.

2. Progress on Sustainability Action Plan in 2024-25

The key projects that have been delivered are: -

2.1. [Sustainability Assessment Guide for planning applications](#)

Completed in October 2024 this provides a non-statutory assessment tool and associated design guidance for new planning applications within Ebbsfleet. The assessment tool allows officers to benchmark the level of sustainable

performance of planning schemes against the performance being aimed for within EDC projects and communicate this simply and visually to the planning committee and applicants.

2.2. Green Infrastructure Mapping

The [GREENmap](#) was launched in September 2024. It is an interactive digital tool that communicates to residents and stakeholders where they can find nature within Ebbsfleet.

The tool provides a digital mapping system that allows users to explore the different types of green infrastructure within Ebbsfleet, such as individual habitats, individual trees and sustainable drainage devices, to find out more about them, or report a problem with them. The tool also allows users to add trees and wildlife sightings to the map.

2.3. Habitat Management Plans

Due to be completed at the end of March 2025, this project is to conduct a biodiversity audit of the habitats in Crayland's Gorge, Castle Hill, Ebbsfleet Green and Springhead Park with the goal of assessing the baseline health of the habitats to inform monitoring and progress for Biodiversity Net Gain. To support the findings and motivate community engagement and responsibility for maintaining and improving biodiversity in the area, this project will develop Habitat Enhancement Tasks for residents and visitors. These tasks are intended to educate, inform and engage volunteers and drive efforts to enhance local habitats and contribute to the ongoing updates of the GREENmap.

2.4. Sustainable Communications Plan

A pilot project completed in Spring 2024 focused on travel journeys to Ebbsfleet schools by raising awareness of the Betterpoints app and was successful in increasing the number of children and their parents who chose to walk or cycle to school rather than take the car. The Green Map has also been successfully promoted using a video on social media and the EDC website.

3. Environment Action Plan Priority Projects 25-26

- 3.1. We have carried out work to establish the proposed priority projects and associated budget for the environment programme for 2025-26 for agreement by Board.
- 3.2. The table below sets out the key projects that require funding;

Focus Area	Budget VAT	Inc.	Proposed projects
Energy	£20,000		Annual travel monitoring: To build upon the baseline traffic data and incorporate into the annual decarbonisation report.
			Energy innovation demonstrator: Feasibility assessment of retrofitting apartment blocks along Fastrack as a neighbourhood microgrid.
Water	£25,000		Water saving initiatives: Investigate and promote the use of rainwater harvesting and smart water saving technology.
			Sustainable drainage: Development of a menu of small-scale SuDs to be integrated into developments through planning process, organised by house type.
Waste	£25,000		Circular economy: Feasibility study for construction materials re-use hub.
Natural Environment	£64,000		Habitat management plans (HMPs): Develop Ebbsfleet river corridor HMP. Continued production of collateral to enable community volunteering. Production and delivery of nature maps and walks.
			Green infrastructure mapping tool: Develop GreenMap BNG functionality to enable the hosting of Habitat Management Plans and the monitoring / reporting of biodiversity enhancement.
			Planting programme: Implement community-based planting programme (year 2).
Communications	£20,000		Environment communications programme:

To be developed with Head of Comms, to cover costs associated with non-digital comms channels / community engagement across all five priority areas.

4. EDC's Corporate Environment Plan

4.1 During 2024/25, we have completed the following actions towards reducing our organisational carbon emissions;

- Held staff workshops to identify opportunities for improving sustainability across all five priority areas and developed a Corporate Environmental Plan.
- Delivered carbon audit training for key staff to allow EDC to continue to self-report on annual carbon emissions.
- Completed the organisation's third carbon audit (now being produced in-house).
- Updated Observatory travel strategy to include car-sharing initiative, electric car hire and enabled reduced business travel emissions.
- Installed a hot composter to reduce food waste.
- Planted wildflowers and plants to improve biodiversity.
- Introduced a supplier engagement programme to collaborate on emissions reduction opportunities in partnership with our supply chain.

4.2 In 2025/26 we will continue to explore potential improvements to the sustainable performance of the Observatory / EDC's assets to drive down our carbon emissions across all three scopes. Any identified capital projects will need to be covered from other budgets and are not funded through the Environment Programme covered by this report.

5 Ebbsfleet Annual Decarbonisation Report 2024/25

5.1 In September 2023 we published the Ebbsfleet Decarbonisation Plan, which outlines our pathway towards decarbonising Ebbsfleet through a range of actions across buildings, travel, waste and carbon sequestration via green infrastructure.

5.2 This preferred pathway was identified through the analysis of a city-wide carbon model. This model was developed from the performance modelling of buildings and travel behaviours (as defined at the reserved matters planning application stage), waste management data from local authorities (2022), and green space area and typology data generated from the Implementation Framework.

5.3 This first annual decarbonisation report provides an update on progress against the Ebbsfleet Decarbonisation Plan and outlines a methodology based on real-

world data to monitor decarbonisation performance in Ebbsfleet going forward. It serves as a tool to present our findings and outline our future plans for capturing and reporting more comprehensive and accurate data. The report is structured into three parts;

- 1) An update on progress against the actions specified in the decarbonisation report during the 2024/25 period, and proposed actions for 2025/26.
- 2) The methodology that has been developed using currently available real-world data to compile the report, providing the most accurate understanding of the decarbonisation impact at the Ebbsfleet City scale.
- 3) An overall summary of annual performance against the original decarbonisation pathway set out in the Decarbonisation Plan.

6 Recommendation

6.1 Board are recommended to:

- a) Note the updates presented in section 2 and section 5 (the Ebbsfleet Annual Decarbonisation Report 2024-25) and;
- b) Approve expenditure of up to £154,000 (inc. VAT) of RDEL to deliver the environment programme for 2025-26 set out in section 3.

