



Meeting note

Project name	The London Resort
File reference	BC080001
Status	Final
Author	The Planning Inspectorate
Date	3 December 2020
Meeting with	London Resort Company Holdings
Venue	Microsoft Teams Meeting
Meeting objectives	Project update meeting
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.

Submission date

The Applicant confirmed their intention to submit the application by the end of 2020. The Inspectorate made the Applicant aware of the submission date's proximity to a public holiday which may reduce the period of time Local Authorities (LA) have to submit their adequacy of consultation responses and therefore the Applicant may wish to consider sharing its final version of the consultation report with the LAs in advance or at the time of the DCO submission. The Applicant stated it is keen not to inconvenience the LAs and will share the Consultation Report at the same time the DCO is submitted.

Stakeholder engagement

The Inspectorate asked for an update on the Applicant's engagement with LAs, including its cabinet members. The Applicant confirmed that, they have continued to engage with elected members and officers representing Thurrock Council, Kent County Council, Dartford Borough Council, Gravesham District Council and the Ebbsfleet Development Corporation (EDC). The Inspectorate asked whether any Local Authorities raised concerns with the Applicant's adequacy of consultation, the Applicant summarised that EDC had raised issues relating to the sharing of documents at consultation stage. The Applicant considers that these were beyond the required documents and not normally provided at that stage and stated that the draft information is being circulated ahead of submission.

The Applicant confirmed they have been in regular engagement with the Port of London Authority (PLA) over a number of years. The Applicant summarised that a collaborative approach with PLA had been taken towards the development of the navigational risk assessment and established access to a PLA radar site within the London Resort order limits.

Compulsory acquisition / Land Ownership

The Applicant confirmed engagement with landowners was progressing and that it was currently carrying out additional consultation with newly identified land interests which is due to close on 23 December 2020. The Inspectorate reminded the Applicant of its duty to have regard to any consultation responses.

Draft documents

The Applicant confirmed that a draft Development Consent Order (dDCO) had been shared with Dartford BC, EDC, Kent CC and Gravesham BC and that it would also be shared with Thurrock Council in the coming days. The Applicant also advised that comments made by Dartford BC and EDC on the dDCO version shared in Summer 2020 had been considered and reflected in the latest dDCO.

The Applicant agreed to share the latest dDCO with the Inspectorate. The Inspectorate advised that whilst it may not be able to carry out a full review in the absence of accompanying draft documents and the time available before submission, it welcomed the opportunity to receive the latest dDCO and would provide comments where possible.

Interaction with other developments

The Applicant confirmed they have considered the cumulative impacts of NSIPs proximate to the London Resort site and that this would be reflected in the Environmental Statement (ES).

The Applicant confirmed that they are aware of the recently issued Section 51 advice on the proposed Lower Thames Crossing DCO application.

The Applicant summarised that as part of their continuous dialogue with Highways England, they have sought to resolve any common issues present across the two applications including discussions about traffic modelling. The Applicant stated that the London Resort application is designed to operate with or without development consent for the Lower Thames Crossing application and that London Resort is programmed to open several years before the Lower Thames Crossing.

Swanscombe Peninsula's potential designation as a Site of Special Scientific Interest

The Applicant confirmed that they were aware of the potential designation of the Swanscombe Peninsula as a Site of Special Scientific Interest (SSSI) as a result of Natural England's general study in the Thames Estuary. The Applicant summarised that

they are in ongoing discussions with Natural England and have proposed mitigation. The Inspectorate advised the Applicant to ensure this is addressed accordingly within the ES. The Inspectorate emphasised the importance of this. The Applicant anticipates that the timing of the discussions and assessment process around the potential designation of a SSSI would not prevent the London Resort application from submitting its application as intended.

Specific decisions/ follow-up required?

The following actions were agreed:

- A further project update meeting to be scheduled for mid-December
- A copy of the dDCO to be shared with the Inspectorate following this meeting.
Post meeting comment: this has now been sent.

