

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER
CONSULTATION REPORT APPENDICES
Reference: BC080001**

5.1 Consultation Report Appendices 5.1 – 5.17 (9 of 14)

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.1

Copy of letter to PINS with Section 46 Notification



27 July 2020

Dear Sir

**London Resort Company Holdings (LRCH)
Planning Act 2008 Section 46 Notification
The London Resort**

We write to notify the Secretary of State under section 46 of the Planning Act ('the Act') that LRCH proposes to commence consultation pursuant to section 42 of the Act in regard to its application for a Development Consent Order (DCO) to authorise the construction of the London Resort. The consultation will begin on **Monday 27 July 2020** and the deadline for receiving responses is **Monday 21 September 2020**.

As you are already aware, on 9 May 2014 the Secretary of State for Communities and Local Government issued a Section 35 Direction confirming that the London Resort qualifies as a nationally significant business or commercial project for which development consent is required under the Act.

LRCH's proposals would create a leisure and entertainment resort which would include:

- A Leisure Core, comprising a range of events spaces, themed rides and attractions, entertainment venues, theatres and cinemas, developed in landscaped settings in two phases.
- Four hotels providing family, upmarket, luxury and themed accommodation totalling up to 3,550 suites.
- A 'Conferention' Centre (i.e. a combined conference and convention centre) with a floor area of up to 11,000m².
- A linked building hosting a range of eSports, video and computer gaming events, with a total floor space of up to 16,500m².
- A Back of House area accommodating many of the necessary supporting technical and logistical operations to enable the London Resort to function.

Further details of LRCH's proposals are set out in the consultation documents.

In accordance with section 46 of the Act, LRCH hereby supplies the Secretary of State with the same information that is being supplied to all relevant consultees identified in accordance with section 42 of the Act, and encloses with this letter an electronic link to the following consultation documents:

- The Statement of Community Consultation
- Guide to Statutory Consultation document
- Preliminary Environmental Information Report ('PEIR') (including non-technical summary of the PEIR)
- Draft DCO and Explanatory Memorandum
- Draft Works Plans
- Draft Land Plans
- Feedback Form
- Feedback Reports (from previous consultations)

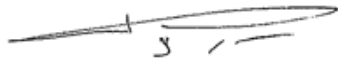
We have also included with this letter a template of the letter being sent to statutory consultees under section 42 of the Act. A copy of LRCH's statutory notice, which discharges LRCH's notification obligations under sections 47 and 48 of the Act in a single notice, is appended to the section 42 letter. Inclusion with the letter discharges LRCH's obligations under Regulation 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

All of the consultation documents will also be made available via LRCH's project website at www.londonresort.info from **Monday 27 July 2020**.

Following the receipt and consideration of responses to the statutory consultation it is expected that the London Resort DCO application will be submitted to the Secretary of State in Q4 2020.

We should be grateful if you would confirm safe receipt of this letter. In the meantime, should you have any further questions please do not hesitate to contact me on the details provided below.

Yours faithfully



PY Gerbeau
Chief Executive

Enclosed - [Documents and notification letter](#)

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.2

**Copy of letter to Section 42 consultees (and EIA prescribed consultees) enclosing
consultation pack**

[address details]

27th July 2020

Dear [name]

The London Resort

Statutory Consultation - Monday 27th July to Monday 21st September 2020

Section 42 Planning Act 2008

London Resort Company Holdings (**LRCH**) is intending to develop The London Resort (the **Project**), a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent, with supporting transport facilities in Tilbury, Thurrock.

The London Resort is the first "Business or Commercial Project" to be classified as a Nationally Significant Infrastructure Project (**NSIP**) as defined by the Planning Act 2008 (the **Act**). As a NSIP, we must make an application under the Act for a permission known as a Development Consent Order (DCO) to construct and operate the Project. LRCH anticipates that a DCO application for the Project will be submitted in late 2020.

The London Resort will comprise:

- A Leisure Core, comprising a range of events spaces, themed rides and attractions, entertainment venues, theatres and cinemas, developed in landscaped settings in two phases.
- Four hotels providing family, upmarket, luxury and themed accommodation totalling up to 3,550 suits.
- A 'Conferention' Centre (i.e. a combined conference and convention centre) with a floor area of up to 11,000 m².
- A linked building hosting a range of eSports, video and computer gaming events, with a total floor space of up to 16,500 m².
- A Back of House area accommodating many of the necessary supporting technical and logistical operations to enable the London Resort to function.

The Project includes a new access road from the A2 to keep Project traffic separate to local traffic, and supporting transport infrastructure.

Further details of LRCH's proposals are set out in consultation documents.

Before a DCO application is submitted, the proposed application must be consulted upon and publicised, in accordance with requirements contained in Sections 42 to 50 of the Act and as informed by the "Planning Act 2008: guidance on the pre-application process" (2015) and "Guidance on procedural requirements for major infrastructure projects" (2020) published by the Ministry of Housing, Communities and Local Government. As part of the application process, the Planning Inspectorate will consider whether the pre-application public consultation that LRCH has undertaken has been satisfactory and fulfils all of the statutory criteria.

Consultation on the Project

You may already have been contacted in connection with the proposed Project when the Planning Inspectorate requested your comments on LRCH's Environmental Impact Assessment (EIA) Scoping Report. The Planning Inspectorate will shortly publish its Scoping Opinion for the Project and this will be used by LRCH to inform its approach going forward.

LRCH is now at the stage where it wishes to consult with statutory consultees on its proposals, as is required under Section 42 of the Planning Act 2008. Your feedback will be considered before LRCH finalises its application to the Secretary of State for a DCO to authorise the Project and will also be reported to the Planning Inspectorate when the application is submitted. Representations you have already made will also be reported.

Consultation documents

All consultation documentation is available on the London Resort consultation website <https://consultation.londonresort.info/>.

Consultation materials include:

1. The Statement of Community Consultation
2. The Guide to Consultation document
3. Preliminary Environmental Information Report (**PEIR**)
4. Non-Technical Summary of the PEIR
5. Draft Works Plans and Draft Land Plans
6. Draft DCO and Explanatory Memorandum
7. Combined Section 47 and 48 notice
8. Feedback Form
9. Feedback Reports (from previous consultations)

We can provide a USB device containing electronic copies of the above documents. Please contact us via email: info@londonresortcompany.co.uk or call us on 0800 470 0043 to request a USB device.

In light of the current Coronavirus restrictions, physical inspection of documents is not possible. We are monitoring the situation with regard to Coronavirus and if health conditions permit, we may choose to place documents for inspection at physical locations. The website <https://consultation.londonresort.info/> will be kept up-to-date to provide the latest information. Hard copies of documents are available to order. The full suite of printed consultation documents will be made available for purchase at a cost of up to £300 plus postage.

This is a formal part of the consultation process and the period for consideration and response to these documents will run from **Monday 27th July to Monday 21st September 2020**.

Any responses to or other representations in respect of the Project can be made in writing:

1. Through completion of a Feedback Form available on the consultation website <https://consultation.londonresort.info/>
2. By post addressed to : FREEPOST: London Resort Consultation
3. By email to: info@londonresortcompany.co.uk

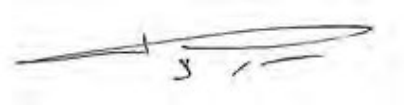
Any response or representation in respect of the formal consultation process must (i) be received by LRCH **before 11.59 pm on 21st September 2020** (ii) state in writing the grounds of the response or representation (iii) indicate who is making the response and representation, and (iv) include an address to which correspondence relating to the response or representations may be sent. LRCH cannot guarantee that responses received after this date will be taken into account.

If you wish to discuss this consultation, or have issues accessing the documentation, please do not hesitate to contact us via the email address or Freepost address set out above. If you have any queries about the consultation process or the Project, please call 0800 470 0043.

We look forward to hearing from you.

Yours faithfully

Signature needed

A handwritten signature in black ink, appearing to be 'PY Gerbeau', written over a faint horizontal line.

PY Gerbeau
Chief Executive

**DRAFT NOTICE FOR PUBLICATION IN—
(1) GRAVESEND AND DARTFORD MESSENGER, (2) THURROCK GAZETTE
ON THURSDAY 23 JULY 2020 AND THURSDAY 30 JULY 2020;
(3) THE TIMES, (4) LONDON GAZETTE, (5) LLOYD’S LIST, (6) FISHING NEWS WEEKLY
ON THURSDAY 23 JULY 2020**

LONDON RESORT COMPANY HOLDINGS LIMITED

SECTIONS 42, 47 AND 48 OF THE PLANNING ACT 2008 (“THE 2008 ACT”)

REGULATION 4, INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009 (“THE 2009 REGULATIONS”)

NOTICE OF PUBLICATION OF A STATEMENT OF COMMUNITY CONSULTATION AND NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER FOR THE LONDON RESORT

NOTICE IS HEREBY GIVEN that London Resort Company Holdings Ltd (“LRCH”) of 20 Berkeley Square, London W1J 6EQ intends to apply to the Secretary of State for a Development Consent Order (“DCO”) under section 37 of the 2008 Act to create a leisure and entertainment resort which will be located on land in and around the Swanscombe Peninsula and Tilbury and falls partly within the administrative boundaries of Dartford Borough Council, Gravesham Borough Council and Thurrock Council (“the Development”).

Under section 47 of the 2008 Act, LRCH has a duty to consult the local community in accordance with a Statement of Community Consultation (“SoCC”), which sets out how LRCH will undertake its consultation. This notice publicises where and when the SoCC can be inspected, pursuant to section 47(6)(a).

Additionally, LRCH has a duty to publicise the proposed application under section 48 of the 2008 Act in line with Regulation 4 of the 2009 Regulations. In accordance with those provisions, this notice also summarises the main proposals and explains where the consultation documents can be viewed.

Summary of Proposed Works

The proposed DCO application is a nationally significant infrastructure project (NSIP) under the 2008 Act and the application will be determined under that Act by the Secretary of State for Housing, Communities and Local Government or his successor. If the application is successful, the Secretary of State will grant the DCO in respect of the application.

The Development would create a leisure and entertainment resort. Themed rides, shows and attractions will be inspired by globally recognised brands to create a unique, world-class entertainment destination. IP Partnerships include Paramount Studios, the British Broadcasting Corporation Worldwide, and ITV (“the Resort”).

The Resort will include—

- the Leisure Core, comprising 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 will have entrance plazas offering ancillary retail, dining and entertainment facilities;
- four hotels providing family, upmarket, luxury and themed accommodation totalling up to 3,550 suites or 'keys'. One or more of these hotels might be located within the leisure core. One hotel will incorporate a water park;
- a 'Conferention' Centre (i.e. combined conference and convention) with a floor area of up to 11,000 m², capable of hosting a wide range of entertainment, sporting, exhibition and business events;
- a linked building hosting a range of eSports, video and computer gaming events, with a total floorspace of up to 16,500 m²;
- a 'Back of House' area accommodating many of the necessary supporting technical and logistical operations to enable the Entertainment Resort to function, including security command and crisis centre, maintenance facilities, costuming, employee administration, employee welfare, medical facilities, offices and storage;

The Development would also include the following principal elements—

- land remediation works;
- terrain remodelling, landscape works and planting;
- car parks with an overall volume of 10,750 spaces;
- the A2 Highways Works comprising a signalised at-grade gyratory junction to replace two existing roundabouts at the A2(T) / B259 junction;
- a people mover and transport interchanges;
- a Resort access road of up to four lanes (i.e. up to two lanes in each direction);
- local transport links,
- river transport infrastructure on both sides of the Thames, including floating jetty and ferry terminals and the repair or replacement of White's Jetty;
- utility compounds, plant and service infrastructure;
- flood defence and drainage works;
- habitat creation and enhancement and public access;
- security and safety provisions;
- data centres to support the Resort requirement; and
- up to 500 apartments for Resort workers, typically consisting of 4-6 bedrooms and shared kitchen and lounge facilities.

The proposed project is Environmental Impact Assessment development ("EIA development"), as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. 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.

Details of the consultation documents (which include plans and maps) include—

- the SoCC
- Guide to Statutory Consultation document
- Feedback Form
- Feedback Reports (from previous consultations)
- PEIR (including non-technical summary of the PEIR)
- Draft Works Plans
- Draft Land Plans
- Draft DCO and Explanatory Memorandum

The consultation runs from Monday 27 July to Monday 21 September 2020 and during this period you can view and download the consultation documents via LRCH’s project website at www.londonresort.info. **The SoCC will also be available to view on the project website from Monday 27 July 2020, and hard copies of it can be obtained on request via the email, telephone number and freepost addresses given at the end of this notice.**

You are encouraged to view the consultation documents by downloading them from LRCH’s website but should you require an alternative method for inspecting the consultation documents or require a free USB memory stick then please telephone 0800 470 0043 or email info@londonresort.info. Any details you provide to us via the telephone or e-mail will be subject to our privacy policy at <https://www.londonresort.info/privacy-policy/>. We will make every effort that is reasonable in the circumstances to allow you to inspect the documents.

The law is being changed so that we do not need to facilitate physical inspection of documents and we cannot guarantee that you will be able to do so. However if health conditions permit, we may choose to place documents for inspection at physical locations. Check our website at www.londonresort.info for the latest information.

Public webinar events

You can also attend one of our public consultation webinar events, which we are holding on selected lunchtimes and evenings throughout the consultation period. Members of the project team will present proposals and will be happy to answer questions. Dates and times, and details of how to register for a webinar, will be published on our website and will be kept up-to-date throughout the consultation period. There will be a minimum of ten one-and-a-half-hour events during the consultation period.

Charges for purchasing hard copies

The full suite of printed consultation documents will be made available for purchase at the cost of up to £300 plus postage. All document requests are limited to one per household or organisation. Copies of the printed documents or of the free USB memory stick can be obtained by emailing info@londonresort.info, by writing to FREEPOST LONDON RESORT CONSULTATION, or by telephoning 0800 470 0043 Monday to Friday between 09:00 and 17:30 or Saturday between 11:00 and 14:00.

Comments on the proposals can be made in the following ways—

- **Online:** complete or download the Feedback Form at the project website www.londonresort.info;
- **By email or post:** completed Feedback Forms, and any other comments, can be emailed to info@londonresort.info or returned by post to FREEPOST LONDON RESORT CONSULTATION.

COMMENTS MUST BE RECEIVED NO LATER THAN 23:59 ON MONDAY 21 SEPTEMBER 2020.

Responses should state the ground of representation, the nature of your interest in the proposed project, indicate who is making it, and provide an address to which any correspondence relating to the representation may be sent.

Personal information that is supplied to LRCH in response to this consultation will be treated confidentially and processed and handled in accordance with the Data Protection Act 2018. The information may be disclosed to or shared with LRCH's connected companies, agents, contractors and advisors who provide services to LRCH in connection with the preparation of an application for development consent under the 2008 Act. This will allow LRCH to fully consider the responses and use them in the preparation of application materials. Upon submission of LRCH's application for development consent under the 2008 Act or in connection with any related applications by LRCH for consents or licences, the Secretary of State may require LRCH to supply copies of all consultation responses received. If a request is made, LRCH is under a legal obligation to supply such copies. By submitting a consultation response to LRCH, a respondent agrees that we may supply a copy of their response to the Secretary of State via the Planning Inspectorate if required to do so.

