



Meeting note

Project name	The London Resort
File reference	BC080001
Status	Final
Author	The Planning Inspectorate
Date	15 December 2020
Meeting with	Pinsent Masons, Paul McKim Consulting Ltd, Ebbsfleet Development Corporation, Dartford Borough Council, Gravesham Borough Council and Kent County Council
Venue	Microsoft Teams Meeting
Meeting objectives	To discuss Local Authority matters in relation to the proposed submission of application
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Local authority joint working arrangements

The Local Authority (LA) representatives confirmed joint working arrangements were in place between Dartford Borough Council (DBC), Ebbsfleet Development Corporation (EDC), Kent County Council (KCC) and Gravesham Borough Council (GBC).

The LA representatives stated that contact had also been made with Thurrock Council (TC) and was about to be made with Essex County Council (ECC). These joint working arrangements may consist of a joint Adequacy of Consultation response and Local Impact Report (LIR) but that was subject to further discussion. The Inspectorate reminded the LAs to be aware of the tight deadlines during examination (if the Application is accepted) and that LAs are advised to start compiling the Adequacy of Consultation response and LIRs at the pre-application stage.

DBC confirmed that the site on which the London Resort is proposed (within DBC), is allocated as a mixed-use development in the emerging Local Plan. KCC noted that there would be a county council election in 2021.

Adequacy of consultation

The authorities (LAs) stated that there has been engagement with the Applicant for the Proposed Development over many years and on-going workshops have been agreed with

the applicant through Q4 2020/21. The LAs queried what level of detail is required to be produced by the Applicant at the pre-application consultation stage in terms of substance (e.g. is it the case that an ordinary person should be able to understand what is being proposed where and what the impacts of the scheme would be when and where). The Inspectorate advised that the level of detail provided should enable the consultees to understand the potential impacts of the proposal and explained that some Applicants choose to use a 'Rochdale Envelope'¹ approach, but it must be clear what the parameters are.

The Inspectorate queried whether relevant documentation had been shared with the LAs. The LAs confirmed that a number of useful briefings and workshops had been undertaken but that written material was not supplied which was a limitation. The LAs confirmed that a first meeting was scheduled with the Applicant to discuss the emerging draft Development Consent Order and a first meeting was scheduled with the Applicant to discuss the Section 106 approach but that there had not been previous meetings on these topics. The Inspectorate advised that once the application is received by the Inspectorate, the LAs would have 14 calendar days to submit Adequacy of Consultation responses within the 28-day acceptance period. The Inspectorate advised the LAs to ensure that they had appropriate schemes of delegation in place to ensure that procedural deadlines could be met.

Local authority resourcing

The LAs stated that a Planning Performance Agreement (PPA) is not currently in place although discussions with the Applicant on PPAs or resourcing are happening on an authority by authority basis. The LAs stated that extensive resources had been used during pre-application and that it was anticipated that significant resources would be required should the Proposed Development proceed to examination. The LAs explained that they were requesting to the Applicant that agreement was reached in relation to resourcing as soon as possible.

Mitigation

The LAs stated that they were seeking a thorough approach to mitigation regarding geographical zones, sub zones or parcels and temporal phases with consistency across all application documents, DCO Requirements and DCO Obligations for ease of "mitigation tracking", i.e. to answer the question what mitigation applies when and where on a consistent basis. The LAs stated that they are focusing on a number of impact topics, e.g. transport/including avoiding congestion, noise, air quality, lighting, socio-economic effects and sustainability. The LAs further stated that it specifically wanted to see more work agreed with the LAs on the "gravity model" of the proposed development, i.e. the zone of influence and impact of the development per impact topic. The Inspectorate reminded the LAs that it will be important to highlight the impacts and mitigation of the Proposed Development in the LIR as this will be an important and relevant document in the absence of any relevant National Policy Statement.

¹ The 'Rochdale Envelope' approach is sometimes employed where the nature of a Proposed Development means that some details of the whole project have not been confirmed (for instance the precise dimensions of structures) when the application is submitted, and flexibility is sought to address uncertainty. The Planning Inspectorate Advice Note 9 – Rochdale Envelope

Future engagement with the Inspectorate

The LAs asked whether it was appropriate to hold regular meetings with the Inspectorate going forward. The Inspectorate advised that once an application is received, if accepted for examination, it would not be able to hold meetings although should the LAs have any procedural queries they can contact the Inspectorate's case team who will be available to provide advice as required.

Specific decisions/ follow-up required?

The following actions were agreed:

- The LAs to contact the Inspectorate's case team should they have any further queries in the lead up to submission

