



Meeting note

File reference	BC080001
Status	Final
Author	Mark Wilson
Date	14 October 2014
Meeting with	Project Team and Kent Councils
Venue	Savills Offices, 33 Margaret Street, London
Attendees	Chris Potts – Savills Karl Cradick – Savills Holly Rhoades - Savills Kevin Doyle – LRCH Andy Martin - PPS Sonia Bunn – Dartford BC Peter Price – Gravesham BC Andrew Roach – Kent CC Angus Walker – BDB John Letherland - Farrells Debbie Cheng - Farrells Mark Wilson - PINS Frances Russell - PINS Will Spencer - PINS
Meeting objectives	Project Update
Circulation	All attendees and invitees
Absences	Kay Sully - PINS
Duration	11.00am – 13:45pm

Summary of key points discussed and advice given:

1.0 Project Update

LRCH explained the progress that had been made in securing options with the two main land owners (Lafarge Tarmac and Land Securities). Heads of Terms have been agreed representing approx 90% of the land needed for the project. All the land required for access to the site has been secured.

The remaining land is the subject of ongoing discussion and negotiations with the landowners and tenants. Jones Lang Lasalle is currently taking this forward.

Talks are also progressing with Network Rail with regard to the land and access needed over and around the HS1 rail line, and with the Highways Agency regarding new junctions on the A2 .

2.0 Consultation

LRCH described its recent series of consultation events where they were seeking views from communities and stakeholders about how they wanted to be consulted.

Over 2,000 people attended the first round of events in July 2014 and filled in paper and online feedback forms. The next round will take place in November 2014 and is an opportunity to show the emerging master plan for the area, including visualisations of how the development will "feel" rather than actual details of how the development will look.

It was clear that transport was a significant issue among those who attended the first round events.

PINS commented that experience to date on other projects suggested that it was beneficial to clearly articulate the construction period impacts as distinct from the operation impacts. To this end it would be helpful if indicative diagrams were produced to show the phasing of the different elements of the project and their resulting construction periods – even if only on an indicative basis.

LRCH explained where consultation events were proposed to take place. The developer is keen to reach out to sections of the community that didn't usually respond and as such it intends to hold events at local football matches (Dartford FC and Ebbsfleet FC). It will also stage an all-day event at Bluewater Shopping Centre and hold events in the existing local shopping centres.

PINS enquired whether any events were planned on the Essex side of the River, in Thurrock. LRCH confirmed that events were planned in Thurrock and it is in contact with Thurrock Council.

PINS asked to what extent the plans for a new Lower Thames Crossing had been taken into account. LRCH stated that it had made representations to the consultation about the route options and is pleased that option B, which cut across the Paramount site, has been discounted. Nonetheless, the plans were relatively early in their evolution and that there were a variety of opinions and views about the preferred route among stakeholders.

3.0 EIA

LRCH stated that the Scoping Report was in preparation and it was planned for it to be formally submitted to PINS in early / mid November. Every effort was being made to avoid the 42 day response period clashing with the Christmas holiday period to facilitate the most effective responses from consultees. LRHC is following the advice in PINS Advice Note 7.

LRHC asked PINS for advice on how to undertake the cumulative impact assessment given the huge range of planned developments in the London area. Would it be possible to take a proportionate approach to this which sought to pick up the main or key developments across the assessment area, rather than every housing development planned over a wide area?

PINS pointed to guidance in PINS Advice Note 9 with regard to which other projects were 'reasonably foreseeable'. PINS also suggested that the approach taken for the Thames Tideway Tunnel project could be used as a starting point for considering what would be a reasonable approach for the Paramount application. PINS stated it would send a link to the relevant chapter to the TTT ES.

4.0 Master plan Presentation

Farrells presented the London Paramount master plan, also looking more widely at this part of the Thames Gateway in terms of the potential to connect up green space and natural resources to form a coherent network in the future. Projects like London Paramount and the Garden City proposals can contribute towards achieving this strategic sub-regional vision.

5.0 Actions and Follow up

PINS to provide link to relevant sections of Thames Tideway Tunnel application documents regarding cumulative impact methodology.

[TTT Environmental Statement Volume 3 Project wide effects assessment.pdf](#)