



The London Resort Development Consent Order

BC080001

Consultation Report

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The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009
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Revisions

Revision	Description	Issued by	Date	Approved by
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Executive Summary

- 1.1. This Consultation Report (Report) relates to the application by London Resort Company Holdings Limited (LRCH) under Section 37 of the Planning Act 2008 (2008 Act) for the London Resort Development Consent Order (the Proposed Development).
- 1.2. LRCH is seeking development consent to construct and operate a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent (the Kent Project Site), with supporting transport facilities on the northern side of the river in Thurrock (the Essex Project Site).
- 1.3. The Kent Project Site is located within the boundaries of Dartford Borough Council (DBC) and Gravesham Borough Council (GBC), and within the County of Kent. The Kent Project Site is also within the boundary of the Ebbsfleet Development Corporation (EDC), the local planning authority for Ebbsfleet Garden City. North of the river, the Essex Project Site lies within the Unitary Authority of Thurrock, in the historic county of Essex. The Order Limits and site location are shown in Figure 1.1
- 1.4. Proposals for the Proposed Development include themed rides and attractions across two theme parks, with entertainment, eSports and conference venues, a Water Park, hotels, retail and dining. Proposals also include transport infrastructure, including a new dedicated access road, habitat creation and enhancement and public access, utilities, security and safety provisions and dwellings for Resort workers. Chapter Three of this Report provides a summary of the Proposed Development. A detailed Proposal Development description is provided at ES Chapter Three: *Project Description* (document reference 6.1.4).
- 1.5. The Proposed Development was the first '*Business or Commercial Project*' to be classified as a Nationally Significant Infrastructure Project (NSIP) as defined by the 2008 Act. The Proposed Development was granted NSIP status by the Government in May 2014. Further details on this can be found in the Planning Statement (document reference 7.4).
- 1.6. The Proposed Development was originally titled the "London Paramount Entertainment Resort" and was under this name during the first four stages of consultation. The Proposed Development was subsequently renamed "London Resort" in late 2016 without affecting its NSIP status.
- 1.7. This Report has been prepared pursuant to section 37(3)(c) of the 2008 Act which requires all applications for a DCO to be accompanied by a consultation report. It sets out how LRCH has carried out pre-application consultation on the Project, how this consultation complies with the relevant statutory requirements and guidance, the relevant responses received and how LRCH has taken them into account in developing the Project.

- 1.8. The 2008 Act recommends that the applicant engages in thorough pre-application consultation before submitting a Development Consent Order to the Planning Inspectorate. LRCH has undertaken a multi-stage process of engagement with statutory bodies, local authorities, local community and the general public. This Report demonstrates how LRCH has complied with sections 42, 47, 48 and 49 of the 2008 Act.
- 1.9. For ease of reference, the Report deals with each strand of the consultation separately. Table 1.1 summarises, in chronological order, the key pre-application consultation stages that have taken place since the start of the first consultation period on 10 July 2014. The table provides references to the relevant chapters of this Report where more information can be found on the specific activities.

Consultation overview

- 1.10. LRCH undertook a multi-staged approach to consultation. The stages of consultation are summarised below and provided in more detail in Chapters Five to Thirteen. Table 1.1 sets out the timing and details of the consultation exercises that were carried out.

Table 1.1: Pre-application consultation stages

Stage of consultation	Relevant section of the Planning Act	Date	Number of respondents	Where addressed in this report
Stage 1	n/a	10 July – 28 July 2014	1,133	Chapter Five
Stage 2	n/a	3 November – 6 December 2014	786	Chapter 5
Stage 3	n/a	24 February – 20 March 2015	617 workshop attendees	Chapter 5
Stage 4	Full s42, s47 and s48 consultation conducted, adhering to the 2009 EIA Regulations	27 April – 5 June 2015	731	Chapters Six to Eight
Stage 5	Full s42, s47 and s48 consultation conducted, adhering to the 2017 EIA Regulations	27 July to 21 September 2020 (with some given deadlines of up to 23 December 2020 – see Chapters Ten, Eleven, Twelve and Thirteen for more details)	1,218	Chapters Nine to Twelve

Non-statutory consultation – Stages 1 to 3 – 2014-2015

- 1.11. The first stage of non-statutory public consultation took place in July 2014, with four public events and a councillor preview session. This consultation sought to understand the most effective way to engage and consult with local residents, businesses and interested parties. The total number of event attendees for this stage of public consultation was 2,074 and 1,133 feedback forms were received.
- 1.12. The second stage of non-statutory public consultation took place in November 2014. This consultation stage was an opportunity to share emerging proposals with local residents, stakeholders and interested parties to seek their views. A total of 2,190 people attended 12 public consultation events, and 786 feedback forms were received in response to the emerging proposals.
- 1.13. Stage 3 took place over February and March 2015 and consisted of a series of workshops. The topics for the 22 workshop sessions were directly informed by feedback from the earlier stages of consultation. The themes for the workshop were:
- traffic and transport;
 - jobs, careers, education and training;
 - environment and ecology;
 - masterplanning and infrastructure;
 - culture and heritage; and
 - tourism, business and wider regeneration.
- 1.14. Invitations were issued to all individuals who attended Stage 1 and Stage 2 of public consultation, resulting in 617 attendees across the 22 workshop sessions.
- 1.15. Following each stage of consultation, comments were analysed, and a feedback report was produced – these are referenced in Table 1.2 below and appended to this Report (Appendix 1.9, 2.7, 3.9 and 4.27). These non-statutory consultation stages showed a high level of interest in and support for the Proposed Development in principle and for emerging proposals, and the feedback served to highlight important topics of consideration as the Resort proposals moved forward in its design, including emphasising from an early stage the importance to local communities of traffic being kept off local roads and due consideration given to the environment and ecology of the Project Site. Respondents were also interested to find out more about supply chain opportunities and employment directly and indirectly associated with the Resort and generally supported the Proposed Development's approach to the environment and ecology. Overall, respondents were keen for future stages of public consultation and the opportunity to find

out more about various aspects of the proposals. This feedback helped to shape proposals which were taken forward into statutory consultation.

Stage 4 – 2015 Consultation with Statutory Consultees (Section 42)

1.16. Stage 4 consultation with statutory consultees, community consultation and publicity were carried out simultaneously, between 27 April 2015 and 14 May 2015. Statutory consultees, Local Authorities and Town and Parish Councils were consulted, along with Persons with an Interest in Land (PILs). Responses received that have been identified as responses from PILs are treated as section 47/48 responses.

Stage 4 – 2015 Community Consultation (Section 47) and Publicity (Section 48)

1.17. A draft SoCC was sent to Dartford Borough Council, Gravesham Borough Council and Kent County Council. All provided comments which were used to develop the full SoCC, and a s47 notice was published summarising this. Invitations were sent to over 97,000 individuals, businesses and stakeholders making them aware of the consultation and public events.

1.18. Notices were placed in local newspapers and messages published on social media. Letters and emails, notified of the consultation to MPs, councillors and community organisations, plus emails to those who had registered their email addresses with LRCH. The SoCC and suite of consultation documents were placed on deposit at 31 publicly available locations.

1.19. There were 10 public consultation events that took place between 27 April 2015 and 14 May 2015. These showed a series of exhibition banners and a scaled model of the Resort. These were attended by 3,425 people (acknowledging that some people may have attended more than one event). Additional events were held on request from local organisations, including a Residents' Association and schools. At each public event, a full suite of the consultation documents was made available, this included the Preliminary Environmental Information Report, a draft of the Development Consent Order (DCO) application and plans and maps showing the nature and location of the proposed application.

1.20. In total, 731 responses were received either in hard copy, by email or using the online form.

1.21. The responses from sections 42, 47 and 48 consultees covered a significant range and amplified the issues raised during the non-statutory consultation.

1.22. Consultation responses showed strong positive sentiment, with 83% of respondents expressing support for the Masterplan, 84% supported proposals for sustainable transport, with some suggesting more could be done to reduce traffic on the road network and to encourage better use of the river. Furthermore, 77% of respondents agreed that, on balance, the London Resort would provide long-term benefits to the area, welcoming in particular the employment and regeneration opportunities.

- 1.23. Throughout the year long consultation programme (Stages 1-4), the most commented on topic was transport, with the biggest issue relating to traffic impacts on the A2(T), local roads and the wider road network, and about impacts on the public transport network. Comments were also raised about environmental and community impacts, including effects on noise and air quality, impacts on businesses on the Peninsula, impacts on local ecology and wildlife, and regarding development in the Green Belt south of the A2(T). Respondents also expressed high levels of interest in employment, skills and training.
- 1.24. Following Stage 4 consultation, dialogue continued with statutory consultees and other stakeholders, including community groups and schools, to further understand opportunities and how LRCH could minimise and mitigate impacts.

Stage 5 – 2020 Consultation

- 1.25. Following discussions with PINS LRCH decided that a further round of statutory consultation would be appropriate, given the length of time since the previous stage of consultation. This further round of statutory consultation, here called Stage 5, enabled LRCH to update and seek feedback on proposals for the Project, which had been revised to take account of:
- feedback received from previous stages of consultation and ongoing stakeholder engagement;
 - assessments of environmental and technical constraints and opportunities;
 - changes to wider infrastructure and development in the area, including Highways England proposals for A2 Bean Ebbsfleet, Lower Thames Crossing, Port of Tilbury expansion (Tilbury2) and Ebbsfleet Garden City;
 - revised proposals included land at the Port of Tilbury to allow visitors to arrive by boat and plans to include staff accommodation as well as updated proposals for sustainable development and operation of the London Resort; and
 - revisions were also made to the business case, with revised (reduced) visitor numbers.
- 1.26. A further stage of statutory consultation would also enable the Proposed Development to:
- formally consult with new statutory consultees, as the revised Order Limits meant additional statutory consultees and change of status of some previous statutory consultees (including host and neighbour authorities); and
 - comply with the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

Stage 5 – 2020 Consultation with Statutory Consultees (Section 42)

- 1.27. Stage 5 consultation with statutory consultees, community consultation and publicity were carried out simultaneously between 27 July and 21 September 2020. Statutory

consultees, Local Authorities, Town and Parish Councils were consulted, along with PILs. The list of statutory consultees and local authorities was expanded to reflect the addition of Thurrock as a host authority, and Ebbsfleet Development Corporation as a local planning authority, and subsequent addition of neighbouring authorities (under s42 of the 2008 Act). Of those parties, 10 responses received have been identified as from PILs and these are treated as section 47/48 responses. This list of prescribed consultees will be further checked and updated as necessary ahead of notification under s56 of the 2008 Act.

Stage 5 – 2020 Community Consultation (Section 47) and Publicity (Section 48)

- 1.28. A new draft SoCC was sent to host Local Authorities. Due to changes in the proposals, this now included two authorities who were not host authorities in 2015, as described in paragraph 1.27). All five host local authorities provided feedback. The comments were used to develop the full SoCC, and a s47 notice was published summarising this (as part of a combined section 47/s48 notice).
- 1.29. Approximately 105,000 properties (households and businesses) in the vicinity of the Project Site were sent leaflets notifying them of the consultation. Emails and letters were sent to local MPs and councillors, and community organisations identified. Notices were placed in newspapers and online adverts were placed with two local titles north and south of the river, as described in Chapter Twelve. Press releases were sent to local, regional and national titles, achieving widespread coverage, and regular posts on the Proposed Development’s social media channels throughout the consultation period (further details are in the Media Report at Appendix 5.27).
- 1.30. All those who had signed up via the Project website to receive information and updates were notified of the consultation by email, amounting to 10,550 addresses by the time of the consultation launch.
- 1.31. Due to the pandemic, and in line with the Infrastructure Planning (Publication and Notification of Applications etc.) (Coronavirus) (Amendment) Regulations 2020 (the 2020 Regulations), events were held online and no physical deposit locations for hard copy materials were available due to the closure of public buildings.
- 1.32. Consultation documents were made available online. A dedicated consultation platform and virtual exhibition space were created, (available at
<https://londonresort.info/consultation/>
<https://consultationspace.com/LondonResort/virtual-consultation-room/>)
both of which provided links to the SoCC and the full suite of consultation documents, including the Preliminary Environmental Information Report and draft DCO.
- 1.33. The website received a total of 137,201 page views and 27,569 unique visitors during the consultation period. Of these, 10% of visitors were from outside of the UK, and 26,877 visitors were new users of the website. The virtual exhibition space received 39,265 visitors over the consultation period.

- 1.34. Twenty public consultation webinar events were held, amounting to 30 hours of public webinar events. These webinars received a total of 807 attendees (acknowledging that some people may have attended more than one event) and 1,056 questions and comments raised during public consultation events. A further 14 targeted briefing webinars were held with host authorities, Town and Parish Councils closest to the Project Site, the Proposed Development's Community Liaison Group (which is explained in Chapter Ten), plus topic specific webinars covering Accessibility and Inclusivity and Land Interests.
- 1.35. A freephone and freepost address were also available, and hard copy materials were available on request, to ensure those without digital access were able to engage with consultation.
- 1.36. In total, 1,218 responses were received either using the online form, by email or in hard copy.
- 1.37. Stage 5 consultation feedback demonstrated clear and strong support for the London Resort. Feedback has informed the development of a number of supporting technical documents and strategies, which form part of our application documents and are described below:
- An Outline Skills and Employment Strategy, which sets out enhanced targets and commitments for local employment and training, along with agreement to establish an Education and Skills Taskforce, to ensure local residents are strong beneficiaries of the opportunities offered by the Resort. (Document reference 6.2.7.7).
 - An Outline Economic Regeneration Strategy was developed to better articulate impacts and mitigation strategies (document reference 7.5).
 - A Travel Demand Management Plan, which sets out how LRCH will incentivise active and sustainable travel, significantly improving delivery of a modal shift towards sustainable travel and reduced car usage. (Document Reference 6.2.9.1 Appendix TA-AC).
 - An Off-Site Parking Strategy has been developed to outline the management of people parking locally. (Document reference 6.2.9.1 Appendix TA-Y).
 - Pilgrims Way, an historic pedestrian route, will be significantly enhanced and key features in the masterplan, connecting Swanscombe to the London Resort and Ferry Terminal.
 - The completion of a Preliminary Navigational Risk Assessment following engagement with Port of London Authority. (Document reference 6.2.10.1).
 - Adapted our environmental assessment process with regard to open mosaic, following consultation with Natural England. (Document Reference 6.1.6).

- An Outline Lighting Strategy, to mitigate impacts on local residents and wildlife. (Document Reference 7.9).
- The Environmental Strategy has been updated to strengthen the approach to delivering a net gain in biodiversity, through appropriate onsite and offsite mitigation. (Document reference 6.1.6 and specifically the Biodiversity Net Gain Assessment document reference 6.2.12.2).
- The DCO application was amended, addressing specific comments from consultees (document reference 3.1).
- The development and enhancement of the Outline Construction Method Statement (document reference 6.2.3.1), the Outline Construction and Environmental Management Plan (document reference 6.2.3.2) and the Construction Workforce Accommodation Strategy (document reference 6.2.7.8) address issues raised.
- An Outline Sustainability Strategy was further developed and enhanced (document reference 7.7).
- Further and more detailed assessments have been undertaken as part of environmental impact assessment, including more detailed transport and traffic assessments.

Conclusions

1.38. LRCH adopted a five-staged approach to consultation for the Proposed Development with three non-statutory phases and two statutory phases being undertaken in accordance with the requirements of the statutory SoCC, the 2008 Act, the Infrastructure Planning Applications: Prescribed Forms and Procedure Regulations 2009, as amended (Application Regulations), the 2020 Regulations, and in line with MHCLG Guidance, including 2020 MHCLG Guidance on implications of COVID-19 to certain consultation and publicity requirements of the NSIP regime, and Planning Inspectorate advice.

1.39. The stages of consultation are outlined in Table 1.2 below:

Table 1.2: Overview of consultation, engagement and publicity undertaken

Stage	Statutory or Non-Statutory	Scope of consultation, engagement or publicity	When carried out	Further information
Stage 1	Non-Statutory	To understand the most effective way to engage and consult with statutory bodies, local authorities, local community and the general public.	10 July to 28 July 2014	2,074 people attended events and 1,133 responses were received before the deadline for comment. All comments were

		Four public consultation events and a councillor preview session formed the centrepiece of the first stage of non-statutory consultation.		analysed and a feedback report was published on the Project website. The report is available in Appendix 1.9.
Stage 2	Non-Statutory	This was an opportunity to inform statutory bodies, local authorities, local community and the general public about and seek their views on the emerging proposals for the Resort.	3 November to 6 December 2015	2,190 people attended 12 public events and 786 responses were received in response to the emerging proposals. All comments were analysed and a feedback report was published on the Project website. The report is available in Appendix 2.7.
Stage 3	Non-Statutory	Stage 3 consultation took the form of 22 workshop sessions, to enable more in-depth discussion on specific topics which had been raised through the earlier stages of consultation.	24 February to 20 March 2015	617 attendees across the 22 workshop sessions. Discussions were recorded on A1 pieces of paper, and all feedback was compiled into a feedback report and published on the website. The report is available in Appendix 3.9.
Stage 4	Statutory	The statutory stage of consultation, Stage 4, sought the views of statutory consultees, local authorities, local community and general public on the Preliminary Environmental Information Report (PEIR) technical appendices and figures, the Draft Development Consent Order and draft Explanatory Memorandum and a set of nine plans (including the	27 April to 5 June 2015	3,425 attended 14 public events and 731 responses were received. All comments were analysed and a feedback report was published on the Project website. The report is available in Appendix 4.20.

		Overall Location Plan, Land Affected Plans, Land Plans and Works Plans).		
Stage 5	Statutory	A further round of statutory consultation was undertaken. Stage 5 consultation sought the views of statutory consultees, local authorities, local community and general public on proposals, with an updated version of all technical materials shared at Stage 4.	27 July to 21 September 2020	Over 1,000 attended 20 public webinars and 14 targeted briefing webinars. 1,218 consultation responses were received. All comments were analysed and are summarised in Appendix 5.30 and 5.31.

- 1.40. All representations received during the non-statutory and statutory pre-application consultation stages have been considered by LRCH and taken into account in the development and refinement of the Proposed Development. LRCH has taken great care to analyse and give detailed consideration to all feedback received. This Report shows how the feedback received has influenced and improved LRCH’s thinking on the design and delivery of the Proposed Development.
- 1.41. The two statutory consultation exercises generated more than 731 and 1,218 responses respectively; this volume of response coupled with the levels of engagement with the earlier three stages of non-statutory consultation and volume of attendees at events throughout all stages of consultation is clear evidence that the consultations were well-publicised.
- 1.42. The significant increase in volume of responses to the 2020 statutory consultation, compared to the 2015 statutory consultation, along with the level of detail raised within the responses (as set out in this Report), is clear evidence that the digital-first approach was well-publicised, accessible and contained a sufficient amount of information for informed points to be made in consultation.
- 1.43. The main changes to the Project in response to feedback received during the five stages of consultation include:
- Continued iteration of engagement and consultation methods and activities in response to feedback at each stage.
 - Proposal for dedicated access road from A2 to separate Resort visitors from local traffic.
 - Development of a comprehensive, multi-modal sustainable transport strategy,

designed to keep London Resort traffic off local roads and minimise impacts on the Strategic Road Network. Changes influenced by consultation include:

- A dedicated access road from the A2 to separate Resort visitors from local traffic, with a revised junction layout, to keep local and London Resort traffic separate.
 - A new 'Park and Glide' facility within the Port of Tilbury to provide access to the London Resort from Tilbury, to increase use of River Thames and reduce impacts on local and strategic roads.
 - Maximise opportunities for the use of river, rail and bus, and access routes for pedestrians and cyclists including detailed enhancements to public rights of way, and an off-site parking strategy and commitment to ongoing monitoring.
 - Pilgrims Way, an historic pedestrian route, will be significantly enhanced and will be a key feature in the masterplan, connecting Swanscombe to the London Resort and Ferry Terminal.
 - Creation of linkages with the network of green spaces and improved access to the riverside.
- A reduction in Order Limits, reducing impacts on residential properties. This is as a result of the Highways England A2 Bean and Ebbsfleet Junction improvement works, which means we will not need to make significant improvements to Bean Junction. We have therefore revised the requirements for our access corridor from the A2 to the London Resort and removed the need for land south of the Ebbsfleet Junction
 - The development of an enhanced compensation package for PILs, offering a 30% premium, which was formulated in recognition of the difficulties that some PILs may will face in relocation of their businesses.
 - Changes to the Illustrative Masterplan layout to improve and enhance the structure of the landscape and ensure that important habitats and green space are retained and enhanced, with protected areas for species to enhance biodiversity and ecology, as well as quiet zones for visitors and local communities to relax in natural surroundings
 - Changes to the entertainment/noise impacts, for example a review of the use of fireworks and the removal of parades and nightclubs from the plans
 - Increased emphasis on applying sustainability principles and operationally net zero carbon across our design, development and operation of the London Resort
 - Revised scheme content, with changes to the proposed entertainment and amenities on offer both inside and outside the park gates to ensure that a more diverse range of amenities is accessible to local communities and businesses outside the 'payline' of the theme parks
 - Provision of onsite accommodation for staff working at the London Resort, including

seasonal employees, was introduced following changes to the NSIP Regulations in April 2017 and an identified functional need. This was included as part of the proposals to further reduce pressure on a requirement for staff to travel to the Project Site and to reduce impacts on the local housing markets, helping to address concerns raised at previous stages of consultation

- Consultation feedback has also informed the detail of a number of supporting technical documents and strategies, including amendments to the DCO application document in direct response to feedback from consultees, a Travel Demand Management Plan, an Outline Lighting Strategy and an Outline Skills and Employment Strategy to ensure local residents are strong beneficiaries of the opportunities offered by the Resort.

1.44. Consultees have continued to express high levels of interest and want to see continued and increased engagement and involvement. LRCH is committed to continuing engagement and communication with a range of stakeholders, local communities, education institutions, charities and businesses among others. Feedback will continue to influence detailed design and the development of operational policies and procedures.

Contents

Revisions	i
Executive Summary	iii
Contents	xv
List of Tables	xvii
List of Figures	xix
Appendices	xxi
Glossary	xxv
1. Chapter One ◆ Introduction	1
2. Chapter Two ◆ About London Resort Company Holdings	3
3. Chapter Three ◆ Project Overview	4
4. Chapter Four ◆ Consultation Overview	7
5. Chapter Five ◆ Non-Statutory Consultation: 2014-2015, Stages 1-3	41
6. Chapter Six ◆ Stage 4: 2015 Statutory Consultation: Consultation with Statutory Consultees (Section 42)	52
7. Chapter Seven ◆ Stage 4: 2015 Consultation: Community Consultation (Section 47)	58
8. Chapter Eight ◆ Stage 4: 2015 Statutory consultation publicity (Section 48)	77
9. Chapter Nine ◆ Stage 5: 2020 Statutory Consultation with Statutory Consultees (Section 42)	79
10. Chapter Ten ◆ Stage 5: 2020 Community Consultation (Section 47)	88
11. Chapter Eleven ◆ Stage 5: 2020 Statutory Consultation Publicity (Section 48)	120
12. Chapter Twelve ◆ EIA consultation	122
13. Chapter Thirteen ◆ Conclusions	125
Appendices	131

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List of Tables

Table 1.1: Pre-application consultation stages	iv
Table 1.2: Overview of consultation, engagement and publicity undertaken	x
Table 4.1: Compliance with Planning Act 2008	10
Table 4.2 Compliance with DCLG (now MHCLG) Guidance ‘Planning Act 2008: Guidance on Pre-application Process’ (2015) Guidance Comment	17
Table 4.3 Compliance with PINS’ Advice Note Fourteen ‘Compiling the Consultation Report’ Guidance Notes	32
Table 4.4 Compliance with EIA Regulations	37
Table 5.1: Summary of issues raised as part of Stage 1 consultation	43
Table 5.2: Summary of responses received at Stage 2 of consultation	46
Table 5.3: Summary of response received as part of Stage 3 consultation	49
Table 6.1: Local authority briefing sessions at Stage 4	56
Table 6.2: Volume of Section 42 Consultation responses	56
Table 7.1: SoCC notice: newspaper and dates of publication	60
Table 7.2: Locations at which SoCC was available for public inspection	60
Table 7.3: Public events - locations, timings and attendee numbers	65
Table 7.4: Public Consultation Advertisements: Newspapers and dates of publication	66
Table 7.5: Number of comments received relating to accessibility and inclusivity	74
Table 8.1: Section 48 notice in newspaper and dates of publication	77
Table 9.1 PILs mailings following launch of Stage 5 Statutory Consultation	84
Table 9.2: Local authority consultation member briefing sessions	85
Table 9.3 Webinar briefing sessions with Town and Parish Councils	85
Table 9.4: Land webinar briefing sessions	86
Table 9.5: Volume of Section 42 Consultation responses	86
Table 10.1: Summary of key points raised by Local Authorities responses in respect of draft SoCC and how LRCH had regard to the responses.	90
Table 10.2: SoCC notice in newspapers and dates of publication	91
Table 10.3: Dates, timings, and attendee numbers of Public Consultation Webinars	94
Table 10.4: Volume of responses received between 27 July and 21 September 2020	102
Table 10.5: Respondents for sustainable transport question	104

Table 10.6: Respondents to road access questions	105
Table 10.7: Respondents to environment question	106
Table 10.8: Respondents to sustainability question	107
Table 10.9: Respondents to support approach to walkways, cycle routes, and public rights of way question	108
Table 10.10: Respondents to Q6	109
Table 10.11: Respondents to Q7	110
Table 10.12: Respondents to Q8	111
Table 10.13: Respondents to Q9	112
Table 11.1: Section 48 notice: newspaper and dates of publication	120

List of Figures

Figure 3.1 Location plan	4
Figure 7.1 Methods of awareness of Stage 4 consultation	68
Figure 7.2 Attendees of previous stages of public consultation	69
Figure 7.3 Thoughts on masterplan	70
Figure 7.4 Access options to A2 Ebbsfleet Junction	70
Figure 7.5 Pedestrian, cycle and river access	71
Figure 7.6 Respondents to controlled residents' parking	71
Figure 7.7 Project's approach to mitigation strategies	72
Figure 7.8 Preservation of cultural heritage and local history	73
Figure 7.9 Long-term impacts of the Resort	73
Figure 7.10 Summary of key issues raised	75
Figure 10.1: Screenshots of virtual exhibition room	98
Figure 10.2: Screenshot of accessibility features in the virtual exhibition room.	99
Figure 10.3: London Resort virtual exhibition room visitor numbers	100
Figure 10.4: Chart to show responses to Q1	104
Figure 10.5: Chart to show respondents to Q2 -Road access	105
Figure 10.6: Chart to show respondents to Q3	106
Figure 10.7: Chart to show responses to Q4	107
Figure 10.8: Chart to show responses to Q5 – Pedestrian and cycle routes	108
Figure 10.9: Chart to show responses to Q6 – Cultural heritage	109
Figure 10.10: Chart to show responses to Q7 - Benefits	110
Figure 10.11: Chart to show responses to Q8 – Accessibility and inclusivity	111
Figure 10.12: Chart to show responses to Q9 - Masterplan	112
Figure 10.13: Graph to show responses to Q11	113
Figure 10.14: Graph to show responses to Q12	113
Figure 10.15: UK map showing geographic location of respondents	114
Figure 10.16: Graph to show the age range of respondents	115
Figure 10.17: Graph to show gender of respondents	115
Figure 10.18 Ethnicity	116

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Appendices

Appendix No.	Description	Document reference
	Stage 1 consultation	
1.1	Briefing invite for members and officers	5.1 Consultation Report Appendices 1.1 -1.9 (2 of 14)
1.2	Stage One invite for residents	
1.3	Stage One invite for landowners	
1.4	Stage One invite for organisations	
1.5	Stage One press advertisement	
1.6	Stage One poster	
1.7	Stage One feedback form	
1.8	Stage One exhibition boards	
1.9	Your Feedback from Stage One Report	
	Stage 2 consultation	
2.1	Stage Two invite	5.1 Consultation Report Appendices 2.1 – 2.7 (3 of 14)
2.2	Briefing invite for members and officers	
2.3	Stage Two press advertisement	
2.4	Stage Two poster	
2.5	Stage Two feedback form	
2.6	Stage Two exhibition boards	
2.7	Your Feedback from Stage Two report	
	Stage 3 consultation	
3.1	Stage Three invite for individuals	5.1 Consultation Report Appendices 3.1 – 3.9 (4 of 14)
3.2	Stage Three invite for local authorities	
3.3	Example workshop agenda	
3.4	Traffic & transport presentation	
3.5	Jobs, careers, education & skills presentation	
3.6	Masterplanning and infrastructure presentation	
3.7	Environment and ecology presentation	
3.8	Tourism, business and wider regeneration presentation	
3.9	Your Feedback from Stage Three report	
	Stage 4 – 2015 Statutory consultation	
4.1	Copy of letter to PINS with Section 46 Notification date	

4.2	Copy of letter to Section 42 consultees enclosing consultation pack (Stage 4)	5.1 Consultation Report Appendices 4.1 – 4.14 (part 1) (5 of 14)
4.3	List of Section 42 consultees (prescribed consultees and local authorities)	
4.4	Map showing Local Authority Boundaries	
4.5	SoCC – Consultation Draft (Stage 4)	
4.6	Copy of letter sent to Dartford Borough Council, Gravesham Borough Council and Kent County Council regarding draft SoCC 2015	
4.7	Copies of emails received from Local Authorities during consultation on the draft SoCC for Stage Four Consultation	
4.8	Copies of letter sent to local authorities confirming finalisation of SoCC and how comments have influenced final document	
4.9	SoCC (Stage 4)	
4.10	List of locations where SoCC could be viewed	
4.11	Copy of SoCC Notice (Stage 4)	
4.12	Copy of SoCC Notice, as placed	
4.13	Copy of Section 48 notice	
4.14	Copy of Section 48 notices, as placed	
4.15	Invite to public consultation issued to community stakeholders and consultees	5.1 Consultation Report Appendices 4.14 (part 4) to 4.21 (8 of 14)
4.16	Copy of public consultation advertisements: newspapers and dates of publication	
4.17	Stage 4 Community Consultation Document	
4.18	Stage 4 exhibition panels	
4.19	Stage 4 copy of hardcopy feedback form	
4.20	Summary of responses under Section 47 of the Planning Act 2008 (within Your feedback from Stage 4 report)	
4.21	Summary of responses under section 42 of the Planning Act 2008	

	Stage 5 – 2020 Statutory Consultation	
5.1	Copy of letter to PINS with Section 46 Notification	5.1 Consultation Report Appendices 5.1 – 5.17 (9 of 14)
5.2	Copy of letter to Section 42 consultees (and EIA prescribed consultees) enclosing consultation pack	
5.3	List of Section 42 consultees (prescribed consultees Local Authorities and PILs)	
5.4	Draft SoCC	
5.5	Copy of email sent to Local Authorities regarding draft SoCC	
5.6	Copies of email sent to Local Authorities regarding draft SoCC feedback	
5.7	Copy of email sent to Local Authorities confirming finalisation of SoCC and SoCC amendments response table	
5.8	SoCC (Final)	
5.9	2020 Consultation Zone Map	
5.10	Copy of combined Section 47 and Section 48 Notice	
5.11	Copy of combined S47 and S48 notice, as placed	
5.12	List of non-prescribed consultees (including community groups, seldom heard groups and elected representatives)	
5.13	Copy of newsletters sent to those on the project database	
5.14	Template letters/emails to elected representatives, MPs, councillors, local community groups and organisations	
5.15	Consultation notification leaflet	
5.16	Consultation posters	
5.17	Guide to Consultation	
5.18	Consultation virtual exhibition digital display banners	5.1 Consultation Report Appendices 5.18 – 5.19 (10 of 14)
5.19	Consultation Feedback Form (version for download or to order in hard copy)	
5.20	Consultation Feedback Form (online version)	5.1 Consultation Report Appendices 5.20 – 5.29 (11 of 14)
5.21	Slide pack for public consultation webinars	
5.22	Slide pack for Local Authority member briefing sessions	
5.23	Slide pack for Accessibility and Inclusivity webinar	
5.24	Slide pack for Land webinars	

5.25	Public webinars - questions asked	5.1 Consultation Report Appendices 5.20 – 5.29 (11 of 14)
5.26	Webinar recordings	
5.27	Stage 5 Media Report	
5.28	Stage 5 Digital Report	
5.29	SoCC compliance table	
5.30	Summary of responses under Section 42 of the Planning Act 2008	5.1 Consultation Report Appendix 5.30 (12 of 14)
5.31	Summary of responses under Section 47 of the Planning Act 2008	5.1 Consultation Report Appendix 5.31 (13 of 14)
5.32	Summary of engagement with organisations	5.1 Consultation Report Appendices 5.32 – 5.33 (14 of 14)
5.33	Copies of correspondence in relation to EIA process	

Glossary

Term	Meaning
Application Regulations	The Infrastructure Planning (Application; Prescribed Forms and Procedure) Regulations 2009
DBC	Dartford Borough Council
DCO	The London Resort Development Consent Order 2020
EDC	Ebbsfleet Development Corporation
EIA	Environmental Impact Assessment
EIA Regulations	The Infrastructure Planning (Environmental Impact Assessment) Regulations 2009
ES	Environmental Statement
FRA	Flood Risk Assessment
GBC	Gravesham Borough Council
GLA	Greater London Authority
KCC	Kent County Council
LRCH	London Resort Company Holdings Limited
MPs	Member of Parliament
MHCLG	Ministry of Housing, Communities and Local Government (formerly Department for Communities and Local Government – DCLG)
Non-prescribed Consultees	Additional consultees, not referred to within the 2008 Act
NPS	National Policy Statement
NSIP	Nationally Significant Infrastructure Project
PEI	Preliminary Environmental Information
PEIR	Preliminary Environmental Information Report
PILs	Persons with an interest in land which is the subject of the DCO (within Category 1, 2 or 3 of section 44 of the 2008 Act – generally owners, occupiers or people with an interest in or right in the land)
PINS	Planning Inspectorate
2008 Act	The Planning Act 2008
Prescribed Consultees	Consultees included under section 42, section 43 and 44 of the 2008 Act
Project Site	The London Resort Project
Proposed Development	London Resort Development Consent Order
Scoping Opinion	The scoping opinion issued by PINS
Scoping Report	The scoping report prepared by LRCH and submitted to PINS on 19 June 2020
SoS	The Secretary of State for Housing, Communities and Local Government
SoCC	Statement of Community Consultation
SPA	Special Protection Area

SSSI	Site of Special Scientific Interest
Statutory Undertakers	Persons with regulatory powers and duties, such as gas, electricity, water and transport providers or transmitters
TC	Thurrock Council

Description of Consultation Stages referred to in this Report	
Non-statutory consultation	Stages One, Two and Three of consultation undertaken prior to statutory consultation under sections 42, 47 and 48 of the 2008 Act
Statutory consultation	Stages Four and Five consultation under sections 42, 47 and 48 of the 2008 Act
Stage 1	Non-statutory consultation from 10 July to 28 July 2014 focused on understanding the most effective way to engage and consult with local residents, businesses and interested parties up until submission of the DCO.
Stage 2	Non-statutory consultation from 3 November to 6 December 2014 took place on the emerging proposals for London Paramount Entertainment Resort.
Stage 3	Non-statutory consultation from 24 February to 20 March 2015 took the form of workshop sessions. These sessions' further progressed issues identified at earlier stages of consultation enabling more in-depth discussions with the consultant teams on specific themes.
Stage 4	Statutory consultation from 27 April to 5 June 2015 was undertaken in accordance with sections 42, 47 and 48 of the 2008 Act.
Stage 5	Statutory consultation from 27 July to 21 September 2020 in accordance with sections 42, 47 and 48 of the 2008 Act.

