



Meeting note

File reference

Status

Final

Author

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Date

31 March 2016

Meeting with

London Resort Company Holdings and relevant authorities

Venue

Savills offices, 33 Margaret Street, London, W1G 0JD

Attendees**London Resort Company Holdings (LRCH)**

Fenlon Dunphy – LRCH

David Testa - LRCH

Chris Potts – Savills

Richard Hutchings – WSP Transport

Alex Lepez - Faithful & Gould

Shabana Anwar - Bircham Dyson Bell

Relevant authorities

Sonia Bunn – Dartford Borough Council

Peter Price – Gravesham Borough Council

Tracey Coleman – Ebbsfleet Development Corporation

Stephen Dukes – Kent County Council

The Planning Inspectorate

Susannah Guest – Infrastructure Planning Lead

Helen Lancaster – Senior EIA Advisor

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 website in the form of a meeting note. The Planning Inspectorate explained that any advice given does not constitute legal advice upon which applicants (or others) should rely.

LRCH provided a brief overview of the on-going process of land assembly. Correspondence between the Planning Inspectorate and Bramwell Associates on behalf of Peninsula Management Group (PMG) was noted (available to view at: <http://infrastructure.planninginspectorate.gov.uk/projects/south-east/london-paramount/?ipcsection=advice>).

The Inspectorate queried whether PMG had access to professional representation in terms of potential land acquisition; LRCH indicated that they did. Ebbsfleet Development Corporation (EDC) indicated the continuing planning activity on the peninsula, noting a current application for a waste transfer centre and Kent County Council (KCC) made reference to the process of preparing a minerals and waste plan.

LRCH explained the current approach to the access corridor, noting the two options of a western route and an eastern route that had been outlined in the Preliminary Environmental Information Report. LRCH expressed an intention to reach a decision within two months, though this is dependent also on external considerations.

EDC provided an update on progress with their masterplanning work and confirmed that their work was being undertaken on the basis of 'with' and 'without' Paramount scenarios. Parties confirmed that they were undertaking a series of meetings to understand the infrastructure requirement, including transport issues, associated with the EDC masterplanning work.

LRCH indicated that they were currently completing ecological studies and reviewing potential mitigation. The Inspectorate noted the change in Environmental Impact Assessment Regulations and discussed potential implications. LRCH confirmed that they were also planning for non-intrusive archaeological investigations on the site.

LRCH explained that a Community Liaison Group is in the process of being created and will include representatives from the local community including parish councils, interest groups and business representatives. LRCH indicated that they were reviewing consultation options and explained a possible non-statutory consultation stage in late 2016; whilst it might be categorised as non-statutory, LRCH considered that it would be rigorous. The Inspectorate queried whether it might be a statutory consultation stage. LRCH commented that they did not believe the proposed changes to the scheme would be considered 'material' as set out in the official guidance notes to the Planning Act 2008, which would require a further statutory consultation, but would review the process when the full extent of changes is determined. KCC did not agree with a non-statutory approach.

LRCH confirmed their intention to continue a dialogue of sharing with the relevant authorities. The group discussion suggested LRCH could provide, when ready, an 'Information Pack' to the authorities to provide an update of what scheme changes had evolved in the time elapsed. Authority attendees suggested that this could usefully provide information on what conversations LRCH were having with other stakeholders, for example Environment Agency and Natural England in respect of outcomes from recent study reports.

The discussion noted the existence of the newly-created Multi-Agency Strategic Transport Group (MAST) that included members from each of the authorities as well as representatives from LRCH Paramount and Highways England's project teams in respect of Lower Thames Crossing and A2 Bean to Ebbsfleet proposals. Participants in the MAST group hoped that they were close to reaching agreement on standardising transport assessment and reference case modelling. The Inspectorate welcomed the value of a 'common currency' in transport modelling for Paramount, Lower Thames Crossing and A2 Bean to Ebbsfleet schemes but also noted the potential issues with air quality. KCC also highlighted the potential for the western route access route to be closer to sensitive air quality areas.

LRCH outlined their future programme, noting that having revisited the Business Plan the next step would be to determine the access route and then complete their masterplanning work. LRCH would be making any relevant announcement about the updated programme in due course.