Ebbsfleet Annual Decarbonisation Report 2024-25

March 2025

1. Executive Summary

In September 2023 Ebbsfleet Development Corporation published the Ebbsfleet Decarbonisation Plan, which outlines our pathway towards decarbonising Ebbsfleet through a range of actions across buildings, travel, waste and carbon sequestration via green infrastructure.

This preferred pathway was identified through the analysis of a city-wide carbon model. This model was developed from the performance modelling of buildings and travel behaviours (as defined at the reserved matters planning application stage), waste management data from local authorities (2022), and green space area and typology data generated from the Implementation Framework.

This first annual decarbonisation report provides an update on progress against the Ebbsfleet Decarbonisation Plan and outlines a methodology based on real-world data to monitor decarbonisation performance in Ebbsfleet going forward. It serves as a tool to present our findings and outline our future plans for capturing and reporting more comprehensive and accurate data.

The report is structured into three parts;

- 1) An update on progress against the actions specified in the decarbonisation report during the 24/25 period, and proposed actions for 25/26.
- 2) The methodology that has been developed using currently available real-world data to compile the report, providing the most accurate understanding of the decarbonisation impact at the Ebbsfleet City scale.
- 3) An overall summary of annual performance against the original decarbonisation pathway set out in the Decarbonisation Plan.

Key headlines

Buildings:

- All new developments granted planning permission since September 2023 have been designed to be fossil fuel-free. The last new home with a gas boiler is expected to be built in Redrow's Alkerden South (phase 1) by summer 2028.
- 4348m² of PV have been installed on residential buildings, and 2381m² of PV on non-residential buildings (as of January 31st 2025), which provides approx. 7% of annual residential electricity demand, and 11% of non-residential demand.
- The data indicates a significant increase in PV installation over the past 4 years, as Building Regulations have tightened, and more emphasis has been given to PV installation in pre-application meetings and reporting to committee.
- Since 2020, three planning applications for retrofitting air source heat pumps (ASHP) in existing homes in Ebbsfleet have been received. Most ASHP installations do not require planning

permission as they are permitted development, and this is therefore likely to be an under-reported dataset currently.

Travel:

- In 2024, an average of 10% of people walked or cycled across the development for all journeys, and 12% walked or cycled to work in 2024, compared to 7% in Dartford and Gravesham in 2021, indicating a shift towards sustainable commuting.
- Residents in Ebbsfleet are over three times more likely to own an electric car when compared with the wider Kent area. 7% of vehicles in Castle Hill and Ebbsfleet Green, and 6% in Springhead are electric, compared to 2% across Kent. Since 2020, all new houses with off-road parking in Ebbsfleet have been equipped with dedicated charging points.
- Fastrack Bus Service B averaged 113,000 journeys per month in 2024. The new GO-Coach bus service had 2,300 passengers in January 2025.

Waste:

- In Dartford, 24% of household waste is recycled, while Gravesham achieves a higher rate of 40%. Nationally, the recycling rate was 43% in 2022, down from 44% in 2021.
- Starting in April 2025, Gravesham will transition 100% of its refuse collection vehicles to Hydrogenated Vegetable Oil (HVO), reducing carbon emissions by up to 90%. Additionally, 14% of Gravesham's light fleet is electric, with the remaining vehicles switching to HVO from April 2025.
- Dartford is exploring the use of HVO for its refuse collection fleet, although it currently lacks a storage tank for HVO.

Land-use and carbon sequestration:

- EDC launched the GreenMap in September 2024, a digital green infrastructure map which includes trees planted through planning permissions.
- The GreenMap provides a more accurate system for mapping quantity and quality of Green Infrastructure, and the associated carbon sequestration by incorporating both habitats and trees.
- Despite over 40% of Ebbsfleet being green space, the impact of carbon sequestration is limited due to the level of carbon absorption by green infrastructure.
- The GreenMap will continue to improve in accuracy, recording the quantity and quality of green infrastructure. Habitat data from completed villages will be added, aiding future carbon sequestration modelling.

2. Action Plan progress review

EDC aims to make Ebbsfleet Garden City carbon net-zero upon completion. Our goal is to achieve 90% reduction per capita emissions compared to local levels reported in 2020.

We developed a comprehensive carbon model for the entire Ebbsfleet area to understand how we can deliver against this target. This model includes detailed analyses across four key carbon emission areas:

- 1) Buildings constructed within the Ebbsfleet urban development area;
- 2) Travel within the Ebbsfleet urban development area;
- 3) Waste generated in the Ebbsfleet urban development area;
- 4) Carbon sequestration through our green infrastructure within the urban development area.

By integrating these four areas, we produced the 2023 Decarbonisation Plan, which identified the most impactful actions to reduce carbon emissions. Since its publication, we have implemented a range of initiatives to reduce and monitor emissions across these areas and which focus on raising education and awareness, enhancing the sustainability of developments, and establishing sustainable travel infrastructure, systems and services. The tables below provide a summary of progress made against the action plan since its publication.

2.1 Strategy actions

Action	Progress 24/25	Proposed actions 25/26
S1 Engage with stakeholders and community	EDC has joined the Major Project's Group, providing peer-review, networking and learning for major projects across London and the southeast. Initiated pilot programme with local schools to involve younger people in sustainability of their area, providing lesson plans to promote use of Greenmap.	Continue to coordinate Major Projects Group sessions and identify opportunities for beneficial engagement with other groups / attend other networking / learning sessions to share EDC approach and co-learn. Assist with promoting KCC's Greener Kent Schools programme to local schools.
S2. Budget ahead to deliver EDC-led actions that require higher capital investment	Ongoing engagement with KCC, DBC and GBC to identify new funding programmes and initiatives. Advice provided to Development Teams/ Project managers across EDC to provide a better understanding of EDC's Sustainable Performance Framework / Implementation Process.	Ongoing
S3. Monitor and collect data and feedback	First Annual Report to be published in Q1 2025/26.	Continue to develop better datasets from Ebbsfleet area and publish Annual Report for 25/26 in Q1 2026/27.

