



Department for
Communities and
Local Government

Mr Christopher Potts
Director
Savills
33 Margaret Street
London
W1G 0JD

e-mail cpotts@savills.com

Please ask for: Ray Colbourne
Tel: 0303 44 8075
Email: ray.colbourne@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/RARE/T2215/73637

Date: 9 May 2014

Dear Mr Potts

DIRECTION BY THE SECRETARY OF STATE UNDER SECTION 35(1) OF THE PLANNING ACT 2008 (AS AMENDED) AND THE INFRASTRUCTURE PLANNING (BUSINESS OR COMMERCIAL PROJECTS) REGULATIONS 2013 RELATING TO WORLD CLASS RESORT AND LEISURE ENTERTAINMENT DISTRICT KNOWN AS "LONDON PARAMOUNT", SWANSCOMBE PENINSULA AND LAND TO THE SOUTH TOWARDS EBBSFLEET STATION, KENT

I refer to your letters dated 25 March 2014 and 11 April 2014 relating to the above legislative provisions requesting the Secretary of State to give a Direction allowing the London Resort Company Holdings (LRCH) project known as "London Paramount" at Swanscombe Peninsula and land to the south towards Ebbsfleet Station, Kent, to be treated as development of national significance for which development consent is required under section 35 of the Planning Act 2008.

This Secretary of State notes that this proposal is mainly for the construction of buildings and facilities for tourism and leisure uses, that it does not include the construction of any dwellings nor does it include the winning and working of peat, coal, oil or gas. The Secretary of State is therefore satisfied that this proposal falls within a business or commercial project of a prescribed description for the purposes of section 35(2)(a)(ii) of the Planning Act 2008 and Regulation 2 of The Infrastructure Planning (Business or Commercial Projects) Regulations 2013.

The Secretary of State has assessed the request against the criteria in the relevant policy statement and has considered all other relevant matters and thinks that the project is nationally significant. Hence, the project can be treated as development for which development consent is required under the Planning Act 2008.

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

Tel: 0303 44 48050
npcu@communities.gsi.gov.uk

The Secretary of State considers that the proposal would be likely to have significant economic impact, be important in driving growth in the economy, and that it would have an impact on an area wider than a single local authority area. The Secretary of State also considers that the substantial physical size of the proposal is relevant to his decision that this project is of national significance.

The Secretary of State also thinks that this would be a project that would benefit from the 'single authorisation' process offered by the Planning Act 2008 regime.

This Direction is given without prejudice to the Secretary of State's consideration of any application for an order granting development consent relating to the proposal.

I am sending a copy of this Direction letter to the Planning Inspectorate and Dartford and Gravesham Councils.

Signed by



Ranuka Jagpal
Head of the National Planning Casework Unit
Authorised to sign on behalf of the Secretary of State