How to contact us:

If you have any questions about this consultation please contact the project team by:

- **Email:** info@londonresort.info
- **Post:** write to us at FREEPOST LONDON RESORT CONSULTATION
- **Telephone:** 0800 470 0043 Monday to Friday 09:00–17:30 and Saturday 11:00–14:00

[23 July 2020]

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.3

List of Section 42 consultees (prescribed consultees)

Section 42 Consultees

Category of consultee	Relevant consultee for London Resort	Date notification issued	Length of time provided for response	PIL or not
Natural England				
	Natural England	27 July 2020	57	Not
Historic England				
	Historic England	27 July 2020	57	PIL
The Health & Safety Executive				
	The Health & Safety Executive South East Region	27 July 2020	57	Not
	The Health & Safety Executive London Region	27 July 2020	57	Not
The National Health Service Commissioning Board				
	The National Health Service Commissioning Board	27 July 2020	57	Not
The relevant clinical commissioning group				
	Gravesham and Swanley Clinical Commissioning Group	27 July 2020	57	Not
	Swale Clinical Commissioning Group	27 July 2020	57	Not
The Relevant NHS Foundation Trust				
	Basildon and Thurrock University Hospitals NHS Foundation Trust	27 July 2020	57	Not
	Oxleas NHS Foundation Trust Headquarters	27 July 2020	57	Not
	Dartford and Gravesham NHS Trust	27 July 2020	57	Not
The Historic Buildings and Monuments				

Commission for England				
	English Heritage	27 July 2020	57	Not
	English Heritage South East	27 July 2020	57	Not
The relevant fire and rescue authority				
	Kent Fire and Rescue Authority	27 July 2020	57	Not
	Essex County Fire and Rescue	27 July 2020	57	Not
The relevant police and crime commissioner				
	Police and Crime Commissioner for Kent	27 July 2020	57	Not
	Police, Fire and Crime Commissioner for Essex	27 July 2020	57	Not
The Environment Agency				
	The Environment Agency	27 July 2020	57	Not
	The Environment Agency South East	27 July 2020	57	Not
Relevant AONB Conservation Boards				
	Kent Downs AONB Unit	27 July 2020	57	Not
Design Council				
	Design Council Commission for Architecture and the Built Environment	27 July 2020	57	Not
The Homes and Communities Agency				
	Homes and Communities Agency	27 July 2020	57	Not
Homes England				
	Homes England	27 July 2020	57	Not

The Joint Nature Conservation Committee				
	The Joint Nature Conservation Committee	27 July 2020	57	Not
The Maritime and Coastguard Agency				
	The Maritime and Coastguard Agency	27 th July 2020	57	Not
The Marine Management Organisation				
	The Marine Management Organisation	27 July 2020	57	Not
The Civil Aviation Authority				
	The Civil Aviation Authority	27 July 2020	57	Not
The Highways Agency				
	Highways England	27 July 2020	57	PIL
The relevant Highways Authority				
	Kent County Council Highways Authority	27 July 2020	57	Not
	Thurrock Council Highway's Agency	27 July 2020	57	PIL
Transport for London				
	Transport for London	27 July 2020	57	Not
The Coal Authority				
	The Coal Authority	27 July 2020	57	Not
Transport Focus				
	Transport Focus	27 July 2020	57	Not
	Southeastern Railways	27 July 2020	57	Not
The relevant waste regulation authority				
	Kent County Council	27 July 2020	57	PIL
	Thurrock Council Waste and Recycling	27 July 2020	57	Not

The Canal and River Trust				
	The Canal and River Trust	27 July 2020	57	Not
Trinity House				
	Trinity House	27 July 2020	57	Not
Ministers of State				
	Secretary of State for Transport	27 July 2020	57	PIL
	Secretary of State for Defence	27 July 2020	57	Not
	Defence Infrastructure Organisation (DIO)	27 July 2020	57	Not
Internal Drainage Boards				
	Lower Medway IDB	27 July 2020	57	Not
	North Kent Marshes IDB	27 July 2020	57	Not
	River Stour (Kent) IDB	27 July 2020	57	Not
	Upper Medway IDB	27 July 2020	57	Not
Public Health England				
	Public Health England	27 July 2020	57	Not
Relevant statutory undertakers				
	Energetics Electricity Limited	27 July 2020	57	Not
	Energetics Gas Limited	27 July 2020	57	Not
	ES Pipelines Limited	27 July 2020	57	Not
	Central Networks	27 July 2020	57	Not
	ESP Connections Limited	27 July 2020	57	Not
	ESP Electricity Limited	27 July 2020	57	Not
	ESP Networks Limited	27 July 2020	57	Not
	ESP Pipelines Limited	27 July 2020	57	Not
	Fulcrum Pipelines	27 July 2020	57	Not

	GTC Pipelines Limited	27 July 2020	57	Not
	Independent Pipelines Limited	27 July 2020	57	Not
	Exosteric Smart Meters Limited	27 July 2020	57	Not
	Independent Power Networks Limited	27 July 2020	57	Not
	LNG Portable Pipeline Services Ltd	27 July 2020	57	Not
	National Grid Electricity Transmission Plc	27 July 2020	57	Not
	National Grid Gas Plc	27 July 2020	57	PIL
	National Grid Plc	27 July 2020	57	PIL
	National Grid, Central Support Team	27 July 2020	57	Not
	British Gas Pipelines Limited	27 July 2020	57	Not
	Quadrant Pipelines Limited	27 July 2020	57	Not
	Scotland Gas Networks Plc	27 July 2020	57	Not
	Southern Gas Networks Plc	27 July 2020	57	PIL
	Southern Water	27 July 2020	57	PIL
	SSE Pipelines Limited	27 July 2020	57	Not
	Thames Water	27 July 2020	57	PIL
	The Electricity Network Company Limited	27 July 2020	57	PIL
	N Power Limited	27 July 2020	57	Not
	Harlaxton Energy Networks	27 July 2020	57	Not
	Murphy Gas Networks Limited	27 July 2020	57	Not
	Eclipse Power Network	27 July 2020	57	Not
	UK Power Networks Limited	27 July 2020	57	Not
	Utility Assets Limited	27 July 2020	57	Not

	Wales and West Utilities Limited	27 July 2020	57	Not
	Anglian Water	27 July 2020	57	Not
	Gatwick Airport	27 July 2020	57	Not
	NATS	27 July 2020	57	Not
	High Speed One Limited	27 July 2020	57	PIL
	Network Rail	27 July 2020	57	Not
	Network Rail (High Speed) Limited	27 July 2020	57	Not
	Network Rail Infrastructure Limited	27 July 2020	57	PIL
	Highways England Historical Rail Estate London & Continental Railways Ltd.	27 July 2020	57	Not
	Rail Safety and Standards Board	27 July 2020	57	Not
	Port of London Authority	27 July 2020	57	PIL
	Port of Tilbury	27 July 2020	57	PIL
	Royal Mail Group	27 July 2020	57	Not
	NHS England – Kent and Medway Area Team	27 July 2020	57	Not
	South East Coast Ambulance Service NHS Foundation Trust	27 July 2020	57	Not
	Dartford and Gravesham NHS Trust	27 July 2020	57	Not
	The Highways England Historical Railway Estate	27 July 2020	57	Not
The Crown Estate Commissioners				
	The Crown Estate Commissioners	27 July 2020	57	Not
Each local authority that is within Section 43				

	Dartford Borough Council	27 July 2020	57	PIL
	Gravesham Borough Council	27 July 2020	57	PIL
	Kent County Council	27 July 2020	57	PIL
	Thurrock Council	27 July 2020	57	PIL
	London Borough of Bexley	27 July 2020	57	Not
	London Borough of Bromley	27 July 2020	57	Not
	Brentwood Borough Council	27 July 2020	57	Not
	Basildon Council	27 July 2020	57	Not
	Castle Point Borough Council	27 July 2020	57	Not
	London Borough of Havering	27 July 2020	57	Not
	Medway Council	27 July 2020	57	Not
	Tonbridge and Malling Borough Council	27 July 2020	57	Not
	Sevenoaks District Council	27 July 2020	57	Not
	Essex County Council	27 July 2020	57	Not
	Greater London Authority	27 July 2020	57	Not
	East Sussex County Council	27 July 2020	57	Not
	Surrey County Council	27 July 2020	57	Not
	Ebbsfleet Development Corporation	27 July 2020	57	PIL
Local Parish Councillors				
	Bean Parish Council	27 July 2020	57	Not
	Darenth Parish Council	27 July 2020	57	Not
	Southfleet Parish Council	27 July 2020	57	Not
	Stone Parish Council	27 July 2020	57	Not
	Longfield and New Barn Parish Council	27 July 2020	57	Not

	Sutton-At-Hone and Hawley Parish Council	27 July 2020	57	Not
	Wilmington Parish Council	27 July 2020	57	Not
	Cobham Parish Council	27 July 2020	57	Not
	Higham Parish Council	27 July 2020	57	Not
	Luddesdown Parish Council	27 July 2020	57	Not
	Meopham Parish Council	27 July 2020	57	Not
	Shorne Parish Council	27 July 2020	57	Not
	Vigo Parish Council	27 July 2020	57	Not
	Swanscombe and Greenhithe Town Council	27 July 2020	57	Not

Additional S42 notifications based on Scoping Report consultees

Category of consultee	Relevant consultee for London Resort	Date notification issued	Length of time provided for response	PIL or not
The Health & Safety Executive				
	Health and Safety Executive	1 August 2020	52	Not
National Health and Care				
	National Health Service Commissioning Board	1 August 2020	52	Not
	Kent and Medway Clinical Commissioning Group	1 August 2020	52	Not
	Dartford, Gravesham and Swanley Clinical Commissioning Group	1 August 2020	52	Not
	Thurrock Clinical Commissioning Group	1 August 2020	52	Not
	Darenth Valley Hospital	1 August 2020	52	Not

	East of England Ambulance Service National Health Service Trust	1 August 2020	52	Not
	Thurrock Community Hospital	1 August 2020	52	Not
	North East London National Health Service Foundation Trust	1 August 2020	52	Not
Natural England				
	Natural England Consultation Service	1 August 2020	52	Not
Historic England				
	Historic England	1 August 2020	52	PIL
Highways				
	Head of Highways, Essex County Council	1 August 2020	52	Not
	Kent County Council	1 August 2020	52	PIL
The Forestry Commission				
	The Forestry Commission	1 August 2020	52	Not
Ports				
	Port of London Interterminal Grays Terminal	1 August 2020	52	PIL
Air traffic				
	National Air Traffic Services	1 August 2020	52	Not
Water management				
	Essex and Suffolk Water (part of Northumbrian Water)	1 August 2020	52	Not
	Thames Water	1 August 2020	52	Not
Utilities				
	Cadent Gas Limited	1 August 2020	52	PIL
	Energy Assets Pipelines Limited	1 August 2020	52	Not
	Harlaxton Gas Networks Limited	1 August 2020	52	Not
	Indigo Pipelines Limited	1 August 2020	52	Not
	Last Mile Gas Limited	1 August 2020	52	Not

	Energy Assets Networks Limited	1 August 2020	52	Not
	Fulcrum Electricity Assets Limited	1 August 2020	52	Not
	Harlaxton Energy Networks Limited	1 August 2020	52	Not
	Last Mile Electricity Limited	1 August 2020	52	Not
	Leep Electricity Networks Limited	1 August 2020	52	Not
	London Power Networks Plc	1 August 2020	52	Not
	Murphy Power Distribution Limited	1 August 2020	52	Not
	South Eastern Power Networks Plc	1 August 2020	52	PIL
	Southern Electric Power Distribution Plc	1 August 2020	52	Not
	UK Power Networks Limited	1 August 2020	52	PIL
	Vattenfall Networks Limited	1 August 2020	52	Not
Fire services				
	London Fire Brigade	1 August 2020	52	Not
Coastguard services				
	Royal National Lifeboat Institution	1 August 2020	52	Not
	The Maritime and Coastguard Agency - London	1 August 2020	52	Not
Surrounding area councils				
	Southend-on-Sea Borough Council	1 August 2020	52	Not
	London Borough of Barking & Dagenham Council	1 August 2020	52	Not
	Royal Borough of Greenwich Council	1 August 2020	52	Not
	London Borough of Newham Council	1 August 2020	52	Not
Riverside infrastructure				
	Gravesend Pontoon Ltd	1 August 2020	52	Not

	Northfleet Terminal Kimberly Clark Ltd	1 August 2020	52	Not
London Gateway				
	London Gateway	1 August 2020	52	Not

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

**Appendix 5.4
Draft SoCC**

London Resort Project

Draft Statement of Community Consultation (SoCC)

3rd June 2020

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1. Introduction

- 1.1.1. The London Resort is a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent, with supporting transport facilities on the northern side of the river in Thurrock. London Resort Company Holdings Limited (LRCH) is the company promoting the development. This is a Nationally Significant Infrastructure Project, and thus progressed under the Planning Act 2008.
- 1.1.2. The purpose of this Statement of Community Consultation (SoCC) is to set out how LRCH intends to consult the local community and the public on its proposed application, before making an application for a Development Consent Order (DCO) to authorise the London Resort. In this SoCC, the London Resort proposals are referred to as the Project.
- 1.1.3. This document sets out when consultation will be conducted, who we will consult, how we will consult, and how we will gather feedback and use it to develop the Project. The consultation activity set out in this SoCC forms part of a wider programme of engagement for the Project.
- 1.1.4. In preparing this SoCC we have consulted with each local authority in whose area the proposed development is situated and taken their views into account.
- 1.1.5. The consultation activity set out in this document takes into account advice and guidance from the Government and the Planning Inspectorate (PINS) relating to Coronavirus (COVID-19) issued by the time of publication of this draft SoCC.
- 1.1.6. The consultation activity set out in this draft SoCC builds upon three rounds of non-statutory consultation which took place in July 2014, November 2014 and February-March 2015, and one stage of statutory consultation which took place in April-June 2015.
- 1.1.7. This SoCC supersedes the SoCC that was published in April 2015.

2. The Project

2.1. Project Site

- 2.1.1. The Project Site lies approximately 30 km south-east of central London on the south and north banks of the River Thames, in the counties of Kent and Essex. The Project Site is principally based on the south side of the Thames. This area, referred to as the Kent Project Site, occupies much of the Swanscombe Peninsula, and includes a transport access corridor to the A2. It lies in the boroughs of Dartford and Gravesham and in the designated area of the Ebbsfleet Garden City, established in March 2015.
- 2.1.2. On the north side of the river, the Essex Project Site lies immediately to the east of the port of Tilbury in the unitary borough of Thurrock. This Site includes areas of land east of the A1089 Ferry Road and the Tilbury Ferry Terminal and landing stage. It also includes the Asda Roundabout at the junction between the A1089 St Andrews Road / Dock Road, Windrush Road and Thurrock Park Way.
- 2.1.3. The Kent Project Site comprises approximately 495 hectares of land and the Essex Project Site comprises approximately 27.5 hectares of land. *[Figure xxx]* shows

the likely boundary of the area that will be included in the DCO application, referred to as the draft Order Limits *[note that map will be included in final, published SoCC]*

2.2. Project Description

2.2.1. The main elements of the proposals for the Resort, the infrastructure improvements and other development required to support the Project's construction or operation are outlined below. These are presented as the Principal Development, Associated Development and Related Housing, although these will be considered and consulted upon together to promote understanding of the overall content of the scheme and proposals.

