



Department for
Communities and
Local Government

Ebbfleet Development Corporation

Consultation

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Executive Summary

The Ebbsfleet, Northfleet and Swanscombe area has huge potential. With its excellent transport links, large amounts of brownfield land and location, development in the area can drive growth in this part of the country and provide excellent opportunities to live and work. But that potential needs to be unlocked. So, in March 2014, as part of the Budget, the Government announced ambitious plans to create a new garden city for the 21st Century at Ebbsfleet, capable of providing up to 15,000 new homes based predominantly on existing brownfield land. This would be supported by up to £200 million of Government investment, to help unlock the infrastructure needed to create a garden city.

The idea of major development at Ebbsfleet is not new. The Ebbsfleet Valley scheme itself dates back to the mid 1990s when the decision was made to locate the new international rail station at Ebbsfleet. With planning permission granted in 2002, and the area identified as the location for 10,000 new homes in the last Government's 2003 Sustainable Communities Plan, the proposals for the area have been in the pipeline for a long time. However, despite the initial ambitions of previous Governments, progress was slow and did not deliver the scale of development expected. To unlock the potential of the area, and to accelerate development, this Government announced that an Urban Development Corporation would be created to help coordinate development, and bring in skills and expertise.

Subject to the outcome of this consultation and the necessary Parliamentary approvals, the Ebbsfleet Development Corporation will coordinate investment and drive forward development. To do this, it will work with local authorities and local communities to develop a shared vision for the area, providing high quality, attractive and sustainably constructed housing and opportunities to live and work.

This consultation is the first step in that process. It invites views on the proposals to create a Development Corporation for Ebbsfleet, focusing specifically on the area in which the corporation will operate; the planning powers it will be granted and the composition of the Board.

This is **not** a consultation on the details of the development that will come forward as part of the garden city. It would be for the Ebbsfleet Development Corporation, once established, to work with local communities and other partners on how to take forward the development of the area, consistent with the local plans developed by the local authorities.

This consultation is also separate and unconnected with any consultation related to the proposed resort and leisure development, known as "London Paramount". If taken forward, consent for this nationally significant infrastructure project will be through a Development Consent Order under the provisions of the Planning Act 2008.

Chapter 1

The purpose of this consultation and next steps

This consultation paper is published by the Department for Communities and Local Government and seeks views on:

- the creation of a new statutory body, to be known as the Ebbsfleet Development Corporation, to drive forward development at Ebbsfleet;
- the geographical area in which the Ebbsfleet Development Corporation will operate;
- the planning powers it will be granted; and
- the composition of its Board.

See chapter 7 for a list of questions on which we are consulting.

This public consultation will run from the **11 August 2014 to the 6 October 2014** and builds on the existing engagement that has already been carried out through: local advertising and leafleting, a neighbourhood drop in session for residents of Springhead Quarter and meetings with representatives of the local authorities and Parish Councils.

The Government will prepare a summary of responses to the consultation and, depending on the outcome of the consultation, will bring forward secondary legislation to establish the Ebbsfleet Development Corporation and transfer planning powers to it. Subject to Parliamentary approval it is expected that the Corporation will be established in early 2015. Once established, the Corporation will develop and implement a business plan, working with local authorities, local communities and other partners to take forward the plans for a 21st century garden city at Ebbsfleet.

This consultation is being carried out in accordance with the Cabinet Office's latest 'Government's Consultation Principles'. You can read about the proposals at www.gov.uk/government/consultations/ebbsfleet-development and respond via an online survey at www.surveymonkey.com/s/GF3N65C.

Alternatively responses to this consultation paper can be sent to:

Matthew Prescott
Ebbsfleet Delivery Team
3rd Floor, Fry Building
2 Marsham St
London
SW1P 4DF

Tel: 0303 444 1649

Any questions on the public consultation or the process should be emailed to EbbsfleetConsultation@communities.gsi.gov.uk.

Responses should reach the Department **no later than midday Monday 6 October 2014**.

The Department of Communities and Local Government may wish to publish the responses to the consultation paper, or to deposit them in the Libraries of the Houses of Parliament, or in the department's own Library, unless specifically requested to treat a

response as confidential. Confidential responses may nevertheless be included in any statistical summary of numbers or comments received and views expressed.

Chapter 2

Why is the Ebbsfleet Development Corporation needed?

The supply of new housing across the country is still falling short of meeting the needs of local communities. The Ebbsfleet, Northfleet and Swanscombe area has huge potential to create not only new homes, but also a vibrant and cohesive place where people will want to live and work.

