

## London Resort DCO – Preliminary List of Indicative S106 Planning Obligation Topics

## Appendix C

Set out below is an emerging preliminary list of indicative S106 planning obligations EDC and the host authorities have identified as needing to appropriately mitigate and offset the impacts of the development in conjunction with DCO requirements. This is based on the consultation material reviewed to date and is non-exhaustive. It will need to be supplemented following engagement with other statutory consultees and others and discussed with the applicant pre-submission and significant progress made on a draft S106 Agreement ahead of submission alongside the DCO and DCO Requirements.

<b>Public Transport</b>	
1.1 Rail	<p>a) Improvements to increase capacity at Ebbsfleet International Station – this would include changes to escalators, concourse areas etc.</p> <p>b) Redevelopment of Swanscombe Railway Station with new station provision due to the increase in patronage</p> <p>c) Contribution to improve Greenhithe and Northfleet Stations due to the increase in patronage</p>
1.2. Buses	Contribution to FastTrack buses and network to facilitate the connections to the site and increase capacity on the network including measures to enable FastTrack to share new "people mover route" between Manor Way and Ebbsfleet Station
1.3.Cycleways	<p>a) Cycleways will need investing in. Need to ensure a consistent attractive network. Proposals show connections from the site to the immediate connection point outside of the boundary but need to look at wider connection and desire lines</p> <p>b) Wayfinding contribution to support cycle routes</p>
1.4 New passenger jetty	Ensure available to public/wider area not just London Resort visitors
1.5 New ferry terminal	Ensure available to public/wider area not just London Resort visitors
1.6 New RO RO slipway	Ensure available to public not just London Resort visitors
1.7 Footpaths	<p>a) Footpaths will need investing in. Need to ensure a consistent attractive network. Proposals show connections from the site to the immediate connection point outside of the boundary but need to look at wider connection and desire lines</p> <p>b) Wayfinding contribution to support footpath routes</p>
1.8 Staffing, Monitoring & Enforcement	Contributions to support relevant authority engagement and monitoring, management and enforcement
1.9 Jetty	Jetty for construction deliveries and operational traffic including wayfinding and setting
<b>Highways</b>	
2.1 Roads, junctions, bridges, signals	<p>A2 junction improvements</p> <p>Pooled contribution to Junction 1a improvement</p> <p>Local Highways and Junction improvements</p>
2.2 Demand management measures intelligent transport systems	Investment in ITS and Demand Management Measures, including Travel Plan and updates and continual improvement
2.3 Parking	Offsite parking controls / contribution to cover financial costs of any Controlled Parking Zones which need implementing

2.4 Parking Levy and/or Congestion Charge	Fund to use to encourage sustainable travel modes if targets are not met & significant funds into Staff Travel Plan to support rail, bus and car club use and comprehensive ticketing strategy to incentivise sustainable transport useage
2.5 Street Lighting	Street lighting enhancements on visitor routes
2.6 Staffing, Monitoring & Enforcement	Contributions to support relevant authority engagement and monitoring, management and enforcement
2.7 Phasing	Phased delivery of works – in conjunction with R5 in DCO - phasing plan providing that: a) Gate 2 and RDE not to come forward until Gate 1 open b) Resort road to be completed before any opening (link to s278)
<b>Environmental Health</b>	
3.1 Noise monitoring equipment	NME requirements subject to final noise reports
3.2 Noise monitoring staff/ consultant support and hotline costs	Contributions to support relevant authority engagement and monitoring, management and enforcement
3.3 Noise insulation scheme	NIS if required, depending on final noise reports
3.4 Air quality monitoring equipment	Air quality monitoring equipment along main routes near sensitive receptors and funding of any AQMA as necessary
3.5 Air quality management plans and mitigation measures	As required due to impact of the development and cumulative impact
3.6 Low Emission Zones (LEZs)	As required due to impact of the development and cumulative impact
3.7 Electric Vehicle Fleet & Parking	EV charging points and fleet of EVs
3.8 Resourcing for EH	Contribution to resourcing environmental health due to increased workload at both construction and operation stages
<b>4. Economic Development, Skills &amp; Training</b>	
4.1 Business relocation and support strategy	Need for a business relocation and support strategy that supports the existing companies that will be relocated as part of the scheme and creates new business space to enable that to occur locally
4.2 Employment and Skills Contributions	Significant contributions to support learning and skills development in the area both during construction and operation phases of the development, including:  1. To work with local authorities and local businesses to maximise the use of local businesses in their supply chain 2. To provide an on-site training academy during construction to promote skills and training for local people 3. To develop leisure /hospitality focused educational programmes and modules with local schools, colleges and universities 4. To provide a skills investment fund to enable local residents to take advantage of opportunities provided by Proposed Development 5. To provide a facility for staff training and recruitment – a bridge between the Proposed Development and the wider community