The **Principal Development** includes:

- the 'Leisure Core' – this is the heart of the proposed development and will be located on the Kent Project Site. It will comprise of a range of events spaces, themed rides and attractions, entertainment venues, theatres and cinemas. This will be developed in two phases, comprising a 57 hectare area known as Gate One and a 25 hectare area known as Gate Two. The Gates will have entrance plazas offering ancillary retail, dining and entertainment facilities;
- land remediation works;
- terrain remodelling, landscape works and planting;
- car parking space for the 'Leisure Core'.

The **Associated Development** includes:

- four hotels providing accommodation totalling up to 3,550 suites or 'keys'. One or more of these hotels might be located within the 'Leisure Core'. One hotel will incorporate a water park;
- a 'Conferention' Centre (i.e. Conference and Convention Centre) for a wide range of entertainment, sporting, exhibition and business events;
- a linked building hosting a range of eSports, video and computer gaming events;
- a 'Back of House' area for supporting technical and logistical operations including security command, maintenance facilities, medical facilities, offices and storage;
- car parking space for Associated Development facilities including hotels, Conferention Centre and eSports Centre;
- car parking space at Tilbury in Thurrock;
- a new, dedicated Resort access road between the A2(T)/B259 junction and the Resort, up to four lanes in width and approximately 2.3 km in length;
- a 'people mover' and transport interchanges, including a dedicated fleet of

shuttle buses to transport visitors arriving via a proposed new interchange beside Ebbsfleet International Station and the ferry terminal on the Ebbsfleet Peninsula;

- local transport links, including a network of pedestrian and cycle routes and enhanced public transport services;
 - river transport infrastructure on both sides of the Thames, including floating jetty and ferry terminals and the repair or replacement of White's Jetty;
 - utility compounds, plant and service infrastructure;
 - flood defence and drainage works;
 - habitat creation and enhancement and public access;
 - security and safety provisions;
 - data centres.
- **Related Housing** comprising up to 500 dwellings for Resort workers.

3. The Application process

- 3.1.** The Project was the first “Business or Commercial Project” to be classified as a Nationally Significant Infrastructure Project (NSIP) as defined by the Planning Act 2008 (the Act).
- 3.2.** The Project was originally titled the “London Paramount Entertainment Resort” but was subsequently renamed “London Resort” in late 2016 without affecting its NSIP status.
- 3.3.** The NSIP classification means that we are required to submit a Development Consent Order (DCO) application to the Secretary of State for Housing, Communities and Local Government for permission to build and operate the Project. LRCH anticipates that a DCO application for the Project will be submitted in 2020.
- 3.4.** Before a DCO application is submitted, the proposed application must be consulted upon and publicised, in accordance with requirements contained in Sections 42 to 50 of the Act and as informed by the “Planning Act 2008: guidance on the pre-application process” published by the Department for Communities and Local Government (2015) (the DCLG Guidance).
- 3.5.** During the Covid-19 pandemic, documents and site notices are likely to be unable to be inspected and so strict compliance with the above sections where they cover those matters is not possible; face-to-face events (although not required by law) will also be unable to take place. However, government guidance suggests that projects should continue and PINS is allowing online only consultation and representation periods to take place. LRCH will follow such guidance and practice, with activities to compensate for those that cannot be carried out.

- 3.6.** Section 47 of the Act requires the promoter to prepare and publicise this SoCC, setting out how proposals to consult local communities in the vicinity of the Project about the proposed DCO application.
- 3.7.** Section 47 of the Act also requires the promoter to consult on the contents of the SoCC with host local authorities, i.e. local planning authorities for the area within which the land for the proposed development is located, and to have due regard to their views. For this Project, those authorities are Dartford Borough Council, Gravesham Borough Council, Thurrock Council, Ebbsfleet Development Corporation and Kent County Council.
- 3.8.** At the same time as consulting the local community, LRCH will consult a wide range of statutory consultees and people with an interest in land that might be affected by proposals, in accordance with Section 42 of the Act. We will also invite responses on the proposals from the wider public via notices to be publicised in local and national newspapers, in accordance with Section 48 of the Act.
- 3.9.** As part of the application process, the Planning Inspectorate will consider whether the pre-application public consultation that LRCH has undertaken has been satisfactory and fulfils all of the statutory criteria.
- 3.10.** After the DCO application has been submitted, the Planning Inspectorate will examine the application via a specially appointed Examining Authority, who will then make a written recommendation to the Secretary of State. The Secretary of State will then decide whether the DCO should be granted.
- 3.11.** The following extract from the Planning Inspectorate website (<https://infrastructure.planninginspectorate.gov.uk/application-process/the-process/>) explains the examination process in more detail:

The Planning Inspectorate has up to six months to carry out the examination. During this stage Interested Parties who have registered by making a Relevant Representation are invited to provide more details of their views in writing. Careful consideration is given by the Examining Authority to all the important and relevant matters of all Interested Parties, any supporting evidence submitted and answers provided to the Examining Authority's questions set out in writing and explained at hearings.

- 3.12.** More details regarding the DCO process can be found on the Planning Inspectorate website infrastructure.planninginspectorate.gov.uk or by telephone on 0303 444 5000.

4. Environmental Information

- 4.1.** 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. An EIA is being

undertaken to ensure the likely significant effects of the Project are understood and that appropriate mitigation of those effects is put in place. The results of the EIA will be set out in an Environmental Statement that will accompany the DCO application.

- 4.2.** 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.

5. Consulting the Community

5.1. Our approach to pre-application consultation

- 5.1.1. It is important to LRCH that the local community, the general public and other stakeholders are involved in the development of the Project. Public consultation helps LRCH to gather feedback and identify key issues and have regard to these in the proposals.
- 5.1.2. In accordance with Section 47 of the Act, we are consulting people living in the vicinity of the land to which the proposed DCO application relates. As described in this SoCC, 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.
- 5.1.3. Given the scale and complexity of the Project and taking in to account best practice and DHCLG Guidance on pre-application consultation, LRCH has undertaken a multi-stage approach to consultation. The multi-stage consultation process was developed in 2014 through discussions with the Planning Inspectorate and the relevant local authorities to understand how best to consult with local people. The four-stage consultation programme carried out to date is shown in the table below:

Consultation programme carried out at early stage of Project development:

Stage	Activity	Date
Stage 1	Non-statutory consultation with community and stakeholders on methods of consultation	July 2014
Stage 2	Non-statutory consultation on emerging proposals	November 2014
Stage 3	Non-statutory themed workshops on specific areas of interest	February-March 2015
SOCC sent to Local Authorities for statutory consultation		Feb 2015
Stage 4	Statutory community and stakeholder consultation on proposed application for DCO	April-June 2015

- 5.1.4. LRCH has analysed and carefully considered all of the representations received. The feedback received from each stage of consultation has been incorporated into our developing proposals.
- 5.1.5. Consultation Feedback Reports were produced following each stage of consultation, summarising the consultation process and feedback received. These will be available as part of the forthcoming consultation.

Stage 5 - Statutory Consultation

- 5.1.6. Since 2015 work has been conducted to develop further the proposals resulting in some changes to the scheme presented in the 2015 statutory consultation. LRCH will undertake a further round of statutory consultation to present the Project in more detail, showing how the proposals have evolved since earlier stages of consultation and to provide a range of means for the local community to provide their comments and feedback.
- 5.1.7. This SoCC sets out how LRCH is proposing to consult with the local community in accordance with Section 47 of the Act and supersedes the 2015 SoCC. The consultation outlined comprises the fifth stage of pre-application activity carried out by LRCH and builds on the previous stages of consultation set out above.
- 5.1.8. In preparing this updated SoCC, we have consulted with Dartford Borough Council, Gravesham Borough Council, Thurrock Council, Kent County Council and the Ebbsfleet Development Corporation and taken their views into account.
- 5.1.9. This section of the SoCC sets out how LRCH intend to carry out this consultation and the opportunities that will be made available for people to provide their comments and feedback on the proposals.

5.2. When LRCH will consult

- 5.2.1. The statutory consultation will start on 27 July 2020 and close at 11.59pm on 12 September 2020.
- 5.2.2. The deadline will be made clear on the literature and other documents relating to the Consultation. Postal responses received after this date with a date stamp on or before 12 September 2020 will be accepted. We cannot guarantee that other responses stamped and received after this date will be taken into consideration.

5.3. Who LRCH will consult

- 5.3.1. As set out in Section 3, we will consult with statutory bodies and interested parties at the same time as consultation with the local community. Further details are provided in Section 7 of this SoCC.
- 5.3.2. For the purposes of this consultation, the 'community' is defined as:

- Individuals, businesses and groups based or living in the vicinity of the Project;
 - Individuals who are users of the area or visitors to it (e.g. workers);
 - Community groups, voluntary organisations (including residents' associations), faith communities, and schools and colleges in the vicinity.
- 5.3.3. The Consultation will also be open to anyone who has a view that they wish LRCH to consider and all consultation responses will be taken into account, whether from people living in the immediate vicinity of the Project or from those outside the area, as has been the case for all prior consultations.
- 5.3.4. LRCH will design the Consultation process and all associated communications to be accessible and inclusive, enabling the consultation to reach all sections of the community.

Seldom heard groups

- 5.3.5. LRCH understands that some individuals and groups within the community can prove more challenging to reach and their views may, therefore, be harder to obtain. Examples include younger people, people from black, Asian and minority ethnic communities (BAME), people with disabilities and time poor people (such as working parents) and those with limited or no digital access.
- 5.3.6. The Equality Act 2010 has identified a series of protected characteristics for the purposes of governing the way in which such groups should be treated to avoid discrimination. Some of those people with protected characteristics may experience barriers to participation in consultation and engagement activities and find it difficult to make their views known to LRCH.
- 5.3.7. LRCH has engaged with local authorities about the make-up of their communities, including whether people in the area might have particular needs or requirements, and whether the authority has identified any groups that it knows to be 'seldom heard'. LRCH has also assessed previous consultation responses (based on responses to the demographic survey) to further clarify the measures which may be needed to overcome barriers to communication and encourage participation in further consultation.
- 5.3.8. In July 2016, LRCH set up a Community Liaison Group (CLG) for the Project. Membership is drawn from local elected representatives, organisations and community groups with an interest in the Project. The purpose of the group is to provide a forum for discussion and feedback, and to assist with the provision of information to the local community. LRCH has reconvened the CLG ahead of the Consultation to explore whether they would welcome specific consultation activities for community members that they represent.

5.4. Where LRCH will consult

- 5.4.1. For the purposes of public consultation, LRCH has defined geographic zones for consultation and engagement and a proposed approach for each.
- Zone 1 – Host local authorities (borough and unitary authorities)

- Zone 2 – Neighbouring local authorities (borough and unitary authorities)
 - Zone 3 – County level administrative boundaries
- 5.4.2. Within Zone 1, we have defined a Core Consultation Zone, approximately 5km from the proposed site.
- 5.4.3. These Zones and the proposed approach are illustrated at Appendix 1.
- 5.4.4. In addition to the geographical zones set out above, information will be available online, and we will utilise digital channels to publicise the consultation, to ensure that those with an interest in the Project have an opportunity to participate and provide their views.

5.5. How LRCH will consult the community

- 5.5.1. LRCH will use a range of means by which people can engage with consultation and provide comments and feedback. At the time of writing, due to the Coronavirus pandemic, it will not be possible for LRCH to hold public events in the local community, nor to make hard copy documents available for inspection.
- 5.5.2. The primary channel for consultation activity will therefore be digital. However, LRCH recognises that although a digital approach may be more suitable for some sections of the public, it will not be suitable or accessible for all members of the community and the wider public; non-digital methods will therefore still be utilised where possible and practical. Details of activity are provided in this section of the SoCC.
- 5.5.3. The intention is to provide a consultation which is fair and accessible, communicating the impact and benefits of the Project to communities without people needing to leave their own homes.

Website

- 5.5.4. The Project website londonresort.info will be the focal point of consultation activity. The website will be designed to be engaging, accessible and user focused, taking into account the need to be accessible to a wider audience, including those who prefer to access information digitally and those who would have chosen to attend public events and in-person meetings, which cannot take place during this consultation period due to the pandemic.
- 5.5.5. The website will provide information about the consultation, will host copies of all consultation materials, will provide an interactive online feedback form so that the public and other stakeholders can respond directly online, and provide contact details if people wish to contact the consultation team.
- 5.5.6. The website will also host materials including illustrations, videos, maps and plans, similar to what would be available during an in-person event, to enable

visitors to look around the materials from a computer or mobile device, explaining the Proposals in an accessible, interactive and engaging way.

5.5.7. LRCH will also host a series of online events (webinars). Details are provided in the public events section later in this SoCC.

Consultation documents

5.5.8. LRCH will provide a number of documents, maps and plans to explain the Proposals. These documents are designed to assist people who wish to comment on the Project. These include:

- **Guide to Consultation** – a non-technical document summarising the various elements of the Project, along with information on the potential effects, and details of how to respond to consultation
- **Feedback form** – a consultation questionnaire highlighting the specific matters on which we are seeking feedback
- **Consultation feedback reports** - for the non-statutory and statutory consultations held previously. These documents explain the previous rounds of consultation and feedback received
- **Statement of Community Consultation** – copies of this SoCC, setting out how LRCH intends to consult the public and local communities in the vicinity of the Project as part of our statutory consultation
- **Preliminary Environmental Information Report (PEIR)** - sets out the environmental assessments to date, and proposals to manage and mitigate against impacts
- **Summary PEIR**
- **Technical draft plans and drawings**
- **The Draft Development Consent Order application and Explanatory Memorandum**

How to access consultation documents

5.5.9. Copies of the full suite of consultation documents, as listed above, will be available on the Project website.

5.5.10. Due to current Government restrictions, correct at time of writing, it is not possible or practical for hard copy materials to be available for inspection at public buildings (such as libraries and council buildings). Copies of the full suite of materials will be available on local authority websites - Dartford Borough Council, Gravesham Borough Council, Thurrock Council, Ebbsfleet Development Corporation and Kent County Council.