Sections of the 2008 Act referred to in this Report	
Section 37	Applications for orders granting development consent
Section 42	Duty to consult specific parties
Section 43	Specifies local authorities for the purposes of section 42(b)
Section 44	Categories for purposes of section 42(d)
Section 47	Duty to consult local community
Section 48	Duty to publicise
Section 49	Duty to take account of responses to consultation and publicity

Chapter One ◆ Introduction

PURPOSE OF THIS DOCUMENT

- 1.1. This Report forms part of LRCH's application to the Secretary of State (SoS) for the London Resort Development Consent Order. It has been produced pursuant to sections 37(3)(c) and 37(7) of the 2008 Act which requires all applications for a DCO to be accompanied by a report giving details of what has been done by the applicant in compliance with sections 42, 47 and 48 of the 2008 Act (pre-application consultation and publicity), any relevant responses received and the account the applicant has taken of any relevant responses.
- 1.2. This Report also explains how LRCH has complied with guidance issued by Ministry for Housing, Communities and Local Government (MHCLG) in undertaking its pre-application consultation.
- 1.3. LRCH carried out five stages of consultation: three stages of non-statutory consultation (Stages 1, 2 and 3) and two stages of statutory consultation (Stages 4 and 5). Stages 1 to 4 were undertaken by LRCH in 2014 and 2015. Stage 1 was undertaken from 10 July to 28 July 2014, Stage 2 was undertaken from 03 November to 06 December 2015, Stage 3 was undertaken from 24 February to 20 March 2015 and Stage 4 (statutory consultation) was undertaken from 27 April to 05 June 2015. Stage 5 (statutory consultation) was undertaken from 27 July to 21 September 2020.
- 1.4. Both statutory stages of consultation (Stages 4 and 5) aligned sections 42, 47 and 48 requirements to run in parallel.
- 1.5. During statutory consultation, LRCH consulted relevant Local Authorities, prescribed consultees, PILs as well as members of the local community living in the vicinity of the land on the key elements of its Proposed Development. The Proposed Development was also publicised in accordance with section 48 of the 2008 Act. Although a single, 28-day statutory consultation is recommended, in this instance, LRCH ran two stages of statutory consultation running for 40 days and 57 days respectively.
- 1.6. LRCH produced and sought Local Authority opinion on draft SoCCs ahead of both stages of statutory consultation. LRCH consulted relevant Local Authorities on the draft SoCC for Stage 4 between the 26 February 2015 to 30 March 2015 and the draft SoCC for Stage 5 between 3 June 2020 to 1 July 2020 prior to publication as required under section 47. Each stage of community consultation was carried out in accordance with the final SoCC as published (see Appendix 5.8).
- 1.7. This Report provides a summary of the non-statutory consultation undertaken followed by a detailed account of the two stages of statutory consultation undertaken including the responses received and an explanation of how LRCH has taken these

responses into account. For ease of reference, the Report deals with each strand of the consultation separately. It also aims to assist the reader by grouping the summary of responses by issue where appropriate.

- 1.8. LRCH would like to thank each consultee who has taken the time to consider the various consultation documentation at each stage of consultation and respond to LRCH's consultations. Each response, feedback and suggestion has been considered and has informed the ongoing design and development of the Proposed Development.
- 1.9. This Report shows how LRCH has had regard to responses received during consultation. Whilst LRCH has considered each individual response received, this Report is not intended to replicate and set out each response received. Rather, its aim is to provide an accurate overview, with detail where necessary, of the content of the responses received and to show how they have influenced the Proposed Development. Individual responses are available on request.

Chapter Two ◆ About London Resort Company Holdings

ABOUT LONDON RESORT

- 2.1. London Resort Company Holdings Limited (LRCH) is the company promoting the Proposed Development – the Applicant.
- 2.2. LRCH is a UK-registered company established specifically to promote the current project. It is led by a management team with considerable experience of delivering and operating some of the world’s largest leisure, sports and entertainment developments, and is supported by international investors. LRCH has entered into licence agreements with UK and international film and television studios and is working closely with these partners to develop high quality and innovative themed attractions in the Resort.
- 2.3. The management team is led by Chief Executive PY Gerbeau and the Board is chaired by Steve Norris. There is also an advisory board, an executive management team and team of senior professional consultants combining experience in leisure, entertainment, construction and real estate.

Chapter Three ◆ Project Overview

SITE LOCATION

- 3.1. The Project Site lies approximately 30 km east-south-east of central London on the south and north banks of the River Thames, in the ceremonial counties of Kent and Essex. For clarity, the section of the Project Site to the south of the River Thames is referred to as the 'Kent Project Site' and that to the north of the river is identified as the 'Essex Project Site'. The term 'Project Site' refers to both the Kent and Essex Project Sites collectively. The 'Order Limits' within which the proposed DCO would apply are shown on the Location Plan in Figure 1.1 below.

Figure 3.1 Location plan



- 3.2. The Kent Project Site occupies much of the Swanscombe Peninsula, formed by a meander in the River Thames, and includes a corridor for transport connections extending generally southwards to the A2(T). It also includes a section of the A2(T) corridor approximately 3.5 km in length between the existing Bean junction to the west (A2(T) / B255) and Pepper Hill (A2(T) / B262) to the east. The Kent Project Site occupies 387.53ha of land in a complex shape.

- 3.3. The Kent Project Site includes land falling within the jurisdiction of Dartford Borough Council (DBC) to the west and Gravesham Borough Council (GBC) to the east. The majority of the Kent Project Site also falls within the Ebbsfleet Garden City, established in April 2015, for which Ebbsfleet Development Corporation (EDC) is the Local Planning Authority.
- 3.4. The High Speed 1 (HS1) line crosses the Kent Project Site along an approximate north-west to south-east axis. The urban areas of Stone, Greenhithe, Ingress Park and Swanscombe lie to the west and south. These are largely residential in character, with commercial uses concentrated on Stone's river frontage. Beyond Greenhithe to the south-west of the Kent Project Site lies Bluewater shopping centre, a significant regional retail destination. To the east of the Kent Project Site lies Northfleet, a neighbourhood of mixed residential and commercial uses.
- 3.5. Across the southern and south-eastern parts of the Swanscombe Peninsula is an extensive industrial area concentrated around Manor Way, Galley Hill and London Road. To the south of the A2(T) the land is more open and rural in character, with small settlements amid farmland and woodland blocks. Most of this area lies in the Metropolitan Green Belt.
- 3.6. The Essex Project Site includes areas of land east of the A1089 Ferry Road and the Tilbury Ferry Terminal, incorporating the London International Cruise Terminal and non-contiguous the Asda roundabout at the junction of the A1089 St Andrews Road / Dock Road, Windrush Road and Thurrock Park Way. The Essex Project Site is 25.54 hectares in area.
- 3.7. The Essex Project Site falls within the jurisdiction of Thurrock Council, a unitary authority. The Essex Project Site lies immediately to the east of the existing port of Tilbury and to the west of Tilbury2, a new port currently under construction. At the south-east corner of the Port lies the Tilbury Ferry Terminal incorporating the London International Cruise Terminal (a grade II* listed building featuring a floating landing stage and series of bridge structures). The Asda roundabout is located to the north of the port of Tilbury and incorporates highway land.

PROJECT DESCRIPTION

- 3.8. The Resort will be a nationally significant visitor attraction and leisure resort, built largely on brownfield land at Swanscombe Peninsula in Kent on the south bank of the River Thames and with supporting transport and visitor reception facilities on the northern side of the river in Essex.
- 3.9. A detailed description of the Proposed Development is provided in Chapter Three – *Project description* of the Environmental Statement (ES) (document reference 6.1.3). The focus of the Resort will be:
- A 'Leisure Core' containing a range of events spaces, themed rides and attractions

entertainment venues, theatres and cinemas, developed in landscaped settings in two phases known as Gate One and Gate Two ('the Gates').

- Outside the Gates will be a range of ancillary retail, dining and entertainment facilities in an area known as the Market.
- 3.10. The Resort will also include hotels, a water park connected to one of the hotels, a conference and convention centre known as a 'conferention centre', a Coliseum (capable of hosting eSports events), creative spaces, a transport interchange including car parking, 'back of house' service buildings, an energy centre, a wastewater treatment works and utilities required to operate the Resort. Related housing is also proposed to accommodate some of the Resort's employees.
- 3.11. Substantial improvements are proposed to transport infrastructure. This will include a new direct road connection from the A2(T) and a dedicated transport link between Ebbsfleet International Station, the Resort and a passenger ferry terminal beyond. The ferry terminal would serve visitors arriving by ferry on the River Thames from central London and Tilbury. A coach station is also proposed. On the northern side of the Thames to the east of the Port of Tilbury, additional coach and car parking and a passenger ferry terminal are proposed to serve the Resort.
- 3.12. The Proposed Development would involve an extensive restoration of land used in the past for mineral extraction, waste disposal and industrial activities including cement and paper production, with a comprehensive landscape strategy proposed incorporating the retention and enhancement of wildlife habitats.

Chapter Four ◆ Consultation Overview

OVERVIEW

- 4.1. This section provides a general description of the consultation process undertaken by LRCH in respect of the Project. It details how LRCH has satisfied the requirements of the relevant statute and guidance.

APPROACH TO CONSULTATION

- 4.2. LRCH's approach was to carry out multiple stages of consultation on the London Resort project. This consisted of three non-statutory stages (Stage 1, Stage 2 and Stage 3) and two statutory stages (Stage 4 and Stage 5).
- 4.3. Significant non-statutory consultation on the development of London Resort has influenced the assessments carried out and sought to resolve specific concerns raised by consultees prior to commencing formal consultation under 2008 Act.
- 4.4. Stage 1, carried out in Summer 2014, focused on methods of consultation. Stage 2 was carried out during Autumn 2014 whilst the Proposed Development was still at an early stage. Having considered the feedback from Stages 1 and 2 Consultation, as well as continuing with technical and environmental surveys, LRCH carried out Stage 3 Consultation workshops, to discuss topics raised in Stage 2 in more detail.
- 4.5. Stage 4 statutory consultation, carried out from April to June 2015, sought views on more detailed proposals.
- 4.6. A further statutory consultation, Stage 5 statutory consultation was carried out from July to September 2020 to share and seek feedback on revisions to proposals, which had been updated taking into account responses to the 2015 consultation, changes to the area and updated assessments.
- 4.7. Using a wide range of communications and feedback methods, LRCH aimed to consult residents and businesses in the surrounding area of the Project Site, at meaningful stages in the development of the proposals. A combination of direct mail (letters, leaflets and emails), media advertising and editorial, social media activity, a dedicated Project website, a virtual exhibition space, public events and webinars, a freephone helpline, as well as advice sought from Local Authorities on how to consult appropriately, was used to ensure stakeholders were informed of the consultations and had the opportunity to contribute to them.
- 4.8. The Stage 5 Statutory consultation was delivered in line with Government guidelines relating to the COVID-19 pandemic, ensuring public health remained high priority.

- 4.9. During all stages of consultation, LRCH aimed to make information regarding the proposals widely available. Local communities, businesses, other stakeholders and the wider public were invited to take part in the consultations, to encourage feedback from a diverse range of stakeholders.
- 4.10. Non-statutory engagement took place with statutory consultees, local authorities, non-statutory organisations and the local community at an early stage in line with MHCLG guidance. This guidance encourages applicants to actively engage with consultees before formal consultation and to continue engagement beyond submission of the Order.

OVERVIEW OF CONSULTATION STAGES

Non-statutory consultation

- 4.11. LRCH carried out three stages of non-statutory 'informal' consultation:
- Stage 1 non-statutory consultation with local community began in July 2014. The purpose was to understand the most effective way to engage and consult with local residents, business and interested parties. This stage of consultation took place from 10 July 2014 to 28 July 2014.
 - Stage 2 non-statutory consultation began on 3 November 2014; this was an opportunity to show the initial proposals for the Resort including a draft masterplan, emerging transport plans and proposals for approaching the local ecology and environment. The public consultation events ran for ten days with all feedback requested prior to the 6 December 2014.
 - Stage 3 non-statutory consultation comprised 22 workshop sessions. These workshop sessions provided a forum for local residents and stakeholders to further discuss issues and concerns identified at earlier stages of public consultation. The workshops began on 24 February 2015 and finished on 20 March 2015, with sessions taking place on six different topics areas.
 - Further detail regarding the non-statutory phases of the consultation process and the relevant responses received are provided in **Chapter Five** of this Report.

Statutory consultation

- 4.12. LRCH then carried out two stages of statutory consultation:
- For both statutory consultations, LRCH adopted a single-phase approach to formal pre-application consultation aligning sections 42, 47 and 48 enabling them to run in parallel across each consultation period.
 - For both statutory consultations, LRCH consulted the statutory consultees set out in section 42 as well as members of the local community living in the vicinity of the

land as prescribed by section 47. The proposed application was also publicised in accordance with section 48 of the 2008 Act.

- 4.13. Stage 4 Statutory consultation under section 47 began on 27 April 2015. This was an opportunity to seek feedback on proposals for the Resort including the emerging masterplan, transport plans and proposals for approaching the local ecology and environment. Activities included 14 consultation events. The deadline for feedback was 5 June 2015.
- 4.14. Stage 5 statutory consultation under section 47 began on 27 July 2020. This was an opportunity to seek feedback on revised proposals for the Resort. Activities included 20 public consultation webinars and a virtual exhibition space. The deadline for feedback was 21 September 2020.

Regard had to responses

- 4.15. LRCH has considered all responses received to all stages of consultation, statutory and non-statutory, thereby fulfilling its duty under section 49(2) of having regard to any relevant responses.
- 4.16. The consultations have been designed to gather quantitative and qualitative responses. The quantitative responses have provided an overarching understanding of how the project is viewed by consultees and the wealth of qualitative responses provided a mechanism for respondents to both elaborate on their responses and respond freely to the proposals in their own words.
- 4.17. At each stage of the consultation care has been taken to ensure that responses are not taken out of context or misinterpreted.
- 4.18. All responses were categorised into topics, for example transport or environment, and a response has been drafted to address issues raised. Some comments have a natural cross over into more than one topic. Summary tables of issues raised are provided in Chapters Five through to Eleven. LRCH has maintained record of individual responses and can provide these on request.
- 4.19. Responses from members of the public have been assigned reference numbers in order to protect the anonymity of the respondent in accordance with the General Data Protection Regulation (EU) 2016/679 (GDPR).

Satisfying statutory requirements

- 4.20. LRCH considers that it has complied with all relevant statutory requirements and other guidance. Table 4.1 below sets out the relevant statutory requirements and guidance and how LRCH has complied with them. **Error! Reference source not found.** and **Error! reference source not found.**4.3 that follow set out how MHCLG Guidance and PINS advice has also been complied with. Table 4.4 sets out how we have complied with the EIA Regulations.

4.21. In addition to preparing this Report, the following advice notes have been used by LRCH to aid in the accurate recording of the consultation that has been undertaken:

- PINS Advice note 6: Preparation and Submission of Application Documents (November 2019, version 8). A Section 55 checklist is provided at document reference 1.3) which illustrates compliance with relevant requirements and legislation.
- PINS Advice note 14: Compiling the Consultation Report (Version Two, April 2012)
- MHCLG guidance on pre-application consultation

4.22. **Tables 4.1 – 4.4** summarise how LRCH has complied with relevant legislation and guidance.

Table 4.1: Compliance with Planning Act 2008

Statutory provision	Statutory requirement	Activity undertaken	Date undertaken
42(1)(a)	Duty to consult prescribed consultees	All prescribed consultees were written to at the commencement of both stages of the Statutory Consultation and provided with consultation documentation. More detailed information on the consultation with prescribed consultees can be found in Chapters Six and Nine of this report.	Stage 4: 27 April 2015 (Consultation commenced on 27 April 2015) Stage 5: 27 July 2020 (Consultation commenced on 27 July 2020)
42(1)(aa)	Duty to consult the Marine Management Organisation if the Proposed Development would affect, or would be likely to affect any of the areas specified in section 42(2) of the 2008 Act	The MMO has been consulted and alongside other prescribed consultees, were written to at the commencement of both stages of the Statutory Consultation.	Stage 4: 27 April 2015 (Consultation commenced on 27 April 2015) Stage 5: 27 July 2020 (Consultation commenced on 27 July 2020)

42(1)(b)	Duty to consult each Local Authority that is within section 43(1)	<p>The Section 43 consultees were written to at the commencement of Stage 4 and Stage 5 Consultation and were provided with all of the consultation documentation.</p> <p>More detailed information on the consultation with section 43(1) consultees can be found in Chapter Seven of this report.</p>	<p>Stage 4: 27 April 2015 (Consultation commenced on 27 April 2015)</p> <p>Stage 5: 27 July 2020 (Consultation commenced on 27 July 2020)</p>
42(1)(c)	Duty to consult the Greater London Authority if the land is in Greater London	The Greater London Authority (GLA) was consulted and issued a section 42 consultation pack at the commencement of Stage 4 and Stage 5 Consultation.	<p>Stage 4: 27 April 2015 (Consultation commenced on 27 April 2015)</p> <p>Stage 5: 27 July 2020 (Consultation commenced on 27 July 2020)</p>
42(1)(d)	Duty to consult each person within one or more of the categories set out in section 44 of the 2008 Act	<p>All identified PILs were consulted at the commencement of the Stage 4 Statutory Consultation in April 2015.</p> <p>PILs were sent a letter, detailing the consultation material available, along with a hard copy of the Order Limits plan.</p> <p>The Book of Reference is provided as document 4.3 of the DCO submission.</p>	<p>Stage 4: 27 April 2015 (Consultation commenced on 27 April 2015)</p> <p>Stage 5: 27 July 2020 (Consultation commenced on 27 July 2020). Additional parties were identified, and consultation packs were issued to these recipients on 18 September 2020, 29 September 2020, 15 October 2020 and 23 November 2020.</p> <p>All consultees were notified of the deadline for response and given 28 days from the day after the day of receipt to provide feedback on the proposals.</p>
45(1) & (2)	Notification of the deadline for the receipt of responses which	For Stage 4 Consultation, the deadline for the receipt of responses was 5 June 2015	Stage 4 Consultation commenced on 27 April

	must not be earlier than 28 days	<p>(giving a 40-day consultation period).</p> <p>For Stage 5 Consultation, the deadline for the receipt of responses was 21 September 2020 (giving a 57-day consultation period, in excess of the 28 days required.)</p> <p>This information was stated in writing in the letters sent to statutory consultees for Stages 4 and 5 (See Appendices 4.2 and 5.2).</p>	<p>2015 and the deadline was 5 June 2015.</p> <p>Stage 5 Consultation commenced on 27 July 2020 and the deadline was 21 September 2020.</p>
46(1) & (2)	Duty to supply the Secretary of State with such information in relation to the proposed application as the Applicant would supply to the Secretary of State for the purpose of complying with section 42 if the Applicant were required by that section to consult the Secretary of State about the proposed application, and to do so on or before commencing consultation under section 42	<p>PINS were notified in writing by letter at the beginning of both stages of Statutory Consultation (See Appendices 4.1 and 5.1) and provided with the same consultation documents as the section 42 consultees.</p>	<p>Stage 4: Section 46 Notice was submitted to PINS on 24 April 2015</p> <p>Stage 5: Section 46 Notice was submitted to PINS on 27 July 2020</p>
47(1)	Duty to prepare a SoCC	<p>LRCH produced SoCCs in compliance with the statutory requirements for both stages of Statutory Consultation.</p>	<p>Stage 4: Final SoCC published 13 April 2015</p> <p>Stage 5: Final SoCC published 27 July 2020</p>

		Further details can be found in Chapters Seven and Ten.	
47(2)	Duty to consult relevant Local Authorities on the SoCC	<p>Prior to preparing the SoCCs LRCH consulted all relevant Local Authorities on the contents of the draft SoCCs prepared for Stages 4 and 5 Consultation, including Dartford Borough Council, Gravesham Borough Council and Kent County Council.</p> <p>Due to changes in the proposals, in 2020 the Stage 5 SoCC also consulted two authorities who were not host authorities in 2015. These consisted of Thurrock Council and Ebbsfleet Development Corporation.</p> <p>Details of the consultation can be found in Chapter Ten of this report. Copies of the emails sent to the Local Authorities can be found at Appendix 5.5.</p>	<p>Stage 4: 26 February 2015</p> <p>Stage 5: 3 June 2020</p>
47(3)	Deadline for the receipt by the Applicant of a Local Authority's response to consultation on the SoCC is the end of the period of 28 days that begins with the day after the day on which the Local Authority receives the consultation documents.	<p>LRCH consulted relevant Local Authorities on the Stage 4 Consultation SoCC on 26 February 2015 and requested responses by 30 March 2015, allowing the authorities in excess of the statutory 28 days to provide formal comments.</p> <p>Relevant Local Authorities were consulted on the Stage 5 Consultation SoCC on 3 June 2020 and responses were requested by 1 July 2020, providing the 28 days for response as set out in the 2008 Act.</p>	<p>Stage 4: Responses requested by 30 March 2015</p> <p>Stage 5: Responses requested by 1 July 2020</p>
47(5)	Duty to have regard to any	Comments were received from all three of the Local	Appendices 4.6 to 4.8 provides details of the

	<p>response to consultation under section 47(2) on the draft SoCC that is received by the applicant before the deadline imposed by section 47(3).</p>	<p>Authorities consulted during Stage 4 Consultation and from all of the five Authorities consulted on the Stage 5 Consultation draft SoCC.</p> <p>Thurrock Council responded during this period in Stage 5 Consultation to request an extension, which LRCH accepted. Thurrock Council responded on 10 July 2020. Copies of these responses are provided at Appendix 5.7.</p> <p>Comments were taken into consideration and both SoCCs were amended as appropriate prior to the final SoCCs being published.</p> <p>The final Stage 4 Consultation SoCC can be found at Appendix 4.9 and the final Stage 5 Consultation SoCC can be found at Appendix 5.8.</p>	<p>response to Local Authorities in relation to the Stage 4 SoCC.</p> <p>Appendices 5.5 to 5.7 provides details of the response to Local Authorities in relation to the Stage 5 SoCC.</p>
<p>47(6)</p>	<p>Duty to:</p> <p>(1) make the SoCC available for inspection by the public in a way that is reasonably convenient for people living in the vicinity of the land;</p> <p>(2) publish in a newspaper circulating in the vicinity of the land, a notice stating where and when the SoCC</p>	<p>For the Stage 4 Consultation, the SoCC was made available for inspection by the public online, at public libraries and at consultation events. Provision was also made for hard copies to be provided on request. Further details are provided in Chapters Six and Ten of this report.</p> <p>For the Stage 5 Consultation, 2020 Regulations relate to the publication of notices and the giving of notice, about how relevant documents are available for inspection. This removed the legal requirement for the SoCC notices to be</p>	<p>Stage 4: SoCC made available for inspection from 13 April to Friday 5 June 2015.</p> <p>Stage 5: SoCC made available for inspection from 27 July 2020. SoCC notice published on 23 July 2020.</p>

	<p>can be inspected; and</p> <p>(3) publish the SoCC in such manner as may be prescribed.</p>	<p>available for physical public inspection, which was not possible due to the closure of buildings during the consultation period due to the pandemic.</p> <p>The SoCC was made available for public inspection on the Proposed Development website.</p> <p>In accordance with section 47(6), a section 47 notice (combined with a section 48 notice) was published in local newspapers to explain where the SoCC could be inspected. Further details can be found in Chapter Ten of this Report. A copy of the SoCC notice can be found at Appendix 5.10.</p>	
47(7)	<p>Duty to carry out consultation in accordance with the proposals set out in the SoCC.</p>	<p>LRCH undertook both stages of statutory consultation in accordance with the proposals set out in the relevant SoCCs.</p> <p>The table at Appendix 5.29 specifically sets out in detail how LRCH undertook Stage 5 consultation in accordance with the SoCC and explains the additional activities that were carried out.</p>	<p>Stage 4: 27 April to 5 June 2015</p> <p>Stage 5: 27 July to 21 September 2020</p>
48	<p>Duty to publicise the proposed application in the manner prescribed in regulation 4 of the Applications Regulations</p>	<p>For both Stage 4 and 5 Consultation, section 48 notices advertising the intention to apply for a DCO were placed in local newspapers. The section 48 notices included the deadline</p>	<p>Stage 4: Between 12 and 24 April 2015 in the Kent On Sunday, North Kent News Shopper Series, Essex Enquirer, Gravesend Reporter, Thurrock Gazette, the Kent Messenger, The</p>

		<p>for which responses to the publicity were due by.</p> <p>For the Stage 4 Consultation, the section 48 notice was published in the Kent On Sunday, North Kent News Shopper Series, Essex Enquirer, Gravesend Reporter, Thurrock Gazette, the Kent Messenger, The Times, London Gazette and Fishing News.</p> <p>For the Stage 5 Consultation, the section 48 notice was published in the Gravesend and Dartford Messenger, Thurrock Gazette, The Times, London Gazette, Lloyd’s List and Fishing News. It should be noted that a number of publications were no longer active at the time of the Stage 5 consultation, therefore there is a difference in the newspapers used.</p> <p>The s48 notices were prepared in accordance with regulation 4 of the Applications Regulations. Copies of the notices are provided at Appendix 4.13 for Stage 4 and Appendix 5.10 for Stage 5.</p>	<p>Times, London Gazette and Fishing News.</p> <p>Stage 5: Between 23 July and 30 July 2020 in Gravesend and Dartford Messenger, Thurrock Gazette, The Times, London Gazette, Lloyd’s List and Fishing News.</p> <p>In addition to this, online consultation adverts were placed with Kent Online and Essex Live.</p> <p>A copy of the digital adverts provided is available in the Digital Report in Appendix 5.28.</p>
49	Duty to have regard to any relevant responses to consultation and publicity	<p>This Consultation Report details how LRCH has had regard to all relevant consultation responses received in accordance with section 42, 47 and 48.</p> <p>Chapter Five details how LRCH has taken account of responses</p>	Not applicable

		received during the non-statutory consultation stage and Chapters Six to Ten detail how LRCH has taken account of relevant responses received during the two stages of Statutory Consultation.	
50(3)	Duty to have regard to any guidance under this section.	Please see Table 4.2 below which sets out in detail how LRCH has taken into account the published guidance on the pre-application process prepared by the MHCLG.	Not applicable

Table 4.2 Compliance with DCLG (now MHCLG) Guidance ‘Planning Act 2008: Guidance on Pre-application Process’ (2015) Guidance Comment

Guidance	Activity undertaken
<p>From Paragraph 21</p> <p><i>Where an applicant has not been able to follow this guidance, they should provide comments setting out why this is the case, in the consultation report.</i></p>	<p>LRCH has complied with DCLG (now MHCLG) Guidance on the pre-application process as set out in the remainder of this Table 4.2.</p>
<p>From Paragraph 24</p> <p><i>The aim should be to ensure that consultation is appropriate to the scale and nature of the project and where its impacts will be experienced.</i></p>	<p>The following Local Authorities were consulted on the approach to the Stage 4 Consultation through a consultation on the SoCC for Stage 4 of the statutory consultation: Dartford Borough Council, Gravesham Borough Council and Kent County Council.</p> <p>The following Local Authorities were consulted on the approach to the Stage 5 Consultation through a consultation on the SoCC for Stage 5 of the statutory consultation: Dartford Borough Council, Gravesham Borough Council, Kent County Council, Thurrock Council and Ebbsfleet Development Corporation. Thurrock Council and Ebbsfleet Development Corporation were classified as host Local Authorities for Stage 5.</p> <p>For the non-statutory consultation (Stages 1, 2 and 3) in 2014 and 2015, the consultation was</p>

advertised with the local community and covered on social and local media. Consultation events were held across 2014 and 2015 at a number of locations in the four local authority wards in the borough of Dartford and Gravesham located closest to the Resort (Swanscombe, Greenhithe, Northfleet North and Northfleet South) as well as town centre venues in Dartford, Gravesend, Thurrock and Maidstone.

Given the scale of the Proposed Development, LRCH defined geographic zones for consultation and engagement and a proposed approach for each. The Zone approach was developed, in consultation with host authorities and PINs in preparation for the Stage 4 Statutory Consultation in 2015.

For Stage 4 Statutory Consultation, the Consultation Zone of properties who received individual notification included all households and businesses in the boroughs of the host authorities of Dartford and Gravesham (at the time 88,257 addresses).

For the Stage 5 Statutory Consultation, taking into consideration feedback from previous stages, LRCH again applied the Zone approach, with a newly defined a Core Consultation Zone in Dartford, Gravesham and Thurrock (at the time 105,885 addresses) to raise awareness of the Consultation to those most likely to be affected. This Core Consultation Zone was set because it was regarded as a reasonable distance from the Resort to receive individual notification and provide notification to as many local people as possible.

Diagrams of the consultation zones for the two statutory consultations can be found at Appendices 4.4 and 5.9.