The area around the Ebbsfleet international railway station in Dartford and Gravesham has for a long time been identified by both national and local government as the location for large scale mixed development:

- It was a key part of the strategic masterplan for the Thames Gateway project in 1995, reflecting the area's potential to act as a catalyst for significant regeneration.
- The last Government's 2003 Sustainable Communities Plan identified Ebbsfleet and Eastern Quarry as the location for 10,000 new homes, 5.5 million square feet of commercial space and 2 million square feet of retail, leisure, community and supporting space. Despite this designation, slow progress was made in developing the sites.
- Ebbsfleet itself is part of a wider strategic site within the adopted Dartford Core Strategy (2011) which also includes the area known as Eastern Quarry and the Northfleet West Sub Station, with planning permission granted at Eastern Quarry in 2007.
- Construction is now underway at Castle Hill (part of the Eastern Quarry site) and, following decommissioning, the Northfleet West Sub Station site is being prepared for development, with planning permission granted in 2014.
- Outline planning permission was granted by both Gravesham and Dartford councils in 2002 across the Ebbsfleet site, with the first phase of residential development beginning at Springhead Quarter, in Gravesham in 2007 – with approximately 300 completions already on site.

The idea of major development at Ebbsfleet is therefore not new but, despite the ambitions for the area, the plans for development have made slow progress.

We know that large scale developments are complex, requiring significant coordination (quite often, as at Ebbsfleet, crossing local authority boundaries), expertise and at times, funding to provide the key upfront infrastructure, such as roads, utilities etc, in order to get off the ground. As a statutory body reporting to the Secretary of State for the Department of Communities and Local Government, a Development Corporation is created to respond to the unique needs of a specific area. Working closely with local authorities, it can provide the direction, focus, expertise and resources to deliver an ambitious new development which meets the needs of both residents and businesses.

That is why the Chancellor of the Exchequer announced, as part of Budget 2014, that a new Development Corporation would be formed to drive forward plans for a new garden city at Ebbsfleet – the first new garden city since Welwyn Garden City in 1920. The Budget also announced that the Government would make up to £200 million of infrastructure funding available to kick start this development.

The three local authorities – Kent County Council, Dartford Borough Council and Gravesham Borough Council – have all welcomed the announcement, recognising the

benefits that this development can bring to residents of the area in the form of new homes, jobs and infrastructure.

The Ebbsfleet Development Corporation has not yet been formed but the announcement is already making an impact, with major landowners and developers looking afresh at how they can play their part in delivering, at pace, a high quality garden city at Ebbsfleet. The Government looks forward to that early progress continuing and gaining momentum once the Corporation has been formed.

Chapter 3

About the Ebbsfleet Development Corporation

What is an Urban Development Corporation?

The Ebbsfleet Development Corporation will be a statutory body which reports to the Secretary of State for the Department of Communities and Local Government. It is created by a Statutory Instrument which is laid in Parliament. It is our intention, subject to Parliamentary approval, for the Corporation to be operational by early 2015.

The statutory objective and the powers of Development Corporations are set out under section 136 of the Local Government, Planning and Land Act 1980 as follows:

A Development Corporation's objective is to 'secure the regeneration of its area' and this is to be achieved through:

- Bringing land and buildings into effective use
- Encouraging the development of existing and new industry and commerce;
- Creating an attractive environment; and
- Ensuring that housing and social facilities are available to encourage people to live and work in the area.

In order to achieve the regeneration of its area, a Development Corporation will be able to:

- Acquire, hold, manage, reclaim and dispose of land and other property;
- Carry out building and other operations;
- Seek to ensure the provision of water, electricity, gas, sewerage and other services;
- Carry on any business or undertaking for the purposes of its objective; and
- Generally do anything necessary or expedient for the purposes of its objective or for purposes incidental to those purposes.

A Development Corporation can also have some of the local authority's planning functions transferred to it - see Chapter 5.

Broadly speaking, all of the powers of a Development Corporation are powers that are already available to local authorities. The benefits of a Development Corporation are that it can focus on taking forward the regeneration and development of a particular area, and devote substantial resources towards that objective, without its focus being diverted by the broad range of activities that a local authority needs to manage on a day to day basis. The area of a Development Corporation can cover more than one local authority – with potential benefits for co-ordination of decisions on sites that cross boundaries.

At Ebbsfleet, the Development Corporation will be working with local partners including the local authorities (Kent County Council, Dartford Borough Council and Gravesham Borough Council) and landowners to act as a catalyst for the creation of a new garden city for the 21st Century.

Lifespan

There is no fixed timespan proposed for the Ebbsfleet Development Corporation. Ordinarily urban development corporations operate over a relatively short time period, with

a typical life span of between seven and ten years. It is important that they have enough time to develop and implement their objectives, but this should be kept under review. We propose that this Development Corporation should be subject to a review five years from its establishment.

Relationships with Local Authorities

The local authorities of Dartford Borough Council, Gravesham Borough Council and Kent County Council have all been actively involved in the proposal to create a Development Corporation for Ebbsfleet since the announcement by the Chancellor in March 2014. Each of the authorities is a member of the Ebbsfleet Delivery Board which has advised on the composition of the Corporation, its role, its powers and the geographic boundaries in which it will operate. We intend for this to continue and expect all three local authorities to be represented on the Development Corporation's Board after it has been established.

