



3/18 Eagle Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: susannah.guest@pins.gsi.gov.uk

Mr Paul Kelly
Chief Executive
The British Association of Leisure Parks
Piers and Attractions Limited,
Ground Floor, 29-30 Ely Place,
London,
EC1N 6TD

Your Ref:

Our Ref: BC080001

Date: 16 October 2015

Dear Mr Kelly

Planning Act 2008 (as amended)

Proposed application by London Resort Company Holdings for an Order Granting Development Consent for the London Paramount Resort

Your letter of 12 October 2015

Thank you for your letter of 12 October 2015, regarding the proposed Paramount London Resort, addressed to Simon Ridley. I have been asked to reply to you as I am the main point of contact at The Planning Inspectorate for matters or queries in respect of this project.

The promoter of the resort is London Resort Company Holdings (LRCH). They have asked for, and received, a direction from the Secretary of State that the project be treated as a development for which development consent is required. As you have noted, this will mean that the project will fall to be determined under the Planning Act 2008 regime.

The Planning Inspectorate is an executive agency of the Department for Communities and Local Government which, amongst other functions, is responsible for examining applications for Development Consent Orders.

LRCH anticipate that they will make such an application in mid-2016. As set out in section 51 of the Planning Act 2008 (as amended), in advance of any application being formally submitted, the Planning Inspectorate's role in this pre-application stage is to provide advice to potential applicants and others. All the advice that we give is published on our website at <http://infrastructure.planninginspectorate.gov.uk>, where you can also find guidance on the application and pre-application process for Development Consent Orders.

In your letter, you raise two specific queries. In response to the first, the Planning Inspectorate is not the promoter of the London Paramount Resort project. The

business case for the scheme has not been shared with us.

When an application is submitted, the inspector(s) conducting the examination will consider all relevant and important matters. If powers of compulsory acquisition are sought, the application will be accompanied by a Funding Statement which will seek to demonstrate how any compensation arising from that acquisition will be paid.

Matters such as the impact of the scheme on other tourist attractions or economic activity more widely are capable of being relevant and important, and concerned parties will have the opportunity to make submissions to the examination at the appropriate time.

In the meanwhile, I would strongly encourage you to make LRCH directly aware of your concerns and submit your questions to LRCH as part of their statutory consultation exercises at the relevant time. As part of the statutory requirements governing the pre-application consultation processes, LRCH have a duty to have regard to any responses made to their statutory pre-application consultation.

In response to your second question, the decision that the 2008 Act regime was the appropriate route for considering the scheme was made by the Secretary of State for Communities and Local Government, in response to a request from the applicant. The Planning Inspectorate did not make this decision on behalf of the Secretary of State. You may wish to pursue this matter directly with the Department via the contact details on the "s35 Direction Decision Letter" which can be found on our website at:

<http://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/BC080001/1.%20Pre-Submission/Correspondence/Key%20Correspondence/Direction%20Letter.pdf>

There are government-backed support and finance for business schemes in place, such as those operated by the Department for Business, Innovation and Skills, or the Department for Culture, Media and Sport. We do not know if LRCH is participating in such schemes.

Please do contact me on the above details if you have any further questions.

Yours sincerely,

Susannah Guest

Susannah Guest
Infrastructure Planning Lead

Advice may be given about applying for an order granting development consent or making representations about an application (or a proposed application). This communication does not however constitute legal advice upon which you can rely and you should obtain your own legal advice and professional advice as required.

A record of the advice which is provided will be recorded on the Planning Inspectorate website together with the name of the person or organisation who asked for the advice. The privacy of any other personal information will be protected in accordance with our Information Charter which you should view before sending information to the Planning Inspectorate.