

**Ebbsfleet Development Corporation Board Meeting
7 May 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

Question 1

Is there any update on the land opposite the tennis courts in Castle Hill? Has any progress been made on Shepard Neame beginning development on the site or something alternative being built? Is there a target date for some progress or agreement being made on next steps?

Response

EDC has been in regular contact with the owners of the land referred to in the question in order to understand their plans. Despite some early encouraging signs that a scheme might be brought forward in a form similar to that which was initially granted planning permission, and some more recent informal discussions with the Planning Team, no proposals have been submitted. We will remain in contact with the owners as we recognise the importance of this site and the interest of the community in having additional facilities, such as a pub, available, but EDC has no legal interest in the site so has limited leverage to make something happen.

Question 2

EDC are listed as being in partnership on the Abbeywood2Ebbsfleet website (<https://abbeywood2ebbsfleet.com>). It seems this hasn't been updated for a while (2021 looks like the last update). Are there any plans to introduce from Ebbsfleet into London additional / alternative train services or work with the train operator to make the current service more affordable for people who want to live / currently live in Ebbsfleet and need to commute into London for work?

Response

We understand informally that Southeastern are interested in running additional services between Ebbsfleet and London St Pancras. In January 2025 the Office of Road and Rail announced that it was directing HS1 to reduce its charges to train operators for using the tracks. Whether this results in lower fares will depend on the train operators who set the fares.

Question

What is programme for provision of Health Facilities to serve Ebbsfleet Garden City and surrounding communities?

Response

Some health facilities will be provided by the Dartford and Gravesham NHS Trust within the Alkerden Community Hub, which is expected to be completed in the summer of 2027. Further health facilities will be provided within the Ebbsfleet Central development but are unlikely to be open until after 2030.

Question 4

What action are EDC Enforcement taking on two Bean Triangle developments that are without planning applications?

Response

EDC is currently considering 1 enforcement case in the Bean Triangle and we will provide an update to the complainant in the next fortnight

Question 5

Do you have any news on the A2 Bean and Ebbsfleet junctions improvement scheme Road Safety Audit (RSA)?

Response

We understand that the Road Safety Audit has been completed by National Highways and has been referred to their safety specialists for further review. We await an update from National Highways on the RSA outcomes and any recommendations.