

**Ebbsfleet Development Corporation Board Meeting
20 November 2024**

The following public questions for the EDC Board and the responses can also be found on the Corporation's website at www.ebbsfleetdc.org.uk

Question 1

We don't recollect the Board being informed about an Appeal against an EDC planning refusal for advertising on Watling Street roundabout. The decision of the Planning Inspectorate has just been issued and finds in favour of the Applicant. It gives weight to a Transport for London design guide. Do you agree it is relevant? If not, will EDC respond?

Response

Individual planning decisions are not routinely reported to Board but they are reported to Planning Committee. The refusal of this advertisement consent application was included in the delegated items report considered by Planning Committee on 8 May 2024. Now that the appeal decision has been received, a summary of the outcome of the appeal will be included through the regular reporting on appeals in the next quarterly activity report.

We have noted the reference to the Transport for London guidance which was identified by the appellant during the appeal. In our view, this is not relevant and should not have been given weight in the process. However, we will not be challenging this point as the decision reached is unlikely to change.

Question 2

Since the Board answer last month about the closure Bean Village pharmacy you have noted that an NHS standard allows the closure of a rural pharmacy where there is alternative within 1 mile (measured as the crow flies). The permitted location of the Delmergate pharmacy in Garden City is just on the 1 mile but currently is a 4 mile journey from Bean. Did you consider the NHS document? Had Delmergate been built a few meters further away, the disruption from closure of the only pharmacy serving Bean Village patients would have been avoided?

Response

The opening of the Delmergate pharmacy would have required two consents. The licence was issued by the NHS Resolution Team/Pharmacy Appeals Committee. We supported the application but it was not our decision to award the licence. It is worth noting that the decision report stated '*There is a requirement for a new pharmacy to serve Ebbsfleet and it is likely that it will require more than one pharmacy as development proceeds further*'. This would indicate that the opening of Delmergate was not seen as a replacement to existing provision in the wider area. The pharmacy in Bluewater is closer to Bean than Castle Hill.

The location and mix of uses within the Castle Hill local centre was approved by EDC as Local Planning Authority. It allowed for a variety of different occupiers and was in accordance with the outline planning permission originally granted in 2007. The pharmacy use fell within the permitted uses. As such Delmergate did not need to apply for planning permission and so EDC did not make a specific decision on whether or not a pharmacy should occupy the unit.

Question 3

When will the public be allowed to use Watling Street access? It is currently reserved for construction traffic?

Response

In line with previous responses to this question, we are not able to advise on a date whereby the public will be able to use the Watling Street access into Eastern Quarry. There is no specified trigger in the planning permission and currently it is deemed to be the most appropriate route for construction traffic.