- 5.5.11. Hard copies of the summary consultation materials will be available on request, free of charge, although we may apply a charge for bulk orders. The summary consultation materials are the 'Guide to Consultation' booklet, the feedback form and a Freepost envelope.
- 5.5.12. LRCH will also provide USB copies of the full suite of materials on request, free of charge. These can be requested using the contact details in below and provided at the end of this document
- 5.5.13. Requests for hard copies of the technical documents will be reviewed on a case-by-case basis. To cover printing costs a reasonable copying charge may apply (up to a maximum of £300 for one full suite of documents) to be paid for by the recipient. These can be requested using the contact details in below and provided at the end of this document.
- 5.5.14. LRCH will ensure that the summary consultation material is available in large copy print, Braille, audio format or alternative languages on request and will offer a telephone service translating consultation materials into different languages.
- 5.5.15. Requests for hard copies or USB copies can be provided by emailing info@londonresortcompany.co.uk or calling the Project Freephone number on 0800 470 0043.
- 5.5.16. Should Government restrictions be eased before the consultation period ends, LRCH will consider making hard copy materials available for inspection at public buildings, where it is possible and practical to do safely, although LRCH may continue with the current arrangements even if it becomes possible. This would be carried out in consultation with local authorities and locations identified as suitable. These locations and opening times would be published on the Project website, and publicised via press releases issued to the local media, posters displayed locally and social media.

Mailout

- 5.5.17. LRCH will send a community information leaflet to all residential, community and business properties within the Core Consultation Zone in Dartford and Gravesham (approximately 50,000). The leaflet will set out details of what is being consulted on, where more information can be found or obtained, and the various ways to respond to the consultation.

Email

- 5.5.18. LRCH will send emails to individuals, businesses, interest groups and organisations, notifying them of the consultation and how to respond. This includes emails to those who have registered for Project updates (approximately 10,000) and to organisations representing seldom heard groups, and other relevant organisations and groups that LRCH has identified in the vicinity of the

Project and as advised by local authorities and the Community Liaison Group.

Social media

5.5.19. LRCH will also use social media to raise awareness of the consultation, and direct people to where they can find out more information about the Proposals. This will be achieved through regular posts on the Project’s Twitter and Facebook channels - @LondonResort and @LondonResortCompanyHoldings - to provide links to the Project website, consultation materials, and the Response Form, as well as raising awareness of the public webinar events. LRCH will target advertising through social media to ensure that we reach a broad spectrum of the community.

Public information events

5.5.20. During previous stages of consultation, LRCH held a series of public information events in the local community. These events provided an opportunity for the local community to view the proposals and talk with representatives from the Project team. At the time of publication of this SoCC, it is not possible to hold in-person events at this next round of consultation.

5.5.21. Instead, LRCH will host a series of online events in the form of public webinars, during the consultation period. Representatives from the Project will present the proposals and answer questions from attendees. These events will provide an opportunity for the local community to view the proposals and talk with representatives from the Project team. A pre-recorded webinar will also be made available on the Project website for those who cannot attend one of the live sessions.

5.5.22. LRCH will hold 20 public webinars. Webinars will be held during lunchtimes and evenings on selected weekdays, and at lunchtimes on weekends, during the Consultation period. Proposed dates and times are provided in the table below.

Date	Time
Saturday 1st August 2020	12.30pm – 1.30pm
Tuesday 4th August 2020	12.30pm – 1.30pm
Tuesday 4th August 2020	7.30pm – 8.30pm
Thursday 6th August 2020	12.30pm – 1.30pm
Thursday 6th August 2020	7.30pm – 8.30pm
Saturday 8th August 2020	12.30pm – 1.30pm
Tuesday 11th August 2020	12.30pm – 1.30pm
Tuesday 11th August 2020	7.30pm – 8.30pm

Thursday 13th August 2020	12.30pm – 1.30pm
Thursday 13th August 2020	7.30pm – 8.30pm
Saturday 15th August 2020	12.30pm – 1.30pm
Tuesday 18th August 2020	12.30pm – 1.30pm
Tuesday 18th August 2020	7.30pm – 8.30pm
Saturday 22nd August 2020	12.30pm – 1.30pm
Tuesday 25th August 2020	12.30pm – 1.30pm
Tuesday 25th August 2020	7.30pm – 8.30pm
Saturday 29th August 2020	12.30pm – 1.30pm
Tuesday 1st September 2020	12.30pm – 1.30pm
Tuesday 1st September 2020	7.30pm – 8.30pm
Saturday 5th September 2020	12.30pm – 1.30pm

- 5.5.23. The dates and times of the public webinars will be detailed on the Project website, included in the consultation publicity materials (as described in this SoCC), and promoted via press and social media. Editorial coverage will also be sought in local and regional titles to publicise the events.
- 5.5.24. Public webinars will be open to anyone interested in attending. Those interested will be able to register via the Project website, and will be provided with details of how to access their chosen webinar.
- 5.5.25. To ensure that public webinars are as accessible as possible, phone tutorials will be available in advance on request to anyone who is less familiar or comfortable with the technology or the webinar format.
- 5.5.26. LRCH may hold additional webinars if we consider them necessary in order to enable communities to respond to consultation on our proposals effectively. If we decide to do this, we will give notice of the additional webinar(s) as soon as possible.
- 5.5.27. LRCH will endeavour to hold all of the public webinars at the published dates and times. It may not always be possible to do so due to unforeseen circumstances or events beyond LRCH’s control. Notice of any alternative arrangements, which may include cancellations, alternative or additional date and times, will be provided as soon as possible. LRCH will inform the public of those changes through the Project website, via social media and the press. LRCH will endeavour to maintain the same number of events at the same times of day and week where possible.

5.5.28. Should Government restrictions about public events be eased before the end of the consultation period, LRCH may decide to hold some in-person events in the vicinity of the Project. This would only be considered if it is deemed safe to do so, and can be delivered within Government guidelines. Public health will remain the priority. Should in-person events be deemed practical and possible, these will be arranged in consultation with local authorities, although LRCH may choose to continue with these proposed arrangements. Notice of any alternative arrangements will be given as soon as possible. The public will be informed via press releases issued to the local media, posters displayed locally and through the website and social media.

Local authority briefing sessions

5.5.29. Briefing sessions will take place for members of Dartford Borough Council, Gravesham Borough Council, Thurrock Council, Kent County Council and Ebbsfleet Development Corporation during the Consultation period. These will be held via online meeting platforms.

Reaching seldom heard groups

5.5.30. LRCH will engage with local authorities about the make-up of their communities, including whether people in the area might have particular requirements or needs, whether the authority has identified any groups that it knows to be 'seldom heard' and what techniques might be appropriate to overcome barriers to communication and participation in consultation.

5.5.31. LRCH will notify groups, either directly or via representative organisations, at the start of consultation, to inform them of the consultation and invite them to take part.

5.5.32. LRCH will also offer online meetings and briefing sessions with local bodies and organisations representing seldom heard groups that have an interest in the Project, as well as community groups, businesses and interest groups, as identified through consultation with local authorities and the Community Liaison Group (CLG) as described in para 5.3.8 of this SoCC.

5.5.33. LRCH will engage with the CLG to explore whether they would welcome specific consultation activities for their members. Where appropriate, suitable activities will be agreed and planned in advance with the requesting organisation or individual.

5.5.34. Where resources permit, LRCH will hold meetings with additional groups on request. These meetings can be requested by contacting us via the Project email or telephone number.

5.5.35. LRCH will notify schools, other educational establishments and youth groups within the Core Consultation Zone to raise awareness of the Consultation and

provide details of how to participate, for dissemination through their existing channels.

5.5.36. LRCH will ensure that the summary consultation material is available in large copy print, Braille, audio format or alternative languages on request.

5.5.37. For those who are visually impaired, those who are not comfortable accessing information digitally, or who require a more in-depth discussion, the Project team can be contacted via the project Freephone number via a pre-arranged appointment.

Posters

5.5.38. Posters publicising the consultation will be made available for display on parish notice boards and at other venues and locations within the consultation zones which are accessible to the public, as and where this is possible.

5.5.39. LRCH will be working with local authorities to ensure they have information and marketing collateral available to publicise the consultation effectively.

Media and advertising

Statutory notices

5.5.40. In accordance with Sections 47 and 48 of the Planning Act 2008, LRCH will place notices publicising the SoCC and the Consultation in local and national newspapers and journals at the start of the consultation period

5.5.41. LRCH will publish a combined Section 47 and Section 48 statutory notice, which will be published in the *Gravesend and Dartford Messenger*, the *Thurrock Gazette*, the *London Gazette*, *The Times*, *Fishing News* and *Lloyd's List*.

Additional advertising

5.5.42. LRCH will advertise on digital platforms, primarily social media and local authority websites. LRCH will target advertising through social media to ensure that we reach a broad spectrum of the community.

Press coverage

5.5.43. LRCH will provide press notices and briefings during the consultation period to raise awareness about the Consultation and encourage people to take part. LRCH will provide these to local media publications outlined in this SoCC and to additional outlets, including media commonly used by seldom heard groups.

Consultation phonenumber, email and post

5.5.44. LRCH will operate a freephone enquiry line (0800 470 0043), email address (info@londonresortcompany.co.uk) and Freepost address (FREEPOST London Resort Consultation) throughout the consultation period.

5.5.45. These channels will be available throughout the Consultation period to assist people who need more information on the Consultation and to order hard copies of materials. The phonenumber and email will be monitored Monday to Friday, 9am-5:30pm, and Saturday, 10am – 2pm, with an answer phone system for out of hours calls.

5.6. Consultation with Statutory Consultees

5.6.1. As set out in Sections 3 and 5, while consulting with the public under Section 47 of the Planning Act 2008, LRCH will also be consulting with the statutory consultees identified in Section 42 of the Act. These statutory consultees include:

- People with an interest in land potentially affected by the proposals including owners, tenants, lessees or occupiers of the land;
- All local authorities with jurisdiction covering the Project area (specifically Dartford Borough Council, Gravesham Borough Council, Thurrock Council, Kent County Council and the Ebbsfleet Development Corporation);
- Neighbouring local authorities whose boundaries adjoin the local authorities where the proposed development would be sited - specifically 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 and Tonbridge and Malling District Council and Essex County Council, East Sussex County Council and Surrey County Council;
- Local parish and town councils (listed in Appendix B); and
- Statutory bodies (such as Natural England and the Environment Agency).

6. How to respond to consultation

6.1.1. There are a number of ways to respond to the London Resort Consultation. Please send completed response form and/or separate comments to one of the following response channels. Each of the response channels is free to use. LRCH cannot guarantee that responses submitted through methods other than those set out below will be included in our analysis and reporting.

Online Feedback Form	<p>Fill in the interactive online feedback form that will be provided on the Project website. Consultees are not restricted to these issues and LRCH welcome feedback on any aspect of the proposals or the Consultation documents.</p> <p>Website address – londonresort.info</p>
Hard Copy Feedback Form	<p>A hard copy feedback form will be available for download from the Project website as well in hard copy on request. Completed forms can be returned using the Project ‘Freepost’ address shown below.</p>
In writing	<p>Respondents will be free to write to LRCH with their feedback about the Project, rather than complete our feedback form. These can be submitted via the Project email address or Freepost address shown below.</p> <p>Post – FREEPOST London Resort Consultation</p> <p>Email – info@londonresortcompany.co.uk</p>

6.1.2. The Project website will include these details, along with the times and dates of our public webinars.

6.1.3. Consultation responses via social media will not be accepted.

6.1.4. The London Resort Consultation will be held from 27 July 2020 to 12 September 2020. The deadline for comments is 11.59pm on 12 September 2020. LRCH cannot guarantee that responses stamped and received after this date will be taken into consideration.

7. GDPR

7.1.1. LRCH will update its privacy policy, explaining how LRCH will collect and process personal data in connection with this statutory consultation.

7.1.2. The privacy policy will be available online, and will be referenced in all applicable materials, such as the response form.

7.1.3. LRCH is committed to protecting personal information that you may share with us. Any information provided, will be used in line with the General Data Protection Regulation (GDPR) and the privacy policy published on the project website.

8. Other consultations

8.1.1. LRCH is aware that there are the following planned consultations due to be carried out in the area during this Statutory Consultation. *[please provide details of any planned consultations]*

- 6.1.1 Dartford Borough Council
- 6.1.2 Gravesham Borough Council
- 6.1.3 Thurrock Council
- 6.1.4 Kent County Council
- 6.1.5 Ebbsfleet Development Corporation
- 6.1.6 Highways England

9. What happens next

- 9.1.1. LRCH will collate and analyse all of the consultation responses received. LRCH will carefully consider all of the issues raised and will take account of this feedback when finalising its DCO application.
- 9.1.2. As part of the DCO application LRCH will publish a Consultation Report, listing the issues raised in the Consultation and our response to them. The responses received or extracts of them may be published with personal details redacted.
- 9.1.3. If it is necessary to undertake further targeted engagement, this would be undertaken, where relevant, in accordance with the principles and methods set out in this SoCC.
- 9.1.4. LRCH will continue to update the public and other stakeholders on the proposals at appropriate milestones throughout the Project, primarily through our Project website and engagement activities.

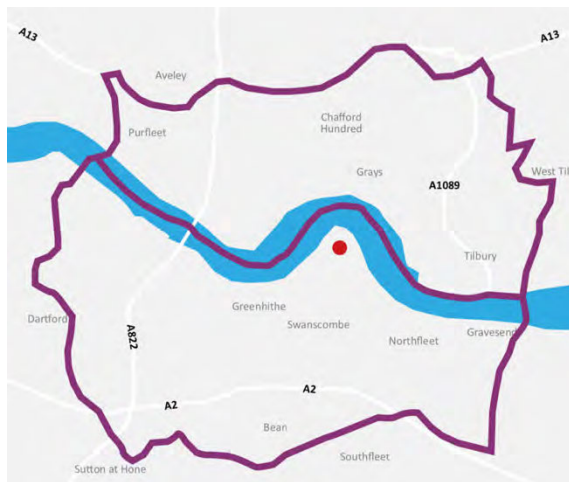
10. How to find out more

10.1.1. There are a number of ways you can find out more about the Project, the Consultation and the DCO process:

- Website – londonresort.info
- Email – info@londonresortcompany.co.uk
- Telephone – 0800 470 0043 (Monday – Friday, 9am-5:30pm)
- Post – FREEPOST London Resort Consultation

Appendix A – Consultation zones

Core Consultation Zone



Dartford and Gravesend – core consultation zone

- Leaflet drop to households and businesses
- Online briefing event with MP, officials and members
- Online briefing event with CLG
- Letters / emails to community groups, including seldom heard groups
- Consider requests for additional meetings
- Poster distribution
- Plus authority wide activity (see below)

Thurrock - core consultation zone

- Online briefing event with MP, officials and members
- Online briefing event with CLG
- Letters / emails to community groups, including seldom heard groups
- Consider requests for additional meetings
- Poster distribution
- Plus authority wide activity (see below)

Zone 1 – Host borough and unitary authorities



Authority wide activity

- Materials available at online deposit locations – local authority websites
- Letters / emails to MPs, officials and members in council wards and parish councils
- Media advertising (including legal notifications)
- Notifications to project mailing list
- Website
- Social media
- Press coverage

Zone 2 – neighbouring local authorities (borough, district and unitary)



Zone wide activity

- Letters to MPs, officials and members
- Consultation materials available on local authority websites
- Mailouts (project mailing list)
- Website
- Social media
- Press coverage in regional titles (print and online)

Zone 3 – County level administrative boundaries



Zone wide activity

- Letters to Council leaders, GLA members and officials
- Mailouts (to project mailing list)
- Website
- Social media
- Media advertising (statutory notice in London Gazette)
- Press coverage in regional titles (print and online)

Appendix B – Local Parish and Town Councils

Dartford

Bean Parish Council

Darenth Parish Council

Longfield and New Barn Parish Council

Southfleet Parish Council

Stone Parish Council

Sutton-At-Hone and Hawley Parish Council

Swanscombe and Greenhithe Town Council

Wilmington Parish Council

Gravesham

Cobham Parish Council

Higham Parish Council

Luddesdown Parish Council

Meopham Parish Council

Shorne Parish Council

Vigo Parish Council

Thurrock

There are no Town or Parish Councils in Thurrock

Seldom Heard Groups

1. Defining seldom heard groups

Some individuals and groups within the community can prove more challenging to reach and their views may, therefore, be harder to obtain. These people are unlikely to participate in or respond to traditional consultation techniques. They may find it harder to get involved in consultation and need additional support to participate.