S4. Embed carbon management in EDC	Initial organisation wide programme of Carbon literacy training completed. EDC awarded bronze accreditation by the Carbon Literacy Project in December 2023. Review of approaches to scope 3 emissions for EDC suppliers.	To be delivered through a component section in EDC's standard induction process / materials. Implement approach for scope 3 emissions carbon accounting.
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2.2 Buildings Actions

Action	Progress 24/25	Proposed actions 25/26
B1. Energy consumption behaviour change	Communication Strategy and annual programme of comms complete in Q1 2024/25.	Implement comms plan 25/26.
B2. New EDC development	Sustainable performance requirements embedded into Ebbsfleet Central East Phase 1 project brief. SPF Implementation process being implemented by all EDC development teams, with support from Design and Sustainability Team.	Continue to support Project Managers in implementing SPF across all EDC projects, reporting on anticipated performance across all SPF metrics at key project milestones. (Key projects Ebbsfleet Central, Northfleet Embankment Commercial, Castle Hill Site D and Blue Lake Park)
	Non-statutory Sustainability Assessment Guidance for planning applications launched in October 2024 to promote equivalent performance from planning applicants.	Assess all major planning applications using guidance system, and report to Planning Committee. Promote approach to encourage greater consistency across industry.
B3. Fossil Fuel Free new dwellings	Feasibility of heating network being assessed as part of Ebbsfleet Central East Phase 1. Further opportunities to continue to be assessed in additional development sites as they are identified.	Work with affordable housing providers to explore feasibility for a retrofit project to create a heating network in Castle Hill.
	Exploration of funding mechanisms not prioritised during current year.	Continue to explore potential funding mechanisms as they emerge.
B4. Retrofitting houses built pre-2020	Not prioritised during current year.	Liaise with KCC/ DBC and GBC to identify any emergent retrofitting programmes emerging from government or industry.
B5. Additional Photovoltaics (PV) installations	Baseline dataset established for PV installation to date (new build and retrofit).	Continue to promote PV installation across all planning applications, using assessment

	<p>Metric for PV incorporated into planning assessment guide.</p> <p>Significant increase in amount of PV included in schemes granted planning permission in 2024/25 (primarily due to future proofing in advance of introduction of Future Homes standard in 2025)</p> <p>First residential project to integrate PV, electric heating and battery storage currently in the planning system.</p>	<p>guidance to deliver min 3.5-Kilowatt peak (kWp) per dwelling</p> <p>Undertake review of potential for ground-based PV within Ebbsfleet area.</p>
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2.3 Travel Actions

Action	Progress 24/25	Proposed actions 25/26
T1. Private Electric Vehicle (EV) uptake	All new homes in Ebbsfleet have provided access to a 7kW (or greater) vehicle charging unit since 2022, well in advance of the update to Building Regulations. Survey of EV ownership within Ebbsfleet completed for first time, providing a baseline dataset.	<p>Continue to review EV car ownership within Ebbsfleet.</p> <p>Work with KCC to identify potential additional neighbourhood charging facilities within the public realm, and to capitalise on emergent government / industry programmes to increase charging facilities across Ebbsfleet area.</p> <p>Continue to support emerging rapid EV charging hubs.</p>
T2. Vehicle trip reduction	All reserved matters applications have been implemented in alignment with the masterplanning principles for a walkable neighbourhood, and on target to ensure all new homes are within a maximum 5–10-minute walk of public transport, a local centre, a primary school and one local park, and two neighbourhood parks.	<p>Develop visioning framework for Swanscombe Peninsula that delivers the target / principles of a walkable neighbourhood.</p> <p>Use the EDC Sustainability Assessment Guidance to continue to assess and ensure new outline masterplans and reserved matters applications are in alignment with targets / principles.</p>
T3. Mode shift away from car driving	Ensure parking management is operational and active, to ensure anti-social parking is discouraged, and public space is preserved for the use of pedestrians and cyclists.	Continue to promote MaaS as a critical part of the travel strategy for Ebbsfleet, and support development of a sustainable business case.
T4. Additional green corridors	<p>Supported the cross organisational Sustainable Travel Working Group to coordinate travel projects across GBC, DBC, KCC and EDC.</p> <p>Supported the development of GardenWay concept, rebooting of Wayfinding Strategy.</p>	Continue to support delivery of current transport project delivery programme.

2.4 Waste actions

Action	Progress 24/25	Proposed actions 25/26
W1. Increase recycling rates	<p>Completed Circular Economy Study, to identify priority projects for implementing circular economy and waste reduction across construction, residential and industrial areas.</p> <p>Kickstarted quarterly meetings with waste leads across KCC, DBC and GBC to coordinate activity.</p>	Comms plan to focus on promoting more sustainable residential waste management, working with waste managers in local authorities to coordinate messaging, events and activities.
W2. Electric Refuse Collection Vehicles (RCVs)	Kickstarted engagement with local authority waste managers to identify current plans, and review potential future actions,	Gravesham planning to implement RCVs powered by Hydrogenated vegetable oil.
W3. ENVAC or alternative underground waste collection system	Review of feasibility of ENVAC has concluded system is not currently feasible for Ebbsfleet Central. Modelling for 25/26 onwards to be updated to exclude associated carbon savings.	Continue to review potential for ENVAC or alternative systems in future masterplanning projects.