LRCH considers the five stages of consultation, utilising a range of engagement activities whereby those residents and businesses most likely to be affected by the Proposed

	<p>Development were contacted directly, to be proportionate to the scale of the Proposed Development.</p>
<p>Paragraph 25</p> <p><i>Consultation should be thorough, effective and proportionate.</i></p> <p><i>For example, larger, more complex applications are likely to need to go beyond the statutory minimum timescales laid down in the Planning Act to provide enough time for consultees to understand Proposed Development proposals and formulate a response. Many proposals will require detailed technical input, especially regarding impacts, so sufficient time will need to be allowed for this. Consultation should also be sufficiently flexible to respond to the needs and requirements of consultees, for example where a consultee has indicated that they would prefer to be consulted via email only, this should be accommodated as far as possible.</i></p>	<p>LRCH has taken a comprehensive approach to consultation and has carried out a number of stages going beyond the statutory requirements.</p> <p>To meet pre-application duties, LRCH carried out three stages of non- statutory consultation in 2014 and 2015 and two stages of statutory consultation in 2015 and 2020 respectively, providing the opportunity for consultees to influence the development of the Proposed Development from an early stage. LRCH is also continuing to engage with stakeholders as the application is developed and will continue to do so throughout the DCO process.</p> <p>Throughout the pre-application consultation, feedback deadlines for submitting responses were set for each stage. Stage 1 had an eighteen-day deadline (two and a half weeks), Stage 2 a four and a half-week deadline, Stage 3 a five-week deadline, Stage 4 a five-week deadline and Stage 5 an eight-week deadline. The relevant Chapters of this report provide information on consultation periods for each stage and also the consideration of any late responses:</p> <p>(Stage 1 - non-statutory consultation 2014 – Chapter Five)</p> <p>(Stage 2 - statutory consultation 2014 – Chapter Five)</p> <p>(Stage 3 – non-statutory consultation 2015 – Chapter Five)</p> <p>(Stage 4 – statutory consultation 2015 – Chapters Six, Seven and Eight)</p> <p>(Stage 5 – statutory consultation 2020 – Chapters Nine, Ten and Eleven).</p> <p>Feedback from all stages of consultation was welcomed in a range of formats to accommodate</p>

	<p>the needs of respondents, this included, letters, email, online responses and handwritten feedback forms.</p>
<p>Paragraph 28</p> <p><i>From time to time a body may cease to exist but, for legislative timetabling reasons, may still be listed as a statutory consultee. In such situations the Secretary of State will not expect strict compliance with the statutory requirements. Applicants should identify any successor body and consult with them in the same manner as they would have with the original body. Where there is no obvious successor, applicants should seek the advice of the Inspectorate, who may be able to identify an appropriate alternative consultee. Whether or not an alternative is identified, the consultation report should briefly note any cases where compliance with statutory requirements was impossible and the reasons why.</i></p>	<p>LRCH has consulted all Prescribed Consultees during the two stages of statutory consultation as listed in Regulation 9: Prescribed Consultee list. Appendices 4.3 and 5.3 to this Report provides a list of such bodies consulted. No bodies were identified as having ceased to exist and therefore it was not necessary to identify any successor bodies to consult with.</p>
<p>From Paragraph 29</p> <p><i>Early engagement with expert bodies can help avoid unnecessary delays and the costs of having to make changes at later stages of the process. It is equally important that statutory Consultees respond to a request for technical input in a timely manner. Applicants are therefore advised to discuss and agree a timetable with consultees for the provision of such inputs.</i></p>	<p>Details of consultation activities can be located within the technical Chapters of the ES (document reference 6.1). Chapters Five to Eleven individually outline the consultation that has been undertaken to date with expert bodies.</p>
<p>From Paragraph 36</p> <p><i>Where an applicant decides to consult people living in a wider area who could be affected by the project (e.g. through visual or environmental impacts, or through increased traffic flow), that intention should be reflected in the SoCC.</i></p>	<p>Due to the scale of the Proposed Development, and potential for effects and benefits across a wider area outside of the host Local Authority boundaries, LRCH defined the following geographic zones for consultation and engagement and a proposed approach for each.</p> <p>Zone 1 – Host local authorities (borough and unitary authorities)</p>

	<p>Zone 2 – Neighbouring local authorities (borough and unitary authorities) Zone 3 – County level administrative boundaries</p> <p>The Zone approach was developed, in consultation with host authorities and PINs in preparation for the Stage 4 statutory consultation in 2015 and was also utilised for the Stage 5 statutory consultation in 2020.</p> <p>In addition to the geographical zones, information was made available online, and email notifications to all who had registered via the Proposed Development website, and social media promotion to publicise the consultation, to ensure that those with an interest in the Proposed Development had an opportunity to participate and provide their views.</p> <p>The SoCC included a statement that “LRCH is also taking steps to consult not just those living in the vicinity of the Project, but also community and interest groups, businesses, visitors, as well as prescribed landowners, statutory bodies and the wider public.”</p> <p>The published SoCCs (provided at Appendices 4.9 and 5.8 to this report) for Stages 4 and 5 consultation set out who LRCH consulted over and above the statutory consultees.</p>
<p>From Paragraph 37</p> <p><i>The Planning Act requires Local Authorities to respond to the applicant’s consultation on their proposed Statement of Community Consultation within 28 days of receipt of the request. However, prior to submitting their draft SoCC applicants may wish to seek to resolve any disagreements or clarifications about the public consultation design. An applicant is therefore likely to need to engage in discussions with Local Authorities over a longer period than the minimum requirements set out in the Act.</i></p>	<p>Local Authorities were consulted on the contents of both the Stage 4 and Stage 5 Consultation SoCCs and their comments were considered prior to its publication</p> <p>The steps involved in developing the SoCC for the Proposed Development are discussed in more detail within Chapters Seven and Ten of this report.</p> <p>Appendices 4.6, 4.6, 5.5 and 5.6 contain copies of the emails sent to the Local Authorities seeking comment on the Draft SoCCs. Copies of the letters and emails sent by the Local Authorities in response to the consultation on</p>

	<p>each Draft SoCC can be found at Appendices 4.8 and 5.7.</p>
<p>Paragraph 42</p> <p><i>Where a Local Authority decides that it does not wish to respond to a consultation request on the SoCC, the applicant should make reasonable efforts to ensure that all affected communities are consulted.</i></p>	<p>Three Local Authorities were contacted in respect of the Stage 4 Draft SoCC, all of these provided feedback</p> <p>The same three Local Authorities were consulted on the Stage 5 Draft SoCC, with two additional Host Authorities who were not Host Authorities in 2015, due to changes in the Proposals. At this stage all five of these consulted provided feedback.</p> <p>For both Stage 4 and 5 consultation, LRCH designed its consultation approach to ensure all affected communities were consulted including seldom heard groups.</p> <p>Representatives of the identified community groups and organisations were contacted directly with details about the statutory consultations. Consultees were also able to contact the LRCH team directly by phone or email.</p> <p>To ensure that seldom heard groups were encouraged to get involved in the consultations the materials prepared were accessible and clear. In the Stage 4 statutory consultation SoCC, it was outlined that <i>“the Project team will include ways to engage with seldom heard groups during the consultation, Engagement activities include holding events for students in local secondary schools in Dartford and Gravesham.”</i></p> <p>In the Stage 5 statutory consultation SoCC, a similar approach was taken where it was also explained that LRCH will “ensure that the summary consultation material is available in large copy print, Braille, audio format or alternative languages on request” as well as via the LRCH freephone and email address.</p> <p>Chapters Seven and Ten of this report provide more information on the formation of the SoCCs</p>

	<p>and LRCH’s approach to both stages of statutory consultation.</p>
<p>Paragraph 43</p> <p><i>Local authorities are also themselves statutory consultees for any proposed major infrastructure project which is in or adjacent to their area. Applicants should engage with them as early as possible to ensure that the impacts of the development on the local area are understood and considered prior to the application being submitted to the Secretary of State.</i></p>	<p>LRCH carried out non-statutory consultation with Local Authorities which enabled early engagement with the Local Authorities on the potential effects of the Proposed Development on the local and wider areas.</p>
<p>Paragraph 49</p> <p><i>Applicants will also need to identify and consult people who own, occupy or have another interest in the land in question, or who could be affected by a project in such a way that they may be able to make a claim for compensation.</i></p>	<p>Diligent inquiry was undertaken to produce a Book of Reference (Document Reference 4.3) to identify PILs to be consulted at each stage. All identified PILs were consulted at the commencement of each Stage of Statutory Consultation.</p> <p>Further information on how PILs were identified at each Stage of statutory consultation is provided in the chapters relating to each consultation stage.</p>
<p>Paragraph 54</p> <p><i>Applicants should use a range of methods and techniques to ensure that they access all sections of the community in question.</i></p>	<p>A range of methods were utilised at each Stage of consultation to ensure all members of the community were aware of both the statutory and non-statutory consultations. This included, but was not limited to, adverts in local and regional press, social media campaigns on Facebook and Twitter, creating a specific website for the Proposed Development, sending emails to those who had previously expressed an interest in the Proposed Development, sending letters and emails to elected representatives in the area, local community groups, holding local consultation events, putting up site notices and setting up a helpline number and freepost address.</p>

	<p>At Stages [x], consultation materials were displayed in local libraries, however, as a result of the pandemic and in accordance with the 2020 Regulations, at Stage 5, consultation materials were available to view online on the Proposed Development’s website rather than in public places.</p> <p>The methods used for each Stage of consultation are described in more detail in the chapters relating to each stage of consultation. For Stages 4 and 5, the methods are also described in the SoCCs appended to this Report at Appendices 4.8 and 5.7.</p>
<p>Paragraph 56</p> <p><i>Set out in the SoCC how they propose to consult those living in the vicinity of the land. They are encouraged to consider consulting beyond where this might provide more information on the impacts of their proposals (e.g. through visual impacts or increased traffic flow).</i></p>	<p>The SoCCs produced for both Stage 4 and Stage 5 Consultation (provided at Appendices 4.9 and 5.8) set out the various groups LRCH consulted. This included those living in the vicinity of the land and further afield as well as other bodies and organisations. LRCH advertised each stage of the statutory consultation widely to ensure that anyone likely to be affected by the proposals were able to take part.</p> <p>Further details of who LRCH consulted at each consultation stage is provided in the chapters relating to each stage of consultation.</p>
<p>Paragraph 57</p> <p><i>The SoCC should act as a framework for the community consultation generally, for example, setting out where details and dates of any events will be published. The SoCC should be made available online, at any exhibitions or other events held by the applicants. It should also be placed at appropriate local deposit points (e.g. libraries, council offices) and sent to local community groups as appropriate.</i></p>	<p>The SoCC produced for Stage 4 consultation (provided at Appendix 4.9) set out the details of consultation events and exhibitions, the physical and online locations where copies of the consultation documents were available to view and details of where further information and updates could be found.</p> <p>The SoCC was available online on the Proposed Development website prior to and during the Stage 4 statutory consultation phase and was also available for inspection at various locations and consultation events in the local area in hard copy format.</p> <p>The SoCC produced for Stage 5 consultation (provided at Appendix 5.8) set out the details of the online consultation events (webinars), the</p>

	<p>online locations where copies of the consultation documents were available to view and details of where further information and updates could be found, and of how to obtain hard copies of consultation documents.</p> <p>Regulation 2 of the 2020 Regulations removed the requirements to have hard copy documents available for inspection at locations in the vicinity of the Project as a result of the pandemic. Instead, the relevant consultation documents for Stage 5 were available for inspection on the Project website free of charge, with a Freephone number to call in the event of any queries, in order to comply with the 2020 Regulations.</p> <p>The SoCC was available online on the Proposed Development website during the Stage 5 statutory consultation phase as per the 2020 Regulations.</p>
<p>Paragraph 68</p> <p><i>To realise the benefits of consultation on a project, it must take place at a sufficiently early stage to allow consultees a real opportunity to influence the proposals. At the same time, consultees will need sufficient information on a project to be able to recognise and understand the impacts.</i></p>	<p>LRCH undertook five stages of consultation, three of which were non- statutory and the final two were statutory consultation, at various stages in the development of the Proposed Development. The non-statutory consultation began at an early stage of Proposed Development 2014. Together, these five stages provided consultees with the opportunity to influence the design from an early stage and throughout development of the Proposed Development.</p> <p>At each stage it was made clear what aspects of the Proposed Development LRCH was consulting on and the impact this feedback would have on proposals moving forward. Information about the Proposed Development was made available in the suites of consultation documents including two PEIRs to allow the consultees to understand the potential impacts of the Proposed Development.</p>
<p>From Paragraph 69</p>	<p>LRCH carried out five stages of consultation to gain feedback from consultees at various stages</p>

<p><i>Applicants will require detailed technical advice from consultees and it is likely that their input will be of the greatest value if they are consulted when project proposals are fluid, followed up by confirmation of the approach as proposals become firmer. In principle, therefore, applicants should undertake initial consultation as soon as there is sufficient detail to allow consultees to understand the nature of the project properly.</i></p>	<p>in the development of the Proposed Development. This included three stages of preliminary non-statutory consultation in 2014 and 2015 to ensure consultees had the opportunity to respond to the proposals from an early stage.</p> <p>Consultation and technical feedback were sought from consultees throughout all consultation stages. Feedback from each stage of consultation has shaped the Proposed Development. Further details about how LRCH has taken consultation responses into account can be found in Appendix 1.9, Appendix 2.7, Appendix 3.9 and Appendix 4.20.</p>
<p>From Paragraph 70</p> <p><i>To manage the tension between consulting early, but also having project proposals that are firm enough to enable consultees to comment, applicants are encouraged to consider an iterative, phased consultation consisting of two (or more) stages, especially for large projects with long development periods.</i></p>	<p>LRCH carried out five stages of pre-application consultation: non- statutory consultation in the Summer and Winter of 2014 and the early Spring of 2015; statutory consultation in the late Spring/early Summer of 2015 and a second stage of statutory consultation in the Summer of 2020.</p> <p>LRCH believes this approach gave consultees a chance to respond to the proposals both at an early stage and as further details became available.</p>
<p>Paragraph 71</p> <p><i>Where an iterative consultation is intended, it may be advisable for applicants to carry out the final stage of consultation with persons who have an interest in the land once they have worked up their project proposals in sufficient detail to identify affected land interests.</i></p>	<p>Section 44 parties were consulted as part of both stages of the statutory consultation. For further information see response to Paragraph 49 above.</p>
<p>Paragraph 72</p> <p><i>Applicants should set consultation deadlines that are realistic and proportionate to the proposed project. It is important that consultees do not withhold information that might affect a project, and that they respond in good time to applicants. Where responses are not received by the deadline, the applicant</i></p>	<p>For each consultation stage a consultation deadline was set allowing sufficient time for feedback to be given on the information being consulted on. The time allowed for each statutory consultation was as follows:</p> <ul style="list-style-type: none"> • Stage 4: statutory consultation – Spring/Summer 2015 – 40 days

<p><i>is not obliged to take those responses into account.</i></p>	<ul style="list-style-type: none"> • Stage 5: statutory consultation – Summer 2020 – 57 days <p>Each stage was well above the 28 day statutory minimum to ensure consultees were given sufficient time to respond.</p> <p>At both stages of statutory consultation, some responses were received outside of the deadline. However, all late responses received in relation to Stage 4 and 5 were treated in the same way as those received within the deadline to ensure all feedback was taken into account.</p>
<p>From Paragraph 73</p> <p><i>Applicants are not expected to repeat consultation rounds set out in their SoCC unless the project proposals have changed very substantially.</i></p>	<p>It was not necessary to repeat any consultation stages. However, LRCH did undertake two separate stages of statutory consultation to allow consultees to respond to updated proposals and to ensure compliance with the latest EIA Regulations.</p>
<p>Paragraph 74</p> <p><i>Where a proposed application changes to such a large degree that the proposals could be considered a new application, the legitimacy of the consultation already carried out could be questioned. In such cases, applicants should undertake further re-consultation on the new proposals, and supply consultees with sufficient information to enable them to fully understand the nature of the change and any likely significant impacts (but not necessarily the full suite of consultation documents), and allow at least 28 days for consultees to respond.</i></p>	<p>No such large change took place. The masterplan was updated after each consultation stage but the changes were evolutionary, and the Proposed Development has not changed to such an extent as to constitute a new application.</p>
<p>Paragraph 75</p> <p><i>If the application only changes to a small degree, or if the change only affects part of the development, then it is not necessary for an applicant to undertake a full re-consultation. Where a proposed application is amended in light of consultation responses then, unless those amendments materially change the</i></p>	<p>It was not necessary to repeat any consultation stages.</p> <p>However, LRCH did undertake two separate stages of statutory consultation to allow consultees to respond to updated proposals and to ensure compliance with the latest EIA Regulations.</p>

<p><i>application or materially changes its impacts, the amendments themselves should not trigger a need for further consultation. Instead, ensure that all affected statutory consultees and local communities are informed of the changes.</i></p>	
<p>Paragraph 77</p> <p><i>Consultation should be fair and reasonable for applicants as well as communities. To ensure that consultation is fair to all parties, applicants should be able to demonstrate that the consultation process is proportionate to the impacts of the project in the area that it affects, takes account of the anticipated level of local interest, and takes account of the views of the relevant Local Authorities.</i></p>	<p>For Stage 4 statutory consultation, all households and businesses living and working in the boroughs of Dartford and Gravesham were sent a notification.</p> <p>For the Stage 5 statutory consultation, taking into consideration feedback from previous stages, LRCH defined a Core Consultation Zone in Dartford, Gravesham and Thurrock to raise awareness of the Consultation to those most likely to be affected. Notification was sent to households and businesses in the Core Consultation Zone.</p> <p>LRCH also consulted using a variety of methods, including local, regional and national press, a Proposed Development specific website, a virtual exhibition room, social media – Facebook and Twitter, phone number, freepost, email, exhibitions in the local area in 2015 and a series of online events in 2020. This variety of methods was proportionate and was able to accommodate anticipated levels of interest in the Proposed Development.</p> <p>LRCH engaged with Local Authorities on each of the consultation methods undertaken as described within Chapters Six to Ten of this Report.</p>
<p>Paragraph 81</p> <p><i>It is good practice that those who have contributed to the consultation are informed of the results of the consultation exercise; how the information received by applicants has been used to shape and influence the project; and how any outstanding issues will be addressed</i></p>	<p>All those who were consulted during the non-statutory consultation in 2014 and 2015 and who registered interest were kept updated on future Proposed Development announcements.</p> <p>Following each stage of non-statutory consultation and the Stage 4 statutory consultation, a Feedback Report was published on the Proposed Development website. These</p>

<p><i>before an application is submitted to the Inspectorate.</i></p>	<p>are available in Appendix 1.9, Appendix 2.7, Appendix 3.9 and Appendix 4.20.</p> <p>This Consultation Report demonstrates how regard has been had to the feedback received at all stages of consultation and explains changes made to the Proposed Development as a result. Where appropriate, LRCH provided individual responses to matters raised.</p> <p>Statements of Common Ground are being drafted with core stakeholders to cover any outstanding and unresolved issues.</p>
<p>Paragraph 82</p> <p><i>As with the consultation itself, it is likely that different audiences will require different levels of information. The local community may be particularly interested in what the collective view of the community is and how this has been taken into account. Consultees with technical interests may seek more detailed information on what impacts and risks have been identified, and how they are proposed to be mitigated or managed.</i></p>	<p>Consultation material was produced to reflect the audiences with whom LRCH was consulting. For example during Stage 4 of statutory consultation the Community Consultation Document (Appendix 5.8) was produced as an easy access overview of the Proposed Development to-date for any consultee who did not have a technical knowledge or technical interest in the Proposed Development. Similarly for the Stage 5 statutory consultation a Guide to Consultation document (Appendix 5.17) was produced for the same reasons.</p> <p>For consultees requiring more technical information the PEIRs provided at both stages of statutory consultation gave a snapshot of the environmental survey and assessment work that had taken place to date. A draft DCO was also produced for each stage of statutory consultation.</p> <p>For ease of review, within this Report, feedback from the community at each consultation stage has been grouped into ‘themes’ and reported on that basis (see Appendices 4.21, 4.22, 5.29 and 5.30.)</p>
<p>Paragraph 83</p> <p><i>Applicants should consider producing a summary note in plain English for the local community setting out headline findings and how they have been addressed,</i></p>	<p>An executive summary is located at the beginning of this Report. A summary account of responses received, and how these have been considered throughout the development of the Proposed Development, is also provided in Chapters Five to Eleven.</p>

<p>together with a link to the full consultation report for those interested. This could be supplemented by events in the local area.</p>	
<p>Paragraph 84</p> <p><i>The applicant should make a judgement as to whether the consultation report provides sufficient detail on the relevant impacts, or whether a targeted response be more appropriate. Applicants are also likely to have identified a number of key additional bodies for consultation and may need to continue engagement with these bodies on an individual basis.</i></p>	<p>Chapters Five to Eleven set out the feedback received from consultees during the five stages of consultation and how LRCH took the feedback into account.</p> <p>To better understand the views of the local community, community responses have been grouped into themes.</p> <p>Outside of the designated consultation stages, ongoing engagement with statutory consultees has and is continuing via correspondence, telephone and online meetings.</p>
<p>Paragraph 91</p> <p><i>The applicable EIA regulations prescribe as follows:</i></p> <p><i>Regulation 10 – the SoCC must state whether the project falls within the scope of the Directive, and if it does, how will the PEI be publicised and consulted on; and</i></p> <p><i>Regulation 11 - publicity of project proposals under section 48 of the Planning Act must encompass the requirements of the Environmental Impact Assessment process and at the time of publishing the proposed application, applicants must notify all environmental consultation bodies.</i></p>	<p>The Stage 4 consultation was carried out in accordance with the 2009 EIA Regulations and Stage 5 was carried out in accordance with the 2017 EIA Regulations.</p> <p>The Stage 4 SoCC as published advises that: <i>‘The Project constitutes an Environmental Impact Assessment (EIA) Development and requires an EIA to be undertaken in accordance with the Infrastructure Planning (EIA Assessment) Regulations 2009. The results of this assessment will be reported within the Environmental Statement (ES) which will accompany LRCH’s DCO application to the Planning Inspectorate. The EIA process ensures that the likely significant environmental effects of the Project are identified, assessed and managed.’</i></p> <p>The Stage 5 SoCC is in the same terms but refers to the relevant 2017 Regulation, which is Regulation 12.</p> <p>The Preliminary Environmental Information in the form of a PEIR was available during the Stage 4 consultation for comment at deposit locations, public exhibitions, on the Proposed Development website and on request. During Stage 5 consultation the documentation was</p>

	<p>available online, as part of the suite of materials available during statutory consultation.</p> <p>The section 48 notices as published for the Stage 4 and Stage 5 Consultations, complied with the requirements of the relevant EIA Regulations.</p> <p>Regulation 11 (of the 2009 Regulations) letters were issued to all Regulation 9 parties with a copy of the section 48 notice for the Stage 4 Consultation, and regulation 13 (of the 2017 Regulations) letters were issued to all Regulation 11 parties with a copy of the section 48 notice for the Stage 5 Consultation.</p> <p>LRCH has consulted all the relevant environmental consultation bodies.</p>
<p>Paragraph 93</p> <p><i>Applicants are advised to include sufficient PEI to enable consultees to develop an informed view of the project. The information required may be different for different types and sizes of projects. It may also vary depending on the audience of a particular consultation. The preliminary environmental information is not expected to replicate or be a draft of the environmental statement. However, if the applicant considers this to be appropriate (and more cost-effective), it can be presented in this way. The key issue is that the PEI presented must provide clarity to all consultees. Do not assume that non-specialist consultees would not be interested in any technical environmental information. Access to the PEI should be provided during all consultations.</i></p>	<p>The PEIRs provided at both stages of statutory consultation provided detailed information on the environmental assessments undertaken at the time the reports were produced to enable consultees to develop an informed view of the Proposed Development.</p> <p>To make the information accessible to non-specialist consultees, non- technical summaries of the PEIRs were provided in Stages 4 and 5.</p> <p>The Stage 4 PEIR was available to view in full at deposit locations, public exhibitions, on the Proposed Development website and on request as part of the statutory consultation. The Stage 5 PEIR was available to view in full online and hard copies on request as part of the statutory consultation.</p>
<p>Paragraph 96</p> <p><i>It is the applicant’s responsibility to consult with the relevant statutory bodies and, if they consider it necessary, with any relevant non-statutory nature</i></p>	<p>Throughout the evolution of the Proposed Development, LRCH has engaged with Natural England regarding the Habitats Regulations Assessment (HRA) and two Preliminary Environmental Information Reports were provided and consulted as part of the Statutory</p>

<p><i>conservation bodies, in order to gather evidence for the HRA. This consultation should take place as early as possible in the pre-application process. One way of doing this is for an applicant to agree an evidence plan.</i></p>	<p>Consultations. LRCH will continue to engage with Natural England and other bodies regarding the HRA as the Project progresses.</p>
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Table 4.3 Compliance with PINS’ Advice Note Fourteen ‘Compiling the Consultation Report’ Guidance Notes

Advice Note Fourteen	Activity undertaken
<p>The Consultation Report should draw together:</p> <ul style="list-style-type: none"> - An account of the statutory consultation, publicity, deadlines set, and community consultation activities undertaken by the application at the pre-application stage under sections 42, 47 and 48; - A summary of the relevant responses to the separate strands of consultation; and - The account taken of responses in developing the application from proposed to final form, as required by section 49 (2). 	<p>Chapters Six to Eleven of this Consultation Report provide an account of both statutory consultations under sections 42, 47 and 48 of the 2008 Act, and summaries of the relevant responses to consultation and account taken of responses received.</p>
<p>Capture and reflect upon all of the responses received from the three different strands of consultation and publicity set out in section 37.</p>	<p>Chapters Five to Eleven provide summaries of all the responses received during the two stages of statutory consultation and details of how LRCH has taken them into account.</p>
<p>Explain how the developer has met its duty under section 49 in the preparation of the application to have regard to the views expressed.</p>	<p>After each stage of consultation LRCH reviewed all consultation responses received and, where appropriate, LRCH has amended the Proposed Development to take the responses into account.</p> <p>Appendices 4.21, 4.22, 5.29 and 5.30 list the feedback received during each stage of statutory consultation and the regard had to responses and any Proposed Development changes made.</p>
<p>Capture non-statutory or ‘informal’ consultation that takes place outside the requirements of the 2008 Act.</p>	<p>Chapter Five details the non-statutory Stage 1 to Stage 3 consultation that took place on the Proposed Development outside of the requirements of the 2008 Act.</p>

<p>Explain where DCLG (now MHCLG) guidance has not been followed in terms of the pre-application consultation</p>	<p>Please see Table 4.2 above for detail on compliance with DCLG (now MHCLG) guidance.</p>
<p>Provision of a quick reference guide, summarising all the consultation activity in chronological order.</p>	<p>Table 1.2 provides a quick reference guide summarising all consultation activity (non-statutory and statutory) in chronological order that has taken place on the Proposed Development.</p>
<p>Explanatory text should set the scene and provide an overview and narrative of the whole pre-application stage as it relates to the particular project.</p>	<p>Table 1.2 provides an overview of all the pre-application consultation stages on the Proposed Development.</p>
<p>Set out the wider historical context where national infrastructure projects have evolved over an extended period of time, perhaps with previous incarnations not coming to fruition for one reason or another. Give a brief description of any historic consultation activity including any information available about the scale and nature of the response at that time.</p>	<p>The Executive Summary of this report advises on the evolution of the Proposed Development from its inception to application submission and gives the historical background of the site.</p>
<p>A full list of prescribed consultees should be provided as part of the Consultation Report.</p> <p>Explain where the prescribed consultees have been consulted on multiple occasions.</p> <p>Justify any instance where the applicant’s list of prescribed consultees varies from the list of organisations set out in Schedule 1 of the APFP Regs 2009.</p> <p>The list of organisations set out in schedule 1 of the APFP should be followed in terms of the order in which the consultees are presented.</p>	<p>Complete lists of prescribed consultees for the two stages of statutory consultation are provided at Appendices 4.3 and 5.3.</p> <p>The prescribed consultees were consulted on multiple occasions as part of Stage 4 and Stage 5 Consultation.</p> <p>The list of prescribed consultees for both stages of statutory consultation did not vary from the list of organisations set out in Schedule 1 of the APFP Regulations 2009.</p> <p>In addition to the list of organisations set out in Schedule 1 of the Application Regulations, LRCH also consulted other, non-prescribed organisations and bodies during the statutory consultation as a matter of best practice. Appendices 4.21 and 5.12 to this Report provides a list of these non- prescribed consultees.</p> <p>Appendices 4.21 and 5.30 of this Report summarise responses received from</p>

	prescribed consultees and the regard had to these responses.
Description of how Section 43 of the 2008 Act has been applied in order to identify the relevant Local Authorities, supported by a map.	A description of how section 43 of the 2008 Act has been applied in order to identify the relevant Local Authorities contacted during statutory consultation is provided at Chapter Nine of this report.
Section 44 parties to be identified as a distinct element of the wider section 42 consultation.	Chapter Nine of this report details the number of Section 44 responses received and regard had to these responses under section 42 consultation
Highlight in the consolidated list of prescribed consultees the consultees who are also included in the book of reference for compulsory acquisition purposes.	<p>All PILs included in the <i>Book of Reference</i> (document reference 4.3) who are also prescribed consultees are included and listed in Appendices 5.31.</p> <p>Any new PILs that come to LRCH’s attention since finalising the book of reference will be served with a section 56 notice following acceptance of the application. LRCH will give due consideration to any representations they may make before and during the course of the examination.</p>
Copies of the published SoCC as it appeared in the local press should be provided along with confirmation of which local newspapers it was published in and when.	<p>Copies of the SoCCs published for both stages of statutory consultation can be found at Appendices 4.9 and 5.8.</p> <p>Confirmation of which local newspapers the SoCCs were published in and when is provided in Chapters Seven and Ten.</p>
Where more than one SoCC was prepared for a project, for example where a SoCC was subject to one or more updates, the updated SoCC(s) should be included together with a narrative about why the SoCC was reviewed and updated.	<p>LRCH prepared draft SoCCs for both stages of statutory consultation. At both stages of statutory consultation, Local Authorities were consulted on the relevant draft SoCC and LRCH took the comments received into account when preparing a final SoCC for each stage.</p> <p>Summaries of the feedback on the draft SoCCs and any resulting changes made to the final SoCCs can be found in Appendices 4.8 and 5.7.</p> <p>The draft and final SoCCs for Stage 4 Consultation can be found at Appendices 4.5</p>

	and 4.9 and the draft and final SoCCs for Stage 5 Consultation can be found at Appendices 5.4 and 5.8.
Explain/justify where there were any inconsistencies with the SoCC, for example where additional activities took place that were not included in the SoCC.	LRCH carried out both stages of statutory consultation in accordance with the relevant SoCC. Appendix 5.29 set out how LRCH adhered to the SoCC for Stage 5 in more detail.
Set out the relevant Local Authorities' views about any changes made to the consultation methodology that were not dealt with by way of a review of the SoCC.	The draft SoCCs for both stages of statutory consultation were consulted on formally, under the 2008 Act, by LRCH prior to the preparation and publication. Details of the responses received from Local Authorities and how LRCH had regard to them are included in Appendices 4.7, 4.8 and 5.7.
A copy of the section 48 notice as it appeared in the local and national newspapers, together with a description of where the notice was published and confirmation of the time period given for responses.	Appendix 4.13 provides copies of the Section 48 notices as published for Stage 4. Appendix 5.10 provides copies of the combined Section 47 and Section 48 notices as published for Stage 5 consultation. Chapters Eight and Eleven provide detail on local and national newspapers in which the notices were published at each stage and confirmation of the time period given for responses.
Confirm the section 48 notice was sent to the prescribed consultees at the same time as the notice was published.	Prescribed consultees identified within Schedule 1 of the Application Regulations were sent the section 48 notice for Stage 4 Consultation on 24 April 2015 and for Stage 5 on 27 July 2020.
Provide a description of the consultation material used and how the prescribed consultees were able to access it.	A description of the statutory consultation material and access methods for Stages 4 and 5 consultation can be found at Chapters Six and Nine respectively.
Indicate and identify separately in the report any consultation undertaken outside of the requirements of the Act	LRCH undertook a non-statutory consultation in 2014 and 2015. These three stages of non-statutory consultation were undertaken outside of the requirements of the 2008 Act. Further details of the non-statutory stages of consultation are provided in Chapter Five.

	LRCH also carried out wider, ongoing engagement with a number of stakeholders outside of the requirements of the 2008 Act.
Include a description of the consultation undertaken as part of the EIA regime as a separate part of the report.	Chapter Twelve describes the consultation undertaken as part of the EIA regime under the 2008 Act.
<p>If appropriate, group responses under headline issues.</p> <p>Where this approach has been adopted identify and explain this approach, including any safeguards and cross checking.</p>	<p>Appendices 1.9, 2.7, 3.9, 4.20, 4.21, 5.30 and 5.31 detail the feedback received during non-statutory and statutory consultation and engagement. This feedback is grouped under headline themes such as ‘Transport’ and ‘Environment’ and ‘Masterplan’.</p> <p>A detailed explanation of how the responses were grouped and the safeguards and cross-checking used to ensure all responses were taken into account as part of the Stage 5 Statutory Consultation can be found in Chapter Ten.</p>
A list of the individual responses received should be provided and categorised in an appropriate way.	Chapters Six to Eleven provide information on the responses received during both stages of statutory consultation; categorised as section 42 (prescribed consultees, non-prescribed consultees, Local Authorities and persons with an interest in land (PILS)) and section 47 (local community). All consultation responses can be provided upon request.
<p>Advise that applicants group responses under three strands of consultation:</p> <ul style="list-style-type: none"> - section 42 prescribed consultees (including sections 43 and 44) - section 47 community consultees - section 48 responses to statutory publicity. <p>Make a further distinction within those categories by sorting responses according to whether they contain comments which have led to changes to matters such as siting, route, design, form or scale of the scheme itself, or to mitigation or compensatory measures proposed, or have led to no change.</p>	<p>Responses have been grouped into the three strands specified and are included in separate Chapters in this Report.</p> <p>Appendices 4.20 and 4.21 set out the responses for Stage 4 Consultation and Appendices 5.30 and 5.31 set out the responses for Stage 5 Consultation.</p> <p>Responses have been tabled with a column advising by way of a ‘yes’ or a ‘no’ whether a change has been made to the Proposed Development as a result of feedback, followed by a more detailed explanation of LRCH’s response.</p>

<p>Include a summary of responses by appropriate category and explain the reason why responses have led to no change, including where responses have been received after deadlines set by the applicant.</p>	<p>Within the relevant appendices the column titled 'Regard had to response' advises why a change has or has not been made.</p> <p>All responses received after the consultation deadlines for both stages of statutory consultation have been reviewed and taken into account in the same way as those received within the deadline.</p>
<p>Where a resolution has not been reached in areas of disagreement a summary should be provided.</p>	<p>This Report describes and addresses any matters of disagreement raised during statutory and non-statutory consultation.</p>
<p>Ensure that the addresses and other contact information of private individuals are treated appropriately within the context of this statutory process e.g. ensure it has been fully redacted.</p>	<p>All responses have been fully redacted to ensure confidentiality of addresses and contact details.</p>

Table 4.4 Compliance with EIA Regulations

EIA Regulations 2009 (under which Stage 4 Consultation was carried out)			
6	<p>Duty to either request the Secretary of State to adopt a screening opinion or notify the Secretary of State that the applicant proposes to provide an Environmental Statement (ES) in respect of the development.</p> <p>A request or notification must be accompanied by the items specified in subsection (3).</p>	<p>The 2014 EIA Scoping Report was published on Friday 7 November 2014 with a request for a scoping opinion. A copy of the 2014 EIA Scoping Report is appended to the ES (document reference 6.2.1.1).</p>	
8	<p>Duty to either request the Secretary of State to adopt a screening opinion or notify the Secretary of State that the applicant proposes to provide an Environmental Statement (ES) in respect of the development</p>	<p>LRCH requested a formal scoping opinion for the Proposed Development on 7 November 2014.</p>	
10	<p>Duty for the consultation statement prepared under section 47 of the 2008 Act to state:</p>	<p>The Stage 4 section 47 notice as published stated:</p> <p><i>"The proposed project is Environmental Impact</i></p>	<p>Section 47 notice published on 23 July 2020.</p>

	<p>(a) whether the development for which the applicant proposes to make an application for an order granting development consent is EIA development; and</p> <p>(b) if that development is EIA development, how the applicant intends to publicise and consult on the preliminary environmental information</p>	<p><i>Assessment development (“EIA development”), as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.</i></p> <p><i>This means that the proposed works constitute development for which Environmental Impact Assessment is required. An Environmental Statement will therefore be submitted as part of the proposed application containing information about the environmental effects of the proposed development. Preliminary environmental information can be found in the Preliminary Environmental Information Report (“PEIR”), which forms part of the consultation material.”</i></p> <p>The following text was also included in the Stage 4 SoCC:</p> <p>“In accordance with the requirements in Regulation 12 of the 2017 EIA Regulations, the preliminary results of the EIA will be presented in a ‘Preliminary Environmental Information Report’ (PEIR). We will publicise and consult on the PEIR and will be seeking views on the information contained in it as part of the consultation described in this SoCC.”</p>	<p>Copy provided at Appendix 5.10.</p>
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11	Notice of Preliminary Environmental Information	Regulation 11 letters were issued to Regulation 9 bodies alongside a copy of the section 48 Notice for the Stage 4 Consultation. See Appendix 4.13.	Stage 4: 24 April 2015 (Consultation commenced on 27 April 2015)
EIA Regulations 2017 (under which Stage 5 Consultation was carried out)			
8	Duty to either request the Secretary of State to adopt a screening opinion or notify the Secretary of State that the applicant proposes to provide an Environmental Statement (ES) in respect of the development	LRCH requested a formal scoping opinion for the Proposed Development on 17 June 2020.	
12	<p>Duty for the consultation statement prepared under section 47 of the 2008 Act to state:</p> <p>(a) whether the development for which the applicant proposes to make an application for an order granting development consent is EIA development; and</p> <p>(b) if that development is EIA development, how the applicant intends to publicise and consult on the preliminary environmental information</p>	<p>The Stage 5 section 47 notices as published stated:</p> <p><i>“The proposed project is Environmental Impact Assessment development (“EIA development”), as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.</i></p> <p><i>This means that the proposed works constitute development for which Environmental Impact Assessment is required. An Environmental Statement will therefore be submitted as part of the proposed application containing information about the environmental effects of the proposed development. Preliminary environmental information can be found in the Preliminary Environmental Information Report (“PEIR”), which forms</i></p>	<p>Section 47 notice published on 23 and 30 July 2020 (combined with section 48 notice)</p> <p>Copy provided at Appendix 5.10.</p>

		<p><i>part of the consultation material.”</i></p> <p>The following text was also included in the Stage 5 SoCC:</p> <p><i>“In accordance with the requirements in Regulation 12 of the 2017 EIA Regulations, the preliminary results of the EIA will be presented in a ‘Preliminary Environmental Information Report’ (PEIR). We will publicise and consult on the PEIR and will be seeking views on the information contained in it as part of the consultation described in this SoCC.”</i></p>	
13	Notice of Preliminary Environmental Information	Regulation 13 letters were issued to Regulation 11 bodies alongside a copy of the section 48 Notice on 27 July 2020. See Appendix 5.10.	Stage 5: 27 July 2020 (Consultation commenced on 27 July 2020)

Chapter Five ◆ Non-Statutory Consultation: 2014-2015, Stages 1-3

INTRODUCTION

- 5.1. This chapter sets out the non-statutory ‘informal’ consultation that LRCH has engaged in prior to undertaking ‘formal’ statutory consultation activities prescribed by the 2008 Act.
- 5.2. MHCLG guidance advises applicants to engage early with statutory and non-statutory consultees, stating that formal consultation is unlikely to be the beginning or the end of the process of engagement.
- 5.3. In response to the above guidance, LRCH took a multi-stage approach to consultation in the development of the Resort proposals. With three stages of non-statutory consultation taking place with local communities providing an opportunity for continuous engagement and an iterative design process.