It will be essential for the Development Corporation and local authorities to work together closely to ensure a coordinated approach to the provision and support of infrastructure and facilities, and take into account the needs of the existing community in the wider area. The Corporation will also need to liaise closely with other local bodies, for example those responsible for public health, transport and the environment to ensure that there is a balanced and considered approach to the development of the area.

Relationship with existing communities

Whilst the geographic boundaries of a Development Corporation are prescribed in secondary legislation, it has the power to work outside its boundaries where that is necessary or expedient to its objectives. In practice, if they are to succeed in regenerating and developing the areas within their boundaries, then Development Corporations need to take into account the circumstances, needs and views of neighbouring communities. That could, for example, mean that some of the investment that is made by a Development Corporation would be on infrastructure such as road junction improvements or other facilities located outside its formal boundaries.

We want the Ebbsfleet Development Corporation to act as the catalyst for the regeneration and development of the area, ensuring that any future development benefits the existing residents, businesses and landowners in the wider area, not only those within the Corporation's boundary.

Consultation question 1:

Do you agree with the proposal to create a Development Corporation at Ebbsfleet, Kent? (Yes / No / Don't know)

Please add any comments you wish to make...

Chapter 4

Proposed boundary of the Corporation

The boundary of the Ebbsfleet Development Corporation defines the area in which the Corporation will be focused on regenerating and redeveloping. The area shown at **Annex A** has been drawn to ensure that the Corporation can meet its objective to regenerate and redevelop the area as effectively as possible. In deciding the area to form the boundary we have worked closely with the local authorities to consider the extent of land to be included, taking into account the following factors:

- How each site would help deliver the objective of the Corporation to deliver a new garden city for the 21st Century;
- The existing man made and natural boundaries such as the A2 and other highways, the River Thames and the chalk spines which run through the area;
- The key planning constraints, in particular the Green Belt¹; and
- Existing and long established areas of built development, which are generally excluded.

Past experience has shown that Development Corporations are most effective when they focus their attention on specific sites where they can make the most impact. The proposed area is largely focussed on a small number of strategic sites which are predominantly brownfield and, with one exception (Springhead Quarter), contain little or no existing residential development.

Sites within the Boundary

The proposed area of the Corporation shown at **Annex A** is formed around key strategic sites. These sites, listed below, are located within Dartford and Gravesham Boroughs and are already identified in their Core Strategies and Local Plans. They do not form an entirely contiguous area. A contiguous area is not necessarily desirable, taking into account the distinct nature of the topography such as the chalk spine, major highways, quarries and consequent differences in elevation, and the existing development within the area.

Eastern Quarry
Northfleet West Sub Station
Springhead Quarter
Northfleet Embankment West

Ebbsfleet
Swanscombe Peninsula
Northfleet Embankment East

¹ There is one small area of Green Belt land within the proposed boundary of the Ebbsfleet Development Corporation, namely the area known as the Bean Triangle which lies between the A296 and A2 at the south west extremity of the proposed area. Inclusion of this land will not change its status as Green Belt land, which is defined in Dartford's Core Strategy 2011. There are no proposals to amend the status of the land as Green Belt. On the contrary, the reason for including this land, which is a highly visible site forming an access point into the area within the Corporation's proposed boundary, is to allow for the improvement of open land within the site as well as to lift the quality of development already authorised through Lawful Development Certificates or extant planning consents.

Alongside the above strategic sites we have included a number of smaller adjacent sites. In considering whether to include adjacent land, we worked closely with the local authorities and considered a range of factors including: whether this land might be needed to enable redevelopment of one of the strategic sites; or whether the land might be part of an important gateway to one of the strategic sites.

As can be seen at Annex A, it is proposed that the Development Corporation's area of responsibility should extend to the middle of the River Thames (the limit of the local authorities' current planning responsibility) adjacent to the riverbank sites for which it is responsible.

A downloadable version of the map at Annex A can be found on the website at: www.gov.uk/government/consultations/ebbfleet-development.

You can also access an interactive version of the map via the following link: <http://goo.gl/D4Ik32>

Consultation question 2:

Are you satisfied with the proposed boundary of the Ebbsfleet Development Corporation, as set out in Annex A? (Yes, I am satisfied / I am broadly satisfied but I have some comments or concerns / No, I am not satisfied / Don't Know).

Please express any comments / concerns you wish to make...

Consultation question 3:

Do you think there are any areas which should be added into the area of the Ebbsfleet Development Corporation? (Yes / No / Don't know).

If yes, please provide details of the area(s) you would wish to see added in...

Consultation question 4:

Do you think there are any areas which should be taken out of the area of the Ebbsfleet Development Corporation? (Yes / No / Don't know)

If yes, please provide details of the area(s) you would wish to see taken out...