The Equality Act 2010 has identified a series of protected characteristics for the purposes of governing the way in which such groups should be treated to avoid discrimination. Some of those people with protected characteristics may find it difficult to participate in consultation and make their views known to us.

The following are protected characteristics under the Equality Act 2010:

1. age
2. disability
3. gender reassignment
4. marriage and civil partnership
5. pregnancy and maternity
6. race
7. religion or belief
8. sex
9. sexual orientation

Examples of seldom heard groups:

- Rural/isolated communities
- Commuters
- Gypsies and travellers
- Ethnic minorities
- Faith groups
- Those with physical or learning disabilities
- Elderly (+65)
- Young (16-24 year olds)
- Businesses
- Tourists
- Time poor (e.g. working parents)

2. Seldom Heard Groups

The table below provides a list of groups and organisations identified in vicinity of the Project.

Dartford and Gravesham	Thurrock
Youth	
Dartford YMCA Dartford Youth Advisory Group (KCC) Dartford Youth Council (DBC) Ebbsfleet Academy Ebbsfleet United FC Grand CIC Gravesham Youth Council Guru Nanak football club Northfleet Youth Centre One With Grace (offering services to young people excluded or refusing to go to school) Play Place Scouts and Girl Guides- Sea Scouts Time 4 U (providing counselling to all primary schools in the Borough) Youth befriending Youth Ngage	Ockendon Juniors Youth Club Ockendon Seniors Youth Club Purfleet Juniors Youth Club Purfleet Seniors Youth Club Riverside Youth Centre, Tilbury Tilbury Youth Club TS Dragon - Thurrock Sea Cadets Youth & Connexions
Faith Groups	
Churches Together for Ebbsfleet Churches Together in Gravesham Diocese of Rochester Gravesend Muslim Cultural Centre Gravesend Street Pastors Guru Nanak Darbar Gurdwara Kent Equality Cohesion Council Kent Muslim Welfare Association Kent Muslim Women's Group Kent Quakers Local churches in Northfleet, Swanscombe, Greenhithe Net Church, Dartford	Churches Together in Essex and East London Thurrock Christian Fellowship Thurrock Muslim Parents Society Thurrock Sai Centre

BAME Groups	
<p>African Caribbean Forum Asian Retired Peoples Association Asian Senior Citizens Association Asian Womens Group BME Concern Dartford Nepalese Community Kent Equality Cohesion Council Milan Day Centre (elder Asian group) Racial Equality Cohesion Council Romani, Czech Slovak Community group, Northfleet</p>	<p>Thurrock African Group Thurrock Asian Association Thurrock BME Group Thurrock Council Traveller Liaison Officer (2 traveller sites in our consultation zone) Thurrock Eastern European Community Group</p>
Area partnerships/community groups	
<p>CAS Community Solutions- Training provider Christian Fields Community Project No Walls, Gardens- Northfleet Northfleet North Big Local area Riverside Community Resource Centre, Gravesend The Learning Shop, Bluewater WTD - What The Dickens</p>	<p>Acorns Community Hub, Stifford Clays Aveley Community Hub Chadwell St Mary Centre East Tilbury Hub Purfleet Community Hub South Ockendon Centre The Re-Use Partnership (TRUP) Tilbury Hub</p>
Voluntary sector groups	
<p>Bexley & Dartford Samaritans CVS NWK Dartford Almhouse Charity Dartford & Gravesham Advocacy District Inclusion Forum (DIF) Estate (teenage mums) Gravesham Food bank Gravesham PHAB club Hi Kent KASBAH Kent Parent Carer Forum Kenward Trust Mediation in North Kent (MINK) Men's Shed North Kent Independent Advocacy Scheme North Kent Womens Aid (now called Choices) North West Kent Women's Aid Oasis Bereavement/counselling Group Riverside Active Lives Royal Naval Association Services SSAFA (supporting ex service personnel)</p>	<p>Grays Thurrock Rotary Club Trust Fund Thurrock CVS Thurrock Food bank Thurrock Helping Hands</p>

<p>Sue's English Group The 7 Avenues Residents Association Walk Tall Waterside Family Centre</p>	
Residents/tenants associations	
<p>BDHH Residents Association, Northfleet Bean Residents Association Beatrice Gardens and surrounding areas Residents Association, Northfleet Dartford Tenants Forum Ebbsfleet Residents Association Gravesham & Homestead Court Residents Association, Gravesend Shears Green Court, Northfleet Southfleet Residents Association Swanscombe and Greenhithe Residents Association Waterstone Park Residents Association, Greenhithe</p>	<p>Bruyns Court Residents Group Crux Estate Residents Group Flowers Estate Residents Group Seabrooke Area Residents Association Tilbury Town Residents Association</p>
Older people	
<p>Age UK North West Kent Age UK North West Kent (various day centres throughout Dartford) Dartford Olders Forum (led by Dartford BC) Gravesham 50+ Forum Huggens College Almshouses in Northfleet Older Peoples' Club, St Botolph's church, Northfleet Older Peoples' lunch club- St Peter and St Pauls church, Swanscombe Other Swanscombe groups hosted via Swanscombe and Greenhithe Town Council</p>	<p>Age UK Essex Thurrock Older People's Parliament Thurrock Over 50s Forum</p>
Health Groups	
<p>All Direction Ltd (Adults with severe mental and physical disabilities) Alzheimer's and Dementia Support Carers Choice DGS Mencap Ellenor Lions Hospice KASBAH (Supporting disabled people towards independence) Kent Autistic Trust Local Parkrun groups Local Parkrun groups Parents Consortium (helps parents with children with mental and physical disabilities)</p>	<p>Autism Action Group Huntington's Disease Support Group</p>

Schools and further education

Anglia Ruskin University
Cherry Orchard Primary School
Craylands Primary School
Dartford Grammar School
East Kent College (EKC) Group
Ebbsfleet Academy
Grays Covent High School
Havering College
Kent Further Education
Knockhall Primary School
Manor Community Primary School
MidKent College
MidKent College
North Kent College
North Kent College
Northfleet School for Girls
Rose Bruford College
Rosherville Academy
South Essex College (Thurrock Campus) -
Hospitality and Catering
St Joseph's Catholic Primary School
Thameside Primary School
The Learning Shop Bluewater
University of Kent

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.5

Copy of email sent to Local Authorities regarding draft SoCC



Subject: London Resort - consultation on draft Statement of Community Consultation

Date: 03 June 2020 13:45:45

Attachments: [image001.png](#)
[image002.png](#)
[London Resort Draft SoCC June 2020.pdf](#)
[London Resort Seldom Heard Groups June 2020.pdf](#)

Dear 

As set out in previous correspondence, London Resort Company Holdings (LRCH) has been developing proposals for statutory consultation on the London Resort Project, a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent, with supporting transport and visitor reception facilities at Tilbury. The draft Statement of Community Consultation (SoCC) sets out how we intend to consult with people living and working in the vicinity of the proposed development. This takes into account feedback provided by host authorities for the Project's early stage consultation programme carried out over 2014 and 2015, in addition to more recent information and advice.

The consultation activity set out in this draft SoCC takes into account advice and guidance from the Government and the Planning Inspectorate (PINS) relating to Coronavirus (COVID-19) issued by the time of publication of this draft SoCC. Government guidance suggests that projects should continue and PINS is allowing online only consultation and representation periods to take place. We continue to closely monitor this situation.

As set out in previous correspondence, the next stage of the process is for us to formally consult you on our draft SoCC. To this end, please find attached the draft SoCC for your review and feedback.

In accordance with the requirements of section 47(1) of the Planning Act 2008 we are formally issuing this to you in order to obtain your comments which we will have regard to in the final version. Section 47 (3) of the Planning Act 2008 sets the period for this consultation at 28 days. With this in mind we would be grateful if you could send us your feedback by Wednesday 1st July 2020.

Please do not hesitate to contact me should you have any queries or wish to discuss the approach to consultation in more detail.

I look forward to hearing from you.

Kind regards,



Third Floor, 11-15 Farm Street, London W1J 5RG

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Subject: London Resort - consultation on draft Statement of Community Consultation

Date: 03 June 2020 13:42:28

Attachments: [image001.png](#)
[image002.png](#)
[London Resort Draft SoCC June 2020.pdf](#)
[London Resort Seldom Heard Groups June 2020.pdf](#)

Dear 

On behalf of London Resort Company Holdings (LRCH), I would like to thank you for meeting with us recently to discuss our proposals for statutory consultation on the London Resort Project, a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent, with supporting transport and visitor reception facilities at Tilbury.

The information and advice you provided at the meetings has been particularly valuable in helping us refine the draft Statement of Community Consultation (SoCC), the document which sets out how we intend to consult with people living and working in the vicinity of the proposed development.

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Subject: London Resort - consultation on draft Statement of Community Consultation

Date: 03 June 2020 13:37:40

Attachments: [image001.png](#)
[image002.png](#)
[London Resort Draft SoCC June 2020.pdf](#)
[London Resort Seldom Heard Groups June 2020.pdf](#)

Dear [REDACTED]

On behalf of London Resort Company Holdings (LRCH), I would like to thank you for meeting with us recently to discuss our proposals for statutory consultation on the London Resort Project, a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent, with supporting transport and visitor reception facilities at Tilbury.

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I look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]



Third Floor, 11-15 Farm Street, London W1J 5RG

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Subject: London Resort - consultation on draft Statement of Community Consultation
Date: 03 June 2020 13:54:34
Attachments: [London Resort Draft SoCC June 2020.pdf](#)
[London Resort Seldom Heard Groups June 2020.pdf](#)

Dear 

As set out in previous correspondence, London Resort Company Holdings (LRCH) has been developing proposals for statutory consultation on the London Resort Project, a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent, with supporting transport and visitor reception facilities at Tilbury. The draft Statement of Community Consultation (SoCC) sets out how we intend to consult with people living and working in the vicinity of the proposed development. This takes into account feedback provided by host authorities for the Project's early stage consultation programme carried out over 2014 and 2015, in addition to more recent information and advice.

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I look forward to hearing from you.

Kind regards,



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Subject: London Resort - consultation on draft Statement of Community Consultation

Date: 03 June 2020 13:49:55

Attachments: [image001.png](#)
[image002.png](#)
[London Resort Draft SoCC June 2020.pdf](#)
[London Resort Seldom Heard Groups June 2020.pdf](#)

Dear [REDACTED]

As set out in previous correspondence, London Resort Company Holdings (LRCH) has been developing proposals for statutory consultation on the London Resort Project, a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent, with supporting transport and visitor reception facilities at Tilbury. The draft Statement of Community Consultation (SoCC) sets out how we intend to consult with people living and working in the vicinity of the proposed development. This takes into account feedback provided by host authorities for the Project's early stage consultation programme carried out over 2014 and 2015, in addition to more recent information and advice.

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I look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]



Third Floor, 11-15 Farm Street, London W1J 5RG

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**Copies of emails received from
Local Authorities during
consultation on the draft SoCC for
Stage 5 Consultation**

[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

Your Ref:
Our Ref: 20/00597/NSIP
Date: 1 July 2020

Dear [REDACTED]

RE: London Resort: consultation on Draft Statement of Community Consultation

Thank you for providing the Borough Council with the opportunity to comment on the draft Statement of Community Consultation (SoCC) for the London Resort Project dated 3 June 2020.

It is disappointing that the consultation is to be carried out over the summer holiday period and there may be some criticism of this by local residents. Particularly as the earlier Covid-19 controls are likely to result in a concentrated demand for people to holiday away from home during this summer period and so many people are likely to be holidaying at the same time over this period. I would request that these dates are reviewed to avoid the usual holiday period or extend further beyond it.

The proposal has changed considerably and the population in the immediate area has grown since the Stage1 -4 consultations referred to in the draft SoCC. The Council considers that the forthcoming consultation should not be treated as a continuation of a previous consultation but should be a stand-alone fresh consultation. The Council notes that the consultation proposed in July is a full statutory consultation but it should be made clear to people that they should respond to this consultation and not rely on previous responses as the scheme has changed and previous responses will have little or no weight.

With regard to access to plans and details, the 2015 consultation exhibited very illustrative plans which omitted to show parts of the proposed development and supporting infrastructure. It was not made clear therefore about the potential impact of the proposal on neighbouring occupiers. DBC would request that a clear plan of all development proposed is displayed prominently on the project website, in order to ensure the proposals are transparent and readily accessible, as many interested people will not interrogate the draft detailed plans and drawings or go beyond the first page.

The Council acknowledges that the pandemic restrictions make it difficult for you to plan face to face contacts. However, as these are usually very effective consultations this should be kept under review. High Streets and shopping centres, as well as rail stations,

are all open and the Council considers that consultation events and displays could be planned which comply with social distancing.

The Council has some concern that the consultation will overlap with the Highways England supplementary consultation on the Lower Thames Crossing from 14th July to 12th August and this may lead to some confusion with people.

Comments on the detail within the draft SoCC:

2.2.1 top of p.5 bullet point states 'Ebbsfleet Peninsula' – this should read 'Swanscombe Peninsula'

3.5 The SoCC could set out what additional activities could be carried out or what other consultation events could be provided should the restrictions allow.

5.5.2 More information should be provided on the non-digital approach. A significant portion of the community will not be able to engage digitally

5.5.5 Simply using a feedback form is a very limited form of engagement. The ability to submit written comments separately should also be provided.

Access to consultation

5.5.10 DBC will not be uploading the full suite of materials on our website. We do not have the resources to do that. We can add a link from our website to the project website but we need to make it clear that the Borough Council are not consulting on the proposal.

5.5.18 As it is some time since the last consultation, the Council is not sure how many of the email addresses retained will still be relevant.

Local newspaper and Kent online:

The Council considers that advertising the consultation and webinars in the local newspaper and online versions of the newspapers should feature more prominently in the SoCC, below Social Media and emails.