STAGE 1 CONSULTATION - 2014

Introduction to this stage of consultation

- 5.4. The first stage of consultation undertaken by LRCH took place in July 2014. The purpose of this consultation was to understand the most effective way to engage and consult with local residents, businesses and interested parties up until submission. This section provides an overview of the methods used, feedback received and the LRCH’s regard to responses received, a detailed report of this non-statutory stage of public consultation is available in the form of an interim feedback report, available to view in Appendix 1.9.

Summary of consultation activities undertaken

- 5.5. The first non-statutory stage of consultation on the Resort was conducted by way of four public consultation events and a preview session for officers and members of Dartford Borough Council, Gravesham Borough Council and Swanscombe and Greenhithe Town Council. The preview event was held on Thursday 10 July 2014 from 11am-12.30pm.
- 5.6. The four public events took place in venues across the boroughs of Dartford and Gravesham including a combination of daytime, evening, weekday and weekend sessions. The three briefing sessions took place at the respective council’s civic centres.

- 5.7. The Stage 1 public consultation events were advertised through the dissemination of invitational newsletters to all addresses in the boroughs of Dartford and Gravesham totalling 87,277 households and businesses. In addition, invites were sent to 1,276 local and regional stakeholders (Appendix 1.2-1.4) including members and officers at Dartford Borough Council, Gravesham Borough Council, Kent County Council and neighbouring local authorities. Further efforts to advertise the events involved placing advertisements in local newspapers in the vicinity of the development, see Appendix 1.6 for copies of the advertisements.
- 5.8. The public consultation events consisted of a series of display boards which explained the rationale behind the Proposed Development and sought to understand how people would like to be consulted during the planning phase of the project. A copy of the Stage 1 exhibition stands is available in Appendix 1.8.
- 5.9. LRCH sought to understand attendee's views on the approach to public consultation by posing the following questions in a feedback form (Appendix 1.9):
- How would you prefer to provide feedback during the consultation?
 - We are planning to hold public exhibitions around the area to display our plans and answer any questions you may have. Where would you like us to hold our exhibitions?
 - What time of day would you prefer to attend an exhibition?
 - Would you like to attend a workshop event on specific themes?
 - What issues would you like to learn more about at the workshop events?
 - We will submit a report to councils in summer 2014 outlining our plans for consultation. Where would you prefer to access copies of this report?
 - How would you like to be kept updated on the scheme throughout the consultation?
- 5.10. The above questions were multiple choice and respondents were provided with the opportunity to leave qualitative responses to elaborate on their chosen answer.

Responses received

- 5.11. Attendees to the consultation were encouraged to provide feedback using either the iPads or paper feedback forms provided. At the consultation events 1,073 feedback forms were received. This represents a relatively high rate of response with 49% of attendees providing feedback. An additional 60 feedback forms were received prior to the deadline of 28 July 2014 totalling 1,133 responses to this stage of non-statutory public consultation.

5.12. A summary of the responses received at this stage of consultation is provided below. More information can be found in the Your Feedback From Stage 1 Report (Appendix 1.9):

Table 5.1: Summary of issues raised as part of Stage 1 consultation

Summary of issues by topic
<p><u>Consultation events</u></p> <ul style="list-style-type: none"> • Respondents requested that the locations and venues are widely accessible to all interested parties • Request were also made for consultation events to be held across a variety of times including weekend and weekday
<p><u>Workshops</u></p> <ul style="list-style-type: none"> • Respondents showed interest in the concept of workshop events with a majority indicating that they would be interested in attending topic specific workshops
<p><u>Engagement</u></p> <ul style="list-style-type: none"> • Requests were made for engagement with local organisations and community groups
<p><u>Communication</u></p> <ul style="list-style-type: none"> • Requests were made for a variety of communication methods to be used
<p><u>Consultation documents</u></p> <ul style="list-style-type: none"> • Suggestions that copies of the SoCC should be made available at publicly accessible locations including council offices, libraries and online • Requests for consultation material to be available to take away at future stages of consultation
<p><u>Transport and access</u></p> <ul style="list-style-type: none"> • Concern over traffic using the local road network to access the Resort (A226, London Road) • Requests for walkways and cycle paths to be publicly accessible
<p><u>Environment and ecology</u></p> <ul style="list-style-type: none"> • Concern for the protection of the environment and wildlife.

Conclusion from Stage 1 Consultation

5.13. The first stage of non-statutory consultation received a considerable amount of interest and elicited useful feedback on both the consultation process and initial thoughts on the development. The feedback provided aided LRCH in developing future stages of consultation ensuring that they were accessible and inclusive to all interested parties. Furthermore, the feedback served to highlight important topics of consideration as the Resort proposals moved forward in its design, in particular emphasising the importance to local communities of traffic being kept off local roads and due consideration given to the environment and ecology of the Project Site. Respondents showed a keen interest in the proposed workshop events with a majority indicating that they would be interested in attending topic specific workshops. As a result this was the approach adopted at Stage 3 of consultation.

STAGE 2 CONSULTATION - 2014

5.14. The second stage of public consultation was an opportunity to inform local residents, stakeholders and interested parties about, and to seek their views on, emerging proposals for the Resort. This section provides an overview of the activity undertaken during the second stage of non-statutory consultation and the responses received. A detailed report this non-statutory stage of public consultation is available in the form of an interim feedback report, available to view in Appendix 2.7.

Summary of consultation activities undertaken

5.15. The second non-statutory stage of consultation took the form of 12 public consultation events and three briefings to members and officers of Dartford Borough Council, Gravesham Borough Council and Kent County Council.

5.16. The council briefing sessions were held on 3 and 4 November 2014. The 12 public events took place across two weeks in November 2014 at a number of locations in the boroughs of Dartford and Gravesham located as well as town centre venues in Dartford, Gravesend, Thurrock and Maidstone. Dates, times and locations are provided in the interim feedback report in Appendix 2.7.

5.17. Invitations to participate in the Stage 2 public consultation events were distributed to those individuals living in the four local authority wards in the boroughs of Dartford and Gravesham located closest to the Resort (Swanscombe, Greenhithe, Northfleet North and Northfleet South) totalling 13,262 addresses. An additional 918 postal invites and 1,755 email invites were sent to those individuals who provided their contact details at the consultation events in July 2014 or had registered their details on the consultation website. A number of local community groups and statutory bodies were issued with invitations detailing the series of consultation events that took place in November 2014 including contact details for providing feedback.

5.18. The Stage 2 public consultation events were also extensively advertised in the local press, including the publication of adverts in the following local papers North Kent News Shopper

series, the Kent on Sunday, the Gravesend Reporter, the Kent on Sunday and the Dartford Messenger, Gravesend Messenger and the Gravesend Extra. News coverage was also sought in a number of local and regional newspapers to further advertise the events. Copies of the adverts can be found in Appendix 2.3.

- 5.19. The briefing sessions consisted of a presentation followed by an opportunity to discuss the proposals and view the public consultation material. Briefing sessions were held two days prior to the start of the public consultation with officers and members of the host local authorities.
- 5.20. The consultation events consisted of 14 display boards showing the vision for the Resort, including the draft masterplan, emerging transport plans and proposals for approaching the local ecology and environment. Copies of the exhibition boards are available to view in Appendix 2.6.
- 5.21. The Applicant sought attendee's views on the different elements of the emerging proposals by asking attendees to the events to complete a feedback form (Appendix 2.5), questions on the proposals included:
- Today is the first public viewing of the draft masterplan. What are your thoughts?
 - Transport is one of the most important issues related to the proposals. After viewing the material on display, how do you view our emerging transport proposals?
 - Respecting the local ecology and environment is extremely important both to the Project team and local people. With the information that you see here today, do you feel that our plans have struck the right balance?
 - We have plans in place to ensure the economic benefits from the Resort are felt across Kent and the south east. How do you think the Resort will benefit the local area?
 - What aspects of the Resort would you be most interested in visiting?
- 5.22. A further set of questions sought to establish how respondents had found out about the public consultation events, where they live and whether they had engaged with the consultation process at the Stage 1 events in July 2014.
- Where did you find out about today's exhibition?
 - Where do you live?
 - Did you attend the previous consultation events in July 2014?
 - What brings you to today's event?
- 5.23. A final open-ended question sought to understand what benefits respondents felt the Resort would bring to the immediate and wider area.

- We have plans in place to ensure the economic benefits from the Resort are felt across Kent and the south east. How do you think the Resort will benefit the local area?

Responses received

5.24. Attendees were encouraged to provide feedback on the information displayed at the consultation events, additionally the online feedback mechanism was publicised on the Projects social media accounts. A total of 730 feedback forms were received at the events, representing a response rate of 33%, and an additional 56 feedback forms were completed online (via the Project website) or returned to the freepost address before the deadline of 6 December 2014.

5.25. These events were an opportunity to show local residents our emerging proposals. Feedback demonstrated overwhelming support for proposals, which is summarised below:

- Emerging transport proposals shared included the intention to develop a dedicated access road from the A2, the intention to utilise the Project Site’s existing public transport links, and development of walking and cycle routes. A clear majority of respondents (63%) either “Approved” (47%) or “Strongly approved” (16%) of our transport plans.
- The response to the emerging Masterplan was overwhelmingly positive with 82% of respondents indicating that they either “Strongly approved” (34%) or “Approved” (48%) of the draft masterplan.
- A large majority of respondents (75%) approved of the proposed balance between Resort attractions and retaining publicly accessible green space and marshland.
- The most frequently mentioned benefit that respondents feel the Resort will bring is employment.

5.26. A summary of the responses received at this stage of consultation is provided below. More information can be found in the Your Feedback From Stage 2 Report (document reference 2.7):

Table 5.2: Summary of responses received at Stage 2 of consultation

Summary of Issue
<p><u>Economic benefits</u></p> <ul style="list-style-type: none"> • Respondents welcomed the number of jobs associated with the proposals and were interested to find out more on what jobs would be available • The prospect of the Project also supporting other businesses in the area was raised by a number of respondents

<p><u>Ecology and environment</u></p> <ul style="list-style-type: none"> • Respondents wanted to know how noise pollution would be mitigated. • Concern was expressed over the deterioration of local air quality during both construction and operation • Concern about light pollution • Respondents approved of the inclusion of publicly accessible green space and retention of marshland on the site
<p><u>Transport and access</u></p> <ul style="list-style-type: none"> • Overall support for proposals to keep traffic off local roads • Concern raised over increased traffic in the area • Support for proposals for public access for walkers and cyclists
<p><u>Local social infrastructure</u></p> <ul style="list-style-type: none"> • Respondents expressed concern over additional pressure on local hospitals (for example Darent Valley)
<p><u>Consultation</u></p> <ul style="list-style-type: none"> • Respondents found the events useful and informative • A few respondents requested material which people could take away at future stages of consultation and for a scaled model of the Resort
<p><u>Heritage</u></p> <ul style="list-style-type: none"> • A few respondents would like there to be recognition of the local heritage of the area and the protection of listed buildings

Conclusion from Stage 2 Consultation

5.27. The responses from the second stage of non-statutory consultation were overwhelmingly positive, demonstrating both enthusiasm and continued interest in the Project. It also served to reiterate feedback received at previous stages of public consultation and highlighted key points for consideration. This included:

- Support for outline transport proposals, which showed a dedicated access road from the A2, the intention to utilise the Project Site's existing public transport links, and development of walking and cycle routes. Respondents expressed importance of ensuring the Resort properly addresses concerns associated with traffic and transport.
- Approval for the proposed balance between Resort attractions and amenities, and retaining publicly accessible green space and marshland. LRCH has maintained this balance throughout each iteration of the Masterplan.
- General support for the Proposed Development's approach to the environment and ecology, emphasising the importance of the marshlands, and concerns regarding

noise, air quality and light pollution.

- Interest in finding out more about supply chain opportunities and employment directly and indirectly associated with the Resort
- Interest in and importance of recognising the cultural heritage of the area.

5.28. Overall, respondents were keen for future stages of public consultation and the opportunity to find out more about each aspect of the proposals.

5.29. This feedback was taken in account and helped to inform the topic areas and content for the workshops which were held at Stage 3 consultation, and the format, content and materials available for Stage 4 consultation.

STAGE 3 CONSULTATION - 2015

Introduction to this stage of consultation

5.30. The third non-statutory stage of public consultation was a series of workshop sessions enabling local communities, local and regional organisations and businesses to discuss topic specific opportunities and issues with the Project's specialist consultants. This section provides an overview of the activity undertaken during the third stage of non-statutory consultation on the Resort and the responses received. Detail of this non-statutory stage of public consultation is available in the form of an interim feedback report, available to view in Appendix 3.9.

Summary of consultation activities undertaken

5.31. The third stage of non-statutory public consultation took the form of 22 workshop sessions across a three-week period in March 2015. These events took place across the four local authority wards in the boroughs of Dartford and Gravesham located closest to the Kent Project Site (Swanscombe, Greenhithe, Northfleet North and Northfleet South) as well as town centre venues in Dartford and Gravesend.

5.32. Invitations to participate in the workshop sessions were issued to all those individuals who had attended previous stages of consultation and provided their contact details as well as individuals who had registered for updates via the project website. In total 4,728 postal invites and 4,103 email invites to the workshops were sent. A number of those that received a postal invite also received an email.

5.33. The workshops focused on key topics that had been highlighted in earlier non-statutory stages of public consultation. The six workshop topics were:

- Traffic and transport
- Jobs, careers, education and training
- Environment and ecology

- Tourism, business and wider regeneration
- Masterplanning and infrastructure
- Culture and heritage.

5.34. Workshops provided an opportunity to progress opportunities and issues identified at earlier stages of public consultation encouraging open discussion with the Project’s specialist consultants.

5.35. Across the 22 workshop sessions there were 617 attendees. The detailed discussions that took place were recorded during the sessions on A1 pieces of paper, and all feedback was compiled into a feedback report and published on the website. The report is available in Appendix 3.9.

5.36. A summary of the responses received at this stage of consultation is provided below.

Table 5.3: Summary of response received as part of Stage 3 consultation

Summary of issue
<p><u>Ecology and environment</u></p> <ul style="list-style-type: none"> • Some attendees voiced concern over the potentially detrimental effect that river traffic could have on wildlife and erosion of the riverbed. • Providing a safe environment for wildlife was raised with a number of suggestions put forward including quiet zones for wildlife with no public access, a member’s only nature reserve and the creation of species-specific habitats. • It was raised that there are Sites of Special Scientific Interest in the surrounding area and that it is important to retain habitat corridors. • The continued conservation and management of nature and wildlife was mentioned with attendees seeking assurance that a management plan would be put in place to maintain the quality of conservation areas. • Attendees suggested that natural habitats could act as a natural noise buffer between the Resort and the local community. • It was suggested that there should be consideration of the pressure the Resort coupled with the proposed Garden City would have on water and power supply in the local area.
<p><u>Masterplanning and infrastructure</u></p> <ul style="list-style-type: none"> • Attendees were keen to see the Resort go above and beyond compliance with the Disability Discrimination Act. • Some attendees suggested that expansion into Botany Marshes should be restricted. • The possibility of onsite waste handling was put forward by attendees with groups recommending that there could be an onsite anaerobic digestion plant or combined heat and power plant. • Attendees also discussed the potential for onsite energy creation with suggestions that the Resort could make use of its location and generate power from the tide and wind.

- Attendees asked to what extent noise would be created during construction.
- The potential impact of the Resort on pollution in the area was raised with concerns over levels of air quality, light and noise pollution.

Traffic and transport

Road

- The impact of Resort traffic on the strategic road network was one of the central concerns, with attendees enquiring as to how this would be managed.
- In relation to the proposed access road attendees questioned its ability to cope with proposed number of visitors and how it would be free flow.
- The provision of emergency access was a key requirement.

Sustainable transport

- The idea of travel plans to encourage staff and visitors to use public transport.
- Participant's suggested the use of ticketing options that reduce the cost of rail travel.

River

- Attendees recommended making use of the River Thames during construction and operations
- Participants expressed an interest in the possibility of benefitting from river services on the River Thames

Construction

- Participants raised concerns over construction traffic on local roads and were interested in the timing of the construction of the access road

Parking

- Attendees proposed that parking facilities could be situated off site and visitors could use Park and Ride facilities
- There was concern over whether visitors to the Resort would try and park on the local roads and if it would be necessary to introduce Controlled Parking Zones
- There were contradictory recommendations made in relation to onsite parking, some attendees suggested that the inclusion of onsite parking encourages visitors to travel by road whereas others were concerned that limiting onsite parking would encourage visitors to park on local roads

Cultural heritage

- Some attendees wanted to know what impact construction would have on listed buildings in the area
- Several suggestions were put forward on how findings could be displayed; specific suggestions included public records, displays on site or at local museums and preservation in situ

Summary of Influence on the Proposed Development

- 5.37. Stage 3 non-statutory consultation workshop sessions enabled LRCH's specialist consultants to discuss and explore topic specific opportunities and issues with local communities, organisations and businesses. It emphasised to LRCH from an early stage the importance to local communities of traffic being kept off local roads and concerns about parking, support for emerging proposals for a dedicated access road and wanting to see more use of the river.
- 5.38. There was general support for the Project's approach to the environment and ecology reiterated the importance of the environment and ecology of the site. Suggestions were made for quiet zones for wildlife as well as management plans for habitats and these were taken forward in further iterations of proposals which formed part of the Stage 4 and Stage 5 consultations.
- 5.39. Other topics discussed included ticketing options, suggestions for sustainable energy solutions, the importance of cultural heritage and interest in supply chain opportunities and employment directly and indirectly associated with the Resort.
- 5.40. Overall, respondents were keen for future stages of public consultation and the opportunity to find out more about various aspects of the proposals.

Conclusions

- 5.41. These non-statutory consultation stages showed a high level of interest in and support for the Proposed Development in principle and for emerging proposals. The feedback served to highlight important topics of consideration as the Resort proposals moved forward in its design.
- 5.42. LRCH has welcomed all feedback on the Resort proposals received during the non-statutory consultation stages and as outlined above, has given regard to consultation responses during this stage. This feedback helped to shape proposals which were taken forward into statutory consultations.

Chapter Six ◆ Stage 4: 2015 Statutory Consultation: Consultation with Statutory Consultees (Section 42)

INTRODUCTION

- 6.1. This Chapter describes the first statutory consultation LRCH undertook as prescribed by 2008 Act. This period of statutory consultation ran from 27 April and 5 June 2015.

APPROACH TO STATUTORY CONSULTATION

- 6.2. Consultation was carried out fully in line with the published SoCC. The table at Appendix 4.17 sets out the consultation as prescribed in the published SoCC and how the Applicant carried out consultation in accordance with it.
- 6.3. LRCH's approach to this statutory consultation was to use a wide range of communications methods to consult residents, businesses, prescribed and non-prescribed consultees. A combination of direct mail (letters and emails), media advertising, social media activity and engagement with Local Authorities was used to ensure stakeholders had the opportunity to contribute during the consultation.
- 6.4. LRCH made information regarding the proposals widely available online. Local communities, businesses and other stakeholders were invited to take part in the consultation, ensuring the views from a diverse range of stakeholders.
- 6.5. Full details of the activities undertaken during statutory consultation are set out below.

Statutory consultation activities undertaken

- 6.6. On 24 April 2015 LRCH wrote to PINS to provide formal notice of its intention to submit the DCO application in accordance with section 46. That letter advised PINS that LRCH intended to commence statutory pre-application consultation on 27 April 2015. A copy of the letter sent to PINS is provided in Appendix 4.1.
- 6.7. This stage of section 42 consultation was carried out between 27 April and 5 June 2015, equating to 40 days of consultation. Publicity under section 48 and community consultation under section 47 in respect of the Project also took place during this time (as described in more detail in Chapter Seven).
- 6.8. Each section 42 consultee was sent a section 42 consultation pack which comprised the following materials:
- A short covering letter (Appendix 4.2)
 - Community Consultation Document (Appendix 4.17)

- Feedback Form (Appendix 4.19)
- A Document DVD (containing the Navigation Document, the Non-Technical Summary of the PEIR and the PEIR itself with technical appendices and figures, the draft Development Consent Order and draft Explanatory Memorandum and a set of nine plans (including the Overall Location Plan, Land Plans and Works Plans))
- Copy of the Notice published under section 48 of the Planning Act 2008 in accordance with regulation 11 of the Infrastructure Planning (Environmental Impact Assessment Regulations) 2009 (as amended) (Appendix 4.11).

6.9. The letter issued to accompany the PEIR stated that responses would be accepted either via letter or email with a request that responses state the grounds of representation, indicate who is making it and provide an address to which any correspondence relating to the representation may be sent.

6.10. In total, 58 responses were received from individuals and organisations with two of these being received past the deadline. All responses were acknowledged and shown due regard in accordance with section 49 of the 2008 Act.

Prescribed consultees

6.11. Prescribed consultees were identified through consideration of the list in Schedule 1 of the Application Regulations. A full list of the prescribed consultees who were consulted under Section 42 can be found at Appendix 4.3.

6.12. The consultation packs were sent out to these consultees on the 27 April 2020. The deadline set by LRCH for a formal response was 5 June 2015, giving a 40-day consultation period, in excess of the 28 days required under the 2008 Act.

6.13. A full list of the prescribed consultees to which section 42 consultation packs were sent can be found at Appendix 4.3.

Local Authorities

6.14. The local authorities consulted under section 42 of the 2008 Act are identified as those authorities to, which the land the application refers to is located (section 43(1)). It also includes those neighbouring local authorities that share a boundary with the host authorities (section 43(2)).

6.15. For London Resort the local authorities being consulted are county council or district councils in England (section 43(3)(a)) and London Boroughs (section 43(3)(b)).

6.16. Each of these 'host' authorities were identified as consultees under section 43(1):

- Dartford Borough Council;
- Gravesham Borough Council; and

- Kent County Council.

6.17. The three local authorities identified under section 43(1) were consulted on the content of the SoCC under section 47(2) and on the project under Section 42.

6.18. In addition, the following neighbouring authorities were identified as section 43(2) consultees:

- Thurrock Council;
- London Borough of Bexley;
- London Borough of Bromley;
- Medway Council;
- Tonbridge and Malling Borough Council;
- Sevenoaks District Council;
- Essex County Council;
- Greater London Authority;
- East Sussex County Council; and
- Surrey County Council.

6.19. A full list of the local authorities to which section 42 consultation packs were sent can be found at Appendix 4.3. In addition, for ease of reference, a map showing the geographical extent of the Resort proposals and identifying the boundaries of the relevant local authorities is provided at Appendix 4.4.

6.20. Town and Parish councils were also identified as consultees under section 42. For the purposes of consultation on the Resort relevant Parish councils included all Town and Parish councils within the boroughs of Dartford and Gravesham.

- Bean Parish Council
- Cobham Parish Council
- Darenth Parish Council
- Higham Parish Council
- Longfield and New Barn Parish Council
- Luddesdown Parish Council

- Meopham Parish Council
- Shorne Parish Council
- Southfleet Parish Council
- Stone Parish Council
- Sutton-At-Hone and Hawley Parish Council
- Swanscombe and Greenhithe Town Council
- Vigo Parish Council
- Wilmington Parish Council.

Persons with an Interest in Land

- 6.21. Section 44 sets out various categories of Persons with an Interest in Land (PILs) who should be consulted under Section 42 of the 2008 Act. LRCH instructed land registry agents Ardent to conduct the land referencing exercise.
- 6.22. Information requests were issued to all identified titles in order to determine rights over land. This provides an understanding of whether the person “the recipient” is an owner, lessee, tenant or occupier of the land as stated under Category 1 of section 44 or has the legal power to sell and convey the land under Category 2 of section 44.
- 6.23. The initial schedule produced for the purposes of section 44 was compiled based on information obtained from desk-based land referencing, responses to request for information, site visit information and utilities companies that may hold an interest in the land.
- 6.24. Formal consultation with section 44 consultees was undertaken between 27 April and 5 June 2015. For those that were returned to LRCH (having been refused or due to the recipient being unknown at the address), the documents were reissued either to the same address or an alternative found.
- 6.25. Following amends to the boundary of the Order Limits, additional parties were identified and consultation packs were issued to these recipients on 7 May 2015, 22 May 2015 and 3 August 2015. All consultees were notified of the deadline for response and given 28 days from the day after the day of receipt to provide feedback on the proposals.
- 6.26. The *Book of Reference* (document reference 4.3) sets out which landowners fall into which of the categories in Section 44. In order to comply with Data Protection principles, LRCH has not identified individual respondents in this Report.

Other consultation activities

6.27. During the Stage 4 statutory consultation a series of briefings were held with Section 42 consultees. At these briefings attendees received a presentation from the Project team followed by an opportunity to discuss the proposals and view the public consultation material.

Table 6.1: Local authority briefing sessions at Stage 4

Local authority	Venue	Date and time
Dartford Borough Council	Dartford Council Chambers, Civic Centre, Home Gardens, Dartford, DA1 1DZ	Monday 27 April 2015, 7pm-8.30pm
Swanscombe & Greenhithe Town Council	The Town Council Offices, The Grove, Swanscombe, DA10 0GA	Tuesday 28 April 2015, 5pm-6pm
Gravesend Borough Council	Gravesend Old Town Hall, High Street, Gravesend, DA11 0AZ	Tuesday 28 April 2015, 7pm-8.30pm
Kent County Council	Sessions House, Maidstone, Kent, ME14 1QX	Wednesday 29 April 2015, 10am-11.30pm
Thurrock Council	Civic Offices, New Road, Grays, RM17 6SL	Tuesday 2 June 2015, 7pm-8.30pm

6.28. At each stage of public consultation statutory consultees were issued invites informing them of the events and providing contact information on how to access the consultation material and provide feedback.

6.29. A number of meetings and presentations took place during the informal and formal consultation on the Resort.

Volume of responses

6.30. Table 6.2 below outlines the volume of responses received within the consultation period (27 April and 5 June 2015):

Table 6.2: Volume of Section 42 Consultation responses

Stakeholder type	Number of responses received
Prescribed consultees (excluding Local Authorities, Parish Councils and PILs)	28
Local Authorities	8
Parish Councils	4
PILs	18

6.31. An additional two responses were received after the consultation deadline from section 44 consultees and one addendum was received from Gravesham Borough Council (12 June 2015). These have been taken into consideration.

Relevant responses from Section 42 consultees

6.32. The points and areas highlighted for consideration in the responses received from the prescribed Section 42 consultees are summarised at Appendix 4.21 with the account taken by LRCH of the response.

Summary of Influence on the Project

6.33. A summary of the key changes to the Project as a result of consultation with Section 42 consultees can be found amalgamated with the Section 47 consultees at Paragraph 7.59.

Chapter Seven ◆ Stage 4: 2015 Consultation: Community Consultation (Section 47)

INTRODUCTION

- 7.1. Before commencing Stage 4 statutory community consultation, LRCH prepared a SoCC under section 47(1) setting out how it intended to consult people living in the vicinity of the land affected by the Resort.
- 7.2. In producing the SoCC, LRCH researched the local area and considered the most appropriate means of consulting each category of consultee, given the nature and scale of the Resort proposals. The SoCC was prepared following the non-statutory consultation in order to take account of feedback expressed and submitted during the early stages of consultation.
- 7.3. Under section 47 of the Planning Act 2008, which provides guidance on how developers should consult on their NSIP projects, “community” means those who live or work in the vicinity of the project, including visitors and users of the area. LRCH defined section 47 consultees as those individuals living and working in the boroughs of Dartford and Gravesham.
- 7.4. In preparing the draft SoCC, LRCH also took account of the requirements of Gravesham Borough Council, Dartford Borough Council and Kent County Council, each of their Statement of Community Involvement and MHCLG’s guidance on pre-application consultation. LRCH reflected their requirements for a combination of access points to the consultation which included: website, public events, direct mail to affected residents, contact with hard to reach groups and newspaper advertisements.
- 7.5. A copy of the draft SoCC can be found at Appendix 4.5.
- 7.6. In accordance with section 47(2), LRCH then consulted the following host local authorities about the contents of the draft SoCC:
 - Dartford Borough Council;
 - Gravesham Borough Council; and
 - Kent County Council.
- 7.7. The draft SoCC was sent to the local authorities on 26 February 2015 together with a short letter seeking their comments on what would be the best way to consult with the community. A copy of the letter sent can be found at Appendix 4.6. Comments were invited back on or before 30 March 2015 allowing the authorities in excess of the statutory 28 days to provide formal comments.

- 7.8. Responses were received from Dartford Borough Council, Gravesham Borough Council and Kent County Council within the 31 days given to respond. A summary of the responses received from each local authority is provided below. In Appendix 4.8 all responses received are shown and the regard to any response in accordance with section 47(5) is provided.
- 7.9. The key issues raised by the local authorities in relation to the draft SoCC can be summarised as follows:
- Kent County Council suggested that the term “seldom heard groups” should be used rather than hard to reach groups. A list of such groups was also provided with a recommendation that they should be included in the community consultation. In response to this those groups that had not already received an invitation were issued one informing of the 12 consultation events, how to access the proposals and provide feedback.
 - Gravesham Borough Council sought an understanding of how LRCH was going to engage with seldom heard groups and whether there would be a mechanism in place to determine the characteristics of the people who are engaging. In response to these comments LRCH’s engagement with local secondary schools was outline and an ethnicity question was included in the statutory feedback form.
 - Dartford Borough Council recommended additional depository locations where the consultation materials should be made available for the public to access. Suggestions included central locations in each of the neighbouring local authorities: London Borough of Bexley, London Borough of Bromley, Sevenoaks, Tonbridge & Malling, Thurrock and Medway. All suggested locations were reflected in the final SoCC.
- 7.10. In April 2015 a letter was sent to each of the local authorities confirming that the initial SoCC has been finalised and, where appropriate, how their comments influenced the final document. The letters are included in Appendix 4.8.
- 7.11. A copy of the final SoCC can be found at Appendix 4.9.
- 7.12. The SoCC briefly explained what the Resort would involve, why LRCH was promoting the Resort, the procedure under which the Project would be consented, how LRCH would obtain the community’s views during the statutory consultation period, and how and when interested persons could make their views known.
- 7.13. In accordance with section 47(6), the SoCC was then made available for inspection and a notice was published in local newspapers to explain where the SoCC could be inspected. A copy of the SoCC notice can be found at Appendix 4.11.
- 7.14. The SoCC notice was published as explained in Table 7.1 below.

Table 7.1: SoCC notice: newspaper and dates of publication

Newspaper	Date
Kent Messenger	Friday 10 April 2015
North Kent News Shopper Series (Dartford, Gravesend, Swanley)	Wednesday 8 April 2015
Gravesend Reporter	Thursday 9 April 2015
Kent on Sunday	Sunday 12 April 2015
Essex Enquirer	Thursday 9 April 2015
Thurrock Gazette	Thursday 9 April 2015

7.15. Copies of the published versions of the notice can be found at Appendix 4.12.

7.16. The SoCC was made available for public inspection from Monday 13 April to Friday 5 June 2015 as explained in Table 7.2 below.