You can if you wish download a copy of the map from the website and use this to highlight areas you wish to see added in, and / or taken out and send it back to us at:

Ebbsfleet Delivery Team
3rd Floor, Fry Building
2 Marsham St
London
SW1P 4DF

Chapter 5

Proposed planning powers

The Local Government, Planning and Land Act 1980 (the Act) empowers the Secretary of State to provide by Order that a Development Corporation shall be the local planning authority for the whole or any part of its area. These powers relate principally to the ability to decide planning applications. Subject to the provisions of the Act, we are proposing that the Ebbsfleet Development Corporation should be given comprehensive and consistent planning powers within its boundary area.

Plan making and decision taking

The legislation governing Development Corporations does not provide for statutory plan making powers to be transferred to them. However, other planning functions, in particular the determination of planning applications, can and will be transferred to the Corporation. In determining any planning applications the Corporation must have regard to the provisions of existing plans so far as is material to the application.

Whilst the Ebbsfleet Development Corporation will therefore not have statutory plan making powers, we expect that it will work closely with the local authorities to ensure that the development of the garden city is undertaken coherently and, where appropriate, additional guidance may be produced to supplement existing development plans.

Types of application which the Corporation will deal with

It is proposed that the Ebbsfleet Development Corporation will deal with all scales of planning applications including the determination of minor applications, neighbourhood notifications; prior approval applications; and householder applications within its boundary. It is also proposed that the Corporation will be responsible for determining minerals and waste management applications which are currently made to Kent County Council.

There are a number of other applications which the Corporation will decide, such as: works on trees subject to Tree Preservation Orders, advertisements and Listed Buildings.

We believe that giving the Corporation the responsibility to deal with all planning applications within its area² will avoid confusion over who is responsible for dealing with planning applications; making it clearer for both residents and businesses.

The decision taking process for planning applications

The Corporation will process planning applications following similar processes as the existing local authorities and will be required to follow the same legal requirements and consider the same issues that a local authority would consider.

The Corporation will have to consult with local residents, businesses and a range of statutory consultees on planning applications submitted to them in the same way that a

² Local planning authorities are able to determine their own planning applications where the proposals are for development for their own use and on land in their ownership. We are proposing that these few applications would remain with the local authorities and would not become the responsibility of Ebbsfleet Development Corporation to determine.

local authority does, and it will be required to consider the representations it receives in coming to a decision on any application it considers.

Appeals against Corporation decisions

If the Corporation refuses planning permission or fails to determine a planning application within the timescale allowed, the applicant may appeal to the Secretary of State in the same way as they can with applications processed through local authorities. The appeal would then be dealt with by the Planning Inspectorate and the Corporation would be required to defend its position. If an appeal is lodged by the applicant it will be dealt with in the normal way by the Planning Inspectorate.

Only the applicant has the right to appeal: there is no third party right of appeal (representations by people other than the applicant) against a decision made by the local planning authority, and this does not change for those making representations against development proposals which will be determined by the Corporation.

Enforcement and rights to enter land powers

The Act allows the Secretary of State to provide for the Corporation, in relation to any Part 3 development control powers it is given as the local planning authority for its area, to take on certain powers of enforcement and the right to enter land to ensure that those operating and developing in the area do so in accordance with planning laws. To ensure a comprehensive and effective approach we propose that the Ebbsfleet Development Corporation should be given these powers, with the expectation that it will work closely with the local authorities on these matters.

Transitional arrangements

Assuming that the Ebbsfleet Development Corporation becomes the local planning authority for the area, live cases which are being handled by the local authorities will be transferred to the Corporation for determination. The Corporation will work closely with the local authorities to ensure that applications are determined in the shortest time possible once transferred. To make sure that the Corporation has the time to complete live cases, the formal timescale for determination of planning applications will be extended to allow the full statutory timescale for consideration of the application by the Corporation. In practice, however, we expect the Corporation to work closely with the local authority who was previously handling the case to minimise any delay due to transfer.

Appeals against any refusal of planning permission by either the district authorities or the county council will continue to be handled by the authority who issued the decision. The authority must take account of any comments which the Corporation may make and these must be forwarded to the Planning Inspectorate.

Memorandum of Understanding

We intend that the local authorities and the Corporation will develop a Memorandum of Understanding to agree the processes on how matters will be handled. For instance, where an application is made to the wrong authority, the Memorandum of Understanding will set out how applications will be transferred to the correct authority, and who will be responsible for informing the applicant.

Consultation question 5:

Do you agree with the proposals to give the Ebbsfleet Development Corporation the planning powers as set out in the consultation document? (This does not include plan making powers) (Yes / No / Don't know)

Please add any comments you wish to make...

Chapter 6

The Corporation's Role and Board

The role of the Corporation

The Ebbsfleet Development Corporation will be responsible for acting as the catalyst for the creation, at pace, of a new garden city for the 21st Century at Ebbsfleet.