2.5 Land Use actions

Action	Progress 24/25	Proposed actions 25/26
L1. Land use management to maximise climate and biodiversity benefit	<p>GreenMap launched in October 24, providing a digital platform for planning, managing, monitoring, reporting and enabling community involvement in habitat management.</p> <p>Completed Habitat Management planning for Castle Hill, Springhead Park and Ebbsfleet Green.</p> <p>Delivered residents' tree planting, school tree planting and community planting days across Northfleet, Springhead, Castle Hill and Ashmere.</p>	<p>Enhance GreenMap to enable recording, calculating and reporting of habitat quantity and quality, and associated biodiversity net gain.</p> <p>Launch habitat management planning for local community.</p> <p>Complete next habitat management plan for the Ebbsfleet River corridor.</p>

3 Annual performance analysis

3.1 Buildings

The Decarbonisation Plan's preferred pathway identified the following key actions for buildings in Ebbsfleet;

1. Enhance the energy performance of EDC led development to reduce energy demand
2. Promote installation of more photovoltaics in all new development
3. Promote retrofitting of existing buildings
4. Promote ways for community to reduce energy use

To assess current level of carbon emissions at an Ebbsfleet wide scale we have identified the following datasets and approach;

3.1.1 Operational energy consumption

[Lower Super Output Area \(LSOA\) domestic electricity and gas consumption](#) data was used to obtain the mean consumption per domestic meter (electric and gas) across the villages of Castle Hill, Ebbsfleet Green, and Springhead Park. This figure was then multiplied by the number of completions to provide the total residential energy consumption across all developments to date.

It should be noted that the latest available dataset for energy consumption is from 2023, while most other datasets are for the current year (2024-25). While this will create an anomaly within the general calculation, its impact isn't considered significant when comparing data longitudinally year on year, providing the same approach is taken each year.

Non-residential buildings methodology

The equivalent LSOA data for non-residential buildings is not currently available as a dataset. To date, we have been unable to obtain in-use data from any of the non-residential buildings within the Ebbsfleet urban development area. We have therefore taken the modelled energy performance (either energy use or CO₂ emissions) from the planning permission documentation for the current year's reporting.

This gap in data availability was previously identified in the decarbonisation plan. The new sustainability assessment guidance aims to close this gap by promoting the sharing of in-use energy data with EDC (or the legacy local planning authority) for all non-residential buildings for at least the first 12 months. The ownership and management of buildings by the Garden City Trust will also provide an opportunity to collate similar data from trust-owned and managed community buildings in the future. We will also seek to re-engage with schools and other non-residential building operators to obtain in-use data during 2025-26 to enhance the data accuracy going forwards.

Analysis and findings

Over the past five years, there has been a significant enhancement in the energy efficiency of new buildings. The tightening of building regulations towards the 2025 'Future Homes Standard' has driven

better housing performance and the move away from gas to electric heating. Local planning policy now requires most non-residential buildings to achieve BREEAM Excellent certification, impacting schools, community centres, and most commercial spaces in Ebbsfleet.

Between 2021 and 2023, there was a 1% decrease in residential electricity use and a 9% decrease in residential gas use in Ebbsfleet, however it should be noted that this period covers the post-COVID time, which saw significant fluctuations in general energy usage patterns, with more people working from home, and thus more energy being used in the home during this time period. Thus, even a small decrease in electricity, and a more significant switch in gas would seem to correlate with more efficient systems and the general move away from gas across more recent developments in Ebbsfleet.

In addition to residential improvements, the study reviewed new-build non-residential buildings in Ebbsfleet, arranged chronologically by delivery. Although progress in achieving enhanced sustainable performance beyond Building Regulations compliance has been slow, the custom-build factory features a significant 2347m² array of Photovoltaic (PV) panels. Schools have also begun incorporating PV panels and Air Source Heat Pumps (ASHPs).

The table below displays the sustainable performance of non-residential buildings in Ebbsfleet.

Building	Location	Heating	PV panels	Performance Level
Springhead // Eastgate Community building	Springhead Park	Gas Boiler	None	Meets the minimum requirements of the Building Regulations
Castle Hill // Cherry Orchard Primary School	Castle Hill	Gas Boiler	None	BREEAM Very Good
Weldon // Hotel and Pub	Ebbsfleet Green	Air Source Heat Pump	None	BREEAM Very Good
Castle Hill Community Centre	Castle Hill	Gas Boiler	None	BREEAM Excellent
Weldon // Co-op Supermarket	Ebbsfleet Green	Gas Boiler	16m ²	BREEAM Very Good
Castle Hill Retail units	Castle Hill	Gas Boiler	None	BREEAM Very Good
Springhead Park Primary School	Springhead Park	Gas Boiler	None	BREEAM Very Good
Weldon // Red Row offices	Ebbsfleet Green	Gas Boiler	None	BREEAM Very Good
Modular housing factory	Northfleet Embankment East	Air Source Heat Pumps	2347m ²	Exceeded the minimum requirements of the Building Regulations
Weldon // Ebbsfleet Green Primary School	Ebbsfleet Green	Gas Boiler	18m ²	BREEAM Very Good

3.1.2 Renewable energy generation

PV installation in new build schemes was determined by reviewing the number of installations and the total area of PV coverage set out in the energy assessments submitted within planning applications and conditions discharge documentation.

Retrofitted PV installation by householders has been calculated through a survey of completed residential developments using the latest Google Earth aerial photo mapping and verified through site visits.

This dataset was further cross-referenced against accredited official statistics for the deployment of rooftop PV panels in the Dartford and Gravesham area.

Analysis and findings

4348 m² of PV will have been installed on residential new builds, and a further 2381.2m² of PV on non-residential new builds by January 31st 2025. Together this provision of PV could account for up to 8.6% of total current electricity demand within Ebbsfleet.

The rate of installation has increased significantly in the past four years, as changes to Building Regulations combined with greater emphasis in pre-applications planning meetings have driven more PVs in new build projects.

