

Dartford Borough Council Local Plan Examination Stage 1, Matter 1 Hearing Statement on behalf of Ebbsfleet Development Corporation

This hearing statement is submitted following the publication of the 'Examination Guidance Note' dated 22 April 2022. Ebbsfleet Development Corporation wishes to provide a statement in relation to Issue 1, questions 1.10 and 1.11.

Question 1.10 - Are there any strategic cross-boundary issues in relation to any of the proposed site allocations and any general policies, and if so, how have they been considered via the Duty to Cooperate?

In 2019, EDC acquired the land at Ebbsfleet Central, the delivery of which had stalled significantly since gaining planning permission in 2002. Since acquisition, EDC has been developing a new masterplan for Ebbsfleet Central and are progressing an outline planning application, which is due for submission later this year. The land at Ebbsfleet Central, falls completely within the Garden City area and falls within both Dartford and Gravesham Boroughs.

EDC has been engaging with Dartford Borough Council on the proposals for Ebbsfleet Central both in relation to the emerging Local Plan and as part of pre-application engagement on the draft outline planning application. These discussions have been productive and have ensured that the emerging Local Plan is aligned to the vision and ambitions of the Garden City. As part of pre-application engagement Dartford and Gravesham Borough Councils, Kent County Council, Natural England and other public sector partners have been undertaking ongoing constructive and active collaborative discussions on the Ebbsfleet Central proposals and this has helped inform and shape plan and Ebbsfleet Central allocation effectively.

Question 1.11 - Overall, has the Council maximised the effectiveness of the Local Plan by engaging constructively, actively and on an ongoing basis with the prescribed bodies on relevant strategic matters during the preparation of the Local Plan and what form has this taken?

As agreed in our Statement of Common Ground (document reference SCG-6) the EDC, Dartford Borough Council, Gravesham Borough Council and Kent County Council signed a Memorandum of Understanding in 2016 which captures the approach to joint work between the authorities in relation to Ebbsfleet Garden City. There are examples in the document including the work on the Ebbsfleet Implementation Framework and the Abbey Wood to Ebbsfleet Transport Enhancement Options. EDC and Dartford Borough Council have engaged on a ongoing basis since EDC was formed in 2015 and at various stages during the production of the draft Local Plan including evidence base documents, draft policies and allocations. Both organisation have also worked alongside Kent County Council on the London Resort Nationally Significant Infrastructure Project.

The Councils 'Duty to Cooperate Compliance Statement' (document reference COR-11) is an accurate summary of the engagement that has taken place between the Development Corporation and the Council.

Mark Pullin

Chief Planning Officer, Ebbsfleet Development Corporation

13 May 2022