The Ebbsfleet Development Corporation will deliver on its mandate by working with partners and the local communities to develop a vision for the area and a strategy for delivering that vision. In order to execute that strategy, some of the main levers at the Development Corporation's disposal are likely to be:

- Acting as a catalyst – analysing the requirements of the area, bringing parties together and persuasion. For example, the Development Corporation could undertake studies of the infrastructure needs of the garden city as a whole and then present infrastructure providers with a viable business case for undertaking investment. That could apply as much to investment in private infrastructure (e.g. electricity, water) as to public infrastructure (e.g. roads, schools).
- Direct investment – the Development Corporation will be able to invest directly in infrastructure that unlocks development. This could include investing in public infrastructure such as roads or investing on commercial terms in individual development sites, e.g. to fund ground preparation. Development Corporations have powers to borrow money, although this will be subject to Government approval. In his 2014 Budget, the Chancellor of the Exchequer indicated that the Ebbsfleet garden city would be supported by up to £200 million of Government funding. Whilst some of this funding might be spent directly by Government departments, a substantial element of it could be channelled through the Development Corporation.
- Planning powers - clearly the ability of the Ebbsfleet Development Corporation to determine planning applications will be a key mechanism for ensuring the delivery of the high quality sustainable development needed to fulfil the vision for the garden city.
- Compulsory purchase powers. The Ebbsfleet Development Corporation will have its own powers, similar to those available to local authorities, to purchase land on a compulsory basis. These are for the purposes of its objective and functions (as set out in Chapter 3 above). Compulsory purchase orders are not used lightly and may be required only rarely. However, they can be essential, to ensure effective regeneration, where negotiations to purchase land fail.

The Board

The Corporation's Board will be responsible for ensuring that the Corporation discharges its functions effectively and efficiently; that it fulfils the overall aims, objectives and priorities set out in its corporate plan; and that it complies with all statutory or administrative requirements relating to the use of public funds.

The legislation³ under which the Ebbsfleet Development Corporation will be established, states that the Corporation must have a board appointed by the Secretary of State that consists of a Chairman, a Deputy Chairman and a number of other members (between 5 and 11) as decided by the Secretary of State.

The Board will be responsible for ensuring that the Corporation delivers on what will be a challenging and complex agenda, and will therefore need to have a range of skills and experience, including commercial development, design and master planning, environment, finance and infrastructure delivery. We also want to ensure that the Corporation works effectively with the local community so we intend that the three local authorities (Kent, Dartford and Gravesham) will each be represented on the Board.

In order to accommodate this wide range of skills, experience and local knowledge whilst ensuring that the Board retains its focus, we propose that the Ebbsfleet Development Corporation Board should have 11 members in total (i.e. a Chairman, a Deputy Chairman and 9 other members, including three local authority representatives).

It is not a legal requirement that all of the Board members are in place at the time that the Corporation and its Board are established. It is quite likely that the Corporation will start operations with a Board of fewer than 11 members.

Transparency and openness

Transparency and openness are essential to ensuring that the Ebbsfleet Development Corporation will be accountable to local people and indeed to the wider public. As an arms length body of the Department of Communities and Local Government, the Corporation will be subject to the same transparency requirements that apply to all of the Department's arms length bodies, including monthly publication of expenditure over £250 and the disclosure of certain salary information. As a public body, the Corporation will also be subject to the Freedom of Information Act as well as the Environmental Information Regulations 2004.

Whilst the Ebbsfleet Development Corporation will not be a local authority, and therefore not directly covered by the Local Government Transparency Code, it is the Government's intention that the Corporation should generally (to the extent relevant) follow the same transparency provisions expected of local authorities.

The Department is clear that the Ebbsfleet Development Corporation should hold its planning committee meetings in public, following the same practice as local authorities. In doing so, we would also expect the Corporation to adopt the principles set out in the Openness of Local Government Bodies Regulations 2014 – enabling members of the public to report on meetings of their council using digital and social media. It is also anticipated that the Corporation will regularly hold Board meetings that are open to the public.

Consultation question 6:

Do you agree with the proposal for the Ebbsfleet Development Corporation to have

³ Schedule 26 to the Local Government, Planning and Land Act 1980.

11 Board members? (Yes / No / Don't know)

Please add any comments you wish to make...

Chapter 7

Consultation Questions

Your views are invited on the following questions

The Corporation

Q1. Do you agree with the proposal to create a Development Corporation at Ebbsfleet, Kent?

- Yes
- No
- Don't know

Please add any comments you wish to make...

Boundaries

Q2. Are you satisfied with the proposed boundary of the Ebbsfleet Development Corporation, as set out in Annex A?

- Yes, I am satisfied
- I am broadly satisfied but I have some comments or concerns
- No, I am not satisfied
- Don't Know

Please express any comments / concerns you wish to make...

Q3. Do you think there are any areas which should be added into the area of the Ebbsfleet Development Corporation?

- Yes
- No
- Don't know

If yes, please provide details of the area(s) you would wish to see added in.

Q4. Do you think there are any areas which should be taken out of the area of the Ebbsfleet Development Corporation?

- Yes
- No
- Don't know

If yes, please provide details of the area(s) you would wish to see taken out.