5.5.22 It is not clear how these webinars will be run. Are they simply presentations with limited opportunity for engagement or interaction? How can people have questions answered at these events? How can they provide comments/feedback?

5.5.28 There should be better commitment to events, if allowed. As controls are easing, and for instance Bluewater is open, it would seem to be possible to hold live events.

5.5.29 It may be difficult to find a time to brief members of the Borough Council during the holiday period, a date should be investigated as soon as possible.

5.5.35 The Council has concerns that the consultation of educational establishments will not be effective over the holiday period which is the consultation period.

5.5.43 advises that the local media publications will be outlined but these did not seem to be included.

Appendix A

Core Consultation Zone: will ALL residents and business receive a leaflet? There is more than one MP in the Dartford and Gravesham consultation zone shown

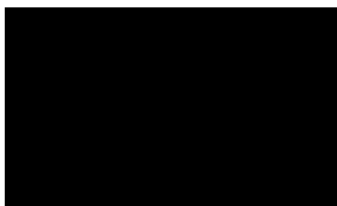
Seldom Heard Groups: Residents Associations:

Ingress Park Residents Association has been missed off this list. They are an active RA and directly adjacent to the site and so should be included.

Finally I am not aware of any other consultations being carried out by Dartford Borough Council within this period.

I hope that this is of some assistance in formulating the final SoCC.

Yours sincerely,



Development Manager



Subject:

RE: London Resort - consultation on draft Statement of Community Consultation

Date:

30 June 2020 19:22:08

Attachments:

[image008.png](#)

[image009.png](#)

[London Resort Draft SoCC June 2020.pdf](#)

[London Resort Seldom Heard Groups June 2020.pdf](#)

Dear 

Thank you for your email and sharing the attached documents. I have noted down my comments below.

Draft SoCC

2.1.1 – States that the Ebbsfleet Garden City was established in March 2015. This should be amended, the Garden City project was announced in 2014 and the Corporation was set up in April 2015.

P5 – 1st bullet states 'Ebbsfleet Peninsula' – this should read 'Swanscombe Peninsula'.

5.1.3 – DHCLG should read MHCLG.

5.2.1 – Consulting over the summer months is not appropriate and I would request that these dates are reviewed to avoid the usual holiday period. This year in particular could see high numbers of people taking holidays during the period you have stated as lockdown is eased.

5.2.2 – I appreciate a deadline is needed but the consultation needs to be an evolving iterative process where people can continue to feed in ideas as the scheme develops. This document should include information as to how further comments in advance of DCO submission can be fed in and how they are responded to.

5.5.2 – The document appears to have lurched from very little digital previously to now almost totally digital. As rules around social distancing are being updated regularly it would be valuable to give some thought to what a non-digital approach could be like in case this is allowed for by the time the consultation starts or during the 6 weeks. I think face to face contact is most helpful for some members of the community and if this is allowed by early September then it should be taking place.

5.5.3- The focus here seems to be on 'communicating impact and benefits' rather than collaborating, co-design and other more meaningful types of engagement. As I previously advised, I would encourage you to be more ambitious and look for opportunities to genuinely engage and work with local people and groups.

5.5.5/5.5.6- Simply using a feedback form is a very limited form of engagement. The information in the attached document does not include what questions are planned for in the form and it would be helpful to see these in advance. However it is important for people to know how their comments will be acted on. I previously mentioned feedback loops and these don't appear in the attached draft SoCC apart from references to the final report at the DCO submission stage. More meaningful forms of engagement would be heatmaps being able to post comments on a map of the site and make suggestions which others can see. I would also like to suggest polling to give people opportunities to make decisions on some components of the proposal.

5.5.13- £300 is a very high figure for printing and postage. I appreciate very few people will request all documents are sent to them but still, this seems like a very high figure and will act as a disincentive.

5.5.16 – As per my comments on 5.5.2 the document needs to be having more commitments in

We are also entering into a period where the current restrictions are being eased although there is no guarantee that they will not be re-imposed. The County Council appreciates that this makes it difficult to plan the consultation but LRCH will need to consider not just the current but emerging guidance on consultation activity. The SoCC should set out how the consultation could be amended in the event that the current restrictions are eased to the point where more public, face-to-face events are permissible and whether the consultation period would be extended to allow for this.

The Draft SoCC briefly mentions that LRCH will be submitting its Development Consent Order (DCO) application in late 2020 but no timescales have actually been set out within Section 9 – What Happens Next. Some indicative timescales should be set out in the SoCC of the next stages but, on the basis on the limited information in the Draft SoCC, the County Council questions whether adequate time is being allowed to digest the feedback from the proposed statutory consultation prior to submission of the DCO.

The Draft SoCC also omits to mention that following the submission of the DCO there is a period where the Planning Inspectorate assesses the submission and determines whether it is sufficiently robust for Acceptance when it can then move forward towards Examination. The Draft SoCC emphasises the 6 months to carry out the Examination but it is the County Council's understanding that there is no fixed timescale between Submission and Acceptance.

The Zones set out in Appendix A of the Draft SoCC and the level of consultation for each are broadly acceptable. The main issue the County Council has is with Core Consultation Zone. It is difficult to determine from the plan of this zone, shown in Appendix A, the extent of the area covered although it would seem to include both Dartford and Gravesend town centres and Bean parish. No rationale is given within the Draft SoCC of the somewhat arbitrary choice of a 5km cordon. The consequence of this is that there are sizeable areas of west Dartford and east Gravesend omitted from this Core Zone. In the absence of any justification for the 5km cordon, the County Council believes that the Core Zone should be extended to cover the urban areas of Dartford and Gravesham and all of the parishes south of the A2.

With the Draft SoCC currently setting out the measures that will be used to carry out an on-line consultation the County Council would recommend that LRCH takes a proactive approach and utilises a wide variety of digital and social media outlets as possible, e.g. consideration could be given to using LinkedIn to connect with local businesses. The current restrictions may have an impact on the usual news publications but on-line news publications, e.g. Kent Online, may provide an alternative outlet. The SoCC should provide further clarification on the digital and social media channels that will be used for the consultation.

The reliance on on-line consultation should not totally exclude more traditional means of promoting the consultation. The Draft SoCC covers the use of a leaflet drop for the Core Zone which, subject to the comments on this zone mentioned above, the County Council welcomes. The County Council also supports the provision of a Freephone enquiry line and the targeting of Seldom Heard Groups. The County Council encourages that full use is made of community noticeboards and that in addition to the parish and town councils

listed in Appendix B, which are likely to disseminate information to their communities, references are made to other community noticeboards, e.g. local churches, schools, etc. The County Council also seeks clarification on whether any weighting will be applied to the responses reflecting the proximity of respondents to the proposed development.

The County Council welcomes the fact that the Community Liaison Group (CLG) has been reconvened. The SoCC should provide further details of this Group in terms of how it will operate, the frequency of its meetings and what submission documents it will be providing input to. Whilst the CLG is to include locally elected representatives it should be stressed that the views of this Group would not represent the formal views of the County Council which has to take a wider view of the impacts and benefits that the proposed development would bring to Kent.

With the consultation places a heavy reliance on the inspection of the consultation material on-line it will be important that these are easily accessible and allowances are made for the fact that the public may not have the most up to date hardware or access to some software packages. LRCH will need to give considerable thought to the size of the consultation documents and their format. Consideration should also be given to providing IT support to overcome any such issues.

The Draft SoCC sets out the extent of the planned Webinars to take place during the consultation and the County Council welcomes the fact that phone tutorials will be available for those new to this medium and that additional Webinars would be considered. However, further information on what the Webinars will cover and how they will work should be included in the SoCC. The County Council also notes that all of the Webinars are an hour's duration and questions whether this provides sufficient time to both inform the participants of the proposals and allow questions to be raised and answered satisfactorily.

In relation to the consultation material to be made available the County Council would expect hard copies to be provided free of charge and the supply of all consultation documents on USB in a format that is accessible. Further discussions will be needed on this matter as the County Council employs encryption software. The County Council is also prepared to promote the consultation through its website but will maintain its impartiality throughout the statutory consultation period to avoid any perceived influence. Again, further discussion is needed regarding any material or link to be posted on the County Councils website.

It is unclear from the Draft SoCC whether the consultation material will include and update of the anticipated traffic impacts. The County Council acknowledges that it is currently being engaged on transport matters but has yet to be supplied with any Local Transport Model Validation Report, Transport Model Baseline Report or Transport Model Forecast Report. Clarification should also be provided as to whether any of the restrictions put in place in March of this year have had an impact on the baseline evidence for Preliminary Environmental Impact Report.

The Draft SoCC has included within the Project Description the elements of the proposed development that would be regarded as either Principal Development or Associated Development. The Draft SoCC gives no explanation of the definition of each of these categories. The County Council has previously expressed the view that elements of the

proposed development that LRCH regard as Associated Development should in fact be regarded as Principal Development. The list in the Draft SoCC is also contradictory, e.g. hotels are listed as Associated Development but some of them would be within the Leisure Core which is Principal Development. Further clarification is also needed regarding the scale of some of these elements and what precisely they entail, e.g. what is meant by “data centres”.

The County Council notes that LRCH will be consulting a number of statutory consultees. The County Council requests a full list of the statutory bodies being consulted as in responding to the statutory consultation the County Council it is likely to seek the views of some of these statutory bodies. Having a full understanding of the statutory bodies LRCH will be consulting directly will avoid any duplication or conflicting responses. LRCH should, in any case, give consideration to including a list of the statutory bodies being consulted within the SoCC so that the public are aware of who is being consulted. The County Council also suggest that the dedicated team for the Lower Thames Crossing is consulted in addition to Highways England.

I have not been made aware of any consultations being carried out by the County Council in the vicinity of the proposed development around the proposed statutory consultation period but will notify you if subsequently any come light will. The County Council is aware that Highways England is undertaking a 30-day design refinement consultation on the Lower Thames Crossing between 14th July and 12th August that would overlap with the proposed dates for the statutory consultation on London Resort.

The County Council welcomes the opportunity for briefing sessions for County Council Members which should also include the appropriate Senior Management. The Draft SoCC makes reference to a wider programme of engagement and requests further information on what this entails.

Finally, the County Council expects that LRCH will conduct further meaningful engagement throughout the coming period leading to the submission of the DCO in addition to the formal statutory consultation period. This should involve early drafts of the documents that will for the DCO submission covering all aspects of the proposed development and its impacts. For engagement to be meaningful sufficient time also needs to be allowed for the County Council to conduct a full analysis of such documents.

Yours sincerely

[Redacted signature block]
for [Redacted]
[Redacted]
[Redacted]

London Resort Project - Draft Statement of Community Consultation (SOCC) of June 2020

Thurrock Council Response

General comments

Thurrock Council generally supports the approach and principles to consultation set out in the draft Statement of Community Consultation (SoCC) for the London Resort Project (June 2020). It is acknowledged that the draft document has been prepared to take into account advice and guidance from the Government and Planning Inspectorate relating to Coronavirus (COVID-19) at the time of the publication of the draft and this situation will continue to be monitored. Thurrock Council would wish to be kept informed of any changes to detailed consultation arrangements that arise as a result of changing circumstances due to COVID 19 or other matters.

Thurrock Council does however have concerns regarding the level of consultation proposed in the draft SoCC relating to the communities in Thurrock and in particular those communities along the riverside urban area and adjoining the Essex Project Site. It is understood that some matters are under review by LRCH and Thurrock Council would seek further clarification on these issues and the opportunity to resolve any outstanding issues relating to consultation.

Section 5.4 - Where LRCH will consult

Core Consultation Zone

Within Paragraph 5.4.2 of the draft SoCC it is stated that a Core Consultation Zone has been defined approximately 5km from the proposed project site. Within Appendix 1 the Thurrock part of the Zone includes the urban area from Tilbury in the east of the Borough to Purfleet in the West. Thurrock Council supports the general extent of the Core Consultation Zone for Thurrock. If the extent of the Core Consultation Zone is subject to any review then Thurrock Council would seek clarification and agreement on this matter.

Consultation Approach in Core Zone (Appendix A of SoCC) for Thurrock

Paragraph 5.4.3 refers to the Consultation Zones and the proposed approach which is set out in detail in Appendix 1. The details of the consultation approach in the Core Zone for Dartford and Gravesham is listed separately from Thurrock.

It is noted that London Resort Company Holdings will undertake a leaflet drop to all residential and business properties within the Core Consultation Zone in Dartford and Gravesham. This is also referenced in paragraph 5.5.17 (see below). However Thurrock has been excluded from this leaflet drop despite including an area of the Core Consultation Zone.

Thurrock Council considers that the lack of a mailout of a community information leaflet in Thurrock is a significant omission in the consultation process and content of the draft SoCC. Thurrock is now a host authority for the project with the Essex Project Site east of the Port of Tilbury. There are also a large number of businesses and residents along the Thurrock riverfront that are in close proximity to the main Kent Project Site.

Thurrock Council requests that the Appendix 1 of the SoCC is amended to include a mailout to residential, community and business properties within the Thurrock Core Consultation Zone boundary. Thurrock Council would welcome the opportunity to agree the extent of this leaflet mailout with LRCH.

Section 5.5 - How LRH will consult the community

Mailout – (Leaflet drop to all residential, community and business properties)

In paragraph 5.5.17 it is noted that London Resort Company Holdings will send a community information leaflet to all residential, community and business properties within the Core Consultation Zone in Dartford and Gravesham. However Thurrock has been excluded from this mail out despite having an area of Core Consultation Zone.

Thurrock Council considers that the lack of a mailout of a community information leaflet in Thurrock is a significant omission in the consultation process and content of the draft SoCC. Thurrock is now a host authority for the project with the Essex Project Site east of the Port of Tilbury. There are also a large number of businesses and residents along the Thurrock riverfront that are in close proximity to the main Kent Project Site.

Thurrock Council request that the SoCC is amended to include a mailout to residential, community and business properties within the Thurrock Core Consultation Zone boundary. Thurrock Council would welcome the opportunity to agree the extent of this leaflet mailout with LRCH.

Appendix A - Consultation Zones

Thurrock Council requests a reference to leaflet drop to households and businesses is added for the Thurrock Core consultation zone (See comments made under section 5.4.).

Table - Seldom Heard Groups

It is noted that a table is included in the draft SoCC of Seldom Heard Groups and it includes a separate column for Thurrock under each type of group to be consulted.

Community Groups

Whilst some community hubs in Thurrock are identified under the Community Groups section in the table, the local community forum for the area of the Essex Project Site and the community forums along the riverfront in the core consultation in Thurrock have not been omitted. These forums should be included in the list and include Community Forums for Tilbury, Grays, Purfleet, West Thurrock and South Stifford. Thurrock Council is happy to provide contact details for these forums.

Schools and Further Education

It is noted that a limited number of schools from within the Core Consultation Zone in Thurrock are included in the list. It is unclear whether this is due to a previous limited response from schools on this matter. Thurrock Council could provide additional school contacts if this is considered necessary.

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.6

Copies of emails sent to Local Authorities regarding draft SoCC feedback

Thank you for your feedback on the Draft Statement of Community Consultation (SoCC).

