



Meeting note

Project name	The London Resort
File reference	BC080001
Status	FINAL
Author	The Planning Inspectorate
Date	9 September 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 links and land required for the project (order limits).

The application by Highways England for the A2 Bean and Ebbsfleet junction improvement scheme has been approved by the Department for Transport. This allows for the order limits to be reduced (at the Bean Junction), as these works will no longer form part of the Development Consent Order application. This reduction has been reflected in the Statutory Consultation documents.

The Applicant stated that it is still discussing refinements to the order limits with Highways England, Ebbsfleet Development Corporation and the Marine Management Organisation, and further changes will be made ahead of submission.

The Applicant confirmed that shops, hotels and the ferry terminal (south bank of the River Thames) on the main site would be outside of the "pay-line", to allow use by local residents, local catchment and others that were not visiting the theme parks.

Discussions are ongoing with stakeholders to provide non-car transport connections, such as by rail and river transport. The Port of Tilbury is expected to handle 25% car traffic (park and ride via Thames Clipper ferry service).

Discussions are taking place with Thurrock Council in relation to business and job creation opportunities this could create in Tilbury, such as hotels.

Employment figures have been provided in the Preliminary Environmental Information Report, including 'multiplier effect' (indirect job creation).

Consultation

Statutory consultation commenced on 27 July and will run until 21 September 2020. Due to ongoing Covid-19 restrictions, the Applicant highlighted it has not been possible to offer face-to-face exhibitions or hardcopy documents for inspection, for example at libraries. However, the Applicant explained it has put in place various other measures to ensure people have opportunities to engage; these include but are not limited to, letters sent to a wide range of stakeholders, a website, social media and webinars which have also been tailored to meet the needs of target groups. The Inspectorate advised the Applicant to ensure this approach is set out clearly in the consultation report.

The Applicant acknowledged its duty to have regard to issues raised and that it's been proactive in encouraging feedback from all parties. The Applicant stated that all views received on completed consultation forms during the consultation, shall also be incorporated in its consultation report.

The Inspectorate referred the Applicant to the project webpage on the Inspectorate's National Infrastructure website and advised them to continue regularly monitoring the webpage so they are aware of the issues being raised by members of the public and any s51 advice given by the Inspectorate.

Transport

The Applicant advised that traffic assessments are ongoing.

The Inspectorate asked if the Applicant has agreed methodology for traffic modelling with stakeholders. The Applicant explained that it has been working closely with Highways England to utilise information in relation to the A2 Bean and Ebbsfleet junction improvement scheme (now approved) & the Lower Thames Crossing project (DCO submission Q4 2020). The Applicant has also discussed its methodology with Thurrock Council and Kent County Council, in their capacity as the highways authority for local roads.

Environmental Impact Assessment

The Inspectorate highlighted their concern, that the information submitted in the Scoping Report in July 2020 suggested that a considerable amount of work was still required before the environmental statement was submitted. The Applicant provided an update on the work they are undertaking to progress the environmental statement.

The Inspectorate asked if there was an update on the archaeology work on the peninsula.

The Applicant explained that its appointed archaeology specialists have an agreed methodology with Historic England and Kent County Council. The Applicant has secured access to land which they don't control to allow work to progress. A further update will be provided at a future meeting.

The inspectorate asked if there was any progress with Natural England in relation to the effects of the site access route on the Baker's Hole SSSI.

The Applicant stated that there are differing views between Natural England and Historic England given their different responsibilities and that it is working with all stakeholders to achieve a suitable approach.

Draft Documents

The Applicant is keen to submit draft application documents to the Inspectorate for them to review. It will submit the most up to date versions following the close of the statutory consultation phase. It was agreed that a schedule of documents would be provided to the Inspectorate so that the Inspectorate could identify which documents they would have the capacity to comment on.

The Inspectorate welcomed this but asked that the Applicant request specific feedback, particularly on any novel issues, rather than a general check of the drafts submitted.

Anticipated Submission Date

The Applicant stated that the project is on-track to be submitted in Q4 2020.

The Inspectorate advised that it is aware of the progress made to date from the information in the Scoping Report and that the Applicant should keep the Inspectorate updated if the anticipated submission period were to change.

The Applicant confirmed that it understood the need for the application to be robust and be able to satisfy the acceptance tests.

Both the Inspectorate and the Applicant agreed that as the project approaches the anticipated submission date, meetings should be held more frequently.

Follow Up / Actions

- Applicant to send the Inspectorate a schedule of documents
- The Inspectorate to arrange a project update meeting towards end of September ahead of draft documents review submission