



## Meeting note

<b>File reference</b>	Paramount London
<b>Status</b>	<b>Final</b>
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<b>Date</b>	9 December 2013
<b>Meeting with</b>	London Resort Company Holdings (Paramount London) and Local Authorities (see below)
<b>Venue</b>	Savills, 33 Margaret Street, London, W1G 0JD
<b>Attendees</b>	<b>London Resort Company Holdings (LRCH)</b> David Testa, Fenlon Dunphy, Tony Sefton and Kevin Doyle Chris Potts and Eve Campbell (Savills) Graham Ellis (Vision by RP, engagement & consultation) Sarah Tolley (Slaughter and May Solicitor) <b>Local Authorities (LA)</b> Rob Scott, Sonia Bunn, Teresa Ryskowska, and Alec Lauder (Dartford BC) Kevin Burbige, Wendy Lane and Peter Price (Gravesham BC) Stephen Dukes and Abby Raymond (Kent CC) <b>The Planning Inspectorate (the Inspectorate)</b> Jessica Powis (Infrastructure Planning Lead) Kay Sully (Senior Case Manager) Frances Russell (Environmental Services Manager)
<b>Meeting objectives</b>	Project update meeting with the promoters of the Paramount London proposals. The Inspectorate to provide an overview of the National Infrastructure process in accordance with the Planning Act 2008 (PA2008) and in particular, the role of LAs.
<b>Circulation</b>	All attendees

### Summary of key points discussed and advice given:

Savills introduced all attendees to the meeting and set out its purpose.

As there is currently uncertainty as to whether the developer will proceed through the PA2008 process, LRCH explained this was a helpful opportunity for LAs to understand the level of their involvement from pre application to post decision stages and explore the unique features of the PA2008 process.

The Inspectorate (the Inspectorate) gave a presentation capturing the key elements of the process and focusing on aspects specifically relating to the role and

requirements of LAs, the Environmental Impact Assessment (EIA) and habitats regulations and the extension of the regime to Business and Commercial projects which if given direction, this scheme would fall under.

A copy of the presentation is available at the link below:

<http://infrastructure.planningportal.gov.uk/Document/267736>

Giving a brief update on the project, LRCH explained the proposed redevelopment of land which is within and to the south of Swanscombe Peninsula is at its initial stages of design for a major leisure resort and having recently obtained screening opinions from Dartford BC and Gravesham BC, LRCH confirmed an EIA is required for the development.

### **Further clarification**

To follow up on a point raised at the meeting, the Inspectorate are able to clarify - the acquiring authority for any compulsory acquisition would in this context normally be the developer as the named undertaker who is authorised to acquire the land under the Development Consent Order.

At the time of this meeting, the Infrastructure Planning (Business or Commercial Projects) Regulations 2013 were in draft however they have since been published and can be accessed at the following link:

<http://www.legislation.gov.uk/uksi/2013/3221/contents/made>.

### **Next steps for developer**

Consideration for LRCH in conjunction with relevant bodies as to whether a request for direction would be put to the Secretary of State and future meetings with the Inspectorate may be held to further explore the process and its timings.

In particular it was agreed that given the new Regulations further clarification from the Inspectorate would be helpful on the matters of: flexibility of consents under the PA2008 process; potential scope of post-consent changes to a Development Consent Order, and; the extent of worker accommodation as ancillary. It was agreed that a further meeting between the Inspectorate and LRHC would be held in early 2014.