



Meeting note

File reference	London Paramount
Status	Final
Author	Tim Dodds
Date	7 October 2013
Meeting with	Paramount/K2/Savills
Venue	The Planning Inspectorate, Temple Quay House, Bristol
Attendees	London Resort Company Holdings (LRCH) Kevin Doyle (K2 Projects Ltd acting for Paramount) Chris Potts (Savills) The Planning Inspectorate Mark Southgate (Director of Major Applications and Plans) Janet Wilson (Head of Major Applications and Consents) Kay Sully (Senior Case Manager) Tim Dodds (Case Officer Graduate)
Meeting objectives	Developer to provide overview of potential new project - with the Inspectorate advising on the National Significant Infrastructure Process (NSIP), in accordance with the Planning Act 2008 (as amended) (PA2008).
Circulation	All attendees

Summary of key points discussed and advice given:

Project

K2P, consultants on behalf of LRCH, propose a major mixed-use leisure resort including a theme park. This straddles two local authority areas in Kent (Dartford BC & Gravesham BC). The development opportunity expects to create up to 27,000 jobs. The developer gave an overview of project and outlined potential concerns/issues.

- Developer not yet sure that they will take the NSIP route – exploring the timelines and potential benefits of this route which relate to land ownership issues.
- London Paramount Resort proposal involves:- theme park, hotels, mono-rail, bars/restaurants, theatre, exhibition space, business space, parking,

- Information is in the public domain but the project is not yet at the detailed information stage
- The scheme is on the scale of Disney but is not modelled on the Disney approach.
- LRCH approached DCLG for advice and were signposted to the Inspectorate to outline the detail of the process
- 3 yr evolving scheme which now benefits from significant investment
- 200 hectares / 500 acres close to A2 Ebbsfleet junction (possible incorporation of junction improvements but more likely to be Highways Agency programmed work)
- 1km distant from Ebbsfleet HS1 terminal
- Land primarily owned by Lafarge Tarmac and EIGP (Lafarge Tarmac/Land Securities JV)

Cost

- £2.2 billion project including infrastructure enhancements.

Pre-needs

- Business Plan 'accepted' by financial backers (preliminary). More funding required longer term
- Major funding still needed for project to take through to planning consent
- Land/topography levelling change may be required and would be a major cost

Plan progress – so far

- Land raising required in parts of the site
- Outline concept proposal but cognisant of ES parameters
- Decision on next stages following completion of land options
- Consultation requirements for project have been scoped by advisors, additional to those already taken.

Initial scoping/requirements/work carried out (environmental)

- Preliminary ecological study carried out - EIA assessment required
- ES required
- Awaiting commencement of scoping in full
- Close to Ebbsfleet Station (1km). Scoping for land/topography viability on pathway/walks to site.
- Consultation with Local Planning Authority (LPA)/Statutory consultees, but not wider community
- Existing redundant pumping station with cost/acquisition issue- possible CPO?

Targets

Consultation process set/due to commence in January 2014. Only initial consulting has been carried out between Developer-LPA including: Lafarge Tarmac/Land Securities.

Project specifics – constraints/issues

There have been access and transport concerns/issues raised and flagged as continuing constraints, including

- an area of rush bed and reeds,
- contains an existing land building - redundant pump station*
- nearest town is Swanscombe,
- A major regeneration area
- Land owning – Lafarge Tarmac and EIGP (Lafarge Tarmac / Land Securities JV)
- Mono Rail/car parking construction
- Major highway changes - A2 connection responsibility of Developer
- Connection with Rail Terminal (Ebbsfleet)
- Land designated for regeneration/development but without specific related policy.

Specific decisions / follow up required?

Following the presentation by Kay Sully which can be accessed here:

<http://infrastructure.planningportal.gov.uk/Document/2467838>

Potential developer noted;

- Interest was shown by Kevin Doyle (K2) noting – 'frontloading of design' being an interesting concept and that the industry can sometimes be too 'tail-ended' because of funding constraints. He will feed this back to company.
- Prior to meeting there has been enthusiasm for the development. Dartford/Gravesham corporately had given favourable indications (though their regulatory teams are independent) and agreed on PA2008 compliance test being strong.

Additional project information

Swanscombe area (town) has a local academy, previously built, and only 1/3 full – due to pre-existing development delays in the area.

An option for the development externally may be to cooperate with the academy and create a Paramount Academy – multi media/set engineering/arts etc, with links to the resort.

Points made, post-presentation

Kay Sully pointed out the PA2008 s42, s44 and 'frontloading' importance for developer to get all relevant documents, consultation and additional work done early on in process.

Janet Wilson – wider consultation needs for project, additional to those already taken with LPA, Planning Act sets out core elements to be undertaken if coming via the NSIP route.

Kay Sully, Mark Southgate, Janet Wilson – Pointed out DCLG role and Secretary of State Decision Making. Direction would be needed from the SOS before NSIP process would apply.

Kay Sully explained - Examining Authority structure and panelling appointment

Mark Southgate – Judicial review process/ procedure, as possible issue particularly as this would be one of the first of its type via this route.