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Adam Holloway MP
House of Commons
LONDON
SW1A 0AA

Your Ref: GR52350

Our Ref: BC080001

Date: 02 September 2014

Dear Mr Holloway

Proposed application by London Resort Company Holdings for Development Consent – London Paramount

Thank you for your letter of 5th August regarding the abovementioned project, which was sent to Baroness Kramer – Minister of State for Transport. Your letter has been forwarded to me to reply to since I am the lead officer handling the London Paramount project at the Planning Inspectorate and your constituent's points relate primarily to that project.

In order to provide a comprehensive and co-ordinated reply, my colleagues in the Department for Communities and Local Government have also contributed to this response because some of the points refer to the plans to create a Garden City at Ebbsfleet.

The London Paramount project was designated as a nationally significant infrastructure project and directed to the Planning Inspectorate by the Secretary of State (DCLG) on 9th May 2014. The direction can be viewed [here](#).

The developer will be undertaking pre application consultation with the local communities affected, statutory bodies and those who have an interest in land that is required to implement the project. As such, we would recommend that your constituent puts forward their views directly to the developer's pre application consultation as and when the opportunity arises.

The purpose of the statutory pre application consultation is to afford local communities with an opportunity to influence the preparation of the application. If the issues your constituent raises are not resolved to their satisfaction during the statutory pre application stage, then they will have a further opportunity to put their views to a Panel of Examining Inspectors (Examining Authority) who will be appointed if the application is accepted by the Planning Inspectorate to proceed to examination. The Examining Authority's role is to examine the application and have regard to matters raised by interested parties in making a recommendation to Secretary of

State. The Secretary of State will make the final decision about whether or not to make an Order to grant development consent for the project.

For more detailed information about the development consent process for nationally significant infrastructure projects please refer to our web page on the Planning Portal:

<http://infrastructure.planningportal.gov.uk/application-process/the-process/>

In response to your constituent's specific points I have the following advice and information:

Point 1 (Compulsory Acquisition)

The application for development consent may include an Order for the Compulsory Acquisition of Land. Anyone affected by Compulsory Acquisition of their land or interests will have a special status in the application process and will be able to raise matters of principle in relation to the need for their land or interest to be acquired, for the purposes of implementing the project. Matters concerning any alternative provision of accommodation / business premises, or indeed other mitigation measures proposed by an applicant, can be considered by the Examining Authority during the examination if they are raised by an affected person.

Matters relating to the amount of any compensation due will be dealt with separately through a process administered by the Upper Tribunal (Lands Chamber) if the Secretary of State grants development consent and confirms the compulsory acquisition of land in the Order.

Points 2, 3, 6 and 7 (Employment opportunities for local people)

The developer can discuss with the relevant local authorities and other stakeholders about the training and employment opportunities that can be provided through the construction and operation of the project. Of course they will be subject to employment law as it relates to the operation of the Single European Market and more generally.

On a project of this scale it would not be unusual if a training and employment strategy was developed as an application document. This issue would be likely to form part of the pre application consultation that communities and statutory bodies would be asked to comment on. Given the economic profile of the Ebbsfleet area, the local authorities are likely to have expressed a keen interest in this aspect of the developer's proposals and will also raise it in their response to the developer's pre application consultation. The developer is also required to undertake an Environmental Impact Assessment and submit an Environmental Statement with their application which will assess the socio-economic impact of the project.

Points 4 and 5 (Information provided by Department for Communities and Local Government – Housing Growth Division)

The Government is currently consulting on the proposal to create an Urban Development Corporation at Ebbsfleet. The consultation will run until Monday 6 October 2014. I would encourage your constituent to access the consultation via the government website at: www.gov.uk/government/consultations/ebbsfleet-

[development](#) and respond by completing the on-line survey, by post, or via the email address: EbbsfleetConsultation@communities.gsi.gov.uk.

At this stage the Government is just consulting on the proposal to create the Urban Development Corporation. It is not a consultation on the details of the development itself. The Development Corporation will work closely with local authorities to support them in developing and delivering a shared vision for the area, taking into account local plans and the views of local people. In terms of the point made by your constituent about infrastructure, significant development has been proposed on these sites for some time and comprehensive modelling has already been undertaken to ensure that the road networks function. The Development Corporation will continue to work with the Highways Agency, Kent Highways and Transportation and the local authorities to ensure that any impact is understood and addressed as necessary.

With regard to the London Paramount scheme, the developer will be required to undertake a transport assessment of their project and submit it as part of the Environmental Statement previously referred to. Interested parties will have the opportunity to comment on any application document submitted to the Planning Inspectorate, including the Environmental Statement.

I hope this response will assist you to answer your constituent's points. Please be assured that the London Paramount proposal is in the very early stages of the development consent process and many of the opportunities for local communities to put forward their views are still to come. Please encourage your constituent to put these points directly to the developer during the statutory pre application consultation. I understand some community consultation events have already taken place; the timing and locations of any future consultation events will be published by the developer in local newspapers and in the media more generally.

Yours sincerely

Mark Wilson

Mark Wilson
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.