Table 7.2: Locations at which SoCC was available for public inspection

Venue	Opening hours
Dartford	
Dartford Council Offices, Civic Centre, Home Gardens, Dartford, Kent, DA1 1DR	Monday 8:45am-5:15pm Tuesday 8:45am-5:15pm Wednesday 8:45am-5:15pm Thursday 8:45am-5:15pm Friday 8:45am-4:45pm
Swanscombe and Greenhithe Town Council, Council Offices, The Grove, Kent, DA10 OGA	Monday 9:30am-1pm, 1:45pm-4pm Tuesday 9:30am-1pm, 1:45pm-4pm Thursday 9:30am-1pm, 1:45pm-4pm Friday 9:30am-1pm, 1:45pm-4pm
Community Café, Old Fire Station Café, Church Road, Swanscombe, DA10 OHF	Monday to Friday 10am-2pm
Greenhithe Library, London Road, Greenhithe, Kent, DA9 9EJ	Tuesday 1pm-5:30pm Thursday 1pm-5:30pm Saturday 9:30am-12:30pm
Swan Valley Library, Swanscombe Library Discovery Centre, Ebbsfleet Academy, Southfleet Road, Swanscombe, Kent, DA10 0BZ	Monday 10am-2pm Tuesday 10am-2pm Wednesday 1pm-5pm Friday 1pm-5pm Saturday 10am-2pm
Longfield Library, 49 Main Road, Longfield, Kent, DA3 7QT	Tuesday 1pm-6pm Wednesday 9am-1pm Thursday 9am-1pm Friday 1pm-6pm Saturday 10am-2pm

Dartford Library, Central Park, Market Street, Dartford, Kent, DA1 1EU	Monday 8:30am- 6pm Tuesday 8:30am-6pm Wednesday 8:30am-6pm Thursday 8:30am-6pm Friday 8:30am-6pm Saturday 9am-5pm
Temple Hill Library, Temple Hill Square, Dartford, Kent, DA1 5HY	Monday 9am-6pm Tuesday 9am-6pm Thursday 9am-6pm Friday 9am-6pm Saturday 10am-2pm
Ashen Drive Library, Ashen Drive, Dartford, Kent, DA1 3LY	Monday 2pm-6pm Tuesday 9am-1pm Thursday 2pm-6pm Friday 9am-1pm Saturday 10am-12pm
Fleetdown Library, Swaledale Road, Dartford, Kent, DA2 6JZ	Tuesday 9:30am-5:30pm Wednesday 1:30pm-5:30pm Thursday 9:30am-5:30pm Friday 9:30am-5:30pm Saturday 10am-12pm
Sutton-at-Hone Library, Main Road, Sutton-At-Hone, Dartford, Kent, DA4 9HQ	Monday 10am-6pm Tuesday 10am-2pm Friday 10am-6pm Saturday 10am-2pm
Summerhouse Drive Library, 80 Summerhouse, Bexley, Kent, DA6 2EE	Tuesday 9am-6pm Thursday 9am-6pm Friday 2pm-6pm Saturday 10am-2pm
Gravesham	
Gravesham Borough Council, Civic Centre, Windmill Street, Gravesend, Kent, DA12 1AU	Monday to Friday 9am-5pm
Coldharbour Library, Coldharbour Road, Northfleet, Gravesend, Kent, DA11 8AE	Monday 9am-6pm Tuesday 9am-8pm Wednesday 9am-6pm Thursday 9am-6pm Friday 9am-6pm Saturday 9am-5pm
Gravesend Library, Windmill Street, Gravesend, Kent, DA12 1BE	Monday 9am-6pm Tuesday 9am-6pm Wednesday 9am-6pm Thursday 9am-6pm Friday 9am-6pm Saturday 9am-5pm

Dashwood Library, Dashwood Road, Northfleet, Gravesend, DA11 7LY	Monday 9:30am-1pm, 2pm-5pm Tuesday 2pm-5pm Friday 9:30am-1pm, 2pm-5pm Saturday 2pm-5pm
Higham Library, Villa Road, Higham, Rochester, Kent, ME3 7BS	Monday 9am-1pm Tuesday 2pm-5:30pm Wednesday 9am-1pm Thursday 2pm-5:30pm Friday 9am-1pm Saturday 10am-2pm
Hive House Library, Hive House 10-11, The Hive, Northfleet, Gravesend, Kent, DA11 9DE	Monday 9am-12:30pm Tuesday 9am-12:30pm Thursday 2pm-5pm Friday 2pm-5pm Saturday 10am-2pm
King's Farm Library, Sun Lane, Gravesend, Kent, DA12 5HR	Monday 9am-5pm Tuesday 9am-5pm Wednesday 9am-5pm Friday 9am-5pm Saturday 10am-2pm
Marling Cross Library, 266 Mackenzie Way, Gravesend, Kent, DA12 5TY	Tuesday 9:30am-1pm, 2pm-5pm Thursday 9:30am-1pm Friday 2pm-5pm Saturday 2pm-4pm
Meopham Library, Wrotham Road, Meopham, Gravesend, Kent, DA13 0AH	Monday 9am-6pm Tuesday 9am-6pm Thursday 9am-6pm Friday 9am-6pm Saturday 9am-1pm
Riverview Park Library, The Alma, Leander Drive, Gravesend, Kent, DA12 4NG	Monday 9am-6pm Tuesday 9am-6pm Wednesday 9am-6pm Friday 9am-6pm Saturday 10am-2pm
Vigo Library, Village Hall, The Bay, Vigo, Gravesend, Kent, DA13 0TD	Tuesday 11am-1pm, 2pm-5pm Saturday 9:30am-2:30pm
Kent (Maidstone)	
Kent County Council, County Hall, Sessions House, Maidstone, Kent, ME14 1XQ	Monday to Friday 9am-5pm
Maidstone Library, Kent History and Library Centre, James Whatman Way, Maidstone, Kent, ME14 1LQ	Monday 9am-6pm Tuesday 9am-6pm Wednesday 9am-6pm Thursday 9am-8pm Friday 9am-6pm Saturday 9am-5pm

Sevenoaks	
Sevenoaks Library Buckhurst Lane Sevenoaks Kent TN13 1LQ	Monday 9am-6pm Tuesday 9am-6pm Wednesday 9am-6pm Thursday 9am-8pm Friday 9am-6pm Saturday 9am-5pm
Tonbridge & Malling	
Tonbridge Library 1 Avebury Avenue Tonbridge Kent TN9 1TG	Monday 9am-6pm Tuesday 9am-6pm Wednesday 9am-6pm Thursday 9am-8pm Friday 9am-6pm Saturday 9am-5pm
Thurrock	
Grays Central Library Thameside Complex Orsett Road, Grays Essex RM17 5DX	Monday 10am-7pm Tuesday 10am-7pm Wednesday 10am-7pm Thursday 10am-7pm Friday 10am-5pm Saturday 10am-5pm
London Borough of Bexley	
Central Library Townley Road Bexleyheath DA6 7HJ	Monday 10am-5.30pm Tuesday 10am-5.30pm Wednesday 10am-5.30pm Thursday 10am-7pm Friday 10am-1pm Saturday 1pm-5pm Sunday 10am-1pm
London Borough of Bromley	
Central Library High Street Bromley BR1 1EX	Monday 9.30am-6pm Tuesday 9.30am-6pm Wednesday 9.30am-6pm Thursday 9.30am-8pm Friday 9.30am-6pm Saturday 9.30am-5pm
Medway	
Chatham Library Dock Road Chatham ME4 4TX	Monday 9am-6pm Tuesday 10am-7pm Wednesday 9am-6pm Thursday 9am-7pm Friday 9am-6pm Saturday 9am-5pm
Medway Council Gun Wharf Dock Road	Monday 10am-4pm Tuesday 10am-4pm Wednesday 10am-4pm

Chatham Kent ME4 4TR	Thursday 10am-4pm Friday 10am-4pm
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7.17. The Resort constitutes EIA Development for the purposes of the Environmental Impact Assessment (EIA). As such, there is a requirement under Regulation 10 of the EIA Regulations that the SoCC must set out that the Resort is EIA Development and how LRCH intends to publicise and consult on preliminary environmental information. Information on how LRCH would consult on the PEIR is outlined on page 8 of the SoCC. The SoCC also set out the intention to carry out an EIA and produce an ES as part of the DCO application. Further information on EIA consultation can be found in Chapter Twelve of this Report.

Timing of Community Consultation

7.18. Statutory community consultation was undertaken in accordance with the published SoCC. The consultation commenced on Monday 27 April 2015 and as such took place in parallel with consultation under section 42 and publicity under section 48.

Community Consultation Materials

7.19. To support the community consultation various documents were made available to provide information on the Resort:

- Community Consultation Document;
- Non-technical summary of the PEIR;
- PEIR with technical appendices and figures;
- Draft DCO;
- Draft Explanatory Memorandum; and
- Plans (including the Overall Location Plan, Land Affected Plans, Land Plans and Work Plans).

7.20. The above documents were made available for the public to view from Monday 27 April to Friday 5 June 2015 in the locations set out in Table 7.2. In addition, the full suite of consultation documents was made available at each public consultation event and able to be downloaded from the Project website.

Community Consultation activities

Public Consultation Events

7.21. LRCH held ten public events during the consultation period, between Monday 29 April 2015 and Thursday 14 May 2015. The dates, times and venues for the public consultation were organised to reflect feedback received at earlier stages of public consultation. The events were open to anyone to attend and were advertised in the consultation material.

Invitation leaflets were issued to community stakeholders and consultees. A copy of the invite can be found in Appendix 4.15.

- 7.22. At each event, having had regard to previous consultation feedback, a scaled model showing the vision for the Resort and supporting infrastructure was on display, as well as 16 exhibition banners with information on the masterplan, transport options, environment, and job and business opportunities. The Stage 4 exhibition panels are shown in Appendix 4.18. Members of LRCH's team attended each event, including transport and environmental experts, and were available to answer questions from members of the public.
- 7.23. The public consultation event venues were chosen where possible to reflect consultees' views on suitable locations and feedback from Stage 1 of non-statutory public consultation. An equal split between Dartford and Gravesham was selected to ensure equal access for residents from each authority. Table 7.3 below sets out the locations, timings and attendee numbers of these events.

Table 7.3: Public events - locations, timings and attendee numbers

Venue	Date	Attendees
Gravesend Old Town Hall	29 April 2015	271
Bluewater	30 April 2015	1,278
Ebbsfleet Academy (school event)	1 May 2015	96
British Legion	1 May 2015	188
Princes Park Stadium	5 May 2015	191
Northfleet Technology College (school event)	6 May 2015	204
St Botolph's Church Hall	8 May 2015	169
Swanscombe Leisure Centre	9 May 2015	303
Dartford Civic Centre	11 May 2015	196
Northfleet School for Girls	12 May 2015	141
Eastgate	13 May 2015	145
Gravesham Civic Centre	14 May 2015	243
Bean Youth and Community Centre	1 June 2015	32

Press

- 7.24. Advertisements were placed in newspapers circulating in the vicinity of the project in the week preceding the public consultation events. Table 7.4 shows the newspapers and their publication dates. Copies of the adverts that appeared in the local press are shown in Appendix 4.14.

Table 7.4: Public Consultation Advertisements: Newspapers and dates of publication

Newspaper	Publication date
North Kent News Shopper	Wednesday 22 April 2015
Kent Messenger Series	Thursday 23 April 2015
Kent Messenger Extra	Tuesday 21 April 2015
Gravesend Reporter	Thursday 23 April 2015
Kent on Sunday	Saturday 18 April 2015
Thurrock Gazette	Thursday 23 April 2015
Essex Enquirer	Thursday 23 April 2015

7.25. During the public consultation events interviews and briefings were set up with the local press including ITV Meridian, BBC South East, Kent Messenger TV and the Gravesend and Dartford Messenger.

Project Website

7.26. Information about the events, how to access consultation material and how to provide feedback on the proposals was available on the Project website throughout the consultation period.

Community Line

7.27. A freephone community line was made available for people to get in touch with the Project team with any queries for the duration of the consultation period. The phonenumber was manned between the hours of 9am-5.30pm and a voicemail service provided out of hours.

Social Media

7.28. The dedicated Project social media channels – Facebook and Twitter – were posted on regularly to make people aware of the public consultation events, how to access copies of the SoCC and consultation documents, both online and offline, as well as information on how to provide feedback on the proposals and the deadline for comment.

Seldom Heard Groups

7.29. LRCH took reasonable steps to ensure that ‘seldom heard’ groups were able to get involved in the consultation, as set out below.

7.30. A list of ‘Seldom Heard Groups’ was provided by KCC, with a recommendation that they should be included in the community consultation. In response to this, those groups that had not already received an invitation were issued one informing of the consultation events, how to access the proposals and provide feedback.

Accessibility

7.31. The event venues were all Disability Discrimination Act 1995 (DDA) compliant.

- 7.32. Materials were available in alternative languages and large print format on request. However no requests were received.
- 7.33. LRCH provided a range of mechanisms to access information and provide feedback.

Engaging Young People

- 7.34. In addition to the public consultation events, school day consultation events took place at Ebbsfleet Academy and Northfleet Technology College, local secondary schools. At these events students were invited out of their classes to view the public consultation material, a scaled model of the Resort and use the iPads to provide feedback on the proposals.
- 7.35. A presentation took place on 2 June 2015 for pupils at The Craylands School, a local primary school, after they contacted the Project team on Twitter about their project “Swanscombe: past, present and future”.

Local Businesses

- 7.36. Local businesses in the boroughs of Dartford and Gravesham were sent an invitation using address locating services.

Additional Activity

- 7.37. Asides from the consultation activity set out in the SoCC, an additional public consultation event took place at Bean Residents Association on 1 June 2015, during the statutory consultation period, at their invitation. At this session 32 people attended and viewed the scaled model of the Resort, display boards and spoke to members of the Project team.

Consultation Feedback Mechanisms

- 7.38. The means by which formal feedback could be given by the local community were as follows:
- iPad feedback mechanism at public consultation events;
 - Hard copy feedback form, a copy of which is at Appendix 4.19;
 - Online feedback form via the project consultation website, a copy of which is at Appendix 4.20;
 - Email to the LRCH project email address consultation@londonparamount.info;
 - Letter to the LRCH project freepost address FREEPOST Ref: RTRB-LUUI-AGBY, London Paramount, c/o PPS Group, Sky Light City Tower, 50 Basinghall Street, London, EC2V 5DE; and
 - Telephone via the LRCH project consultation freephone number 0800 008 6765.

Volume of responses

- 7.39. A total of 731 responses were received in response to the Stage 4 statutory consultation from members of the public, non-statutory organisations and elected representatives.
- 7.40. 620 feedback forms were received at the events; 86% of these were completed using the iPads with the remainder completed in paper format. A further 111 feedback forms were completed online (via the LRCH website) or returned to the freepost address. Overall, 731 feedback forms were received by the deadline of Friday 5 June 2015.

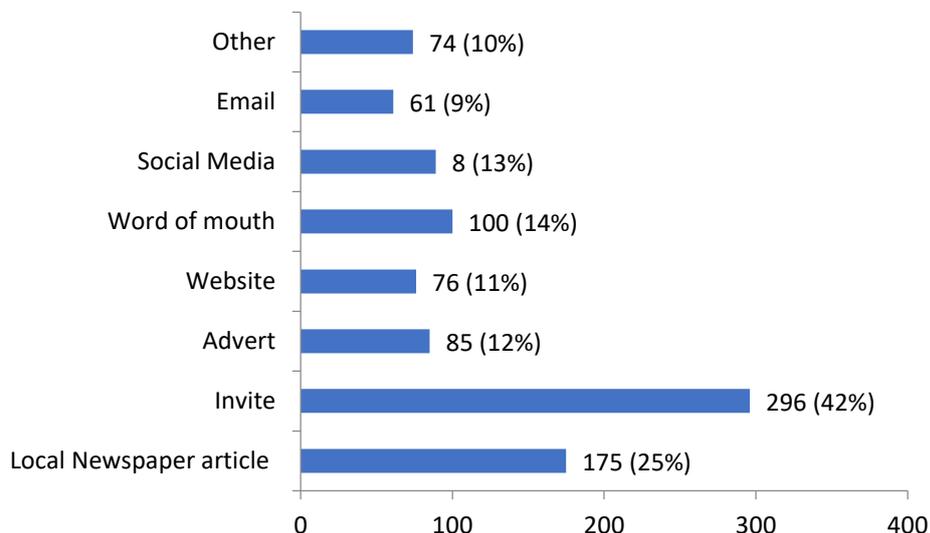
Relevant responses to Stage 4 statutory consultation

- 7.41. A feedback form was created to capture people’s views on the proposals. The feedback form was divided into three distinct sections, as set out below. The form included closed questions and free text responses.
- 7.42. The first section focused on the consultation process and consisted of three multiple choice questions:

Q1. How did you find out about the Stage 4 consultation?

- 7.43. The majority of respondents had heard about the Stage 4 consultation through an exhibition invite or a local newspaper article, as **seen in Figure 7.1** below.

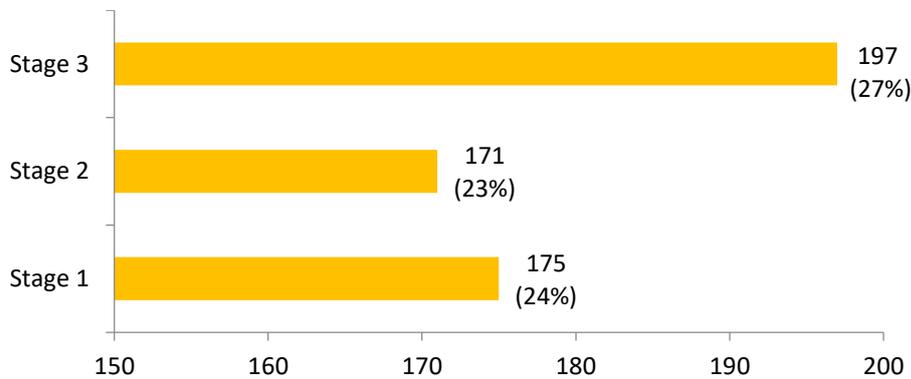
Figure 7.1 Methods of awareness of Stage 4 consultation



Q2. Have you attended the previous stages of public consultation?

- 7.44. Figure 7.2 below shows 450 responses were received (respondents were able to tick more than one box). The results show that a similar number of people who completed a feedback form at Stage 4 attended a previous stage of public consultation.

Figure 7.2 Attendees of previous stages of public consultation



Q3. If you have read the Stage 4 consultation materials and/or have attended one of our events, what did you find useful?

7.45. The exhibition boards and scale model of the Entertainment Resort were found useful or very useful by the largest number of respondents.

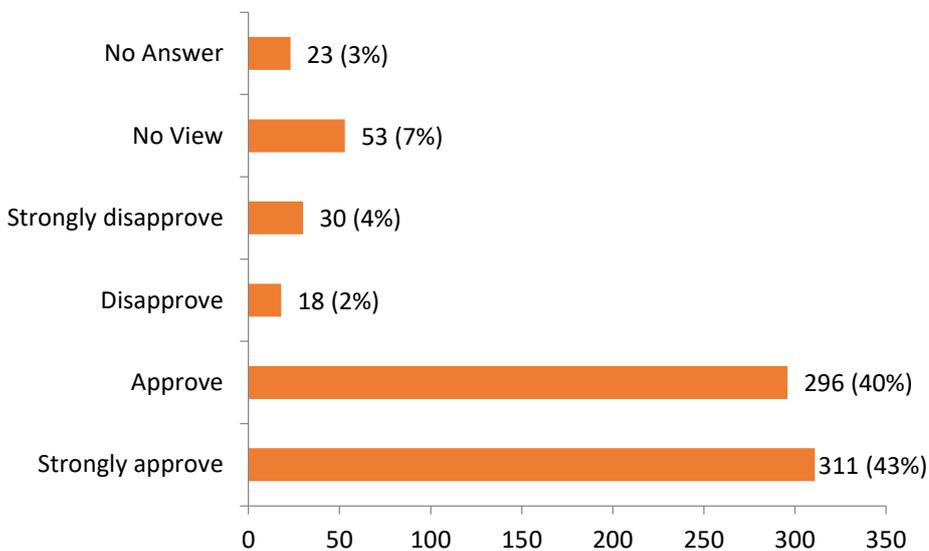
- 75% of respondents found the exhibition boards useful (39%) or very useful (36%).
- 56% of respondents found the Community Consultation Document useful (35%) or very useful (21%).
- 64% of respondents found talking to the London Paramount team useful (26%) or very useful (38%).
- 74% of respondents found the scaled model of the Entertainment Resort useful (31%) or very useful (43%).

7.46. The second section focused on the proposals on display and the information available within the project documentation. Questions were both multiple choice and open ended.

Q4. The masterplan on display today includes a number of elements including rides, attractions, cinema, theatres, hotels, restaurants, a Water Park, events space, creative business hub and retail. What are your thoughts on the mix we are proposing?

7.47. Figure 7.3 shows 708 responses were received with the majority of respondents strongly approved or approved of the mix of attractions shown in the masterplan on display.

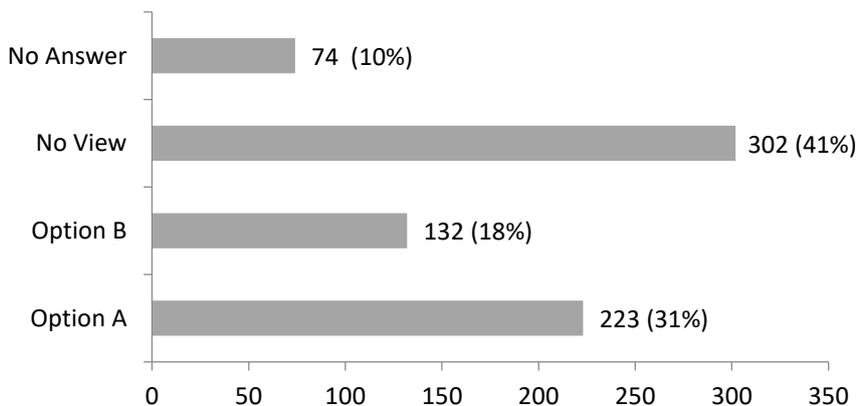
Figure 7.3 Thoughts on masterplan



Q5. Both our preferred transport options include a new dedicated access road to the Entertainment Resort that separates resort traffic from local traffic. With the information that you see here today, which is your preferred transport option?

7.48. As seen in Figure 7.4, two access options involving the A2 Ebbsfleet Junction were put forward, which intended to minimise any adverse impacts upon archaeology and ecology whilst meeting highway design standards. A majority of respondents indicated that they had No View on the transport option, with more people showing a preference for Option A than Option B.

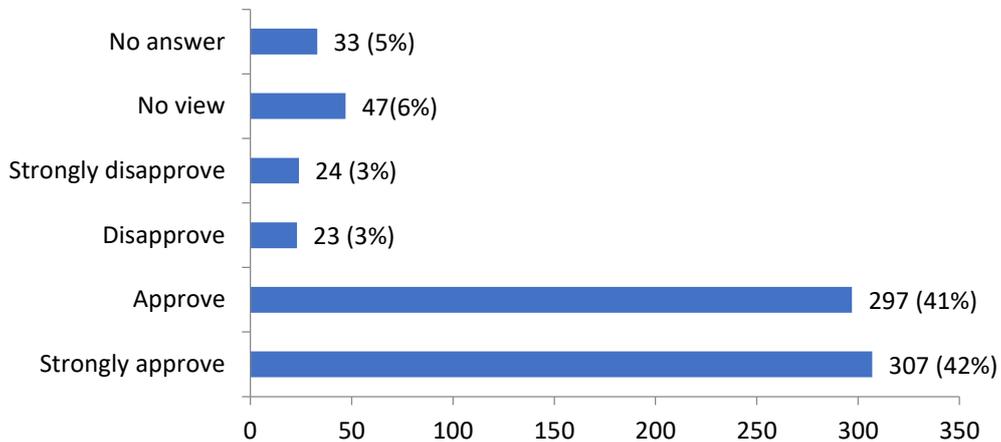
Figure 7.4 Access options to A2 Ebbsfleet Junction



Q6. Other ways of getting around such as walking, cycling and by river are important both to the Project team and local people. With the information available do you approve of the Project’s approach?

7.49. Figure 7.5 shows that an overwhelming majority of respondents indicated that they strongly approved or approved of the proposals for pedestrian, cycle and river access.

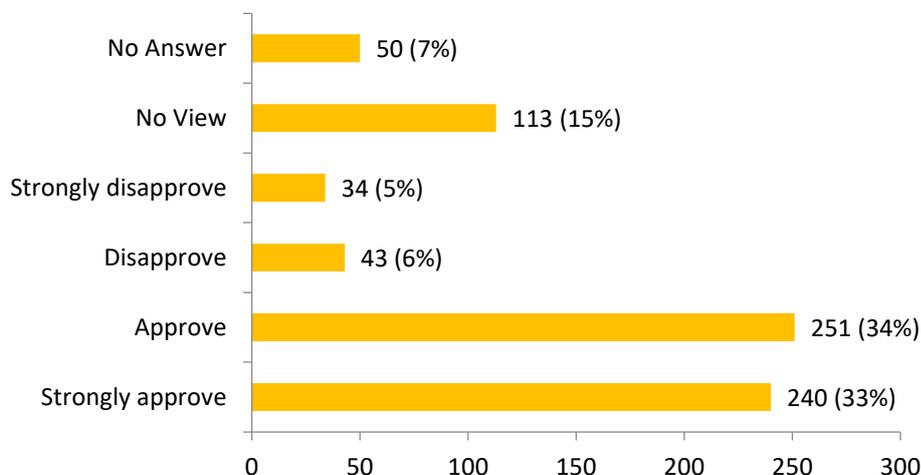
Figure 7.5 Pedestrian, cycle and river access



Q8. One of the transport issues that has been raised by the community is the potential for “controlled residents’ parking” to be introduced. On balance, do you think this ought to be considered?

7.50. Figure 7.6 shows that of those that responded, a majority thought that “controlled residents’ parking” ought to be considered. With open comments associated with this question predominantly focusing on whether the introduction of controlled parking would come at a cost of residents.

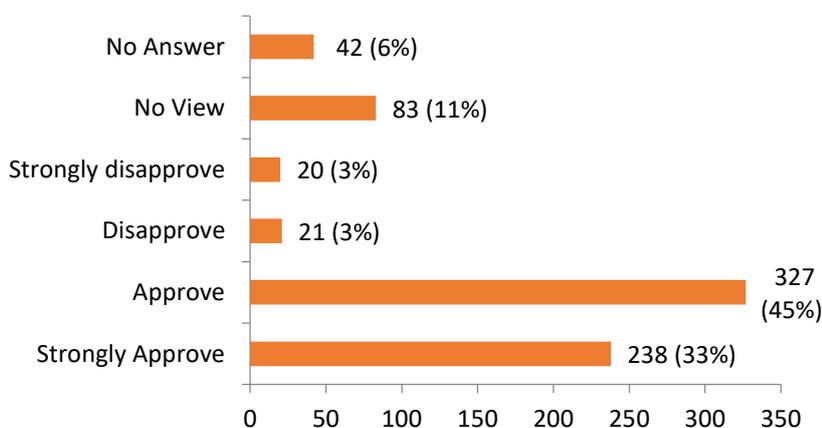
Figure 7.6 Respondents to controlled residents’ parking



Q9. Through restoring, managing and creating new habitats within the site and surrounding area, our proposals endeavour to ensure there is no overall loss in biodiversity. In order to do this, we have shown you a number of mitigation strategies. Do you approve of our approach?

7.51. **Figure 7.7** shows that the majority of respondents supported the Project’s approach to mitigating the Project’s impact on the environment and ecology of the Swanscombe Peninsula. Only 20 people disapproved of the strategies that will be put in place. Concerns centred on the impact of the Proposed Development on particular wildlife species and encroachment on land south of the A2.

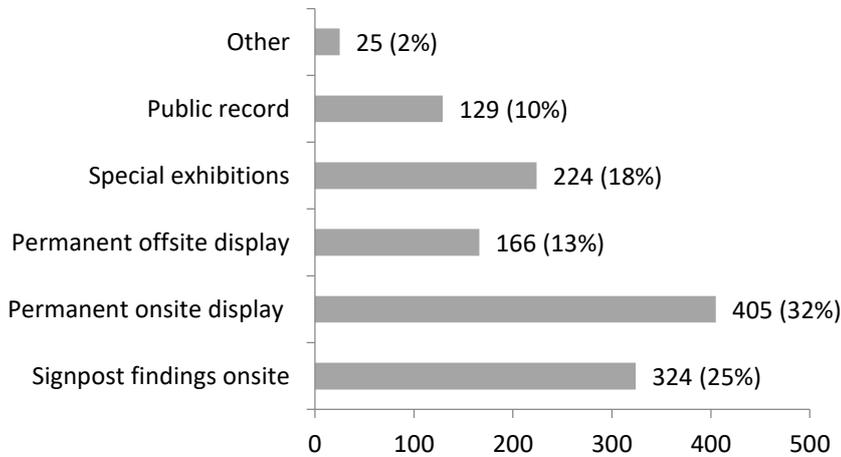
Figure 7.7 Project’s approach to mitigation strategies



Q10. The local area has a wealth of cultural heritage and we are considering the ways in which this important local history can be protected and showcased. How do you think we should preserve and display findings?

7.52. **Figure 7.8** shows the ways in which respondents would like findings to be preserved and displayed from the options provided. Respondents were able to select more than one option. A majority of respondents would like cultural heritage findings to be available on site either through a permanent on-site display or signpost findings onsite.

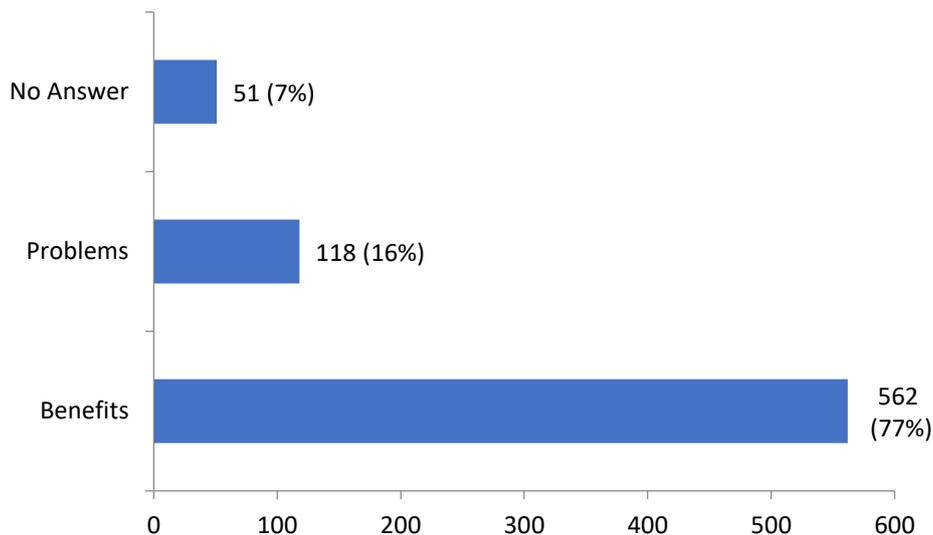
Figure 7.8 Preservation of cultural heritage and local history



Q11. The Project will regenerate what is mainly a brownfield site and bring economic benefits to the immediate area and across Kent. On balance do you think the Resort will benefit the local area in the longer term or create more problems?

7.53. Figure 7.9 shows 680 people chose to answer this question with a majority selecting that on balance the Resort would provide long term benefits to the area and outweigh any potential issues.

Figure 7.9 Long-term impacts of the Resort



Q12. We are passionate about the Entertainment Resort delivering on both accessibility and inclusivity. What do you think we should be doing in order to meet the needs of our young, elderly and disabled visitors?

7.54. This question was in the form of an open text box and as such the responses have been coded into frequently raised topics. These topics are expanded on in Table 7.5: Number of comments received relating to accessibility and inclusivity below and shown in Appendix 4.20.

Table 7.5: Number of comments received relating to accessibility and inclusivity

Topic	No. of times noted
Accessibility inside the Entertainment Resort	99
Travelling to the Entertainment Resort	20
Concessions	26

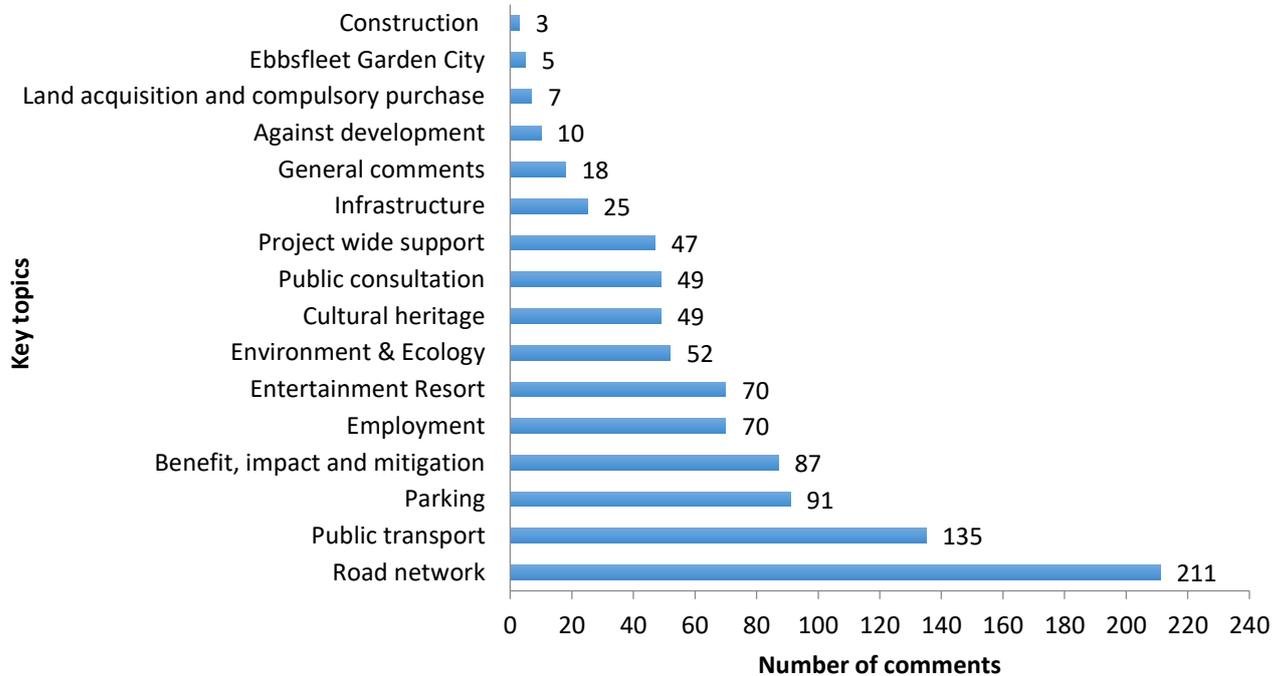
7.55. The third section of the feedback form sought to establish the profile of respondents:

- Where do you live?
- Gender
- Age
- Ethnicity

7.56. Responses and charts are available in the interim feedback report at Appendix 4.20.

7.57. Respondents were also provided with space to provide free text responses. A summary of key issues raised (and the number of times each issue was raised) is provided in Figure 7.10 below.