4.3 STEM boost in schools and higher/further education for supply chain for local opportunities	To be targeted locally at job skills areas/employment opportunity areas
4.4 Digital infrastructure network	Improvements to cater for development and impact
4.5 Investment Partnership programmes funding (inward investment)	Role of development within local and regional investment programmes, including liaison with Government
4.6. Diversity and inclusion initiatives to reduce inequalities and access to employment and skills opportunities	1. Local advertisement / procurement 2. Support for community based programmes to provide opportunities to residents from disadvantaged backgrounds  Assess EQIA and target opportunities
<b>5. Community Services Impact</b>	
5.1 Schools	Contribution to education provision to cater for increased residential development growth to support worker/employee/contractor accommodation required due to the development
5.2 Healthcare	Health contribution to EDC Health and Wellbeing Hub and Local Hospitals/GPs arising from the need generated from the worker accommodation
5.3 Temporary Accommodation	Worker accommodation strategy – temporary accommodation for construction workers but designed for quality permanent standard housing – to discuss with applicant
5.4 Leisure/ Parks & Recreation	Contribution to upgrade of leisure/parks and recreational facilities arising from the need generated from the worker accommodation
5.5 Community facilities/ centres	Contribution towards community facilities to expand and improve facilities in existing neighbourhoods to cater for increased demands as a result of the resort
5.6 Hotel/B&B Sector	Hotel/B&B impact strategy and mitigation fund – to mitigate impact on local hotels/B&Bs and visitor accommodation due to development – need to assess capacity for other purposes and how resort eats into capacity and measures to address to ensure indirect adverse effects are appropriately mitigated. Need to finalise strategy and impact mitigation fund requirements
5.7 Housing market impacts, including resort worker and supply chain affordable housing needs	Affordable housing for workers provision
5.8 Wayfinding/ signage improvement	Where relevant to community impacts of the proposed development
5.9 Police/Security	Security contribution to Kent Police to cater for increased demands as a result of the resort
<b>6. Environment</b>	
6.1 Ecology mitigation	Mitigation for ecology impacts. Smaller scale local enhancements to support the Kent Thameside Green Grid.
6.2 Biodiversity net gain	Funding and delivery of offsite compensation scheme to achieve biodiversity net gain in accordance with PEIR commitment
6.3 Species mitigation	Offsite species mitigation, e.g. birds, other species potentially impacted
6.4 Habitat mitigation	Managed alteration to flood defences and along riverbank profile dry sections of Kent project site to provide additional saltmarsh habitat (river flood wall and riverside path improvements)

	<p>Intertidal terracing requirement to mitigate intertidal mud habitat loss.</p> <p>Other habitat impact mitigation and offset</p> <p>Green Zones, marshes etc to be retained as such</p> <p>No future/expansion of resort in terms of habitat impact</p> <p>Public use where appropriate</p> <p>Habitat management strategy</p>
6.5 Flood defences	Flood defence improvements
6.6 Heritage interpretation	Heritage strategy and interpretation including heritage contribution to facilitate heritage interpretation across Ebbsfleet including enhancement of Swanscombe Heritage Park
6.7 Heritage – shopfronts	Fund and measures to improve commercial frontages in shopping parades in Swanscombe and Northfleet to help deal with the impact of the development proposals
6.8 Public realm improvements	Contribution to public realm improvements in Swanscombe and Northfleet High Streets to help mitigate impacts on local shopping and leisure facilities
<b>7. Carbon Offset &amp; Mitigation</b>	
7.1 Carbon reduction tracker	To measure and reduce carbon footprint and hit reduction targets towards net zero
7.2 Tree planting	To offset carbon footprint and contribute to carbon reduction targets. Direct planting and fund.
7.3 Housing Insulation schemes	To offset carbon footprint and contribute to carbon reduction targets. Fund.
7.4 Renewable Technologies (e.g. PV, Air Source Heat Pumps)	To offset carbon footprint and contribute to carbon reduction targets. Direct provision and fund.
7.5 Other	For example safeguarded land / green zones, marshes etc. to be retained as such
<b>8. Culture/Arts Contribution</b>	
Culture/Arts contribution – e.g. contribution to future Ebbsfleet Trust to support Civic Life	To ensure impact of scheme on cultural life is appropriately integrated and complimentary to existing cultural and arts facilities and to work together to attract beneficial new facilities and/or experiences/support schemes
<b>9. Community and Authority Stakeholder Liaison Group</b>	
9.1 Community and Authority Stakeholder Liaison Group	Scope, constitution, governance, remit and funding to ensure construction and operational impacts are appropriately dealt with, planned, monitored and managed
9.2 Planning, EHO, H&S, Street Services, Highways/Parking etc. officer monitoring, management and enforcement funding/contribution	To ensure adequate monitoring, management and enforcement of the development by relevant authority officers and monitoring and responding to impacts and complaints