

8. EBBSFLEET GARDEN CITY - CASE STUDY

BUILDING A 21ST CENTURY GARDEN CITY AT EBBSFLEET

Sitting on the banks of the Thames, only 17 minutes from King's Cross/St Pancras, Ebbsfleet is being planned to grow out of the chalk quarries and industrial heritage of Northern Kent to become a Garden City for the 21st century. By 2035, a new settlement of up to 15,000 homes will have grown around Ebbsfleet, forming a centre of excellence for health, education and learning, and a major transport interchange for the South East.

Ebbsfleet Development Corporation was established to address delays in the building-out of significant existing planning permissions within Ebbsfleet, and in so doing to drive ambition and deliver development at quality and pace.

Aligning the Vision

The starting point of the programme was the co-development of an 'Implementation Framework' to align ambition between stakeholders, and assimilate the planning of city-wide infrastructure into a single plan. The framework and subsequent investment programmes are structured into 6 delivery themes, each addressing the challenges around a key infrastructural system.

Kick-starting infrastructural investment

Factors affecting delivery include: the omission of critical utilities; strategic infrastructure within the current Asset Management Plan (AMP) period; congestion on the A2 around Bluewater and its associated impacts on load road networks and public transport services; and the impact of the proposed International Theme Resort on Swanscombe Peninsula.

Building on the connections

The success of Ebbsfleet's transport strategy is dependent on the integration and development of its existing networks. The existing Fastrack bus service will be upgraded to a world-class rapid transport system, developing a comprehensive segregated network, integrated ticketing and enhanced fleets of electric vehicles to ensure a frequent and reliable service.

Recognising the value of 'the Garden'

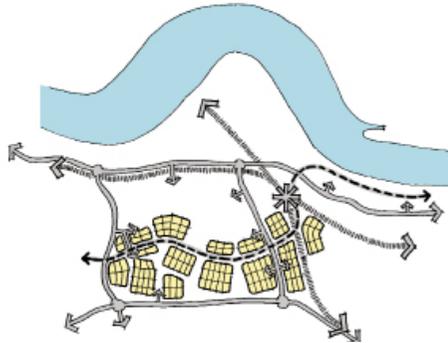
The 'Garden Grid' underpins the entire planning of Ebbsfleet. This network of parks and green corridors is the garden of the 'Garden City', recognising the value and operational efficiencies of green infrastructure to manage water, flood resilience, local climate and air quality, whilst supporting healthier lifestyles, growing food and reducing congestion for residents.

Delivery Theme #1

Homes and neighbourhoods // Healthy homes

Progress:

- 700 homes now constructed in Ebbsfleet.
- 7,274 homes granted full planning permission by September 2017.
- 10 new walkable neighbourhoods planned.
- 'Building for a Healthy Life' design tool being developed to benchmark quality of homes.

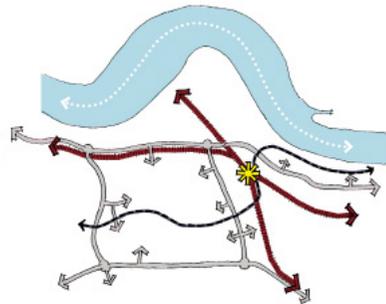


Delivery Theme #3

Connecting People + Places // Building on connections

Progress:

- £45mn EDC investment to bring forward Ebbsfleet and Bean A2 junction upgrades. Public consultation completed and scheme in development.
- Major package of upgrades for Fastrack system developed with stakeholders to ensure direct route to Bluewater delivered by 2021.



Civic Communities // Celebrate and reflect Ebbsfleet's landscape, people and cultural heritage

Healthy New Town Programme launched to develop new models of care, promote active lifestyles, and empower community engagement in health planning.

'Active Ebbsfleet' programme now has over 100 fitbit users sharing knowledge to create a healthy community, and providing data to inform investments in green infrastructure.

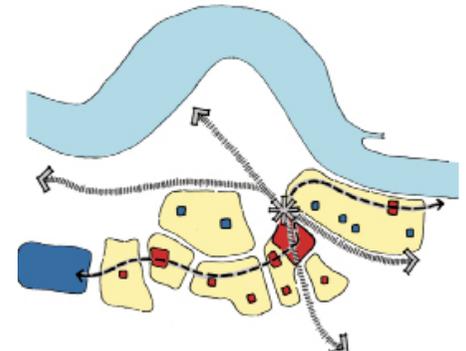


Delivery Theme #2

Enterprising Economy // Focus on Centres

Progress:

- New visitor information centre opened at Ebbsfleet International.
- Planning permission granted for first new local centre, at Castle Hill.
- Planning permission for new commercial space and business centre granted at Northfleet East.



Delivery Theme #4

Healthy Environments // Bringing in the green and the blue

Progress:

- 1.5 km new walking and cycling routes being constructed in 2017/2018.
- Stakeholder's Water Forum established to co-ordinate management of water.



Integrated utilities and services //

EDC investing £30mn in new electricity sub-stations to secure power for future development.

Working proactively with water companies to agree a water strategy, and investigate use of innovative new technologies.