You can if you wish download a copy of the map from the website and use this to highlight areas you wish to see added in, and / or taken out and send it back to us at:

Ebbsfleet Delivery Team
3rd Floor, Fry Building
2 Marsham St
London
SW1P 4DF

Planning powers

Q5. Do you agree with the proposals to give the Ebbsfleet Development Corporation the planning powers as set out in the consultation document? (This does not include plan making powers).

- Yes
- No
- Don't know

Please add any comments you wish to make...

Board Membership

Q6. Do you agree with the proposal for the Ebbsfleet Development Corporation to have 11 Board members?

- Yes
- No
- Don't know

Please add any comments you wish to make...

About you

Q7. If more than one of the following options applies to you, please select the most relevant and answer questions 8 & 9 in that capacity. You will have the chance to record your other local interests in questions 13 & 14.

Are you responding on behalf of:

- Yourself as a local resident
- A Business
- Yourself as a landowner or developer
- Yourself as a worker

- Other private individual
- A community group
- An organisation which represents individuals and groups (e.g. charities, Trade Unions, environmental interest groups, housing associations, local authorities etc).

If other than those listed above, please specify...

Q8. Is your home, your land, your business, or the business / organisation where you work situated inside the proposed area of the Ebbsfleet Development Corporation shown at Annex A?

- Yes, in Dartford Borough Council
- Yes, in Gravesham Borough Council
- No
- Don't know

Please provide further details...

Q9. Is your home, your land, your business, or the business / organisation where you work situated outside of the proposed area of the Ebbsfleet Development Corporation?

- Yes, in Dartford Borough Council
- Yes, in Gravesham Borough Council
- Yes, but outside of Dartford and Gravesham
- Don't know
- Not applicable

Please provide further details...

Q10. Please provide details of where your home, your land, your business, or the business / organisation is if it is not in Dartford or Gravesham.

- Kent
- South East London (e.g. Bexley, Greenwich, Woolwich, Erith)
- Other London
- Essex
- Other England
- Not applicable

If elsewhere, please specify...

Q11. If you are answering in your capacity as a resident, do you:

- Own your own home (whether freehold or long-term lease and whether mortgaged or not)
- Rent your home from the local authority or housing association
- Rent your home from a private landlord
- Lodge in a property not belonging to you (including living in the family home)

Please comment if your circumstances are different to those listed above...

Q12. How long have you been in your current location?

- Less than 12 months
- Between 1 to 5 years
- Between 5 to 10 years
- Over 10 years

Please state whether this is your home, land or business etc....

Q13. Besides your home or business, do you own, lease or rent any additional property, business or non-domestic premises / landholdings within the proposed area of the Ebbsfleet Development Corporation shown at Annex A?

- Yes, in Dartford Borough Council
- Yes, in Gravesham Borough Council
- No
- Don't know

If you answered "Yes", please provide details...

Q14. Besides your home or business, do you own, lease or rent any additional property, business or non-domestic premises / landholding outside of the proposed area of the Ebbsfleet Development Corporation?

- Yes, in Dartford Borough Council
- Yes, in Gravesham Borough Council
- Yes, but outside of Dartford and Gravesham
- No
- Don't know

If you answered "Yes", please provide details...

Q15. If you are a business, how many people are currently employed in your company?

- 1 to 9 employees (Micro organisation)

- 10 to 249 (Small-medium enterprise)
- Over 250 (Large organisation)
- Don't know
- Not applicable

Q16. If you are a landowner, developer or business, do you have any planning applications within the proposed area of the Ebbsfleet Development Corporation still awaiting approval?

- Yes, in Dartford Borough Council
- Yes, in Gravesham Borough Council
- No
- Don't know
- Not applicable

Q17. If you are a landowner, developer or business, do you have any planning applications outside of the proposed area of the Ebbsfleet Development Corporation still awaiting approval?

- Yes, in Dartford Borough Council
- Yes, in Gravesham Borough Council
- Yes, but outside of Dartford and Gravesham
- No
- Don't know
- Not applicable

Q18. If you are responding on behalf of a trade organisation or representative organisation, how many members do you have?

- Less than 100
- 100 to 499
- 500 to 999
- Over 1,000
- Don't know
- Not applicable

Please provide details of the name of your organisation.....

Q19. If you are responding on behalf of an organisation that represents people or groups, which of the following does your organisation speak for? Select all that apply.

- Residents
- Businesses
- Landowners / Developers
- Workers
- Conservationists / Environmentalists
- Not applicable

If other, please specify...

Q20. How did you hear about the consultation? Please select all that apply.

- Department of Communities and Local Government website
- UK Press (national, regional and local)
- Local authority website
- Local advertising (leaflets / posters)
- Social networking site (Facebook / Twitter)
- Word of mouth
- Attended a public meeting
- Other

If other than those above, please specify...

