



Meeting note

File reference

Status	FINAL
Author	Robert Ranger
Date	29 September 2015

Meeting with	London Resort Company Holdings
Venue	Temple Quay House, Temple Quay, Bristol, BS1 6PN

Attendees	London Resort Company Holdings (LRCH) Kevin Doyle – Project Manager Fenlon Dunphy – Director Chris Potts – Planning and EIA (Savills)
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The Planning Inspectorate Susannah Guest – Infrastructure Planning Lead Mark Wilson – Infrastructure Planning Lead Robert Ranger – Case Manager

Meeting objectives	Update on London Paramount Resort project
Circulation	All attendees.

Summary of key points discussed and advice given:

Attendees were reminded about the openness policy and that any advice given will be recorded and placed on the Planning Inspectorate's (PINS) website in the form of a meeting note. PINS explained that any advice given does not constitute legal advice upon which applicants (or others) should rely.

Introductions

PINS introduced Susannah Guest, who would be acting as the principal point of contact in PINS for LRCH until the submission of an application. She was stepping into the role previously performed by Mark Wilson, who was on secondment to another body.

It was explained that Susannah has knowledge of north Kent from involvement in the A2 (Bean and Ebbsfleet) junctions and Lower Thames Crossing proposals.

Update on project programme

LRCH explained that they had received a great deal of feedback during the consultations that took place over the summer. As a result, they were reconsidering

their programme and had decided to undertake further traffic and ecology surveys. As a result, they now anticipated that an application for a Development Consent Order would be submitted in mid-2016; a press release to that effect would be issued.

LRCH were also considering their organisation of the retail, dining and entertainment elements of the scheme; and particularly whether or not these would be outside of the area of the resort for which an admission fee would be charged. LRCH commented that it was often the case at other resorts for these retail, dining and entertainment activities to be closely related to the brands and activities within the resort itself, but were located outside of the area for which an admission fee was charged.

LRCH were keen to emphasise that the retail activities associated with a leisure resort are very different in character to general retail activities, and they did not expect that the retail element of the scheme would have the same character as, for example, a regional centre or an out-of-town shopping centre.

Ebbsfleet Development Corporation and Local Planning Authorities

LRCH are keen to maximise the advantages that they feel their scheme can provide to the new Ebbsfleet Garden City and are establishing a strong dialogue with the new Development Corporation. LRCH noted that they were keen to contribute to the forthcoming Master Plan; they have undertaken considerable master planning work in connection with their scheme which they hope will be of benefit to Ebbsfleet Development Corporation.

LRCH continue to have a constructive relationship with Dartford and Gravesham Borough Councils, particularly in relation to transport where they are working with Highways England to inform proposals for the Ebbsfleet and Bean Junction Improvement Schemes.

A forum, the "Ebbsfleet and Bean Junction Engagement Group", meets regularly to receive updates and consider the best approach to delivering improvements to these junctions. This is coordinated by Highways England.

PINS advised that on some other applications, applicants had felt it beneficial to hold tripartite meetings with PINS. Whilst PINS must continue to provide impartial advice to all parties, it can be helpful if parties with overlapping interests or responsibilities are in the same room when these discussions take place.

LRCH agreed that, particularly in relation to transport improvements, this would be extremely helpful. Whilst they acknowledged that PINS could not "project manage" the overlapping activities of the various stakeholders, they felt that as an external coordinator PINS could valuably contribute to communication between the parties. PINS agreed to discuss the set up of such a meeting on transport in the near future.

PINS advised that, in working with local authorities, LRCH should be looking to encourage collaboration between authorities which will continue to have benefits into any examination. The overlapping functions of the host local authorities and the new Ebbsfleet Development Corporation could be best managed by joint or cooperative submissions to an examination. PINS emphasised that this does not necessarily require a single agreed position on matters.

Specific decisions / follow up required?

- PINS and LRHC to liaise on arrangements for a site visit and project update meeting to include the local authorities and Ebbsfleet Development Corporation; and discuss arrangements for a tripartite meeting of transport stakeholders.