



Meeting note

File reference	BC080001	
Status	Final	
Author	Gareth Leigh	
Date	4 July 2017	
Meeting with	The London Resort	
Venue	London	
Attendees	Mark Pullin	Ebbsfleet Development Corporation
	Steven Dukes	Kent County Council
	Peter Price	Gravesham BC
	Sonia Bunn	Dartford BC
	Sue Wright	Dartford BC
	Andy Martin	London Resort Company Holdings
	Shabana Anwar	Bircham Dyson Bell
	David Dixon	WSP Transport
	Chris Potts	Savills
	Karl Craddick	Savills
	Rhys Govier	Savills
	Gareth Leigh	The Planning Inspectorate
Meeting objectives	Briefing for The Planning Inspectorate's staff member new to the project	
Circulation	Applicant Publication on website	

Summary of key points discussed and advice given:

The Planning Inspectorate advised on its openness policy, explaining that any advice given would be recorded and placed on the National Infrastructure website under section 51 of the Planning Act 2008 (as amended) (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

The main aim of the meeting was to introduce the project to the Inspectorate's new Infrastructure Project Lead, advise attendees of the latest position on the application and to advise of work leading up to a proposed submission of a development consent application to the Planning Inspectorate in Quarter 4 2017.

The Applicant gave a presentation, during which the Planning Inspectorate and local authority representatives asked questions, mostly for clarification.

Updates

The applicant gave an overview of the history of the proposal and explained in broad terms the reasons for the change in the providers of intellectual property (IP) content of the proposed theme park. It was now proposed that the scheme would have multiple IP content providers.

The applicant explained that it was now proposed to divide the proposed park into two 'Gates' which are separate but joined parts of the proposed theme park. Gate 1 would be brought forward first and once that was established, Gate 2 would be opened. There would also be a separate retail, dining and entertainment area which could be accessed without entering the Gates.

The site will also include hotels, parking areas and back of house facilities.

The Order limit includes the A2 Bean to Ebbsfleet junction, contains the access corridor from the A2 and covers part of the Thames to include the existing or possible new jetty (which would be used for both construction material delivery and visitor arrival).

It is proposed that Tilbury Docks would be used as marshalling point for the majority of the construction material. A Heads of Terms agreement has also been signed with an international hotel group in respect of the onsite hotels.

The Applicant explained that the route of the dedicated Resort road (dual-carriageway) from the A2 was chosen to avoid as far as possible existing constraints including an SSSI, a scheduled monument, residential areas, the Ebbsfleet river and overhead power lines. It was important that any application for a Development Consent Order (DCO) for improvements to the A2 Bean to Ebbsfleet junctions that Highways England brought forward should work alongside the application for the DCO for the London Resort.

The Applicant explained that there are very good public transport links to the site (including Ebbsfleet International, and Greenhithe and Northfleet stations) but there were difficulties with allowing access from Swanscombe station, the closest station, due to its situation in a deep cutting with step only access available.

As the Applicant had scoped the scheme under the 2007 Environmental Impact Assessment (EIA) regulations, it intended to base the application on those regulations (under the transitional arrangements set out in the 2017 EIA regulations).

Timescales

Sep 2017 – Final statutory consultation

Q4 2017 – Submission of DCO application