Equality and Diversity

Q21. Please indicate your age

- Up to 17 years
- 18 to 24 years
- 25 to 44 years
- 45 to 64 years
- Over 64 years

Q22. Please choose one option that best describes your ethnic group

- White English
- White Welsh

- White Scottish
- White Northern Irish
- White British
- Irish
- White Gypsy
- White Irish Traveller
- Any other white background
- White and Black Caribbean
- White and Black African
- White and Asian
- Any other mixed / multiple ethnic background
- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background
- African
- Caribbean
- Any other Black background
- Arab
- Any other ethnic group
- Prefer not to say

If you wish please specify your ethnic group if not included above...

Q23. Please indicate your sex

- Male
- Female
- Prefer not to say

Q24. Do you think the proposals put forward in this consultation would have any impact, positive or negative, on individuals based on the following protected characteristics?

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race (including colour, nationality, ethnic or national origin)
- Religion or belief
- Sex
- Sexual orientation

If you answered “Yes” to any of the above, please explain why you think there will be an impact, whether it would be positive or negative, and any thoughts you have on how to reduce or improve these impacts.

Additional Comments

Q25. Please provide any other comments that you would like to make on the proposal to form a Development Corporation at Ebbsfleet.

Chapter 8

Frequently asked questions

What is the purpose of the Ebbsfleet Development Corporation?

The Ebbsfleet Development Corporation will provide the skills, expertise, leadership and resources to drive forward the regeneration of the area, creating new homes and jobs.

When will the Corporation start and end?

Development Corporations are intended to be relatively short-term, but it is important that they have enough time to develop and carry out their objectives. We intend for the Corporation to be up and running in early 2015 and because of the complex nature of the Ebbsfleet area we propose that it should be subject to a full review five years from its establishment.

What powers will it have?

The Ebbsfleet Development Corporation will automatically have powers relating to the buying and selling of land, infrastructure, regeneration and ensuring the provision of utilities under the Local Government, Planning and Land Act 1980. In addition we are proposing that the Corporation should be given comprehensive planning powers within its boundaries.

We believe that giving the Corporation responsibility to deal with all planning applications within its area will avoid confusion over who is responsible for dealing with planning applications; making it clearer for both residents and businesses.

What is the Corporation not responsible for?

Other than the transfer of certain planning functions, the local authorities will remain responsible for the provision of the usual council services in the Development Corporation's area. Local authorities will therefore continue to deliver services including:

- Refuse collection
- Recycling
- Neighbourhood services i.e. grass cutting, street cleaning, litter picking, etc
- Council tax and Benefits
- Housing and Property Services
- Parking Services
- Licensing issues including Environmental Health
- Building Control
- Facilities and maintenance including parks and open spaces, and leisure centres
- Education
- Highways and Transport
- Public safety and Public Health
- Social care
- Libraries
- Waste management
- Trading Standards

- Police, Fire and Rescue services
- Health services

Will the local roads be able to cope with the scale of development proposed?

Significant development has been proposed on these sites for some time and comprehensive modelling has already been undertaken to ensure that the road networks function. The Development Corporation will continue to work with the Highways Agency, Kent Highways and Transportation and the local authorities to ensure that any impact is understood and addressed as necessary.

Will there be sufficient infrastructure to accommodate more homes?

The potential for these sites to deliver significant development has been known for some time and much of the infrastructure to serve these sites – schools and community facilities – has been identified with delivery planned. In fact some of the infrastructure needed to deliver development at the scale envisaged in Dartford and Gravesham has already been put in place. The Government will make available infrastructure funding of up to £200 million to support the infrastructure requirements of the new development.

How does the London Paramount resort proposal fit in?

The proposed resort and leisure development, known as “London Paramount” has been designated as a nationally significant infrastructure project. If taken forward, planning consent for the project will be through a separate Development Consent Order under the provisions of the Planning Act 2008. A decision on a development consent for such a scheme would therefore be made by the Secretary of State and not the Ebbsfleet Development Corporation. See <http://infrastructure.planningportal.gov.uk/projects/south-east/london-paramount/> for further details.

I have a business located inside the Development Corporation area. Will I be forced to close or relocate?

The Ebbsfleet Development Corporation’s boundaries have been carefully considered and for the most part exclude established residential and employment areas where there is little expectation of, or opportunity for, redevelopment. However, there are areas within the boundary where redevelopment / regeneration have been proposed for some time, but for various reasons have not taken place.

Any proposals for redevelopment of an area will be subject to requirements to obtain planning permission in the normal way, with the usual opportunities for consultation and engagement if an application is made. Designation of the area does not affect land or property rights.

Who will I send my planning applications to?

Planning applications for any development within the Ebbsfleet Development Corporation area must be submitted to the Development Corporation. There is no change in the current arrangements for applications for development outside the Development Corporation area. In all cases, it will be possible to submit an application via the planning portal.

Can I still object to a planning applications being considered by the Corporation?

Yes, the Corporation will have to consult with local residents, businesses and a range of statutory consultees on planning applications submitted to them in the same way that a local authority does, and it will be required to consider the representations it receives in coming to a decision on any application it considers.

What if I already have a planning application in the system when the Corporation's planning functions commence?