In addition to the new builds, a total of 14 homes have been retrofitted with rooftop PV panels. The retrofit rate remains relatively low in Ebbsfleet, likely because the homes are relatively new, and homeowners generally expect them to be sustainable already.

3.1.3 Gas central heating systems

Gas-based heating in new build schemes: Planning application documentation was used to establish the proposed heating systems for each current residential development under construction. This was compared against the delivery programme for each phase, to identify when the last gas boiler system is likely to be installed in the Ebbsfleet area.

Retrofit replacement of existing gas-based heating systems with electric systems: Since 2020, we have received three planning applications for air source heat pumps to be retrofitted to existing homes in Ebbsfleet. In many cases, air source heat pumps do not require planning permission as they are considered permitted development.

Analysis and findings

All new developments granted permission in Ebbsfleet since January 2024 will be fossil fuel-free, using electric heating systems (using electric boilers, or high-efficiency air source or ground source heat pumps). The last new home with a gas boiler is expected to be built in Redrow's Alkerden South Phase 1 by the end of 2028. EDC published new sustainability assessment guidance for all major planning applications in September 2024, to enable officers to benchmark the level of sustainable performance of planning schemes against net-zero aligned performance metrics.

Total net energy consumption (from the national grid) was calculated by subtracting PV generated energy from total energy consumption.

Total carbon emissions for buildings were calculated using the official carbon emissions per kWh for gas and electricity. These emissions were then divided by the total population, which was derived from the resident satisfaction survey results (2.99 residents per dwelling, yielding a total population of 14,531).

3.1.4 Conclusion

Since the publication of the Decarbonisation Plan in 2023, EDC has implemented the Sustainable Performance Framework to enhance the performance of our own buildings, and to promote the same level of sustainable performance of other schemes towards delivering the decarbonisation in the plan, although it's too early to see the impact of this in the current data.

The changes to Part L of the Building Regulations can be seen in the data in the transition to fossil fuel-free developments in Ebbsfleet, featuring high-efficiency Air Source (ASHP) or Ground Source Heat Pumps (GSHP). This marks a significant step with the last new home with a gas boiler expected to be installed by the end of 2028, the area is on track to significantly reduce its carbon footprint from gas in alignment with the decarbonisation plan.

The energy data indicates a positive trend towards reduced residential energy consumption and increased adoption of renewable energy sources in Ebbsfleet. The 1% decrease in residential electricity use and 9% decrease in residential gas use since 2021 is slightly lower than the national averages but reflects greater energy efficiency. Additionally, the provision of new and retrofitted PV installations in Ebbsfleet, demonstrates a commitment to sustainable energy solutions.

Recommendations

We will aim to identify in-use energy datasets for non-residential new builds to improve the accuracy of the energy monitoring. We will also aim to identify a dataset for the retrofitting of air source heat pumps, which doesn't necessarily require planning approval, and thus is not currently captured in our ongoing monitoring of planning applications.

The ongoing monitoring of energy consumption and renewable energy adoption will continue to track progress and enable us to focus actions and targets on areas that fall behind the preferred decarbonisation pathway.

3.2 Travel

The Decarbonisation Plan's preferred pathway identified the following key actions for reducing emissions associated with travel in Ebbsfleet;

- Facilitate access to charging and the early uptake of EV vehicles in Ebbsfleet
- Masterplan villages to reduce the need to travel
- Make it easy and attractive to walk, cycle and take public transport
- Enhance the quality of streets, parks and public realm

To assess progress against these aims we have identified the following datasets and approach;

3.2.1 Travel survey

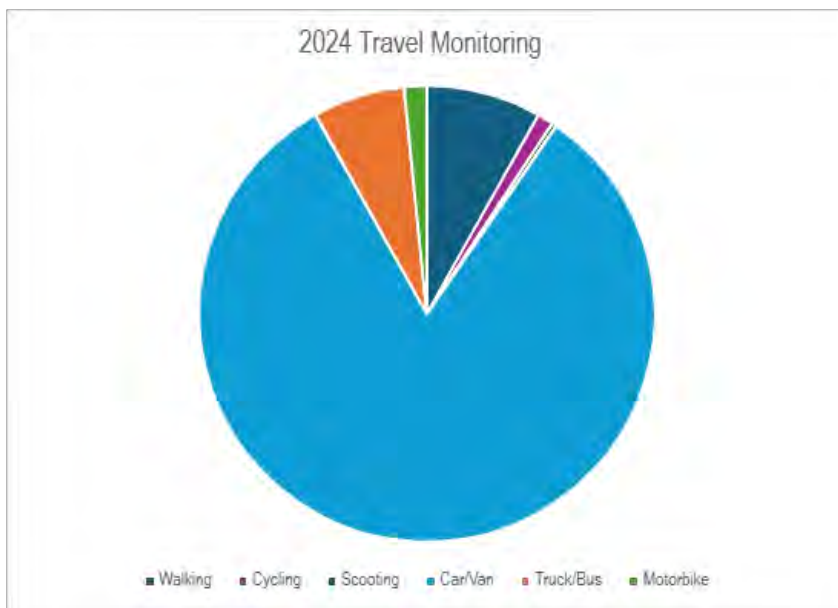
Travel surveys were undertaken across entrance/exit points in most of the villages within Ebbsfleet in June 2024 (to avoid school and public holidays). The surveys used video cameras attached to street furniture to record all cycling and pedestrian movements. Automatic Traffic Counts (ATC) were also conducted in the same locations and ran continuously over a 7-day period from 3 to 9 June, using counters placed across the road that collected traffic volumes, vehicle speed and vehicle class.

This data allows a general calculation of modal share within each location in Ebbsfleet (excluding bus passengers)

Analysis and Findings

The table below displays the percentage distribution of various forms of travel across different locations in Ebbsfleet, along with the average percentage for each form of travel which is displayed in the pie chart below.

