

**Ebbsfleet Development Corporation Board Meeting  
29 January 2025**

**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](http://www.ebbsfleetdc.org.uk)**

**Question 1**

London Resort; Good News and Bad News? On 17-Jan-25 the Planning Inspectorate decided EDC are entitled to award of costs, but the High Court has made LRCH bankrupt. What is the amount likely to be recovered and what is EDC doing about the Option and other Land since advertised for disposal?

**Response**

Now that the cost decisions have been received, the first stage is to liaise with London Resort Company Holdings. We are not in a position to disclose further information at the current time. We understand that the sale of Swanscombe Development LLP is progressing and we will engage with the new owners when the sale completes.

**Question 2**

Are any of the 7 new builders, to be investigated by May 2025 by the Competition and Markets Authority, working on Ebbsfleet Garden City?

**Response**

Details of the investigation can be found here [Investigation into suspected anti-competitive conduct by housebuilders - GOV.UK](#) Barratt Redrow, Bellway, Taylor Wimpey and Vistry Group are all currently working on developments in the urban development area.

**Question 3**

Are you aware that the A2 Bean and Ebbsfleet junctions improvement scheme Road Safety Audit (RSA) is still waiting final approval? Hopefully, this is because of acceptance that the design of the Bean Junction is unsafe, as users report on a daily basis. This is caused by the very short queuing 'reservoirs' at Lghtham Cottages roundabout signals that obstructs traffic heading in all directions.

**Response**

We are currently awaiting a response from National Highways regarding the post-opening project evaluation and their latest Road Safety Audit report. The National Highways final approval process should address any identified safety issues. We will continue to raise this matter with National Highways and update once we have their response