



Meeting note

File reference	BC080001
Status	FINAL
Author	Siân Evans
Date	19 May 2017
Meeting with	London Resort Company Holdings
Venue	Temple Quay House, Bristol
Attendees	Planning Inspectorate Tom Carpen (Infrastructure Planning Lead) Emre Williams (Case Manager) Richard Price (Case Manager) Siân Evans (Case Officer) Helen Lancaster (Senior EIA and Land Rights Advisor) Katherine King (EIA and Land Rights Advisor) London Resort Company Holdings Chris Potts – Savills Rhys Govier - Savills Shabana Anwar – Bircham Dyson Bell Richard Hutchings – WSP Transport
Meeting objectives	London Paramount project update meeting
Circulation	All attendees

Summary of key points discussed and advice given:

The Applicant advised that they are currently reviewing the composition of the resort in terms of the mix of the entertainment, dining and retail elements. The Applicant is looking at previous assumptions on visitor numbers/ number of visits to assess the size of the different elements of the scheme but the Applicant does not envisage previously assumed parameters to alter as a result of this work and the Environmental Impact Assessment will be based on a worst case scenario.

The Applicant is considering how to draft the Development Consent Order (DCO) to allow sufficient flexibility to refresh the resort, ie with updating a ride with a new ride.

The Applicant advised that the draft Statement of Community Consultation (SoCC) would be sent to the local authorities in the next couple of weeks. The Inspectorate offered to review this. The statutory consultation will commence later in the year with an intended application submission date at the end of November 2017.

The Inspectorate offered to look at draft application documents prior to submission and stated that it is particularly useful to see the draft DCO, Explanatory Memorandum, Works Plans, the project description in the Environmental Statement and justification for the worst case scenario approach. However, the Inspectorate asked the Applicant to consider the timing of this and the value that can be added as the Applicant may wish to have regard to consultation responses before submitting draft documents to the Inspectorate.

The Applicant advised that they are in regular contact with the local authorities and Planning Performance Agreements are in place. The Inspectorate encouraged communication with the local authorities as they will have valuable local knowledge. The Inspectorate noted that the local authorities and a local residents' association have raised concerns about the level of information during previous consultations. The Applicant advised that they are confident consultees will have sufficient information for the forthcoming consultation.

The Applicant also advised that it is meeting regularly with Ebbsfleet Development Corporation and also has an ongoing dialogue with residents, either directly with residents' associations or through local councillors and has set up a Community Liaison Group.

The Applicant confirmed that the DCO will be seeking Compulsory Acquisition powers. They own or have control over 85% of the land required. Of the remaining 15% of land there are 50 different landowners. The Applicant is engaging with them and has a dedicated land rights team.

The Applicant advised that there is a Site of Special Scientific Interest (SSSI) and a Scheduled Monument within the red line boundary and confirmed that this was within part of the land over which they have rights. The Inspectorate raised the possibility that in acquiring rights to the land required for the access route the Applicant would become an owner/occupier of the SSSI for the purposes of the Wildlife and Countryside Act as has happened in the case of a previous NSIP and what the implications might be for the project.

The Applicant advised that they are in communication with Highways England regarding their proposed junction improvements for the A2 under the Planning Act 2008 (PA2008), which is the same junction proposed to be improved in the London Paramount application. The Inspectorate suggested that a round table discussion with the Inspectorate, Applicant and Highways England could be arranged to consider the interactions between the two DCO applications.

The Applicant confirmed that its junction improvement works on the strategic road network would be implemented under section 278 of the Highways Act 1980. The Inspectorate advised the Applicant to look at how s278 powers were transposed into the DCO for the East Midlands Gateway Rail Freight Interchange (ie through Protective Provisions).

The Applicant enquired whether highways signage for the resort would need to be included within the red line boundary. The Inspectorate advised that anything for which the Applicant is seeking powers in the DCO will need to be within a red line boundary. The Applicant should consider whether signage forms part of the mitigation. If the signage is to be included in the DCO then the Applicant will need to demonstrate it is integral to the scheme. The Inspectorate advised the Applicant to

look at the Hinkley Point C Nuclear Power Station application for an example where vehicles would be signposted to use a certain route to mitigate impacts.

The Applicant is currently considering whether to include operational housing in the DCO as this can now form part of a Nationally Significant Infrastructure Project (NSIP) due to a clause in the Housing and Planning Act 2016. The Inspectorate advised the Applicant to review the original direction for the Secretary of State should it wish to do so.

The Applicant enquired about the Evidence Plan process. The Inspectorate advised that this provides a valuable audit trail of what has been agreed over time and is a good foundation for Statements of Common Ground (SoCG) however the Applicant should consider the usefulness of this given the stage this project is at. A SoCG could be used to deliver the same audit trail.

Specific decisions/ follow up required?

The next meeting will be 4 July 2017. The location in either London or North Kent is still to be determined.