Figure 7.10 Summary of key issues raised



7.58. The responses to the community consultation have been summarised and grouped by topic area, highlighting the points and areas for consideration and further attention. These summary responses are provided at Appendix 4.20 (Your feedback from Stage 4 report).

Summary of Influence on the Project

7.59. Having considered the responses to the Stage 4 Statutory Consultation, and taking into account changes to the area and further survey and assessment work, a number of changes were made to the Proposed Development ahead of Stage 5 Statutory Consultation. These are outlined below.

7.60. The business plan was amended resulting in a revised scheme content and reduced anticipated visitor numbers. The plan estimates that up to 6.5 million visitors per year were expected with Gate 1 in operation, and up to 12.5 million visitors per year in 2038 when the whole Resort has been operational for several years.

7.61. An increased emphasis was made across the plans on applying sustainable principles and operationally net zero carbon across the design, development and operation of the London Resort. This included developing an enhanced comprehensive sustainable transport strategy, which included:

- Maximising opportunities for the use of river, rail and bus, and access routes for pedestrians and cyclists, to keep London Resort traffic off local roads and minimise

impacts on the Strategic Road Network

- A Park and Glide facility within the Port of Tilbury to provide access to the London Resort from north of the river
- Further development of plans for a new access road and improvement works to the A2, with a revised junction layout, to keep local and London Resort traffic separate

7.62. The scheme content was revised, with changes to the proposed entertainment and amenities on offer both inside and outside the park gates. The Market, the eSports Centre, the Conferention Centre (Conference and Convention Centre), with a variety of hotels, retail and dining, was included to provide a more diverse range of amenities accessible to local communities and businesses outside the 'payline' of the theme parks.

7.63. Changes were made to the layout to improve and enhance the structure of the landscape and ensure that important habitats and green space are retained and enhanced, with protected areas for species to enhance biodiversity and ecology.

7.64. The Order Limits were reduced where possible to decrease impacts on local communities and residential properties. This was as a result of the Highways England A2 Bean and Ebbsfleet Junction Improvement proposals, which meant the Proposed Development did not need to make significant improvements to Bean Junction. Specific changes included:

- Revising the requirements for the access corridor from the A2 to the London Resort; and
- Removing the need for land south of the Ebbsfleet Junction.

7.65. An enhanced compensation package for PILs was developed, offering a 30% premium. This was introduced in 2017 and developed as a formal proposal put to PILs in 2020. This amount of additional compensation has not been offered by any other acquiring authority and was formulated in recognition of the difficulties that some PILs may face in relocation of their businesses.

7.66. Accommodation provision for staff working at the London Resort, including seasonal employees was included following Stage 4 Statutory Consultation. This was introduced following changes to the NSIP Regulations introduced in April 2017, that allow up to 500 dwellings to be included in a DCO application.

7.67. These changes were subsequently taken forward into the Stage 5 Statutory Consultation.

Chapter Eight ◆ Stage 4: 2015 Statutory consultation publicity (Section 48)

SECTION 48 NOTICE

- 8.1. This chapter details the activities undertaken by LRCH in accordance with Section 48 of the 2008 Act. Section 48 prescribes that the Applicant must publicise the proposed application at the pre-application stage.
- 8.2. A notice advertising LRCH's intention to apply for a DCO in respect of the project was published in accordance with section 48 of the 2008 Act and Regulation 4 of the Application Regulations. A copy of the notice can be found at Appendix 4.13.
- 8.3. Section 48 publicity took place between 12 April and 24 April 2015 and compliant with its duty under section 48 a deadline for receipt of responses was included in the notice. The deadline to respond was Friday 5 June 2015, providing 41 days from the day after the date of the last published notice.
- 8.4. The newspapers in which the Section 48 notice was published, and the dates of publication are set out in Table 8.1.

Table 8.1: Section 48 notice in newspaper and dates of publication

Newspaper	Date of first publication	Date of second publication
Kent on Sunday	Sunday 12 April 2015	Sunday 19 April 2015
North Kent News Shopper Series (Dartford, Gravesend, Swanley)	Wednesday 15 April 2015	Wednesday 22 April 2015
Essex Enquirer	Thursday 16 April 2015	Thursday 23 April 2015
Gravesend Reporter	Thursday 16 April 2015	Thursday 23 April 2015
Thurrock Gazette	Thursday 16 April 2015	Thursday 23 April 2015
Kent Messenger	Friday 17 April 2015	Friday 24 April 2015
The Times	Wednesday 15 April 2015	N/A
The London Gazette	Wednesday 15 April 2015	N/A
Fishing News	Friday 17 April 2015	N/A

- 8.5. In accordance with regulation 11 of the EIA Regulations 2009, LRCH sent a copy of the section 48 notice to the prescribed consultant bodies (as defined under EIA Regulations) on Friday 24 April 2015 along with copies of the consultation documents. A copy of the covering letter can be found at Appendix 4.15. Further information about EIA consultation can be found in Chapter Twelve of this report.

8.6. The notice was also made available on the project website from 24 April 2015.

Summary of Responses to Section 48 Publicity

8.7. Eleven requests for copies of the project DVD with plans were made following publication of the section 48 notice. Responses were sent to these requests with copies of the relevant materials.

Chapter Nine ◆ Stage 5: 2020 Statutory Consultation with Statutory Consultees (Section 42)

INTRODUCTION

9.1. This Chapter describes the further and second round of statutory consultation undertaken by LRCH as prescribed by the 2008 Act. This period of statutory consultation ran from 27 July to 21 September 2020.

Approach to statutory consultation

9.2. It was agreed with PINS that a further round of statutory consultation would be appropriate, given the length of time since the previous stage of consultation. This further round of statutory consultation, here called Stage 5, enabled LRCH to update and seek feedback on proposals for the Project, which had been revised to take account of:

- Feedback received from previous stages of consultation and ongoing stakeholder engagement.
- Assessments of environmental and technical constraints and opportunities.
- Changes to wider infrastructure and development in the area, including Highways England proposals for A2 Bean to Ebbsfleet, Lower Thames Crossing as well as the Port of Tilbury expansion (Tilbury2) and Ebbsfleet Garden City.
- Revised proposals included land at the Port of Tilbury to allow visitors to arrive by boat and plans to include staff accommodation as well as updated proposals for sustainable development and operation of the London Resort.
- Revisions were also made to the business case, with revised (reduced) visitor numbers.

9.3. A further stage of statutory consultation would also enable the Proposed Development to:

- Formally consult with new statutory consultees, as the revised Order Limits meant additional statutory consultees and change of status of some previous statutory consultees (including host and neighbour authorities).
- Comply with the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

9.4. Consultation was carried out fully in line with the published SoCC. The table at Appendix 5.29 sets out the consultation as prescribed in the published SoCC and how the Applicant carried out consultation in line with it.

- 9.5. LRCH's approach to this fifth stage of statutory consultation was to use a wide range of communications methods to consult residents, businesses, prescribed and non-prescribed consultees. A combination of direct mail (letters and emails), media advertising, social media activity and engagement with Local Authorities was used to ensure stakeholders had the opportunity to contribute during the consultation.
- 9.6. LRCH made information regarding the proposals widely available online. Local communities, businesses and other stakeholders were invited to take part in the consultation, ensuring the views from a diverse range of stakeholders.
- 9.7. LRCH closely monitored Government guidelines relating to the COVID-19 pandemic, which changed and evolved over the period of preparing for and delivery of Stage 5 consultation, and adapted the approach accordingly, ensuring public health remained the top priority.
- 9.8. On 22 July 2020, the 2020 Regulations came into force which introduced temporary changes to certain publicity requirements, along with MHCLG Guidance.
- 9.9. Full details for the activities undertaken during statutory consultation are set out below.

Statutory consultation activities undertaken

- 9.10. On 27 July 2020 LRCH wrote to PINS to provide formal notice of its intention to submit the DCO application in accordance with section 46.
- 9.11. The letter advised PINS that LRCH intended to commence statutory pre-application consultation on 27 July 2020. A copy of the letter sent to PINS is provided in Appendix 5.1.
- 9.12. This stage of section 42 consultation was carried out between 27 July and 21 September 2020. Publicity under Section 48 and community consultation under section 47 in respect of the Project also took place during this time (as described in more detail in Chapters Ten and Eleven).
- 9.13. Each Section 42 consultee was sent a Section 42 consultation pack, sent electronically, which comprised the following materials:
 - Covering letter (Appendix 5.2)
 - The Statement of Community Consultation (Appendix 5.8)
 - The Guide to Consultation document (Appendix 5.17)
 - Preliminary Environmental Information Report (PEIR)
 - Non-Technical Summary of the PEIR
 - Draft Works Plans and Draft Land Plans
 - Draft DCO and Explanatory Memorandum

- Combined Section 47 and 48 notice (Appendix 5.10)
 - Feedback Form (Appendix 5.19)
 - Feedback Reports (from previous consultations) (Appendix 1.9, Appendix 2.7, Appendix 3.9, Appendix 4.20)
- 9.14. Documents listed above without reference to an appendix can be found via the following link: <https://consultation.londonresort.info/surveys/50>.
- 9.15. The consultation packs were sent out on the 27 July 2020 and the deadline set by LRCH for a formal response was 21 September 2020, giving a 57-day consultation period, in excess of the 28 days required.
- 9.16. Consultees were encouraged to respond by:
- Completing the Feedback Form available on the consultation website <https://consultation.londonresort.info/>
 - Post responses to: FREEPOST: London Resort Consultation
 - Email responses to: info@londonresortcompany.co.uk

Section 42 Consultees

- 9.17. Section 42 of the 2008 Act and Regulation 3 of and Schedule 1 to the Application Regulations set out who LRCH must consult regarding its proposed application. This includes a prescribed list of bodies, host and neighbouring Local Authorities, and PILs.

Prescribed consultees

- 9.18. LRCH identified prescribed consultees through consideration of the list in Schedule 1 of the Application Regulations.
- 9.19. The list of identified consultees was then compared to the list of prescribed consultees provided by PINS in issuing the Scoping Opinion, to ensure that there were no omissions. As the Scoping Opinion came through on 29 July 2020, this exercise was undertaken after the consultation had launched.
- 9.20. The consultation packs were sent out to these consultees on the 1 August 2020. The deadline set by LRCH for a formal response was 21 September 2020, giving a 52-day consultation period, in excess of the 28 days required.
- 9.21. A full list of the prescribed consultees to which section 42 consultation packs were sent can be found at Appendix 5.3.

Local Authorities

- 9.22. Section 43 of the 2008 Act prescribes which Local Authorities LRCH must include as section 42 consultees.
- 9.23. Each ‘host’ authority was identified as a consultee under section 42(1)(b). The Project is proposed within the boundaries of:
- Dartford Borough Council
 - Gravesham Borough Council
 - Thurrock Council
 - Kent County Council
 - Ebbsfleet Development Corporation.
- 9.24. Land in Thurrock Council’s area was added to the Project Site since the 2015 consultation; Thurrock is a unitary authority. The Ebbsfleet Development Corporation was created in 2015 and has planning powers within a large proportion of the Order Limits and so was also added to the list of consultees.
- 9.25. In addition, the following neighbouring authorities were identified as section 42(1)(b) consultees:
- Basildon Council
 - Brentwood Borough Council
 - Castle Point Borough Council
 - Medway Council
 - London Borough of Bexley
 - London Borough of Bromley
 - London Borough of Havering
 - Sevenoaks District Council
 - Tonbridge and Malling District Council
 - Essex County Council
 - East Sussex County Council
 - Surrey County Council

- Greater London Authority.

9.26. A map of Local Authority boundaries is provided at Appendix 5.9.

9.27. The following Parish and Town Councils were identified:

- Bean Parish Council
- Cobham Parish Council
- Darenth Parish Council
- Higham Parish Council
- Longfield and New Barn Parish Council
- Luddesdown Parish Council
- Meopham Parish Council
- Shorne Parish Council
- Southfleet Parish Council
- Stone Parish Council
- Sutton-At-Hone and Hawley Parish Council
- Swanscombe and Greenhithe Town Council
- Vigo Parish Council
- Wilmington Parish Council

Persons with an Interest in Land

9.28. Section 44 sets out various categories of Persons with an Interest in Land (PILs) who should be consulted as Section 42 consultees. In order to establish the identity of PILs, LRCH instructed Land Referencing Services (LRS) to conduct the land referencing exercise in order to prepare a Book of Reference.

9.29. Information requests were issued to all identified titles in order to determine rights over land. This provides an understanding of whether the person “the recipient” is an owner, lessee, tenant or occupier of the land as stated under Category 1 of section 44 or has the legal power to sell and convey the land under Category 2 of section 44.

9.30. The initial schedule produced for the purposes of Section 44 was compiled based on information obtained from desk-based land referencing, responses to request for information, site visit information and utilities companies that may hold an interest in the

land. The *Book of Reference* (document reference 4.3) sets out which landowners fall into which of the categories in Section 44. In order to comply with data protection principles, LRCH has not identified individual respondents in this Report. Details of how the identity of the PILs was established and the land referencing carried out can be found in the Book of Reference (document reference 4.3).

- 9.31. As part of the Stage 5 Statutory Consultation a letter was sent to 159 PILs, detailing the consultation material available as set out in paragraph 9.13 above, along with a hard copy of the Order Limits Land Plan. A copy of the letter is available at Appendix 5.2.
- 9.32. Following the launch of consultation further parties were identified either within Order Limits, following changes to the Order Limits or in relation to the Blue Line for the Project (see detailed methodology for identification in the *Statement of Reasons* (document reference 4.1)). These parties were all provided with a letter and Order Limits Land Plan, notified of the deadline for response and given 28 days from the day after the day of receipt to provide feedback on the proposals. Table 9.1 below provides details of which letters were sent when.

Table 9.1 PILs mailings following launch of Stage 5 Statutory Consultation

	Date letter sent	Consultation close date	Volume
Order limits	27-Jul-20	21-Sep-20	159
Order limits	18-Sep-20	19-Oct-20	47
Order limits	29-Sep-20	02-Nov-20	12
Order limits	15-Oct-20	14-Nov-20	40
Order limits*	15-Oct-20	14-Nov-20	1
Order limits	23-Nov-20	23-Dec-20	69
Total within order limits			328
Blueline letter 1	19-Aug-20	21-Sep-20	1330
Blueline letter 2	28-Aug-20	30-Sep-20	72
Total blue line			1502

*Identified following change to Order Limits

Other consultation activities

- 9.33. Correspondence and meetings with statutory bodies continued from the Stage 4 Consultation up to, including and beyond Stage 5 Consultation. Details of meetings and correspondence are included in the relevant technical Chapters of the Environmental Statement (document reference 6.1).

Local authority briefing sessions

9.34. Briefing sessions were offered for members of host Local Authorities which can be seen in Table 9.2 below. These were set up through liaison with authority officials. Each authority issued invitations to their members and each authority used the online meeting platform of their choice, which was either Zoom or MS Teams. The presentation slide packs were broadly the same as those used for the public webinars, with some additional information specific to authorities, including the role of authorities in the DCO process. The same slide pack was used for each authority. This is available at Appendix 5.22. The webinars followed the same format and agenda as public consultation webinars, with Project team attendees presenting proposals and taking questions from attendees, either verbally or in writing via the platform chat function.

Table 9.2: Local authority consultation member briefing sessions

Organisation	Date and time
Gravesham Borough Council	12 August 2020 – 7.00 – 9.00pm
Dartford Borough Council	26 August 2020 – 4.00 – 6.00pm
Thurrock Council	15 September 2020 – 2.00 – 4.00pm
Kent County Council	16 September 2020 – 4.00 - 5.30pm

9.35. An online briefing with Ebbsfleet Development Corporation Board members took place on 15 July 2020. LRCH also presented to Medway Council members following a request. This took place on 3 August 2020.

Parish and Town Councils

9.36. Briefing sessions were also offered to the Town and Parish Councils closest to the Project Site. These were also held online. Table 9.3 shows organisations, dates and times of these webinar briefing sessions. The presentation slide packs were the same as those used for the public webinars and followed the same format and agenda, with Project team attendees presenting proposals and taking questions, either verbally or typed into the question section on the platform, from attendees.

Table 9.3 Webinar briefing sessions with Town and Parish Councils

Organisation	Date and time
Swanscombe and Greenhithe Town Council	26 August 2020 12.00 - 2pm
Bean Parish Council and Bean Residents Association	27 August 2020 7.00 - 8.30pm

Land webinars

- 9.37. Topic specific webinars, titled Land acquisition, property compensation and the London Resort premium, were also held. These were intended for anyone who considered that they may be entitled to compensation in the event that the DCO is granted, however they were open for anyone to attend.
- 9.38. These webinars were hosted on the Livestorm platform. Details were published on the website with registration details, promoted via social media and shared with Project’s Community Liaison Group (CLG) members for dissemination (the CLG is described at paragraph 10.48). A flyer was also printed and distributed to properties on industrial estates on the Swanscombe Peninsula to promote the first two webinars, which took place during the main consultation period. Dates, times and number of attendees is provided in Table 9.4 below.
- 9.39. These webinars were attended by representatives of LRCH and LRCH property team, LRCH legal advisers. The first two webinars, which took place during the main consultation period, were also attended by the Project’s masterplan and transport specialists. Consultation proposals were presented, followed by a presentation about LRCH’s enhanced approach to compensation. The slide pack used at the webinars is available at Appendix 5.24 and recording is available at Appendix 5.26.

Table 9.4: Land webinar briefing sessions

Date	Time	Attendees
Wednesday 9 September 2020	12.30pm – 2.00pm	33
Wednesday 9 September 2020	7.00pm – 8.30pm	32
Wednesday 21 October 2020	12.30pm – 2.00pm	20
Wednesday 21 October 2020	7.00pm – 8.30pm	24

Section 42 consultee response to consultation

- 9.40. Table 9.5 below outlines the volume of responses received within the consultation timeframe:

Table 9.5: Volume of Section 42 Consultation responses

Stakeholder type	Number of responses received
Prescribed consultees (excluding Local Authorities, Parish and Town Councils and PILs)	23
Local Authorities	9
Parish and Town Councils	4
PILs	10

- 9.41. All responses outlined above have been taken into consideration. It is worth noting that two responses from statutory consultees were received after the consultation deadline, one from a Local Authority and one from a prescribed consultee. Additionally, two prescribed consultees sent supplementary feedback after the deadline. All have been taken into consideration. One prescribed consultee sent supplementary information to the Project team after the deadline, noting that this was separate to their consultation response. The information provided forms part of ongoing discussions between LRCH and transport providers.
- 9.42. It is also worth noting that four PILS responses were received after the public consultation closed on 21 September 2020, but within the deadline given in their S42 letter, as set out in Table 9.1. The last response was received on 23 December 2020. All have been taken into consideration, and no new issues were identified.
- 9.43. A summary of the responses received from the prescribed consultees, Local Authorities, PILs and other organisations of note, together with how LRCH has taken account of them can be found at Appendix 5.30.
- 9.44. The PILs responses identified at Appendix 5.30 are those that were identifiable from the name and/or address provided on consultation responses. Other PILs may have also responded but as they are unidentifiable their responses are grouped in Chapter 10 below as part of the response to Section 47.

Chapter Ten ◆ Stage 5: 2020 Community Consultation (Section 47)

DEVELOPMENT OF THE SOCC

- 10.1. Before commencing Stage 5 statutory community consultation, LRCH prepared a SoCC under section 47(1) of the 2008 Act.
- 10.2. As with the Stage 4 Consultation, the primary goal of the SoCC was to set out a consultation that fully complied with the statutory requirements and government guidance on pre-application consultation for NSIPs, while also carrying out an effective consultation to ensure that people living and working in the vicinity of the area have the opportunity to engage in the process.
- 10.3. In producing the SoCC, LRCH researched the local area and considered the most appropriate means of consulting each category of consultee, given the nature and scale of the Resort proposals. LRCH also reviewed feedback from Stages 1 to 4 about the consultation process in developing the SoCC for Stage 5 consultation.
- 10.4. Under section 47 of the 2008 Act, which sets out how developers should consult on their NSIP projects, “community” means those who live or work in the vicinity of the project, including visitors and users of the area. LRCH also consulted community and interest groups, businesses, visitors, as well as prescribed landowners, statutory bodies and the wider public.
- 10.5. The intention was to provide a consultation which:
 - Included a wide range of stakeholders by making the consultation accessible, to those in the vicinity of the Project and the wider public, ensuring all those with an interest in the Project have an opportunity to participate and provide their views.
 - In particular in light of restrictions placed due to the COVID-19 pandemic, meaning that people could engage with consultation and provide feedback without needing to leave their own homes.
 - Communicated the impact and benefits of the Project, with information available in hard copy (on request) and online, in both technical and non-technical formats.
 - Offered appropriate and convenient methods, both traditional and digital, of providing feedback to help make it easy for consultees to respond to the consultation.
 - Took reasonable steps to identify, engage and consult with hard to reach groups potentially affected or interested in the Project.

- Ensured all feedback received is considered.
- 10.6. The draft SoCC set out how LRCH intended to consult the community on its proposed application for development consent to authorise the Resort.
- 10.7. An email was sent to Local Authorities informing them that LRCH would be shortly consulting on its SoCC and inviting feedback on the early development of the draft SoCC.
- 10.8. Feedback was received from Gravesham Borough Council and Ebbsfleet Development Corporation and was taken into account in the development of the draft SoCC.
- 10.9. The draft SoCC issued for formal consultation was developed in the early stages of the COVID-19 pandemic. The activities proposed in the draft SoCC reflected the strict lockdown rules in force at that stage.
- 10.10. In accordance with section 47(2), LRCH then consulted the relevant host Local Authorities, listed below, about the contents of the draft SoCC.
- Dartford Borough Council
 - Gravesham Borough Council
 - Kent County Council
 - Thurrock Council
 - Ebbsfleet Development Corporation.
- 10.11. The same Local Authorities which were consulted on the Stage 4 SoCC were consulted on the Stage 5 SoCC. Additionally, Thurrock Council and Ebbsfleet Development Corporation, which were now host Local Authorities for the Project, were consulted on the draft SoCC.
- 10.12. The draft SoCC was emailed to the relevant local authorities, listed in Paragraph 10.10 on 3 June 2020 together with a short covering email seeking their comments on what would be the best way to consult with the community. A copy of the email sent can be found at Appendix 5.5. Comments were invited back on or before 1 July 2020 providing the 28 days for response as set out in the 2008 Act. A copy of the draft SoCC for Stage 5 Consultation can be found at Appendix 5.4.
- 10.13. During this period, all authorities provided responses, with the exception of Thurrock Council, who responded during this period to request an extension, which LRCH accepted. Thurrock Council responded on 10 July 2020.
- 10.14. During this period, Government guidelines relating to the COVID-19 pandemic were evolving and changing. Responses from the majority of respondents related to concerns over the lack of in person events, given that restrictions were in the process of being lifted. LRCH sent a follow-up email, explaining the position, and reflecting that by that stage,

(mid-July) some areas were going back into lockdown following a period of restrictions being eased. A copy of that email is provided at Appendix 5.6.

10.15. On 22 July 2020, the 2020 Regulations came into force which introduced temporary changes to certain consultation and publicity requirements of the NSIP regime.

10.16. A summary of key points raised and an explanation of how LRCH took account of these responses, is provided in Table 10.1 below. The summary of all the responses received and an explanation of how LRCH took account of these responses is provided in Appendix 5.7.

Table 10.1: Summary of key points raised by Local Authorities responses in respect of draft SoCC and how LRCH had regard to the responses.

LA response	Change Y/N	Regard had to response
Dates of consultation, and concern about holding consultation over the summer holiday period	Y	LRCH took this feedback into account and extended the consultation end date to 21 September 2020.
Concern about lack of public events and request for the more commitment in the SoCC to holding these	N	Amended the SoCC to make clearer commitment to monitor the situation and to potentially hold local surgeries, should lockdown restrictions be lifted to allow for this, but did not commit to holding public events as public health was the priority and the situation regarding COVID-19 remained uncertain. This approach was clarified with Local Authorities via email prior to finalising the SoCC.
Concern about lack of physical document inspection locations and a request for the SoCC to include a greater level of commitment to this.	N	The 2020 Regulations removed the legal requirement for materials to be available for physical public inspection, due to the closure of buildings during the consultation period due to the COVID-19 pandemic. The SoCC was updated to reflect the introduction of the 2020 Regulations. This approach was clarified with LAs via email prior to finalising the SoCC.
Requests for a broader leaflet distribution zone, and inclusion of areas of Thurrock in mailout	Y	The mailout zone was expanded to include urban areas of Dartford and Gravesham, and to include areas of Thurrock.
Requests for more information about webinars and digital activity generally	Y	The SoCC was amended to provide additional information about planned format for webinars and other digital activity, as requested.

- 10.17. A copy of the final SoCC can be found at Appendix 5.8.
- 10.18. The SoCC briefly explained what the Resort would involve, why LRCH was promoting the Resort, the procedure under which the Project would be consented, how LRCH would obtain the community's views during the statutory consultation period, and how and when interested persons could make their views known.
- 10.19. An email was sent to each of the relevant Local Authorities on 27 July 2020, with a copy of the final SoCC and the table of how their comments influenced the final document. The letters are included in Appendix 5.7.
- 10.20. The 2020 Regulations relate to the publication of notices and the giving of notice, about how relevant documents are available for inspection. This removed the legal requirement for the SoCC notices to be available for physical public inspection, which was not possible due to the closure of buildings (e.g. libraries, community centres) during the consultation period due to the COVID-19 pandemic.
- 10.21. The SoCC was made available for public inspection from 27 July 2020 on the consultation platform on the Project website (<https://consultation.londonresort.info/>).
- 10.22. In accordance with section 47(6), a section 47 notice (combined with a section 48 notice) was published in local newspapers to explain where the SoCC could be inspected. A copy of the SoCC notice can be found at Appendix 5.10.
- 10.23. The SoCC (combined with section 48 notice) notice was published as explained in Table 10.2 below.

Table 10.2: SoCC notice in newspapers and dates of publication

Publication	First publication date	Second publication date
Gravesend and Dartford Messenger	Thursday 23 July 2020	Thursday 30 July 2020
Thurrock Gazette	Thursday 23 July 2020	Thursday 30 July 2020
The Times	Thursday 23 July 2020	N/A
London Gazette	Thursday 23 July 2020	N/A
Lloyd's List	Thursday 23 July 2020	N/A
Fishing News Weekly	Thursday 23 July 2020	N/A

- 10.24. Copies of the published versions of the notice can be found at Appendix 5.11.
- 10.25. The Project constitutes EIA Development for the purposes of the EIA. As such, there is a requirement under regulation 12 of the EIA Regulations 2017 that the SoCC must set out that the Project is EIA Development and how LRCH intends to publicise and consult on preliminary environmental information. This information is provided at section 4 of the

SoCC (Appendix 5.8). Further information on EIA consultation can be found in Chapter Twelve of this Report

About the consultation

Timing of Community Consultation

10.26. Consultation commenced on Monday 27 July 2020 and as such took place in parallel with consultation under Section 42 and publicity under Section 48.

10.27. Community consultation closed on 21 September 2020.

Consultation Materials

10.28. To support the community consultation, various documents were made available to provide information on the Resort:

- The SoCC (Appendix 5.8)
- The Guide to Consultation document (Appendix 5.17)
- PEIR
- Non-Technical Summary of the PEIR
- Draft Works Plans and Draft Land
- Draft DCO and Explanatory Memorandum
- Combined section 47 and 48 notice (Appendix 5.10)
- Feedback Form (Appendix 5.19)
- Feedback Reports (from previous consultations) (Appendix 1.9, 2.7, 3.9 and 4.20).

10.29. Documents listed above without reference to an appendix can be found via the following link: <https://consultation.londonresort.info/surveys/50>.

10.30. Electronic copies of materials were available via the Project website, londonresort.info, with a specific consultation platform available at <https://consultation.londonresort.info/> for the duration of the community consultation.

10.31. Electronic copies of all consultation documents on a USB stick were available free of charge on request. Due to restrictions in place relating to the COVID-19 pandemic for the duration of the consultation period, many libraries and civic centres in the vicinity of the Project either remained closed or had limited capacity to receive copies of consultation materials for members of the public to review. LRCH continued to monitor this situation throughout consultation, however for public health and safety reasons libraries and civic centre venues were unable to allow information to be displayed to the public for inspection.

- 10.32. Hard copies of the summary consultation materials were made available on request, free of charge. The summary consultation materials were the 'Guide to Consultation' booklet, the Feedback Form, the Summary PEIR and a Freepost envelope.
- 10.33. Hard copies of the technical documents could also be requested. Due to the volume of material, LRCH advised that a reasonable copying charge would apply to cover printing costs (up to a maximum of £300 for one full suite of documents) to be paid for by the recipient. Requests for hard copies of the technical documents were reviewed on a case-by-case basis. Hard copy materials were distributed to 32 recipients on request.

Consultation activities

- 10.34. LRCH carried out a range of activities throughout the consultation period by which people could engage with consultation and provide comments and feedback.
- 10.35. During the consultation period, due to the COVID-19 pandemic, restrictions remained in place relating to large public indoor gatherings and many libraries and civic centres remained closed meaning that hard copy documents were not available for inspection. LRCH closely monitored the situation relating to restrictions throughout the consultation period.
- 10.36. The primary channel for consultation activity was therefore digital. LRCH recognised that although a digital approach may be more suitable for some sections of the public, it would not be suitable or accessible for all members of the community and the wider public; non-digital methods were therefore still utilised where possible and practical. Details are provided below.

Public Consultation Events - Webinars

- 10.37. All events were held online due to COVID-19 related social distancing guidelines in place during the consultation period.
- 10.38. LRCH held 20 online webinar events during the consultation period. The platform used was Livestorm. This platform is 'in-browser' meaning that attendees are not required to download an app or desktop programme to attend a webinar, and it is optimised to work on mobile/tablet devices including iPhone, iPad and Android devices as well as desktop computers and laptops.
- 10.39. Public webinars were open to anyone interested in attending. Those interested were asked to register in advance for their chosen date and time, via links published on the consultation platform. Attendees were asked to provide their name and email address when registering, to enable a unique access link to be sent to each registrant. LRCH did not ask for postcode data as part of the registration process, however the Livestorm software allocates location by IP, giving an indication of attendees' location. Attendees could register for and attend as many events as they wanted.

- 10.40. To ensure that the webinars were as accessible as possible, telephone surgeries were available on request to anyone less familiar or comfortable with the technology or webinar format.
- 10.41. During the webinars, representatives from the Project presented the proposals and answered questions from attendees which were submitted via the webinar platform question function. Project team attendees included LRCH representatives as well as, masterplan, transport and environment experts.
- 10.42. Questions were answered verbally by the relevant Project team attendee. All webinars followed the same format and the same presentation slide pack was used for all 20 public webinar events (Appendix 5.21). A record of questions and comments is provided at Appendix 5.25.
- 10.43. All webinars were recorded. A recording was made available on the Project website for those who could not attend one of the live sessions. As all webinars followed the same format, LRCH uploaded one recording on the website. A version of the same webinar recording with subtitles and a British Sign Language interpreter was also available on the website.
- 10.44. The webinars took place during lunchtimes and evenings on selected weekdays, and at lunchtimes on weekends during the Consultation period. In total, there were 807 attendees (noting that some may have attended more than one event). Table 10.3 below sets out the dates, timings and attendee numbers of these events.

Table 10.3: Dates, timings, and attendee numbers of Public Consultation Webinars

Date	Time	Attendees
Saturday 1 August 2020	12.30pm – 2.00pm	81
Tuesday 4 August 2020	12.30pm – 2.00pm	92
Tuesday 4 August 2020	7.00pm – 8.30pm	42
Thursday 6 August 2020	12.30pm – 2.00pm	60
Thursday 6 August 2020	7.00pm – 8.30pm	38
Saturday 8 August 2020	12.30pm – 2.00pm	25
Tuesday 11 August 2020	12.30pm – 2.00pm	69
Tuesday 11 August 2020	7.00pm – 8.30pm	28
Thursday 13 August 2020	12.30pm – 2.00pm	39
Thursday 13 August 2020	7.00pm – 8.30pm	31

Saturday 15 August 2020	12.30pm – 2.00pm	29
Tuesday 18 August 2020	12.30pm – 2.00pm	53
Tuesday 18 August 2020	7.00pm – 8.30pm	29
Saturday 22 August 2020	12.30pm – 2.00pm	25
Tuesday 25 August 2020	12.30pm – 2.00pm	31
Tuesday 25 August 2020	7.00pm – 8.30pm	25
Saturday 29 August 2020	12.30pm – 2.00pm	22
Tuesday 1 September 2020	12.30pm – 2.00pm	28
Tuesday 1 September 2020	7.00pm – 8.30pm	27
Saturday 5 September 2020	12.30pm – 2.00pm	33

10.45. The dates and times of the public webinars were detailed on the Project website and promoted via press and social media. The webinars were also promoted in the consultation publicity materials, signposting the public to the website for dates and times.

10.46. The option of in-person events was regularly reviewed by LRCH, however due to ongoing lockdown measures and social distancing guidelines, all events were held online throughout the consultation period.