Location	Walking	Cycling	Scooting	Car/Van	Truck/Bus	Motorbike
Whitecliffe Road, Castle Hill North	15.3%	1.4%	0.3%	75.5%	5.8%	1.7%
Castle Hill Drive, Castle Hill South	5.8%	0.1%	0.8%	86.2%	5.8%	1.2%
Eastern Avenue, Ashmere	5.8%	0.2%	0.0%	85.6%	6.6%	1.9%
Ackers Drive, Ebbsfleet Green South	1.5%	0.7%	0.0%	89.9%	6.8%	1.1%
Ackers Drive, Ebbsfleet Green North	12.7%	2.3%	0.4%	76.4%	6.1%	1.7%
Springhead Parkway, Springhead	7.7%	2.2%	0.3%	79.4%	8.0%	2.1%
Average	8.1%	1.1%	0.3%	82.2%	6.5%	1.6%



While it is acknowledged that this form of survey only provides an indicative understanding of travel behaviours, interestingly it appears to align with other data generated within Ebbsfleet. The travel counts showed an average of 10% of people walk or cycle across Ebbsfleet during peak commuting times, which correlates with the recent 2024 resident's satisfaction survey, that showed 12% of people walked or cycled to work. A comparison with the most recent census data from 2021 for adjacent areas is favourable, with only 7% of residents walking / cycling to work in Dartford and Gravesham.

However, the data also highlights a significant gap compared to the original targets for sustainable travel for local journeys, and which underpin the travel strategies for most planning permissions in Ebbsfleet. The original target for the Thames Gateway was for 40% of local journeys to be by walking, cycling or public transport. It should also be noted that a broad range of enhanced travel infrastructure and services are yet to be implemented across Ebbsfleet, with the Fastrack service through Eastern Quarry and into Bluewater, a comprehensive network of off-road segregated cycle tracks, a major cycle hub at Ebbsfleet International, a bike share system all anticipated to provide a significantly more attractive offer than the current context.

Thus, while progress is being made, the continued delivery of a comprehensive range of travel infrastructure and services is critical to deliver the decarbonisation plan.

3.2.2 Electric car ownership

Vehicle parking surveys were undertaken in the evenings of 5 / 6 June 2024 to count the number of electric vehicles, hybrid vehicles and petrol/diesel vehicles parked on residents' drives, car parks and on the road within the villages of Castle Hill, Ebbsfleet Green and Springhead Park.

Analysis and findings

The survey has revealed a significantly greater level of EV vehicle ownership across the Ebbsfleet area, with a level of 7% in Castle Hill and Ebbsfleet Green, and 6% in Springhead, compared to just 2% across Kent. This is underpinned by significant levels of private charging provision, with all new houses

equipped with a 7kW charger since 2020, well before this was mandated under current building regulations. EDC have also piloted with KCC charging installation within the public realm for car-share locations and explored charging facilities for buses and taxis in the area.

However earlier phases remain under-provided for, and further work is now being undertaken to identify potential additional communal charging locations to support charging more broadly across all villages.

3.2.3 Bus patronage

Bus patronage data was obtained from Fastrack and from GO-Coach for their new timetabled GC1 service which started in January 2025. On average, 113,000 journeys per month were taken in 2024 using the Fastrack Bus Service B.

The new GO-Coach bus service saw an impressive uptake, with 2,300 passengers utilising the service in January. We have not been able to obtain any more detailed patronage data to date, and the coarseness of the data prevents integrating this into the modal share calculations currently.

3.2.4 Travel summary

The 2024 travel data does show a shift towards sustainable transportation, with notable increases in active commuting and electric vehicle adoption when compared to census data for the wider area. The increase in active travel reflects the access to Ebbsfleet International, and residents working in central London and commuting via train, and thus walking/cycling to the train station.

While this data is encouraging, particularly given most of the planned major upgrades/enhancements to walking, cycling and public transport are yet to be delivered across most areas of Ebbsfleet, significant efforts are still needed to meet the ambitious target of 45% of local trips being made by walking or cycling by 2035. Continued investment in infrastructure and initiatives will be crucial to achieving this goal and further reducing car dependency.

Recommendations

We intend to expand the coverage of future travel surveys to include Cable Wharf (Northfleet Embankment East) and Harbour Village (Northfleet Embankment West).

With the planned expansion of Fastrack across Eastern Quarry in the next 12 months, we will also seek to work together with Fastrack and KCC to obtain more detailed bus patronage data to enable a comprehensive calculation of modal share for each village, which will further improve the accuracy of annual modelling.

2.3 Waste

The Decarbonisation Plan's preferred pathway identified the following key actions for waste in Ebbsfleet;

- Increase recycling rates
- Promote the earlier adoption of more sustainable waste collection vehicles
- Facilitate the construction of ENVAC / Alternative waste collection systems

To assess progress against these aims we have identified the following datasets and approach;

Methodology

The latest local authority collected waste management statistics from the Department for Environment, Food & Rural Affairs were reviewed to obtain household waste recycling rates for Dartford and Gravesham. Data for Ebbsfleet is not available.

Analysis and Findings

In Dartford, 24% of household waste is recycled, whereas Gravesham achieves a higher rate of 40%. Unfortunately, we lack waste recycling data for Ebbsfleet, making this the most comprehensive dataset currently unavailable. Nationally, the recycling rate was 43% in 2022 down from 44% in 2021. We recognise there's more work to be done as we're aiming for a recycling rate of 75% by 2035.

Starting in April 2025, 100% of refuse collection vehicles in Gravesham will transition to using Hydrogenated Vegetable Oil (HVO), which can reduce carbon emissions by up to 90%. Additionally, 14% of Gravesham's light fleet is already electric, and the remaining vehicles will switch to HVO from April 2025.