An important point we wanted to follow up on, and perhaps discuss with you before finalising the SoCC, relates to the request for there to be more commitment to holding events as Coronavirus restrictions are easing.

We continue to consider this very carefully.

We propose to amend the SoCC to be more explicit about the fact that LRCH will continue to monitor closely the changing situation regarding Coronavirus, but of course the absolute priority is to minimise any health related risks. We will work with venues, you and other local authorities to identify whether in-person events, such as local surgeries, could be delivered in a safe way. However current guidance is that large gatherings should be prevented from taking place, and given the levels of interest in the project, we would not want to put the public in a situation where health could be compromised (gatherings, handling of physical copies of documents and so on).

It is important that LRCH does not commit to activity in the SoCC that it may not be able to deliver, for reasons that are outside of LRCH's control. Public health and safety must remain the priority and restrictions continue to quickly evolve. We are very mindful of the fact that recently some localised lockdowns have occurred and predictions of further "waves of outbreak", making it very difficult to plan too far in advance and a reminder that this is an ever changing situation.

Therefore LRCH may continue with the current arrangements.

Regarding deposit locations, we are aware that some libraries and civic centres are beginning to re-open but they may not have capacity to deposit copies of consultation materials for members of the public to view, or may not have the measures in place to ensure that consultation materials can be made available for inspection in a safe way. We would welcome your thoughts on this.

We envisage a considerable online engagement strategy which we are confident will be popular and provide an excellent platform for consultation. We are happy to undertake the in-person arrangements but the responsibilities around public health are issues which LRCH and the authorities clearly take very seriously.

We would be very happy to discuss the above with you if you have time over the next few days.

Kind regards

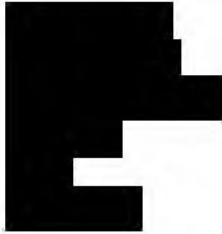
**THE LONDON RESORT
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CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.7

**Copies of emails sent to local authorities confirming finalisation of SoCC and SoCC
amendments response table**



27 July 2020

Dear [REDACTED]

The London Resort

**PLANNING ACT 2008 SECTION 47: DUTY TO CONSULT LOCAL
COMMUNITY
CONSIDERATION OF THE COMMENTS RECEIVED ON THE DRAFT
STATEMENT OF COMMUNITY CONSULTATION**

I am writing to you regarding London Resort Company Holdings (LRCH) intention to develop The London Resort (the Project), a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent, with supporting transport facilities in Tilbury, Thurrock.

Further to our email of 3 June 2020, requesting your comments and suggested amendments on our draft Statement of Community Consultation (SoCC), and our subsequent email to you on 16 July 2020, I would like to thank you for providing feedback and your assistance in developing and finalising our SoCC.

For your information, please see the table enclosed which should assist you in identifying how your comments were considered in developing and finalising our SoCC.

Please note, the final SoCC also reflects consultation with Gravesham Borough Council, Ebbsfleet Development Corporation, Kent County Council and Thurrock Council.

The final SoCC also reflects temporary changes to certain publicity requirements that were introduced through the [Infrastructure Planning \(Publication and Notification of Applications etc.\) \(Coronavirus\) \(Amendment\) Regulations 2020 \(the 2020 Regulations\)](#), along with MHCLG Guidance on implications of COVID-19 to certain consultation and publicity requirements of the NSIP regime. The 2020 Regulations came into force on 22 July 2020. The temporary changes relate to the publication of notices and the giving of notice, about how relevant documents are available for inspection.

A copy of the final SoCC is attached for your convenience. This final SoCC is being published on the Project website today.

As you will be aware, our consultation under section 47 of the Planning Act 2008 must be carried out in accordance with the SoCC. We will record how we carried out our consultation in accordance with our SoCC in our Consultation Report which forms part of our application for a Development Consent Order to the Planning Inspectorate.

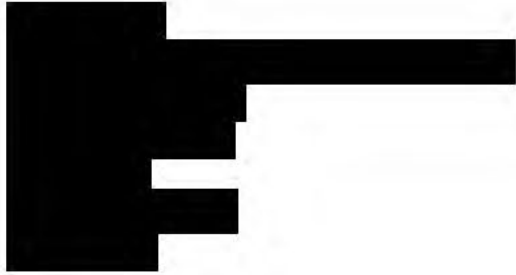
If you have any questions about what happens next, please do not hesitate in contacting me using the contact details provided.

Yours sincerely

Andy Martin
Strategy and Communications Director
London Resort

Attachments:

- Table of responses
- Final SoCC



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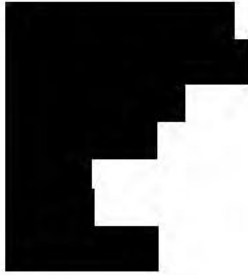
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Comments received from Dartford Borough Council, Gravesham Borough Council, Kent County Council, Thurrock Council and Ebbsfleet Development Corporation on the London Resort draft SoCC:

Comment received from:	Section of SoCC:	Amendment/comment made by Local Authority (In bold):	Regard had by LRCH to the amendment/comment (in accordance with section 42(5) of PA 2008:	Action taken:
Dartford Borough Council	2.2.1	Comments on the detail within the draft SoCC: top of p.5 bullet point states 'Ebbsfleet Peninsula' – this should read 'Swanscombe Peninsula'	The suggestion is noted and the SoCC amended accordingly.	This Section has been amended to reflect the consultation materials and to simplify the version contained within the SoCC. No references to Ebbsfleet Peninsula remain in the SoCC.
Dartford Borough Council	3.5	Comments on the detail within the draft SoCC: The SoCC could set out what additional activities could be carried out or what other consultation events could be provided should the restrictions allow.	<p>LRCH continues to monitor and carefully consider the situation regarding the Coronavirus pandemic and amendments have been made to the SoCC, to reflect the latest position with regard to events and Government advice relating to Coronavirus.</p> <p>Following receipt of feedback on the draft SoCC, a follow-up email was issued to DBC, to set out that it is important that LRCH does not commit to activity in the SoCC that it may not be able to deliver, for reasons that are outside of</p>	<p>Section 3 and related paragraphs later in the SoCC have been updated to reflect the latest position with regard to events and Government advice relating to Coronavirus. Text has been amended to make it more explicit that LRCH will continue to monitor the situation and actively exploring options for events.</p> <p>A follow-up email was issued to DBC, setting out LRCH's position.</p>

			LRCH's control. Public health and safety must remain the priority and restrictions relating to Coronavirus continue to quickly evolve. LRCH is mindful of the fact that recently some localised lockdowns have occurred and predictions of further "waves of outbreak", making it very difficult to plan too far in advance and a reminder that this is an ever changing situation.	
Dartford Borough Council	5.5.2	Comments on the detail within the draft SoCC: More information should be provided on the non-digital approach. A significant portion of the community will not be able to engage digitally.	<p>The suggestion has been noted and some amendments to the SoCC have been made.</p> <p>The SoCC includes information about hard copy mailouts, how to order copies of hard copy materials, telephone surgeries via the project freephone number and the project freepost address.</p> <p>ONS data suggests that less than 9% of the population do not have internet access, indicating that a significant proportion should be able to engage digitally. A review of consultations carried out by</p>	The SoCC has been updated to ensure that the availability of Telephone Surgeries is more explicitly defined.

			other projects shows high levels of digital engagement.	
Dartford Borough Council	5.5.5	Comments on the detail within the draft SoCC: Simply using a feedback form is a very limited form of engagement. The ability to submit written comments separately should also be provided.	<p>This suggestion has been noted and the SoCC already allows for this.</p> <p>The Feedback Form includes multiple sections for freetext responses.</p> <p>A later section of the SoCC explains that Consultees are not restricted to the issues on the form and that LRCH welcomes feedback on any aspect of the proposals or the Consultation documents.</p> <p>The SoCC also states that respondents will be free to write to LRCH with their feedback about the Project, rather than complete our feedback form.</p>	This suggestion has been noted.
Dartford Borough Council	5.5.10	<i>Access to consultation</i> DBC will not be uploading the full suite of materials on our website. We do not have the resources to do that. We can add a link from our website to the project website but we need to make it clear that the Borough Council are not consulting on the proposal.	This has been noted. We have removed references to local authorities hosting materials on their websites. Due to the volume of materials, this would not be practical.	This has been removed from the SoCC.

Dartford Borough Council	5.5.18	Access to consultation As it is some time since the last consultation, the Council is not sure how many of the email addresses retained will still be relevant.	This comment is noted. LRCH is in the process of updating its database, to verify which email addresses are still valid and offer people the opportunity to unsubscribe.	Noted. The specific reference to the number on the database has been removed.
Dartford Borough Council	General	Local newspaper and Kent online: The Council considers that advertising the consultation and webinars in the local newspaper and online versions of the newspapers should feature more prominently in the SoCC, below Social Media and emails.	This suggestion is noted, but not actioned.	This suggestion was noted but not actioned.
Dartford Borough Council	5.5.22	It is not clear how these webinars will be run. Are they simply presentations with limited opportunity for engagement or interaction? How can people have questions answered at these events? How can they provide comments/feedback?	This comment is noted. Some further detail has been added to the SoCC. Attendees can provide comments and queries via the online chat and Q&A functions. Consultation feedback can be provided via the consultation feedback mechanisms outlined in the SoCC. Where more detailed discussions are required, attendees can contact the project team to arrange a telephone surgery or email their queries to the Project.	Further detail has been added to the SoCC to outline the format of the webinars.
Dartford Borough Council	5.5.28	There should be better commitment to events, if allowed. As controls are easing, and for instance Bluewater is	This comment has been considered. As set out above, LRCH continues to monitor and carefully consider the situation	Wording has been added to state that LRCH will continue to closely monitor the changing situation regarding Coronavirus,

		open, it would seem to be possible to hold live events.	<p>regarding the Coronavirus pandemic and amendments have been made to the SoCC, to reflect the latest position with regard to events and Government advice relating to Coronavirus.</p> <p>Following receipt of feedback on the draft SoCC, a follow-up email was issued to DBC, regarding the position relating to this suggestion.</p>	and to reflect the latest advice and guidelines relating to the pandemic.
Dartford Borough Council	5.5.29	It may be difficult to find a time to brief members of the Borough Council during the holiday period, a date should be investigated as soon as possible.	This comment is noted. Follow-up correspondence is underway to arrange a date. The consultation period has also been extended to 21 September 2020.	Noted. All host authorities have been contacted prior to publication of this SoCC and invitations issued to Council members. The SoCC has been amended to reflect this.
Dartford Borough Council	5.5.35	The Council has concerns that the consultation of educational establishments will not be effective over the holiday period which is the consultation period.	This comment is noted. LRCH has extended the consultation period to 21 September 2020.	The consultation period has been extended to 21 September 2020.
Dartford Borough Council	5.5.43	advises that the local media publications will be outlined but these did not seem to be included.	A list of media titles has been added to the SoCC.	A list of media titles has been added to the SoCC.
Dartford Borough Council	<i>Appendix A</i>	<i>Appendix A Core Consultation Zone: will ALL residents and business receive a leaflet? There is more than one MP in the Dartford and Gravesham consultation zone shown</i>	The core consultation zone has been revised to extend beyond the 5km zone, to include the urban areas of Dartford and Gravesham, and to include	The wording of the SoCC has been amended to be clear that all households and business in the core consultation zone will receive a leaflet. This zone has

			some households and businesses in Thurrock. Following consideration, MPs will be offered briefings separately.	been expanded. The reference to MPs has been updated.
Dartford Borough Council	<i>Seldom Heard Groups: Residents Associations:</i>	<i>Seldom Heard Groups: Residents Associations: Ingress Park Residents Association has been missed off this list. They are an active RA and directly adjacent to the site and so should be included.</i>	This has been noted and added to the list.	Ingress Park Residents Association has been added to the list.
Gravesham Borough Council	General	These comments are restricted to the Statement of Community Consultation documents and are no comment on the project overall, the proposed timetable or any other issues.	This comment has been noted.	Comment noted, no action required.
Gravesham Borough Council	General	The Borough Council welcomes the progression of this project and will work constructively with the developer to progress it. The development offers a great number of benefits for the area though there are some challenges to be overcome.	This comment has been noted.	Comment noted, no action required.
Gravesham Borough Council	General	The previous Statutory consultation was held in 2015 and it is relevant to note that a significant amount of development has occurred in and around the Ebbsfleet Valley since then, so that there is a significant	This comment is noted. Proposals and lists of community organisations have been researched to include new community groups (formed since 2015).	Noted. Community organisations have been added where details have been provided.

		<p>'new' population in the area. Others parties (as most development is in Dartford) will be able assist if there are new community organisations. Note the area covered by Swanscombe and Greenhithe Town Council has changed.</p>		
Gravesham Borough Council	General	<p>It would be helpful in the consultation documentation makes clear what has changed significantly compared with the previous exercise to assist local residents who were engaged in 2015.</p>	<p>This comment is noted. The consultation materials provide details about what has changed, and reflects changes to the area and how the project has taken that into account.</p>	<p>The consultation documentation includes information about changes to the area since 2015 and a reference to changes has been added to the SoCC.</p>
Gravesham Borough Council	General	<p>The consultation is being carried out in unique circumstances due to the restrictions imposed by the handling COVID-19 pandemic, which poses challenges for all parties. PINS has indicated that consultations can continue in such circumstances. It is also appreciated that the applicant can only plan on the basis of the circumstances and regulations at the time of the preparation of the SoCC. As these restrictions principally affect face to face contact it is important to keep these under review and be ready to adjust the approach if the opportunity arises. In the Borough Council's experience</p>	<p>LRCH continues to monitor and carefully consider the situation regarding the Coronavirus pandemic. Amendments have been made to the SoCC, to reflect the latest position with regard to events and Government advice relating to Coronavirus.</p> <p>Following receipt of feedback on the draft SoCC, a follow-up email was issued to GBC, to set out that it is important that LRCH does not commit to activity in the SoCC that it may not be able to deliver, for</p>	<p>Section 3 and related paragraphs later in the SoCC have been updated to reflect the latest position with regard to events and Government advice relating to Coronavirus. Text has been amended to make it more explicit that LRCH will continue to monitor the situation and actively exploring options for events.</p> <p>A follow-up email was issued to GBC, setting out LRCH's position.</p>

		<p>of large and complex development proposals, with extensive documentation, face to face interaction is a very effective way for local residents and businesses to understand what is being proposed and how it may affect them.</p>	<p>reasons that are outside of LRCH's control. Public health and safety must remain the priority and restrictions relating to Coronavirus continue to quickly evolve. LRCH is mindful of the fact that recently some localised lockdowns have occurred and predictions of further "waves of outbreak", making it very difficult to plan too far in advance and a reminder that this is an ever changing situation.</p>	
Gravesham Borough Council	General	<p>It is noted the Highways England will be carrying out a Supplementary consultation on the Lower Thames Crossing (LTC) proposals from 14 July to 12 August. This will also be on-line and there may be lessons to be learnt from how this works in practice. A distinction between the consultations is that the LTC one follows on from a Supplementary consultation earlier in the year rather than 5 years ago.</p>	<p>This comment has been noted. LRCH is in contact with Highways England and the Lower Thames Crossing team.</p>	<p>This comment is noted. Not amendments to the SoCC required.</p>
Gravesham Borough Council	General	<p>It is estimated that some 7% of the population do not have access to the Internet, and therefore are in effect a 'seldom heard group', intersecting</p>	<p>This comment is noted. LRCH continue to closely monitor the changing situation and</p>	<p>Noted. Text has been added to make clearer that LRCH will continue to closely monitor the changing situation regarding</p>

