



The Planning
Inspectorate

Meeting note

Project name	The London Resort
File reference	BC080001
Status	Final
Author	The Planning Inspectorate
Date	6 April 2020
Meeting with	London Resort Company Holdings (the Applicant)
Venue	Telecon
Meeting objectives	Project Update
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.

Project Update

The Applicant gave an update on the project, including work in relation to transport and land required for the project. The order limits would include land at the Port of Tilbury.

The Applicant stated that it intends to use the Port of Tilbury during construction and for use as transport by staff and visitors to the resort. The Applicant will provide further details on how this aspect of the project will be incorporated and provide clarity on how powers to achieve this would be sought.

The Applicant stated that if the proposed works by Highways England (HE) in relation to the A2 Bean and Ebbsfleet junctions had not been granted, then consideration would be given to these works forming part of the DCO application. The Inspectorate advised the Applicant that if the scheme was to be revised then it would need to re-consult with stakeholders. The Applicant advised that it has continued to engage with Local Authorities (LAs) who have been briefed on this.

Environmental Issues

The Applicant explained that the scheme would need to be rescoped as the current scoping was done in accordance with Infrastructure Planning (Environmental Impact Assessment) Regulations, and that it will be in contact regarding the exact details. The Applicant stated that after a new scoping opinion is given; the Applicant will put forward a Preliminary Environmental Information Report (PEIR) for the DCO project.

The Inspectorate reminded the Applicant that they should provide a shape file at least 10 working days in advance of the Scoping Report being submitted.

Consultation

The Applicant referred to its previous 4 stages of consultation for the Proposed Development and highlighted they have had high levels of response. The Inspectorate advised the Applicant to regularly monitor the project webpage so they are aware of the issues being raised by members of the public and any s51 advice given.

The Applicant advised that a revised SoCC will outline how consultation on the proposed development with all stakeholders is to be achieved. A copy of this will be sent to Local Authorities to seek their views.

The Applicant has taken steps to address potential issues with regard to consultation, such as by providing a longer period in which to reply and further utilising social media. In relation to the impact of Covid-19, the Applicant asked the Inspectorate if it could advise on how requirements to make project documents physically accessible can be delivered when social distancing constraints were in place.

The Inspectorate explained whilst it was aware of the current difficulties' Applicants are experiencing in seeking to discharge some of their duties, particularly in relation to making documents (hard copy and electronic) available at public deposit locations, the Regulations remain in force and the Applicant was advised to take reasonable and proportionate steps to make documents available to members of the public.

The Inspectorate advised the Applicant it hopes to be able to provide more detailed advice as the situation develops and encouraged the Applicant to continue with its current approach exploring ways to support this and engage with those affected. The Inspectorate reminded the Applicant to regularly check the guidance on the Inspectorate's website in relation to Covid-19:

<https://www.gov.uk/guidance/coronavirus-covid-19-planning-inspectorate-guidance>.

Anticipated submission date

Due to the revised programme and need for rescoping this is now anticipated to Q4 2020.