Dartford is exploring the use of HVO for their fleet of refuse collection vehicles but would need additional infrastructure such as storage tanks at the depot for HVO.

Conclusion / recommendations

The absence of Ebbsfleet specific data highlights a need to consider how we report on waste going forwards. We will work with the waste authorities to explore the creation of new datasets that would allow a better understanding of waste management within Ebbsfleet and enable us to monitor this important area.

There has been a limited focus on waste within the environment programme thus far, but we have initiated useful quarterly meetings with waste management colleagues across the local authorities in the past 6 months, which has informed a circular economy study earlier this year, and identified a number of actions that we plan to take forwards together to promote greater recycling, upcycling and materials re-use across both residential, construction and commercial operations going forwards.

The challenging feasibility of an ENVAC type system within Ebbsfleet Central makes it unlikely that this technology can be delivered in the current scheme, which would lead to an additional 200 tonnes of CO₂ released per annum. However this impact may be mitigated through investing in more sustainable

waste collection vehicles, and Gravesham's proactive approach to reducing carbon emissions by transitioning its refuse collection vehicles to Hydrogenated Vegetable Oil (HVO) and increasing its electric vehicle fleet will have a significant impact on associated waste collection emissions in the areas of Ebbsfleet that sit within the Gravesham collection zones (Springhead, Cable Whard and Northfleet harbour), reducing emissions by up to 90%. Dartford are also exploring similar technologies but have yet to identify a preferred solution.

3.3 Land use and carbon sequestration

The Decarbonisation Plan's preferred pathway identified the following key actions to promote carbon sequestration in Ebbsfleet;

- Increase the quantity and quality of green infrastructure to maximise climate and biodiversity benefit and associated carbon sequestration.

Methodology

Carbon sequestration in Ebbsfleet is achieved through the natural absorption of carbon by green infrastructure. Green infrastructure can be classified either by habitat typology, or by individual elements such as trees, with woodland habitats storing 4-5 times more carbon than neutral grassland. ([source : Natural England Carbon sequestration by natural habitat typology](#)).

The original carbon model used the Ebbsfleet biodiversity net gain study (2022) to calculate the different habitats within Ebbsfleet and this has been used as the basis for this year's calculation.

Ebbsfleet's GreenMap was launched in September 2024 and provides a digital mapping of green infrastructure across Ebbsfleet, including each tree planted through a planning application. The number of trees has thus been incorporated to supplement the habitat data and enable a more accurate calculation of carbon sequestration that accounts for both habitats and trees.

The GreenMap dataset has allowed us to identify and map over 5000 trees that have been planted in Ebbsfleet to date, which equates to over 1 tree per new home.

Analysis and Findings

In reality the impact of carbon sequestration is very limited within Ebbsfleet, even though over 40% of Ebbsfleet's land area is open green space. However, green space does provide a broad range of other social, environmental and economic benefits, and the additional trees planted will have a huge impact locally in regard to not just carbon sequestration but shading, urban cooling, and mitigating the impacts of climate change for humans and wildlife alike.

Recommendations

Going forwards, the Ebbsfleet Greenmap will provide an increasingly accurate record of the quantity and quality of green infrastructure across Ebbsfleet. The habitat management plans programme is systematically mapping the natural habitats as each village is completed. This data is then uploaded into the GreenMap, providing a live record of both quantity and quality, as well as future ecological management tasks to further enhance habitat quality. Consequently, the GreenMap will provide a live and increasingly accurate dataset for future annual carbon sequestration modelling.

4 Summary and conclusion

The first annual decarbonisation report updates progress against the Ebbsfleet Decarbonisation Plan and introduces a methodology for monitoring decarbonisation across buildings, travel, waste, and green infrastructure/carbon sequestration.

Delivery against the report is an organisation-wide endeavour, and the majority of actions have been initiated over the past 15 months, with good progress being made across all four key areas, although it's too early to see the impacts of these actions on the building operational energy usage data.

The original decarbonisation plan was based on a mixture of modelling and operational data, and the intention was to use our annual reporting to transition to a fully data driven reporting methodology. This first report has highlighted the challenges associated with carbon reporting at the Ebbsfleet scale, particularly in regard to most nationally generated standardised datasets typically reporting two years behind the current year, while EDC generated data has been generated within the current year (2024-25). However we have been able to establish a good data-based baseline for buildings, travel and sequestration, with a clear set of actions for 2025-26 to further improve the comprehensiveness and accuracy of this data going forwards.

Waste is the only area where we don't have a dataset below the local authority level to monitor our impact or general local trends around waste currently. This is an ongoing area of discussion in meetings with waste management officers across the local authorities, to explore how we can work collectively to use emerging technology to fill this gap.

A review of progress against the key carbon reduction actions in the decarbonisation waterfall diagram indicate most initiatives are in the process of being implemented, and the data across buildings, travel and carbon sequestrations is generally aligned with this year's modelled performance. It should be noted that the ENVAC waste system was identified as a project that would deliver against the 90% reduction in carbon, and if this project does not proceed, further reductions will need to be found elsewhere to compensate.

Ebbsfleet Development Corporation Board

PART I BOARD ITEM

Title of Paper: Development, Infrastructure & Enabling Update

Paper Number: EDC 025/019

Presented By: Paul Abrahams, Director of Infrastructure & Enabling; Jennifer Hunt, Director of Development

Sub Committee: Investment Panel

Purpose of Paper and Executive Summary

To provide the Board with an update on the key development activities and key infrastructure and enabling projects across the Corporation.

EDC Business Plan & KPIs

The development, infrastructure and enabling projects referred to contribute to a range of corporate and business plan priorities, and all EDC KPIs.