Additional webinars

10.47. LRCH also hosted a series of targeted briefings and webinars. Those held with statutory consultees, including local authorities, parish and town councils and land interests, are detailed in Chapter Nine.

Community Liaison Group

10.48. The London Resort Community Liaison Group (CLG) was originally convened in 2016 and reconvened in June 2020. Membership comprises of around 20 local elected representatives and community groups, to provide a forum for discussion, information provision and feedback.

10.49. An email was sent to CLG members on 27 July 2020, notifying them that consultation had launched and providing links to the consultation platforms.

10.50. A consultation briefing webinar took place with the CLG on 8 September 2020, 12.00-2.00pm. This was hosted on Zoom. Members were invited via email and provided with a registration link. This followed a similar format and content to the public webinars, with

LRCH and project team attendees presenting proposals and taking questions from attendees.

10.51. During the consultation period, some CLG members sent questions on behalf of their members / constituents. They then disseminated LRCH's responses back to their members / constituents, some via posts on their Facebook pages.

Accessibility and inclusivity webinar

10.52. LRCH held a webinar on 8 September 2020, 7-8.30pm, which focused on the topic of Accessibility and Inclusivity. This was hosted on Zoom, with British Sign Language interpreters and live subtitling. This followed a similar format to consultation public webinars, with members of the Project team presenting proposals, followed by a dedicated topic specific presentation and discussion. A recording is available at Appendix 5.26.

10.53. This webinar was promoted via emails sent to national and local disability organisations and emails to those who had contacted the Project with accessibility related queries. The webinar was also promoted on social media, and details were published on the consultation platform with registration links. Details were also shared with CLG members for them to disseminate and promote. This webinar received 16 attendees.

Seldom Heard Groups

10.54. LRCH employed a range of activities to ensure that 'seldom heard' groups were able to get involved in the consultation, as set out below.

10.55. The consultation materials were prepared to be accessible and clear. The Project freephone telephone number and email address were prominent on all published material to enable individuals to contact the team directly with questions or requests. For those who required a more in-depth discussion, or who did not have digital access, telephone surgeries could be held via a pre-arranged appointment.

10.56. The virtual exhibition space was designed to be as accessible as possible for a wide audience. Accessibility features are described in Paragraph 10.70. Webinar recordings with subtitles and British Sign Language interpretation were made available on the website.

10.57. Summary consultation material (detailed in Paragraph 10.28) was available in alternative formats on request (e.g., large print, Braille, alternative languages).

10.58. Representatives of identified community organisations, including groups representing seldom heard groups, were notified at the start of consultation, via email or letter, to inform them of the consultation and details of where to find more information and how to provide feedback. A list of these organisations is provided in Appendix 5.12.

10.59. LRCH recognised that the consultation began during the summer holiday period, but it ran through to the 21 September 2020, by which time the new academic year was underway

with most schools returning the first week in September. Webinar registration data shows that some attendees were from education establishments.

10.60. LRCH also offered online meetings and briefing sessions with local bodies and organisations representing seldom heard groups and individuals.

Mailout

10.61. LRCH posted a consultation information leaflet to all residential, community and business properties within the Core Consultation Zone in Dartford, Gravesham and Thurrock, amounting to 105,885 leaflets distributed. The leaflet provided an overview of the Project and the consultation, with details about where more information could be obtained, and the various ways to respond to the consultation. A copy of the leaflet is included at Appendix 5.15 and a map of the distribution zone is included at Appendix 5.9.

Press

10.62. Press releases were issued to local, national and industry media publications before consultation started and at the start of the consultation. Requests for interviews were received from numerous media outlets, including BBC South East and ITV Meridian. The consultation and received widespread coverage in print, online, tv and radio, locally, nationally and internationally. A Summary Media Report is included at Appendix 5.27.

10.63. Adverts were also placed on local news websites in Kent and Essex. These ran for either a time period or based on number of impressions (dependent on the news outlet).

10.64. Further details of the press releases and press coverage, as well as copies of the adverts and as they appeared in online news websites can be found in the Media Report at Appendix 5.27.

Project website

10.65. The London Resort website (<https://londonresort.info/>) contained information about the consultation and provided a link to a dedicated consultation platform (<https://consultation.londonresort.info/>) and to the virtual consultation exhibition space (<https://consultationspace.com/LondonResort/>).

10.66. The consultation platform provided an overview of the consultation, contact details for those who wished to contact the Project team and details about how to provide feedback on proposals. All consultation materials were available via this platform along with the online response form. Dates, times and registration links were also provided for all public consultation webinars.

10.67. The website received 27,569 unique visitors and 137,201 pageviews over the consultation period. The Project has global interest, and the website received visitors from across the world. However, 90% of visitors were from the UK, with the highest volume from the local area, reflecting the tailored Zone approach taken, with the highest concentration of activity in the local vicinity, but with wider reach to ensure anyone interested could find

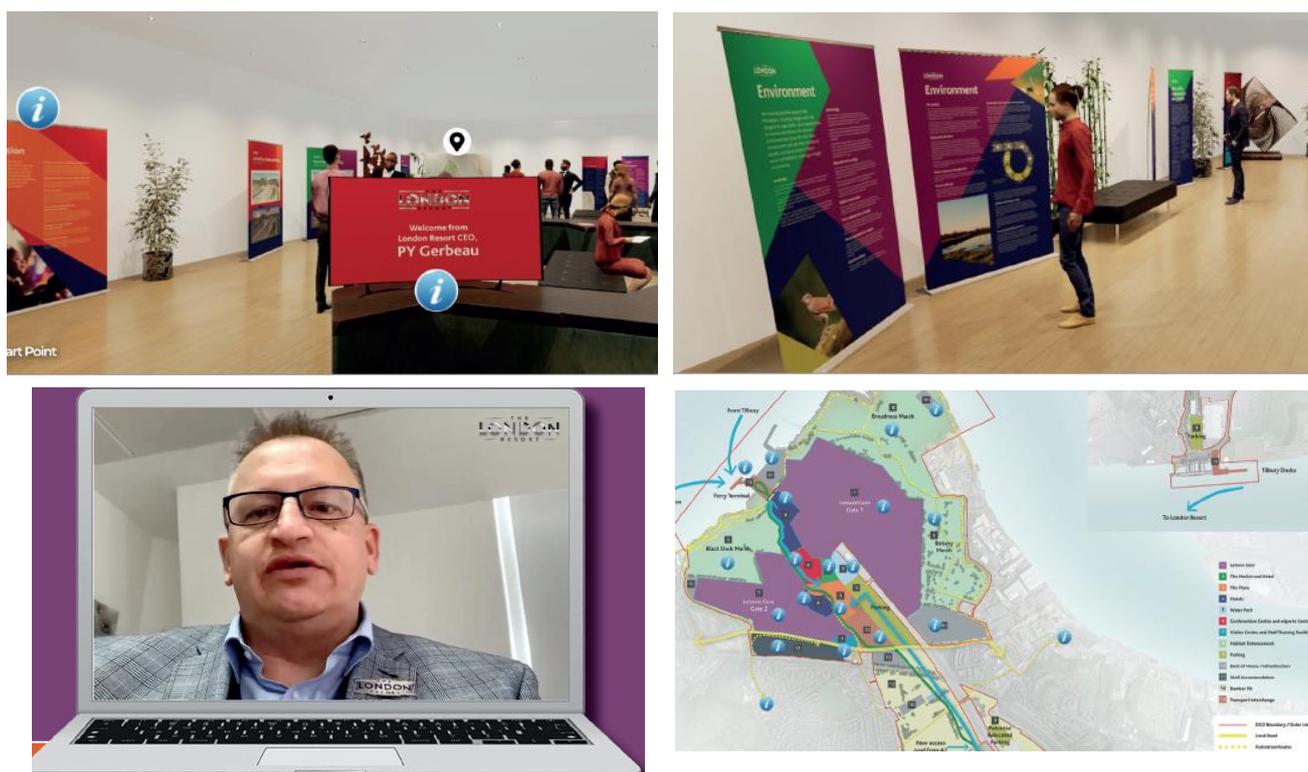
out more about the consultation, as intended. Further detail is available in the Digital Report in Appendix 5.28.

Virtual exhibition

10.68. The virtual exhibition room was designed to be similar to what would be available during an in-person event, (<https://consultationspace.com/LondonResort/>) and to enable visitors to look around the materials from a computer or mobile device, explaining the Proposals in an accessible, interactive and engaging way.

10.69. The exhibition room hosted materials, as seen in Figure 10.1, included nine digital banners setting out Project proposals, all of which were also available in audio format, an interactive version of the Masterplan, imagery showing artists impressions of elements of the Project, a welcome video from LRCH’s Chief Executive Officer, PY Gerbeau, the Guide to Consultation booklet and links to maps, plans, consultation materials and to the online survey. The room also provided contact details and a web chat function.

Figure 10.1: Screenshots of virtual exhibition room

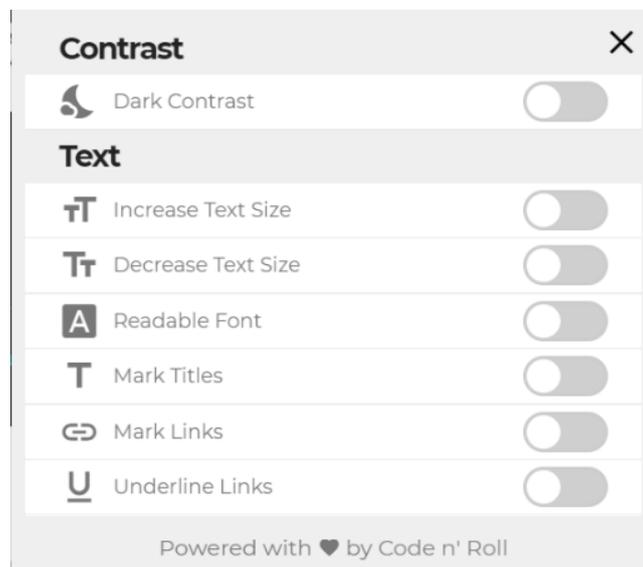


10.70. The virtual exhibition space was designed to be as accessible as possible for a wide audience and can be seen in Figure 10.2. Accessibility features included:

- Dark contrast was incorporated to ensure text stood out and was easily discernible from surrounding imagery.

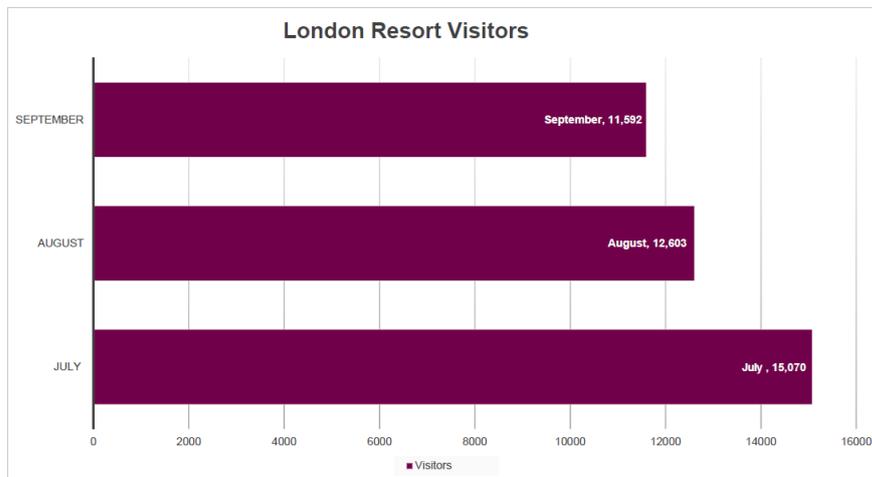
- Visitors had the option to increase and decrease the text size.
- A button marked 'readable font' instantly switched harder to read fonts over to more accessible versions.
- Hyperlinks could be underlined and marked in yellow throughout to make navigating the site simple and accessible.
- Titles could be marked throughout the website to delineate a change in section for those requiring additional visual assistance
- The site incorporated audio description, with all text on banners and standalone copy available in audio format.

Figure 10.2: Screenshot of accessibility features in the virtual exhibition room.



10.71. **Figure 10.3** below shows the number of visitors to the virtual exhibition room for each month of the duration of the consultation.

Figure 10.3: London Resort virtual exhibition room visitor numbers



Social media

10.72. The dedicated London Resort social media channels were regularly updated with new posts to make people aware of the public consultation events, how to access consultation documents, as well as information on how to provide feedback on the proposals and the deadline for comments.

10.73. This was achieved through regular posts on the Project’s Twitter and Facebook channels - @LondonResort and @LondonResortCompanyHoldings. These platforms have 4,930 and 8,246 followers respectively. Posts provided links to the consultation website and virtual exhibition space, consultation materials, and the Feedback Form, as well as raising awareness of the public webinar events.

10.74. LRCH used paid-for promoted posts on Facebook and Twitter at the midway point and towards the end of consultation to act as a reminder about consultation close dates. These were paid to maximise reach, and ensure that we reached a broad spectrum of the community.

10.75. Tweets earned 151,700 impressions over the consultation period, with an average engagement rate of 5.5%. This is significantly higher than the average engagement rate for Twitter - An engagement rate between 0.09% and 0.33% is considered to be high. Analytics also show amplification of messages by individual and organisations, which led to wider reach, click throughs and visits to the virtual exhibition space in particular.

Email

10.76. An email address (info@londonresortcompany.co.uk) was operated throughout the consultation period, to assist people who needed more information on the consultation and for those who wished to order hard copies of materials.

Freephone

- 10.77. A freephone community line was made available for people to get in touch with the London Resort team with any queries; the phonenumber was manned between the hours of 9am - 5.30pm Monday to Friday and Saturday 11am – 2pm, and a voicemail service was provided out of hours.
- 10.78. For those who were not comfortable or not able to access information digitally, or who required a more detailed discussion, members of the public could arrange a telephone surgery to talk to one of the project team in more detail. These could be booked via the freephone line or email using the contact details provided further on in the document. These were promoted on the website and in the consultation materials, and were offered in responses to telephone and email enquiries, particularly where the enquirer sent detailed questions. LRCH did not receive any requests for a telephone surgery during the consultation period.

Response to consultation

Volume of enquiries - freephone and email

- 10.79. Over 1400 calls were made to the consultation freephone line and around 1,900 emails during the consultation period. Calls from stakeholders covered a range of topics. The main topics raised are categorised below:
- Enquiries about job and supplier opportunities
 - Specific questions about the proposals
 - Expressing support or objection to the Project
 - Requests for hard copy materials
- 10.80. During the early days of consultation, LRCH received some feedback and queries specific to the website or virtual exhibition space. This consisted of:
- Files taking too long to download, particularly on mobiles. In response, compressed versions of some larger files, including Masterplan and Land Plans were made available on the website.
 - Virtual exhibition room taking too long to load on some mobile devices. In response, a lower resolution version was made available. Visitors could select which version they viewed by clicking a button on entering the site.
 - One enquirer informed us they had reached a 'limit' on the audio files. LRCH investigated and found that due to the volume of people accessing the audio files, a bandwidth limit had been reached. This was immediately increased and was monitored throughout the consultation and increased accordingly.

10.81. In all cases, technical issues were investigated and rectified within hours of being raised. No technical issues were raised after the first week of consultation.

Consultation Feedback

10.82. The means by which formal feedback could be given by the local community were as follows:

- Online feedback form via the project consultation website, a copy of which is at Appendix 5.20.
- Email the LRCH project email address (info@londonresortcompany.co.uk)
- Order, or download and print a hard copy feedback form, a copy of which is at Appendix 5.19, or a letter, and send to the project via the FREEPOST address: FREEPOST: LONDON RESORT CONSULTATION

Volume of responses

10.83. Table 10.4 below outlines the volume of responses received within the consultation timeframe from 27 July to 21 September 2020:

Table 10.4: Volume of responses received between 27 July and 21 September 2020

Stakeholder type	Email	Online Feedback Form	Post	Total
Non-prescribed Organisations, Businesses and Community Groups	16	30	0	46
Individuals	175	932	17	1124

10.84. Additional responses received after consultation close date were related to the Buglife campaign, which is explained in the next paragraph. All late responses were dealt with in the same way as community responses received before the deadline. LRCH has had regard to them in the same way as responses received during the consultation and they have been included in the tables summarising the responses below.

Campaigns and petitions

10.85. During the consultation period, Buglife launched a campaign against the proposals, encouraging people to sign up to their ongoing petition 'No fun for Nature - Save Swanscombe Marshes'. Buglife also published a template 'pro-forma' response on their website, encouraging respondents to use that as the basis for their response - 53 consultation responses appear to have been submitted using this pro-forma response. These have been analysed along with other public responses according to issue raised.

LRCH has had regard to them in the same way as all community responses received during the consultation and they have been included in the tables summarising the responses below.

Relevant responses

- 10.86. A feedback form was created to capture people's views on the proposals. The feedback form asked 10 questions seeking feedback on proposals. Two additional questions sought feedback on the consultation. The final section invited respondents to provide information about themselves.
- 10.87. The first nine questions on the feedback form were asked in two parts. The first part was a closed question, designed to gauge the degree to which respondents supported or opposed the proposal. The second part was a free text section, inviting respondents to provide reasons for their answer in their own words. Question 10 invited respondents to provide any general comments or additional feedback.
- 10.88. LRCH reviewed each response individually. Due to the large number of responses, LRCH has not included each response individually in this Report but has provided a summary of the responses in Appendices 5.31 grouped by issue. The number of times each issue was raised is provided together with an explanation of how LRCH has had regard to the responses.
- 10.89. In some cases, consultees raised issues in response to a question which more closely aligned with another question. For example, Questions 1 and 2 of the feedback form asked about transport, however comments on transport were at times included in responses to other questions. Given this position we have taken a topic based approach to analysing the responses. However, LRCH has maintained an audit trail to ensure each response is represented in the tables at Appendix 5.31.
- 10.90. As community consultation under Section 47 was ongoing when the section 48 notices were published, responses to both were received within the same deadline. Accordingly, details of relevant responses received from members of the public in response to the publication of the Section 48 notice are also included in Appendix 5.31.

Organisation responses

- 10.91. A number of non-prescribed organisations and businesses provided responses to the consultation. Where these have been identifiable among the consultation responses they have been summarised and responded to in a separate table in Appendix 5.31. Other non-prescribed organisations and businesses have been included in the main response tables along with other Section 47 responses.

Responses received in community consultation in response to Questions 1 and 2 of the Feedback Form

- 10.92. The first and second sections on the feedback form focused on transport and consisted of two multiple choice questions, with space for free text responses on each question.

Q1. With the information available do you support our approach to sustainable transport and minimising impacts on the road network?

10.93. 1,023 respondents answered this question. 70% of respondents supported or strongly supported, with 50% indicating strong support. 23% opposed, with 7% stating they were neutral, as shown in Figure 12.4 and Table 12.5.

Figure 10.4: Chart to show responses to Q1

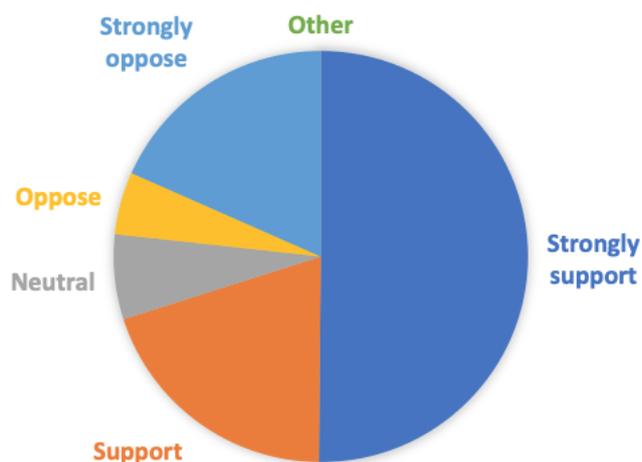


Table 10.5: Respondents for sustainable transport question

Response	Number of responses	Percentage (%)
Strongly support	511	50
Support	203	20
Neutral	68	7
Oppose	50	5
Strongly oppose	187	18
Other	0	0

Q2. With the information available, do you support our approach to keeping London Resort traffic separate from local traffic?

10.94. 1,017 respondents answered this question. 80% Strongly supported or supported this proposal, with 52% indicating strong support. 21% of respondents opposed this proposal, and 9% stated they were neutral, as shown in Figure 12.5 and Table 10.6.

Figure 10.5: Chart to show respondents to Q2 -Road access

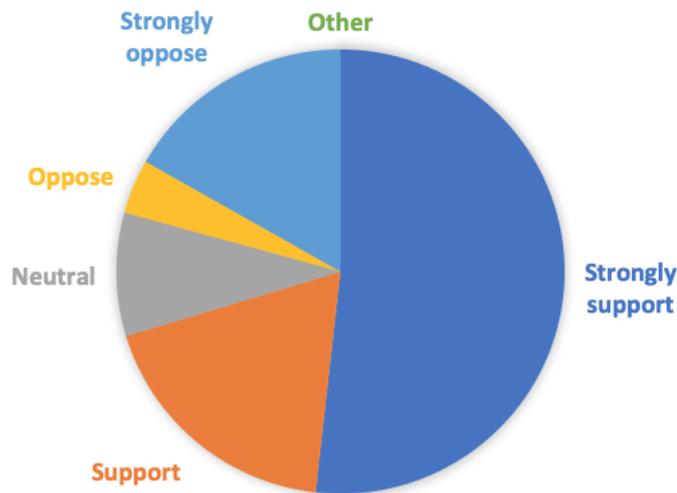


Table 10.6: Respondents to road access questions

Response	Number of responses	Percentage (%)
Strongly support	525	52
Support	188	18
Neutral	91	9
Oppose	40	4
Strongly oppose	170	17
Other	0	0

Responses received in community consultation in response to Questions 3 and 4 of the Feedback Form

10.95. The third and fourth questions on the feedback form focused on environment and sustainability. Responses received in community consultation in response to Questions 3 and 4 of the Feedback Form are set out below.

Q3. With the information available, do you support our approach to the environment and biodiversity?

10.96. 1,023 respondents answered this question. 73% Strongly supported or supported this proposal, with 51% indicating strong support. 18% of respondents opposed this proposal, and 9% stated they were neutral, as shown in Figure 10.6 and Table 10.7.

Figure 10.6: Chart to show respondents to Q3

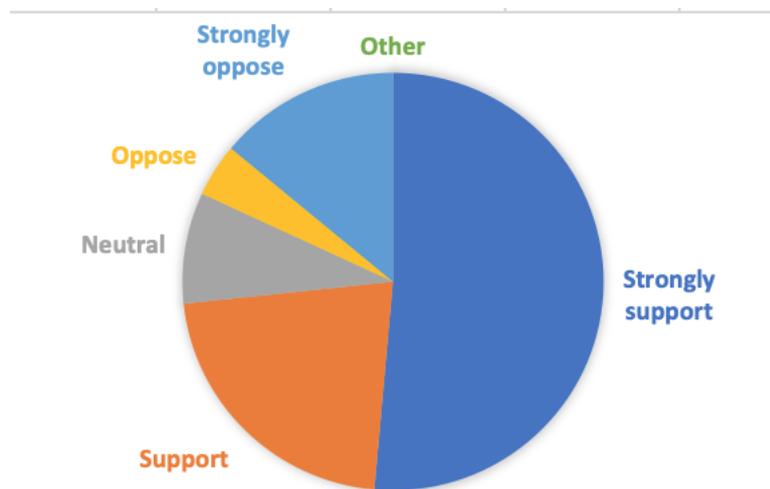


Table 10.7: Respondents to environment question

Response	Number of responses	Percentage (%)
Strongly support	526	51
Support	224	22
Neutral	88	9
Oppose	42	4
Other	143	14
Other	0	0

Q4. With the information available, do you support our approach to sustainability?

10.97. 1,019 respondents answered this question. 73% Strongly supported or supported this proposal, with 55% indicating strong support. 16% of respondents opposed this proposal, and 11% stated they were neutral, as shown in Figure 10.7 and Table 10.8.

Figure 10.7: Chart to show responses to Q4

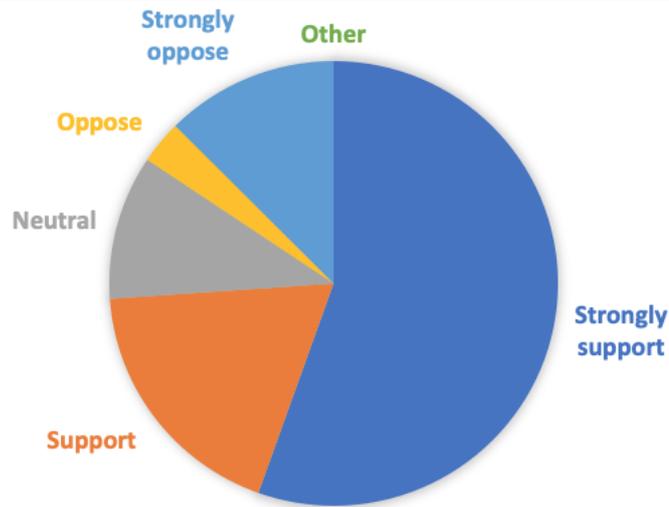


Table 10.8: Respondents to sustainability question

Response	Number of responses	Percentage (%)
Strongly support	565	55
Support	188	18
Neutral	107	11
Oppose	32	3
Strongly oppose	127	13
Other	0	0

Q5. With the information available, do you support our approach to walkways, cycle routes, and public rights of way?

10.98. 1,023 respondents answered this question. 76% Strongly supported or supported this proposal, with 54% indicating strong support. 14% of respondents opposed this proposal, and 10% stated they were neutral, as shown in Figure 10.8 and Figure 10.9.

Figure 10.8: Chart to show responses to Q5 – Pedestrian and cycle routes

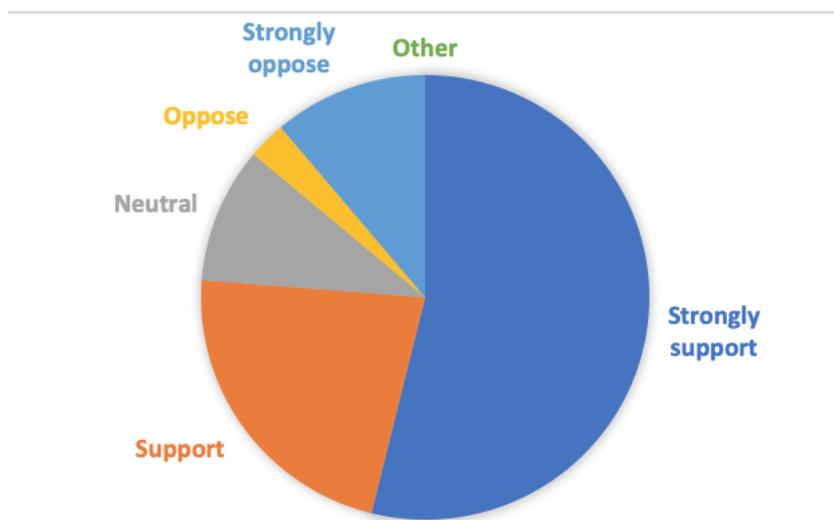


Table 10.9: Respondents to support approach to walkways, cycle routes, and public rights of way question

Response	Number of responses	Percentage (%)
Strongly support	551	54
Support	229	22
Neutral	101	10
Oppose	28	3
Strongly oppose	114	11
Other	0	0

Q6. Based on the information available, do you support our approach to cultural heritage?

10.99. 1,018 respondents answered this question. 68% Strongly supported or supported this proposal, with 43% indicating strong support. 14% of respondents opposed this proposal, and 19% stated they were neutral, as shown in Figure 10.9 and Figure 10.10.

Figure 10.9: Chart to show responses to Q6 – Cultural heritage

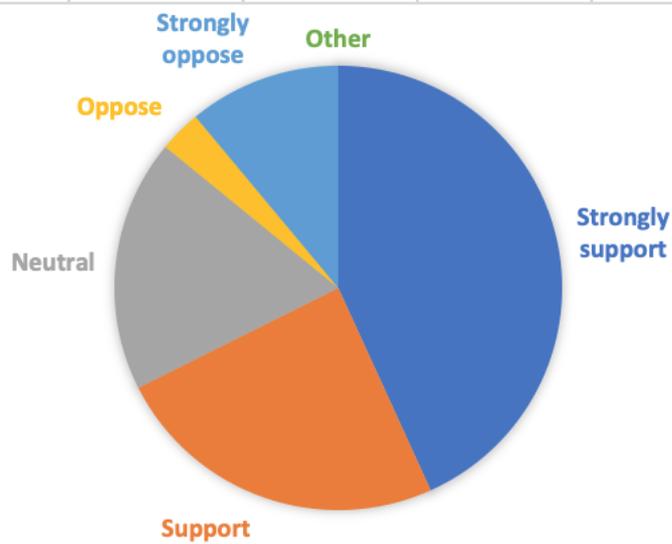


Table 10.10: Respondents to Q6

Response	Number of responses	Percentage (%)
Strongly support	440	43
Support	248	24
Neutral	187	19
Oppose	31	3
Strongly oppose	112	11
Other	0	0

Q7. Based on the information available, on balance do you think the London Resort will benefit the local area in the longer term or create more problems?

10.100. 1,016 respondents answered this question. Respondents were only provided with two options benefits or problems. 65% indicated that they felt the Resort would benefit the local area in the longer term, as shown in Figure 10.10 and Figure 10.11.

Figure 10.10: Chart to show responses to Q7 - Benefits

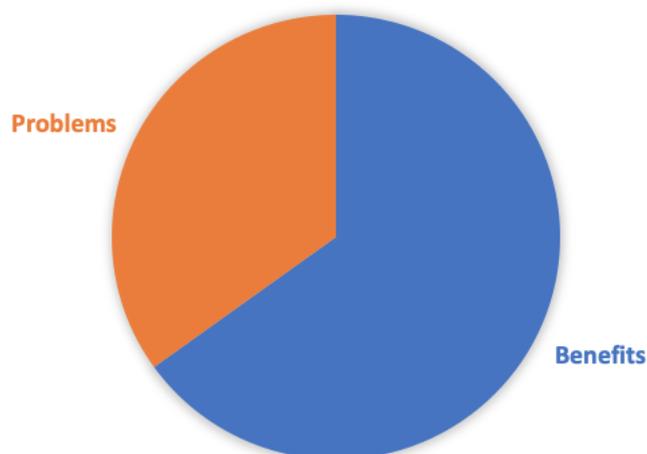


Table 10.11: Respondents to Q7

Response	Number of responses	Percentage (%)
Benefits	661	65
Problems	335	35

Responses received in community consultation in response to Question 8 of the Feedback Form

Q8. Based on the information provided, do you agree with our approach to accessibility and inclusivity?

10.101. 1,011 respondents answered this question. 69% Strongly supported or supported this proposal, with 49% indicating strong support. 13% of respondents opposed this proposal, and 18% stated they were neutral, as shown in Figure 10.11 and Table 10.12.

Figure 10.11: Chart to show responses to Q8 – Accessibility and inclusivity

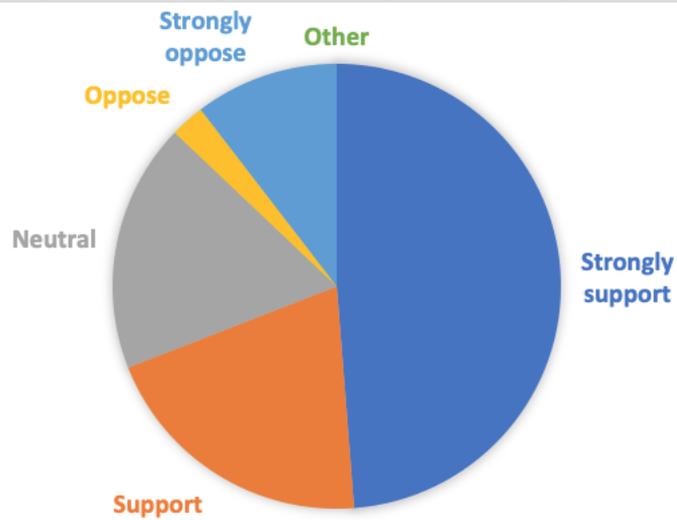


Table 10.12: Respondents to Q8

Response	Number of responses	Percentage (%)
Strongly support	493	49
Support	205	20
Neutral	183	18
Oppose	25	3
Strongly oppose	105	10
Other	0	0

Q9. With the information available, what are your thoughts on the emerging masterplan and the mix we are proposing?

10.102. 1,019 respondents answered this question. 64% Strongly supported or supported this proposal, with 44% indicating strong support. 22% of respondents opposed this proposal, and 14% stated they were neutral, as shown in Figure 10.12 and Table 10.13: Respondents to Q9 Table 10.13.

Figure 10.12: Chart to show responses to Q9 - Masterplan

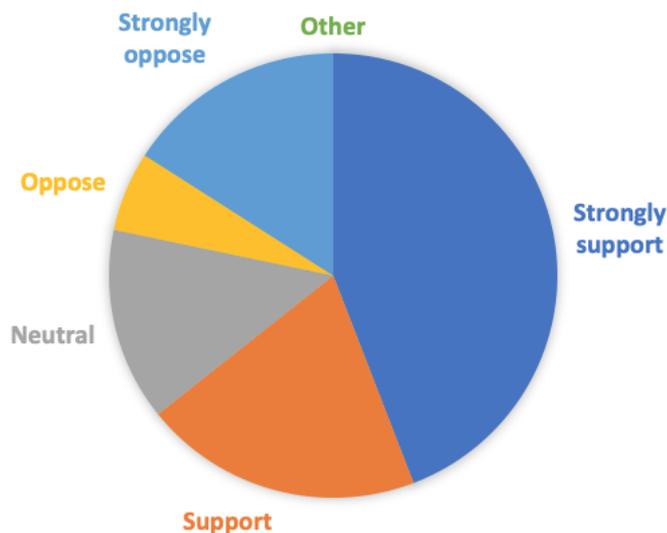


Table 10.13: Respondents to Q9

Response	Number of responses	Percentage (%)
Strongly support	450	44
Support	205	20
Neutral	143	14
Oppose	59	6
Strongly support	162	16
Other	0	0

10.103. Where reasons were provided for opposition to the Masterplan, a number of responses tended to reiterate previous feedback – e.g. where a respondent has indicated opposition due to transport issues, or environmental concerns, this was reiterated here, therefore not all responses reflect the Masterplan proposal itself.