Any undetermined planning applications on the day that the Corporation takes on planning powers will be transferred to the Development Corporation and the Corporation will be given the full statutory period in which to determine these. However, provision will be put in place to ensure that the transfer minimises the impact on the progress of live applications.

Will it affect my Council Tax?

No. Your council tax or business rates will continue to be set by your local authority and this will not vary whether you are inside or outside of the Development Corporation's area.

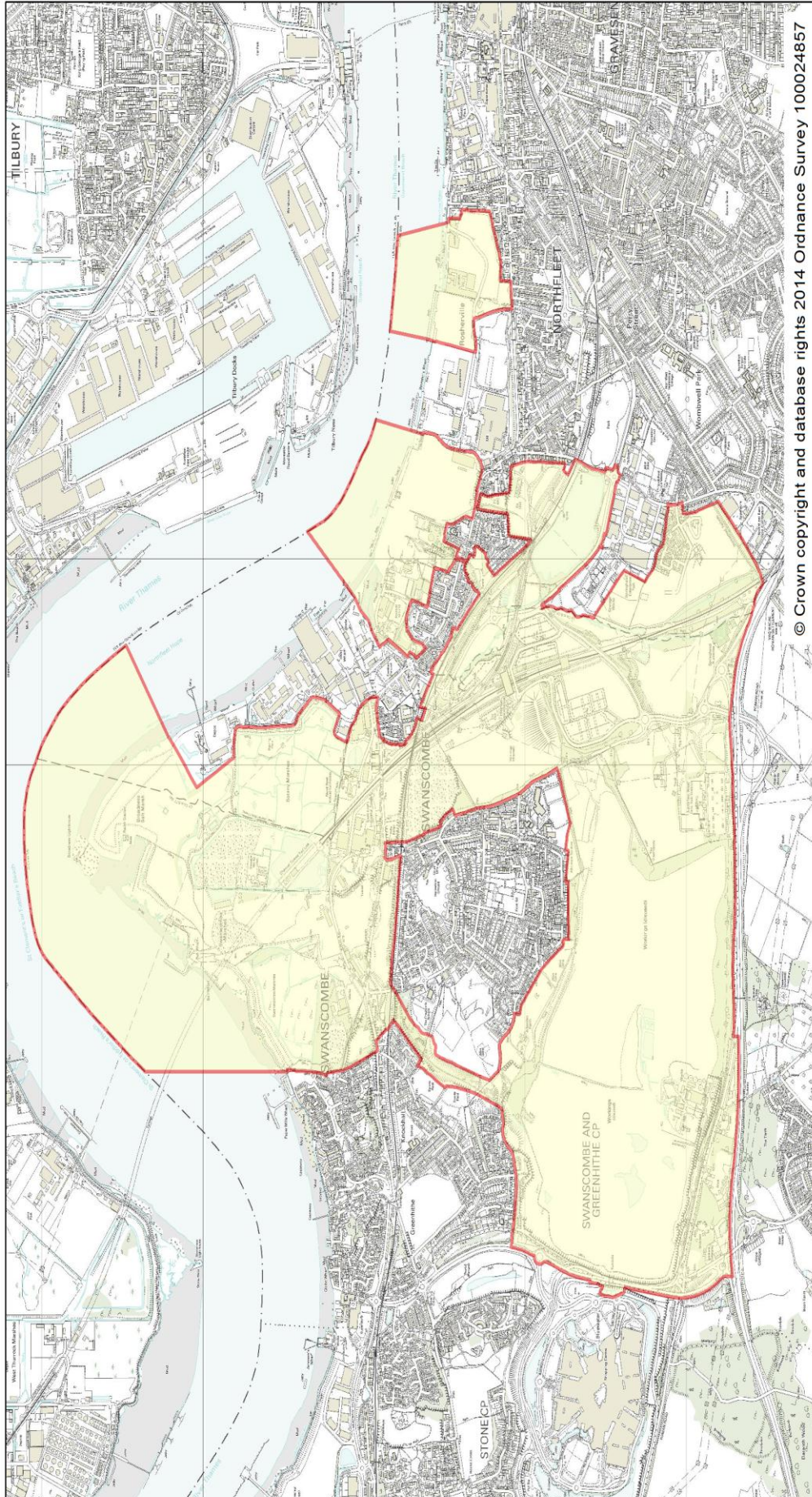
When will I see proposals for the garden city? Will I get a chance to comment on the proposals?

We anticipate the Development Corporation will be up and running in early 2015. It will then work closely with the local authorities, local communities and businesses to develop its strategy and proposals for the area. Any planning applications that come forward – whether before or after the Development Corporation is established - will be subject to public consultation in the usual way.

If I am outside the boundary, does this mean I won't have a say in what happens or benefit from the money spent in the area?

People outside the boundaries will be able to comment on the proposals. To create a successful garden city, the Development Corporation will need to take forward development in a way that fits with, and improves the lives of, the existing communities outside its boundaries. There is nothing to prevent the Development Corporation from spending money outside its boundaries where that helps it to fulfil its objective.

Annex A



Impact Assessment