**Recommendation
FOR INFORMATION**

Board is asked to **NOTE** the paper and the matters covered.

Delegation

Not Applicable

Financial Impact

Capital: The investment programme reflects the capital requirements associated with the development, infrastructure and enabling projects detailed in this report and this has been fed into our SR work.

Revenue: The investment programme reflects the revenue requirements associated with the development, infrastructure and enabling projects and these are being fed into our SR work.

Legal Impact

Our retained legal advisors continue to remain engaged on the development, infrastructure and enabling projects.

Equalities Impact

All projects across development, infrastructure and enabling consider equalities impacts on a project by project basis.

Stakeholders Impact

We are engaging extensively with stakeholders involved in all development, infrastructure and enabling projects.

Sponsor Impact

We engage with MHCLG regarding our programme of projects across development, infrastructure and enabling and in more detail on a project by project basis as required.

1. Introduction

1.1. This report provides an update on the key development, infrastructure and enabling works activities across the Corporation. In particular it covers the following key projects / sites:

- Development Projects
 - Ebbsfleet Central
 - Northfleet Embankment East
 - Ebbsfleet Green Community Buildings
- Infrastructure and Enabling Works Projects
 - Springhead Bridge
 - Northfleet Waste-Water Treatment Works
 - Electricity Supply Infrastructure
 - Waste Management
 - Fastrack Bean Tunnel
 - Ebbsfleet Gateway Landscaping

2. Health, Safety and Wellbeing

2.1. There have been no health and safety incidents affecting the projects and matters covered in this paper in the period since the last Board in September 2024.

Development Projects

3. Ebbsfleet Central

3.1. Work on the Phase 1 element of the project has continued, with a review of the completed RIBA Stage 2 design ongoing ahead of the commencement of the RIBA Stage 3 design which will occur post approval of the Outline Business Case.

3.2. The focus of work in the last reporting report has been on drafting of the Area Masterplan and Design Code for Phase 1 and also initial drafting of the Sitewide Strategies.

3.3. The Outline Business Case for the Phase 1 element of the project was approved by the EDC Board in November and was subsequently submitted to MHCLG for approval. Responses have been provided to all questions raised by MHCLG as part of the approval process which is ongoing.

4. Northfleet Embankment East

- 4.1. The procurement of a technical consultant to support the programme of further technical investigations required to deliver a robust Remediation and Earthworks Strategy for the site has now completed and work to on-board the consultant will now take place.

5. Ebbsfleet Green Community Buildings

- 5.1. Following a resident ballot, names for the new community buildings at Ebbsfleet Green have been confirmed. The Trust are currently devising a communications strategy to announce these names to community members.
- 5.2. Construction work is progressing as planned and the Ebbsfleet Garden City Trust is preparing for the buildings opening later in the year.
- 5.3. Groundworks and drainage continue to the new pitches at the Community Hub sports facility (located by the Spring River pub). The ground slab of the pavilion building is complete with columns having being erected and the first floor slab being cast ready to receive the timber structure.
- 5.4. The timber frame for the Neighbourhood House community facility (next to the Ebbsfleet Green Primary School) has been installed with roofing and windows planned in the coming period to provide a weathertight building ready for fit out. Please see Figure 1 for photos of on-site progress.

Figure 1: Neighbourhood House



Infrastructure and Enabling Projects

6. Springhead Bridge

- 6.1. Contractor procurement for the remedial works is now complete. Works commenced in agreement with KCC on 19th February during the school half term to minimise disruption.

7. Northfleet Waste-Water Treatment Works

- 7.1. Meeting with Southern Water completed in mid-January 2025 to discuss their position following the OFWAT final determination in December 24. Southern Water confirmed that the Northfleet growth scheme was still within their approved AMP8 (Asset Management Plan) funding. A trial infiltration improvement scheme implemented in Northfleet has curtailed some of the additional flows to the WWTW which has reduced the urgency for project delivery. Southern Water will mobilise their contractor to review the existing Option B designs, including the extra-over odour controls that could be provided within the capacity improvement programme. SW are aiming for a 2028 construction completion date and are looking to allocate project resources to remobilise in April 2025.
- 7.2. Discussion held with Southern Water over negotiating a new Grant Agreement in readiness for the remobilisation, with end of April 2025 as the target date for conclusion.

8. Electricity Supply Infrastructure

- 8.1. Construction works on the build of the new Northfleet Embankment Primary Substation are progressing well. Switch house foundations and reinforced concrete frame now up to first floor level, in preparation for switch house steelwork activities starting February 2025.
- 8.2. Collaborative design reviews continue on the 33kV cable routing and concept substation design for Ebbsfleet Central and Northfleet Embankment primary substations. Focus will remain on the design, engagement and associated legal permissions for the 33kV cable routing for both substations including the utilisation of the HS1 culvert.
- 8.3. Detailed design work to commence for the cable routing in March 2025.

9. Fastrack - Bean Tunnel

- 9.1. Following the consultation on the planning application, further work is required by KCC to secure arrangements for the future maintenance of the new habitat needed to comply with the new Biodiversity Net Gain requirements. This has resulted in a delay to planning determination and KCC are now targeting a determination in early March. Contractor procurement is underway with invitations to tender issued on the 10 January 25 for a 10-week period. The contract award is scheduled for April 25 aiming for a construction start in Summer 25.

10. Ebbsfleet Gateway

- 10.1. Following the receipt of the initial grant funding, KCC has commissioned landscape designers to develop the planting design for Phase 3 sites. A workshop involving KCC landscape teams, ecologists and the EDC sustainability team is scheduled for late February to finalise the planting palette and agree on the programme to complete the design. Additionally, ecological surveys are planned for the Spring to identify any protected species present on the sites and determine if mitigation is required before planting can commence. Subject to the survey results, planting work is currently scheduled from November this year to February 26.