10.104. The final question provided a means for people to raise or provide feedback on any topic area.

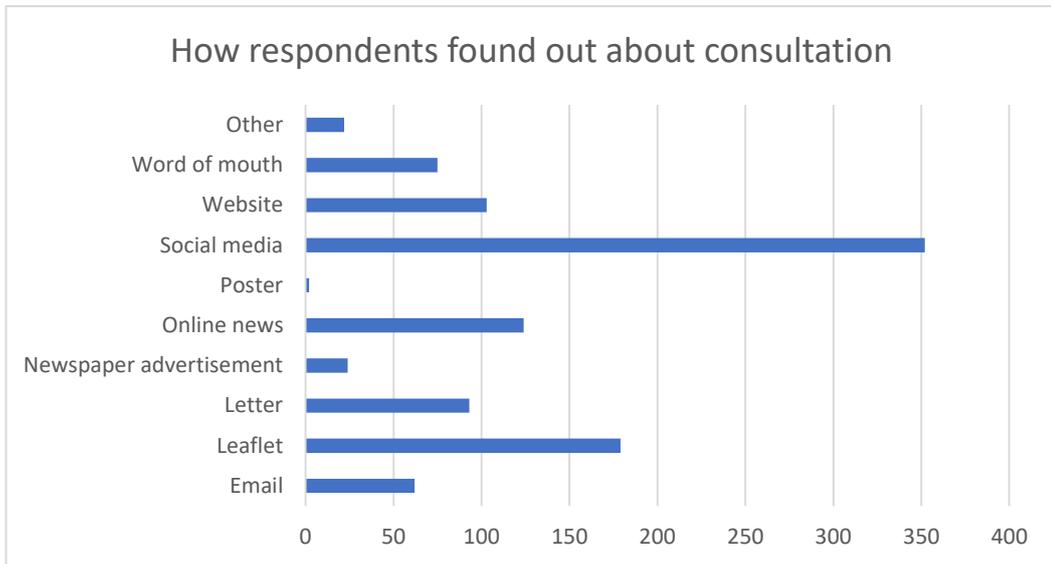
Q10. We would like to know what is important to you. Please let us know if you have any further comments on the information presented at this stage.

10.105. There are no quantitative responses to these questions but all comments have been summarised and included in Appendix 5.31.

10.106. The next section of the feedback form sought feedback on the consultation process.

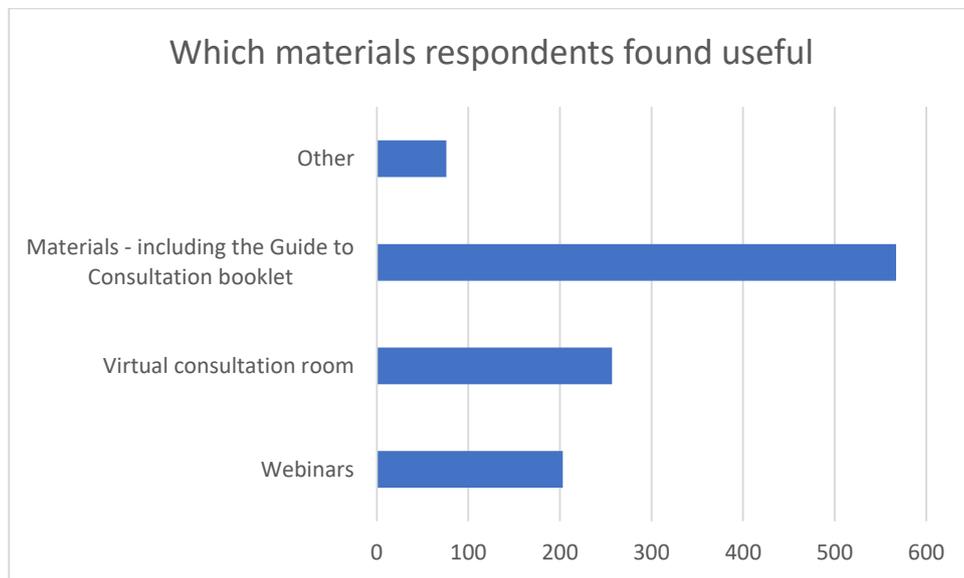
Q11. How did you find out about the consultation?

Figure 10.13: Graph to show responses to Q11



Q12. Which information did you find useful? (Please tick all that apply).

Figure 10.14: Graph to show responses to Q12

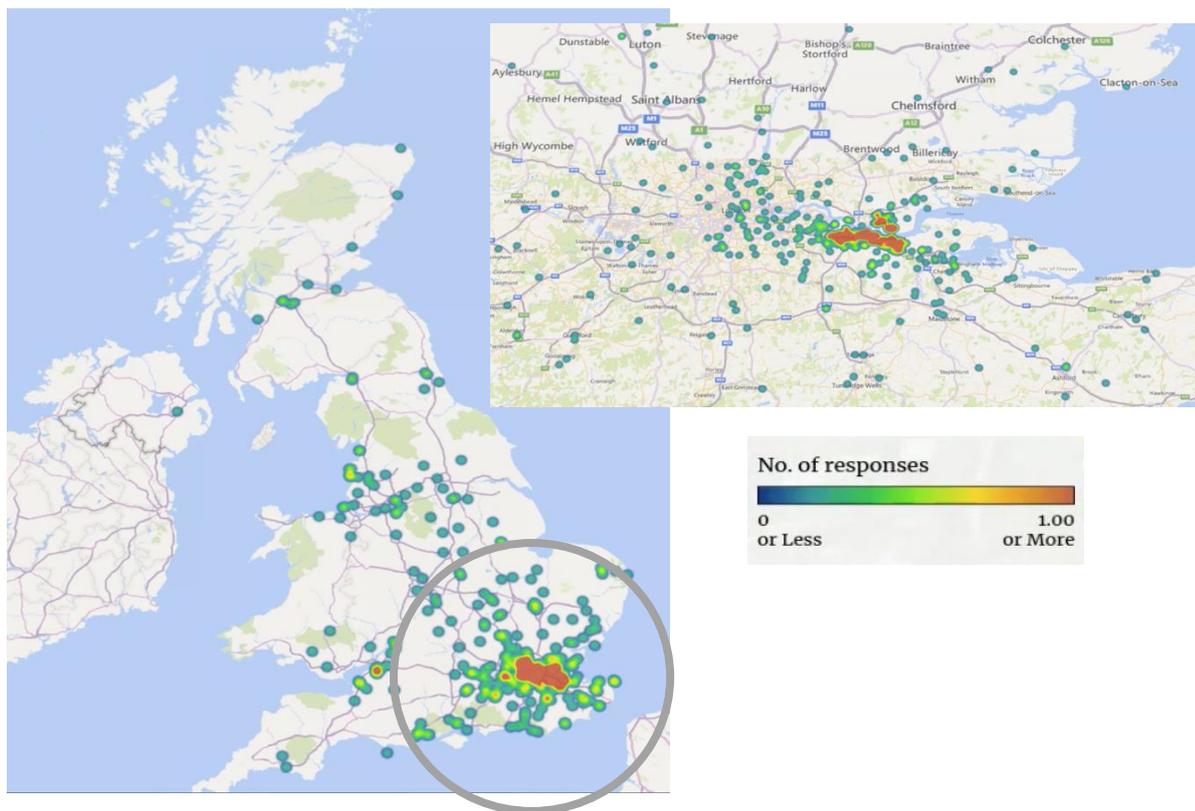


10.107. Tick box options provided were Webinars, Virtual consultation room, Materials (including the Guidebook) and Other. Examples included ‘information from councillor’, and ‘word of mouth’.

10.108. Finally, LRCH invited respondents to provide demographic information. This was optional. The intention of these questions was to help establish whether engagement was reflective of the demographics for the local area.

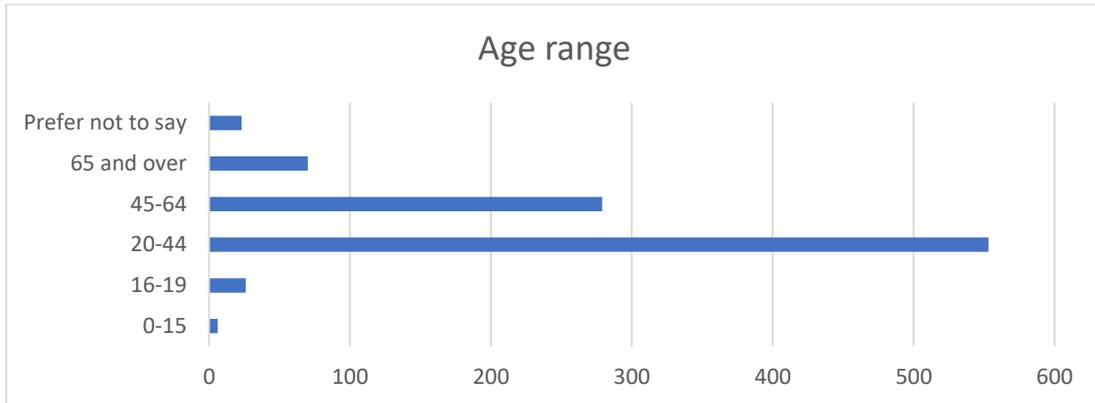
10.109. 993 respondents provided a postcode. UK postcodes have been mapped as shown in Figure 10.15. This shows a UK wide response, with the highest volume and concentration of responses from the vicinity of the Project.

Figure 10.15: UK map showing geographic location of respondents



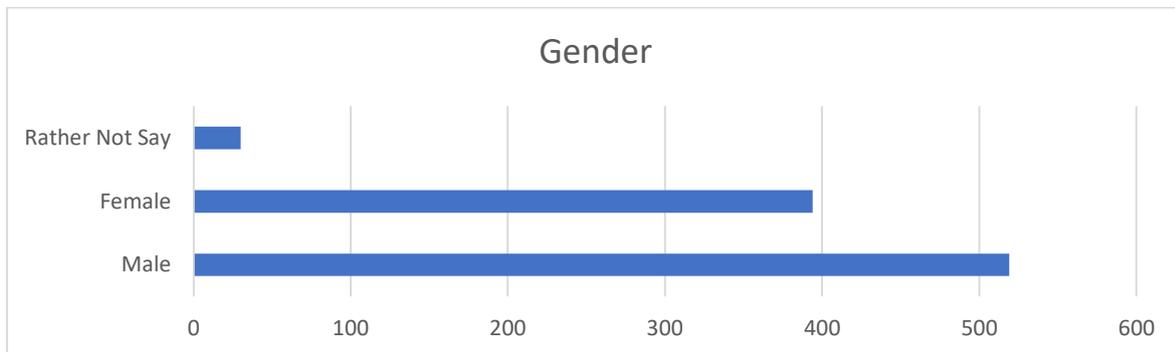
10.110. The number of respondents who provided their age are shown in Figure 10.16. The highest response category by age was 20-44, followed by 45-64.

Figure 10.16: Graph to show the age range of respondents



10.111. 957 respondents answered this question, as seen in Figure 10.17. 55% of respondents were male whilst 42% were female with 3% ticking the ‘rather not say’ box.

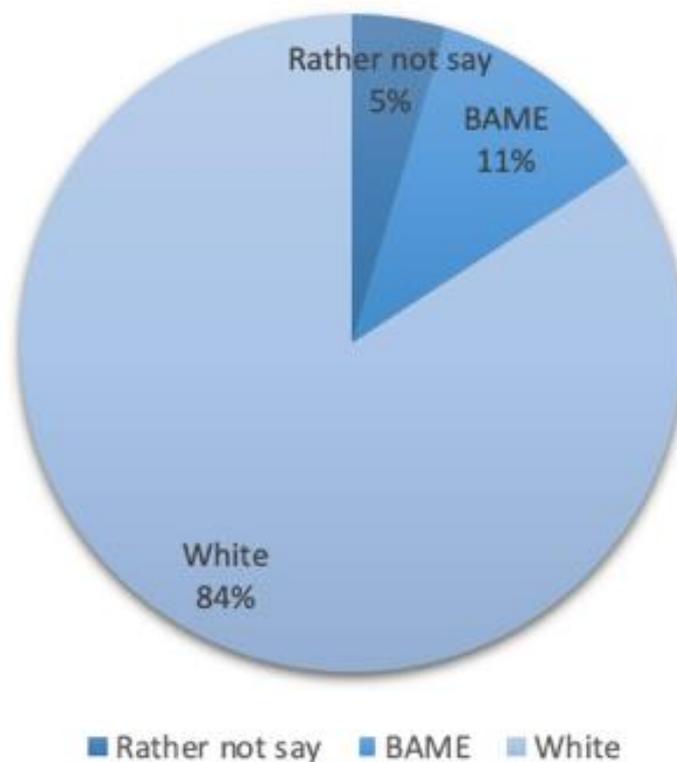
Figure 10.17: Graph to show gender of respondents



Ethnicity

10.112. 958 respondents answered this question, as seen in Figure 10.18. 84% of respondents indicated they are white, with 11% of respondents BAME and 5% indicated they would rather not say.

Figure 10.18 Ethnicity



Summary of response to consultation

10.113. The London Resort’s approach to sustainability, the environment and its approach to walkways and cycle routes were among the most strongly supported by the public:

- 73% supported the approach to the environment and biodiversity;
- 74% were in favour of the London Resort’s approach to sustainability; and
- 76% supported the approach to walkways, cycle routes and public rights of way.

10.114. In line with previous stages consultation, transport was the most commented on topic, however responses also showed stronger support for proposals than seen at earlier stages of consultation:

- 80% supported road access proposals keeping London Resort traffic separate to local traffic; and
- 70% supported sustainable transport proposals.

10.115. Respondents largely welcomed the revised mix of facilities and amenities accessible to local communities and businesses outside the ‘payline’ of the theme parks.

- 65% agreed that the London Resort will benefit the local area in the longer term.

- 64% supported the Masterplan.

10.116. With this as a backdrop the key, issues raised in the consultation are outlined in the paragraphs below.

- Concerns about capacity of the road network, in particular the impact of the Proposed Development on local roads and on the wider strategic road network, and how the new Park and Glide facility would impact on traffic in Thurrock. Respondents wanted more detail about transport assessments and how traffic and parking would be managed.
- Issues raised related to sustainable transport proposals focused on concerns over how achievable the proposals are, with concerns about capacity on the existing public transport network and cost of travel. Respondents wanted more detail about how sustainable transport could be incentivised and how pedestrian and cycle routes could be improved.
- Issues raised related to sustainability proposals more generally related to wanting more information about this will be achieved.
- The importance of the marshland and wildlife habitats on the Peninsula was emphasised, with strong desire to protect wildlife and to retain access to local nature and wildlife areas. More information was wanted about off-site mitigation.
- Concerns about impacts of noise, air and light pollution on local communities and on wildlife.
- Reassurance that the Resort can manage the potential negative impacts on local communities of large volumes of visitors in terms of social infrastructure, noise, litter, crime and anti-social behaviour.
- More detail wanted about the number and type of jobs that would be created by the Proposed Development, and reassurance about opportunities for local people and businesses.
- Interest in more detail about the content of the leisure core including suggestions for the inclusion of specific rides and attractions, and how to ensure the accessibility of the facilities.

Ongoing engagement

10.117. As part of the development of the Project, LRCH have had ongoing dialogue with various bodies on a regular basis, and is continuing with local authorities, PILs and prescribed consultees. A list of the meetings with organisations (both statutory and non-statutory) which have taken place in 2020 regarding the Project can be found at Appendix 5.32. These meetings have furthered LRCH's understanding of stakeholder issues and feedback responses.

Summary of Influence on the Project

10.118. Consultation feedback demonstrated clear and strong support for the London Resort but also highlighted specific issues of focus needed, particularly from Section 42 respondents. This feedback has informed the development of a number of supporting technical documents and strategies, which form part of our application documents and are described below.

10.119. Stage 5 consultation feedback demonstrated clear and strong support for the London Resort. Feedback has informed the development of a number of supporting technical documents and strategies, which form part of our application documents and are described below:

- An Outline Skills and Employment Strategy, which sets out enhanced targets and commitments for local employment and training, along with agreement to establish an Education and Skills Taskforce, to ensure local residents are strong beneficiaries of the opportunities offered by the Resort. (Document reference 6.2.7.7)
- An Outline Economic Regeneration Strategy was developed to better articulate impacts and mitigation strategies (document reference 7.5)
- A Travel Demand Management Plan, which sets out how LRCH will incentivise active and sustainable travel, significantly improving delivery of a modal shift towards sustainable travel and reduced car usage (document Reference 6.2.9.1 Appendix TA-AC)
- An Off-Site Parking Strategy has been developed to outline the management of people parking locally (document reference 6.2.9.1 Appendix TA-Y)
- Pilgrims Way, an historic pedestrian route, will be significantly enhanced and key features in the masterplan, connecting Swanscombe to the London Resort and Ferry Terminal
- The completion of a Preliminary Navigational Risk Assessment following engagement with Port of London Authority (document reference 6.2.10.1)
- Adapted our environmental assessment process with regard to open mosaic, following consultation with Natural England (document Reference 6.1.6)
- An Outline Lighting Strategy, to measure and mitigate impacts on local residents and wildlife (document Reference 7.9)
- The Environmental Strategy has been updated to strengthen the approach to delivering a net gain in biodiversity, through appropriate onsite and offsite mitigation. (Document reference 6.1.6 and specifically the Biodiversity Net Gain Assessment document reference 6.2.12.2)

- The DCO application was amended, addressing specific comments from consultees, a comprehensive record of which is available (document reference 3.1)
- The development and enhancement of the Outline Construction Method Statement (document reference 6.2.3.1), the Outline Construction and Environmental Management Plan (document reference 6.2.3.2) and the Construction Workforce Accommodation Strategy (document reference 6.2.7.8) address issues raised.
- An Outline Sustainability Strategy was further developed and enhanced (document reference 7.7)
- Further and more detailed assessments have been undertaken as part of environmental impact assessment, including more detailed transport and traffic assessments.

10.120. These and other more specific changes detailed in the relevant summary tables have been incorporated in the Development Consent Order application.

Chapter Eleven ◆ Stage 5: 2020 Statutory Consultation Publicity (Section 48)

SECTION 48 NOTICE

- 11.1. A second notice advertising LRCH's intention to apply for a DCO in respect of the Project was published in accordance with Section 48 of the 2008 Act and Regulation 4 of the Application Regulations. This was a combined section 47 and section 48 notice.
- 11.2. A copy of this second Notice (the 2020 Notice) can be found at Appendix 5.10. The newspapers in which the Section 48 notice was published and the dates of publication are set out in Table 11.1 below. Copies of the published versions of the notice can be found at Appendix 5.11.

Table 11.1: Section 48 notice: newspaper and dates of publication

Publication	First Publication Date	Second Publication Date
Gravesend and Dartford Messenger	Thursday 23 July 2020	Thursday 30 July 2020
Thurrock Gazette	Thursday 23 July 2020	Thursday 30 July 2020
The Times	Thursday 23 July 2020	N/A
London Gazette	Thursday 23 July 2020	N/A
Lloyd's List	Thursday 23 July 2020	N/A
Fishing News Weekly	Thursday 23 July 2020	N/A

- 11.3. As stated in the Section 48 notice, the deadline to respond was 21 September 2020. A copy of the notice, as placed in each of the newspapers referred to in Table 11.1, is provided at Appendix 5.11.
- 11.4. In accordance with Regulation 13 of the EIA Regulations 2017, LRCH sent a copy of the Section 48 notice to the prescribed consultation bodies (as defined under the EIA Regulations) on 27 July 2020. A copy of the covering letter can be found at Appendix 5.2. Further information about EIA consultation can be found in Chapter Twelve of this Report.

Additional Publicity

Online

- 11.5. In addition to this, online consultation adverts were placed with Kent and Essex Online – check titles. A copy of the digital adverts provided is available at Digital Report at Appendix 5.28.
- 11.6. Information about the Project and the consultation was available on the London Resort website (<https://londonresort.info/>) that provided a link to specific consultation information (<https://consultation.londonresort.info/>) and to the virtual consultation exhibition space (<https://consultationspace.com/LondonResort/>).
- 11.7. Regular posts were made on the LRCH Twitter and Facebook channels (@LondonResort and @LondonResortCompanyHoldings) throughout the consultation period. These posts signposted and provided links to information available, promoted specific webinars with links for how to register, and provided reminders about the consultation close date. Two posts were paid for promoted posts.
- 11.8. Further details of these activities can be found in the Media and Digital Report for the Stage 5 Consultation which is included at Appendix 5.27 and 5.28.

Press

- 11.9. Press releases were issued to the local, national and industry titles at the start of the consultation to raise awareness about the consultation and encourage people to take part. Further details of the press releases and press coverage can be found in the Media Report at Appendix 5.27.

Relevant Responses

- 11.10. Details of relevant responses received from members of the public in response to the publication of the Section 48 notice are addressed in Chapter Ten which deals with community consultation.

Chapter Twelve ◆ EIA consultation

INTRODUCTION

12.1. This section provides an overview of the consultation and engagement relating to the EIA process, including screening, scoping and the 2020 PEIR. LRCH's consultation and engagement on the EIA process is set out in more detail in the Environmental Statement.

EIA CONSULTATION

2014-2015

Screening Opinion and Consultation

12.2. LRCH sent a screening opinion to Dartford Borough Council and Gravesham Borough Council on 18 October 2013.

12.3. No formal screening request was sought from PINS on the basis that one was issued by the local planning authority prior to the Project's designation as an NSIP.

Scoping Consultation

12.4. Scoping is the non-mandatory process of seeking an opinion as to the appropriate content and extent of matters to be covered by the EIA. The scope of the EIA was determined through voluntary early and ongoing engagement with consultees and more formally through the publication of each EIA Scoping Report and request for a scoping opinion.

12.5. The 2014 EIA Scoping Report was published on Friday 7 November 2014 with a request for a scoping opinion. A copy of the 2014 EIA Scoping Report is appended to the ES (document reference 6.2.1.1).

Feedback on the Scoping Report

12.6. The 2014 Scoping Opinion (ES, document reference 6.2.1.2) from PINS was received on the 19 December 2014 confirming the information that should be provided in the ES for the Project.

PEIR Consultation

12.7. The 2015 PEIR formed part of a suite of documents which were available to view as part of the statutory consultation. The 2015 PEIR built on the Scoping Report, taking account of representations at Scoping stage, and provided high level information on the potential effects of the Project.

2020

- 12.8. LRCH notified PINS on 1 April 2020 (verbally) and 28 May 2020 (in writing) that it would provide a revised ES in respect of the Project. A copy of the email from 28 May 2020 and subsequent email confirming LRCH's intention to submit an EIA can be found at Appendix 5.33.
- 12.9. The 2020 EIA Scoping Report was published on 19 June 2020 with a request for a scoping opinion. A copy of the 2020 EIA Scoping Report is appended to the ES (document reference 6.2.1.3).

Feedback on the Scoping Report

- 12.10. The 2020 Scoping Opinion (document reference 6.2.1.4) from PINS was received on the 27 July 2020.
- 12.11. LRCH has undertaken a review of the views expressed by the Secretary of State and representations from statutory consultees included in the Scoping Opinion. A full explanation of how the Scoping Opinion and the consultation undertaken by PINS in relation to it, has been provided in the technical Chapters of the ES (document reference 6.1).

2009 and 2017 Regulations

- 12.12. The 2009 EIA Regulations were replaced by the 2017 Regulations in May 2017. LRCH conducted its Stage 4 (2015) statutory consultation in accordance with the 2009 Regulations. For the Stage 5 (2020) statutory consultation, LRCH followed the 2017 Regulations. The ES has therefore been produced according to the 2017 Regulations.

PEIR Consultation

- 12.13. Regulation 10 of the EIA Regulations 2017 requires that where a development is an EIA development the applicant confirms in their SoCC how they intend to publicise and consult on the PEI. The 2015 PEIR produced satisfied the equivalent requirement in the 2009 EIA Regulations and was consulted on in accordance with the 2015 SoCC. The 2020 PEIR produced satisfied this requirement and was consulted on in accordance with the 2020 SoCC.
- 12.14. The 2020 PEIR formed part of a suite of documents which were available to view as part of the statutory consultation. The 2020 PEIR built on the Scoping Report and provided high level information on the likely significant effects of the Project.
- 12.15. As outlined in Chapters Seven and Ten of this Report, LRCH produced a SoCC in accordance with section 47 of the PA2008 detailing how it intended to consult upon the PEI for each stage of statutory consultation.
- 12.16. The process of holding meetings with stakeholders to discuss key environmental issues was maintained by LRCH before, during and after both the 2015 and 2020 statutory

consultations. This enabled further influence of the EIA process through to production of the ES. Details of all such meetings and liaison has been provided in the technical Chapters of the ES (document reference 6.1).

Chapter Thirteen ◆ Conclusions

INTRODUCTION

- 13.1. LRCH has adopted a multi-staged approach to consultation, including both non-statutory and statutory stages. Both stages of statutory consultation were undertaken in accordance with the published SoCCs and all relevant statutory requirements.
- 13.2. The responses to both statutory and non-statutory pre-application consultation stages have been taken into account and influenced the Project proposals. So far as possible, feedback has resulted in changes being made to the Project but where this has not been possible, an explanation as to why this is has been provided in this Report.

CONCLUSIONS

Non-statutory consultation

- 13.3. The three non-statutory consultation stages enabled LRCH to share and get feedback on early concepts and outline proposals. This showed a high level of interest in and support for the Proposed Development in principle and for emerging proposals. The feedback also served to highlight important topics of consideration as the Resort proposals moved forward in its design, including:
- emphasising from an early stage the importance to local communities of traffic being kept off local roads, wanting to see more use of public transport and in particular the river, along with concerns about parking
 - general support for the Project's approach to the environment and ecology, reiterating the importance of the environment and ecology of the site
 - request for sustainable energy solutions
 - the cultural heritage value of the area and its importance to local communities
 - support for the economic and regeneration potential of the Resort, with very high level of interest in supply chain opportunities, and employment, skills and training opportunities.
- 13.4. Overall, respondents were keen for future stages of public consultation and the opportunity to find out more about various aspects of the proposals. This feedback helped to shape proposals which were taken forward into statutory consultations.

Stage 4 statutory consultation - 2015

- 13.5. The format and detail of materials provided at this stage of consultation allowed consultees to provide more specific feedback on aspects of the Project which were important to them.
- 13.6. Responses again demonstrated widespread and strong support for proposals; 83% supported our Masterplan, supporting the proposed balance between the attractions and retaining publicly accessible green space and enhanced marshland, 84% supported our proposals for sustainable transport and 77% agreed that, on balance, the London Resort would provide long-term benefits to the area, welcoming in particular the employment and regeneration opportunities.
- 13.7. With this as a backdrop, the key issues raised included:
- Concerns about the road network, in particular the impact of the Proposed Development on local roads, access to the London Resort, and the impact on the wider strategic road network.
 - Despite high support for proposals for public transport links, including by bus, train and ferry, respondents suggested that more could be done regarding sustainable transport, and to reduce traffic on the road network, in particular to encourage increased use of the river, and the need for cycle and footpath upgrades.
 - The importance of the protection and access to local nature and wildlife areas.
 - Concern about the impact on businesses and residential properties, in particular with regard to impacts business located within the Order Limits in terms of compensation and the difficulties of relocating, and the impact on the Green Belt south of the A2.
 - Reassurance on the number and type of jobs that would be created by the Proposed Development.
 - The content of the leisure core including wanting to see more detail on rides and attractions, and queries around the public accessibility of the facilities.
 - General issues relating to the benefits, impacts and proposed mitigation identified on the detailed documents made available at consultation.
- 13.8. Overall the consultation demonstrated strong support for the London Resort and allowed the project team to understand the key topics to focus on as the Project progressed. All of these issues were subsequently considered by LRCH and incorporated, where possible, into the materials that were prepared for the Stage 5 statutory consultation.

Stage 5 statutory consultation - 2020

13.9. This final stage of statutory consultation took a digital first approach, not only to comply with relevant legislation brought about by the Covid-19 pandemic, but also to take advantage of new communication technologies which could reach and appeal to a wider audience than traditional consultations.

13.10. Through the use of virtual exhibitions, online webinars and live events, a wide range of consultees, including prescribed consultees, local people and businesses and the wider public got involved and provided their feedback on the plans.

13.11. Again, overall the consultation demonstrated strong support for the proposal, as outlined below:

13.12. The London Resort's approach to sustainability, the environment and its approach to walkways and cycle routes were among the most strongly supported by the public:

- 73% supported the approach to the environment and biodiversity
- 74% were in favour of the London Resort's approach to sustainability
- 76% supported the approach to walkways, cycle routes and public rights of way

13.13. In line with previous stages consultation, transport was the most commented on topic, however responses also showed stronger support for proposals than seen at earlier stages of consultation:

- 80% supported road access proposals keeping London Resort traffic separate to local traffic.
- 70% supported sustainable transport proposals

13.14. Respondents largely welcomed the revised mix of facilities and amenities accessible to local communities and businesses outside the 'payline' of the theme parks.

- 65% agreed that the London Resort will benefit the local area in the longer term.
- 64% supported the Masterplan.

13.15. With this as a backdrop, the key issues raised in the consultation are outlined in the paragraphs below:

- Concerns about capacity of the road network, in particular the impact of the Proposed Development on local roads and on the wider strategic road network, and how the new Park and Glide facility would impact on traffic in Thurrock. Respondents wanted more detail about transport assessments and how traffic and parking would be managed.
- Issues raised related to sustainable transport proposals focused on concerns over how

achievable the proposals are, with concerns about capacity on the existing public transport network and cost of travel. Respondents wanted more detail about how sustainable transport could be incentivised and how pedestrian and cycle routes could be improved.

- Issues raised related to sustainability proposals more generally related to wanting more information about this will be achieved.
- The importance of the marshland and wildlife habitats on the Peninsula was emphasised, with strong desire to protect wildlife and to retain access to local nature and wildlife areas. More information was wanted about off-site mitigation.
- Concerns about impacts of noise, air and light pollution on local communities and on wildlife.
- Reassurance that the Resort can manage the potential negative impacts on local communities of large volumes of visitors in terms of social infrastructure, noise, litter, crime and anti-social behaviour.
- More detail wanted about the number and type of jobs that would be created by the Proposed Development, and reassurance about opportunities for local people and businesses.
- Interest in more detail about the content of the leisure core including suggestions for the inclusion of specific rides and attractions, and how to ensure the accessibility of the facilities.

Influence on Proposed Development

13.16. The main changes to the Project in response to feedback received during the five stages of consultation include:

- Continued iteration of engagement and consultation methods and activities in response to feedback at each stage.
- Development of a comprehensive, multi-modal sustainable transport strategy, designed to keep London Resort traffic off local roads and minimise impacts on the Strategic Road Network. Changes influenced by consultation include:
 - A dedicated access road from the A2 to separate Resort visitors from local traffic, with a revised junction layout, to keep local and London Resort traffic separate.
 - A new 'Park and Glide' facility within the Port of Tilbury to provide access to the London Resort from Tilbury, to increase use of River Thames and reduce impacts on local and strategic roads.
 - Maximise opportunities for the use of river, rail and bus, and access routes for pedestrians and cyclists including detailed enhancements to public rights of way,

and an off-site parking strategy and commitment to ongoing monitoring.

- Pilgrims Way, an historic pedestrian route, will be significantly enhanced and will be a key feature in the masterplan, connecting Swanscombe to the London Resort and Ferry Terminal.
- Creation of linkages with the network of green spaces and improved access to the riverside.
- A reduction in Order Limits, reducing impacts on residential properties. This is as a result of the Highways England A2 Bean and Ebbsfleet Junction improvement works, which means we will not need to make significant improvements to Bean Junction. We have therefore revised the requirements for our access corridor from the A2 to the London Resort and removed the need for land south of the Ebbsfleet Junction.
- The development of an enhanced compensation package for PILs, offering a 30% premium, which was formulated in recognition of the difficulties that some PILs may face in relocation of their businesses.
- Changes to the Illustrative Masterplan layout to improve and enhance the structure of the landscape and ensure that important habitats and green space are retained and enhanced, with protected areas for species to enhance biodiversity and ecology, as well as quiet zones for visitors and local communities to relax in natural surroundings.
- Changes to the entertainment/noise impacts, for example a review of the use of fireworks and the removal of parades and nightclubs from the plans.
- Increased emphasis on applying sustainability principles and operationally net zero carbon across our design, development and operation of the London Resort.
- Revised scheme content, with changes to the proposed entertainment and amenities on offer both inside and outside the park gates to ensure that a more diverse range of amenities is accessible to local communities and businesses outside the 'payline' of the theme parks.
- Provision of onsite accommodation for staff working at the London Resort, including seasonal employees, was introduced following changes to the NSIP Regulations in April 2017 and an identified functional need. This was included as part of the proposals to further reduce pressure on a requirement for staff to travel to the Project Site and to reduce impacts on the local housing markets, helping to address concerns raised at previous stages of consultation.
- Consultation feedback has also informed the detail of a number of supporting technical documents and strategies, including the addition of an Outline Skills and Employment Strategy, a Travel Demand Management Plan, an Outline Lighting Strategy to ensure local residents are strong beneficiaries of the opportunities offered

by the Resort and amendments to the DCO application document in direct response to feedback from consultees.

Conclusion

- 13.17. Overall, consultation has demonstrated clear and continued overwhelming support, interest and excitement for the London Resort proposals, and the opportunities it offers for economic regeneration, business growth, job and career opportunities, and bringing a step-change in leisure and entertainment provision to the UK. Where required it has been undertaken in accordance with legislation, guidance and advice relating to the Planning Act 2008.
- 13.18. Engagement and communication will continue, with statutory stakeholders, local communities, education institutions, charities and businesses among others. Feedback will continue to influence detailed design and the development of operational policies and procedures.

Appendices

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