		<p>no doubt with the other groups identified in the documentation. To these must be added those who rely on libraries or similar community facilities not currently open for their internet access, and those who only have access via a mobile phones. Whilst the latter can receive information about the existence of the consultation, such devices are not suitable for viewing large plans and documents. The same can be true for those with poor internet connections, often found in rural areas.</p>	<p>Government advice regarding Coronavirus.</p> <p>At the time of writing many libraries and civic centres in the vicinity of the Project either remain closed or have limited capacity to receive copies of consultation materials for members of the public to review. LRCH cannot guarantee that documents will be placed in physical locations but keep doing so under review if there would be no risk to public health.</p> <p>Hard copies of materials are available to order.</p>	<p>Coronavirus, and will work with venues and local authorities to identify whether copies of our consultation materials can be made available for inspection in a safe way.</p>
Gravesham Borough Council	General	<p>The timing of the consultation does raise an issue over the interaction of holidays and the current way the education sector is functioning. It is not clear at present what will actually happen but in the circumstances events may not follow 'usual' patterns. Normally August is a month when many are away. That said reaching the younger members of the community via social media may well be effective. How these circumstances impact on the consultation process will need to be</p>	<p>This comment has been noted and LRCH has taken the decision to extend the consultation period to 21 September 2020.</p>	<p>LRCH has noted this and decided to extend the consultation period to 21 September 2020.</p>

		monitored and potentially corrective action may need to be considered.		
Gravesham Borough Council	2.1.1	Strictly speaking the ceremonial counties of Kent and Essex since Thurrock and Medway are Unitary Authorities. The Ebbsfleet Development Corporation should be referred to rather than Ebbsfleet Garden City. It might be helpful to have a paragraph explaining very briefly the roles of the various authorities as it is a little confusing for anyone who does not understand the different functions since it involves two tier and unitary authorities and a development corporation.	This comment is noted and the SoCC has been updated to reflect this suggestion.	The SoCC has been updated.
Gravesham Borough Council	2.2.1	It may be helpful to highlight what elements of the proposal have changed significantly since 2015 or are new (e.g.500 dwellings for resort workers)	This comment is noted and the SoCC has been amended to reflect this suggestion. Further detail is provided in the consultation materials.	The SoCC has been amended to provide an overview of changes. The consultation documentation provides further detail.
Gravesham Borough Council	3.5	The SoCC could helpfully indicate what additional activities might be carried out if the opportunity arises. As noted above a physical exhibition in a suitable space would be very useful if the appropriate regulations permit.	LRCH continues to monitor and carefully consider the situation regarding the Coronavirus pandemic. Amendments have been made to the SoCC, to reflect the latest position with regard to events and Government advice relating to	The SoCC has been updated to include activity under consideration if suitable venues could be found and if the activity could be carried out safely.

			<p>Coronavirus and to include some indication of potential activity, such as local surgeries.</p> <p>As set out above, a follow-up email was issued to GBC, to set out that it is important that LRCH does not commit to activity in the SoCC that it may not be able to deliver, for reasons that are outside of LRCH's control. Public health and safety must remain the priority and restrictions relating to Coronavirus continue to quickly evolve.</p>	<p>The SoCC has also been updated to reflect the change in law relating to deposit locations.</p> <p>Further information is provided in relevant paragraphs of the SoCC.</p>
Gravesham Borough Council	3.10	It would be helpful to give an idea of the DCO submission timescale.	This has been noted and the SoCC has been updated to reflect this request.	The SoCC has been updated to reflect this request.
Gravesham Borough Council	3.11	For clarity the Examination is allowed 6 months – but there is the 28 days for acceptance and about 3/4 months pre-application period controlled by PINS so there is roughly a 4/5 month lead in to Examination (and possibly more for a large application like this based on other large DCO's timetables	This has been noted and the SoCC has been updated to reflect this request.	This section has been updated to reflect this request, including the 28 day acceptance period.
Gravesham Borough Council	4.1	Reference to Environmental Scoping process would be helpful to provide context.	This has been noted and a paragraph has been added.	A paragraph has been added to the SoCC.

Gravesham Borough Council	5.1.7	Mention the approach has been discussed with PINS?	This has been noted and a sentence has been added to reflect this.	A sentence has been added to the SoCC.
Gravesham Borough Council	5.3.2	Given the existence of Bluewater and Ebbsfleet International Station there is a category of user who visit the area from a wide catchment and whose access to those facilities may be potentially impacted by the proposal.	This has been noted and some amendments to the SoCC have been made. The Zone approach is designed to ensure consultation reaches a wide catchment area.	Text has been added to bullet point 2, and a paragraph added to reference the geographic zone approach to reflect that there is a wider audience outside the immediate vicinity of the project.
Gravesham Borough Council	5.5.1	See comments above on deposit locations and holding exhibitions if possible.	This comment is noted and response is as per above.	Text has been added to make clearer that LRCH will continue to closely monitor the changing situation regarding Coronavirus, and will work with venues and local authorities to identify whether copies of our consultation materials can be made available for inspection, and whether in-person events can be held in a safe way.
Gravesham Borough Council	5.5.8	Assume 'Summary PEIR' means non-technical summary PEIR.	This comment is noted and the assumption is current. Text has been amended.	Text has been added to make this more clear.
Gravesham Borough Council	5.510	Gravesham will provide links to the appropriate website, making clear that it is not a consultation by Gravesham Borough Council	This comment is noted. We have removed references to local authorities hosting materials on their websites. Due to the volume of materials, this would not be practical.	Text has been amended.

Gravesham Borough Council	5.5.12	USB 'drive' or 'stick'	This comment is noted.	Noted and text added.
Gravesham Borough Council	5.5.17	This, for Gravesham, appears to be the same part of the urban area as in 2015, that is Northfleet and Gravesend to the Wrotham Road (A227).	The core consultation zone has been revised to extend beyond the 5km zone, to include the urban areas of Dartford and Gravesham, and to include some households and businesses in Thurrock.	The core consultation zone has been amended.
Gravesham Borough Council	5.5.22	It is not clear how these Webinars will be organised. Will participants need to book for example? In the Council's experience on-line meetings with large numbers of participants in this type of format is hard to manage to ensure all those taking part get an opportunity to actively engage. Presentations work well, but Q&A is more difficult especially if Internet bandwidth is an issue for some participants. There is a narrow line between good control of a virtual meeting and it potentially being seen as cutting out certain views.	This comment is noted. Some further detail has been added to the SoCC. Attendees can provide comments and queries via the online chat and Q&A functions. Consultation feedback can be provided via the consultation feedback mechanisms outlined in the SoCC. Where more detailed discussions are required, attendees can contact the project team to arrange a telephone surgery or email their queries to the Project.	Further detail has been added to the SoCC to explain the format of the webinars.
Gravesham Borough Council	5.5.29	Traditionally August is a holiday month when the Council and its Committees for the most part do not meet. Finding a time slot for a Member presentation may not be easy with the overlap with the Lower	This comment is noted. Follow-up correspondence is underway to arrange a date. The consultation period has also been extended to 21 September 2020.	The SoCC has been updated to reflect that briefing sessions are in the process of being arranged.

		Thames Crossing consultation. We will seek to accommodate if at all possible.		
Gravesham Borough Council	5.5.35	Although schools etc. can be notified, given the holiday period and impact of COVID-19 opportunities through this route are likely to be highly restricted in practice.	This comment is noted. The consultation period has also been extended to 21 September 2020.	LRCH has extended the consultation period to 21 September 2020 and amended the SoCC to reflect this.
Gravesham Borough Council	5.6.1	Greater London Authority is missing from list (but on Zone 3 Map).	This comment is noted and amended.	The SoCC has been updated.
Gravesham Borough Council	8.1.1	Bullets need renumbering. Gravesham Borough Council is due to have a Regulation 18 consultation on its Site Allocations and Development Management Policies document. This has been delayed by the Covid 19 lockdown and at the time of writing the timescale for this consultation has not yet been agreed. The consultation faces the same challenges as outlined above. Further information will be supplied when it is available but a working assumption will be that it will occur in late summer or early autumn. The Marine Management Organisation should be added to the list as it is preparing a South East	This comment is noted. Following feedback on consultations that are or are planned to be carried out in the area during this Statutory Consultation, LRCH does not anticipate that they will impact on people's ability to respond to LRCH's consultation. The SoCC has been amended accordingly.	The SoCC has been amended.

		Plan Marine Plan, for which consultation has just finished. This development has proposal that potentially may be impacted by this plan.		
Gravesham Borough Council	Seldom heard groups	As noted above there may be a need to consider those without Internet access which will intersect with some of the other categories listed on page 1.	This comment is noted and has been considered.	Noted and no amendment to the SoCC needed.
	Seldom heard groups	The comments above on holidays and school/college attendance above should be noted. The Mid Kent and North Kent College references look like duplication but presumably refer to different campuses. Northfleet Technology College and Gravesend Grammar School for Boys should be added to the list of schools	Noted and amended accordingly.	Noted and the stakeholder lists updated accordingly.
	Seldom heard groups	The list of organisations is extensive and the Borough Council will assist if necessary to establish whether some have become inactive and whether new groups have emerged. There is now a Slovak Community group for example.	Noted.	Noted and follow-up email sent re confirmation of details for additional groups.

<p>Kent County Council</p>	<p>General – previous rounds of consultation</p>	<p>There is considerable emphasis within the Draft SoCC of the previous rounds of consultation that have taken place. However, the last of these was over 5 years ago and, although the principal of the proposed development remains fundamentally the same there have been significant changes which are underplayed. Elements of the proposed development have changed together with the means of access to the resort. The context of the proposed development has also changed with the establishment of the Ebbsfleet Development Corporation and both the Dartford and Gravesham Local Plans are currently being reviewed. The County Council questions the relevance of the previous consultations to the current proposals and the weight that is given to feedback obtained from these. In the statutory consultation proposed it will be imperative to set out what was previously consulted on, what has changed and why these changes have been made if they are to form any context to the current proposals.</p>	<p>This comment has been noted.</p> <p>All previous consultation responses have been analysed and taken into account as the Project has refined proposals.</p> <p>Key feedback and how this has influenced proposals is outlined in the consultation materials. The consultation materials also describe how changes to the area have been taken into account, which is also referenced in the SoCC.</p>	<p>The SoCC has been updated to clarify that all previous feedback has been analysed and taken into account.</p> <p>Further detail is provided in consultation materials.</p>
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Kent County Council	General – dates of statutory consultation	<p>The County Council notes that the current statutory consultation is set to commence on 27th July and finish on 12th September a period of 6 weeks. The majority of this time would be within the school holiday period which can generally have an impact on public participation in consultations. It is appreciated that the current circumstances are far from normal and that London Resort Company Holdings (LRCH) will be largely dependent on on-line consultation within guidelines set by Government and the Planning Inspectorate. The County Council does, however, feel that the consultation period should be extended to take into account the school holiday period and the unusual circumstances surrounding the consultation.</p>	<p>This comment has been noted. The consultation period has been extended to 21 September 2020.</p>	<p>The SoCC has been updated to reflect the revised consultation close date.</p>
Kent County Council	General – consultation	<p>We are also entering into a period where the current restrictions are being eased although there is no guarantee that they will not be re-imposed. The County Council appreciates that this makes it difficult to plan the consultation but LRCH will need to consider not just the current but emerging guidance on consultation activity. The SoCC should set out how the consultation</p>	<p>LRCH continues to monitor and carefully consider the situation regarding the Coronavirus pandemic and amendments have been made to the SoCC, to reflect the latest position with regard to events and Government advice relating to Coronavirus.</p>	<p>Section 3 and related paragraphs later in the SoCC have been updated to reflect the latest position with regard to events and Government advice relating to Coronavirus. Text has been amended to make it more explicit that LRCH will continue to monitor the situation and actively exploring options for events.</p>

		<p>could be amended in the event that the current restrictions are eased to the point where more public, face-to-face events are permissible and whether the consultation period would be extended to allow for this.</p>	<p>Following receipt of feedback on the draft SoCC, a follow-up email was issued to KCC, to set out that it is important that LRCH does not commit to activity in the SoCC that it may not be able to deliver, for reasons that are outside of LRCH's control. Public health and safety must remain the priority and restrictions relating to Coronavirus continue to quickly evolve. LRCH is mindful of the fact that recently some localised lockdowns have occurred and predictions of further "waves of outbreak", making it very difficult to plan too far in advance and a reminder that this is an ever changing situation.</p>	<p>A follow-up email was issued to KCC, setting out LRCH's position.</p>
<p>Kent County Council</p>	<p>Section 9 – What happens next</p>	<p>The Draft SoCC briefly mentions that LRCH will be submitting its Development Consent Order (DCO) application in late 2020 but no timescales have actually been set out within Section 9 – What Happens Next. Some indicative timescales should be set out in the SoCC of the next stages but, on the basis on the limited information in the Draft SoCC, the County Council questions</p>	<p>This suggestion has been noted and text has been amended accordingly.</p>	<p>This section of the SoCC has been amended, along with updates to Section 3 (the Application Process).</p>

		whether adequate time is being allowed to digest the feedback from the proposed statutory consultation prior to submission of the DCO.		
Kent County Council	General – Planning Inspectorate	The Draft SoCC also omits to mention that following the submission of the DCO there is a period where the Planning Inspectorate assesses the submission and determines whether it is sufficiently robust for Acceptance when it can then move forward towards Examination. The Draft SoCC emphasises the 6 months to carry out the Examination but it is the County Council’s understanding that there is no fixed timescale between Submission and Acceptance.	This suggestion has been noted and text has been amended accordingly.	The SoCC has been updated.
Kent County Council	General – core consultation zone	The Zones set out in Appendix A of the Draft SoCC and the level of consultation for each are broadly acceptable. The main issue the County Council has is with Core Consultation Zone. It is difficult to determine from the plan of this zone, shown in Appendix A, the extent of the area covered although it would seem to include both Dartford and Gravesend town centres and Bean parish. No rationale is given within the Draft SoCC of the somewhat arbitrary choice of a 5km cordon. The	The core consultation zone has been revised to extend beyond the 5km zone, to include the urban areas of Dartford and Gravesham, and to include some households and businesses in Thurrock.	The SoCC has been amended to reflect this change.

		<p>consequence of this is that there are sizeable areas of west Dartford and east Gravesend omitted from this Core Zone. In the absence of any justification for the 5km cordon, the County Council believes that the Core Zone should be extended to cover the urban areas of Dartford and Gravesham and all of the parishes south of the A2.</p>		
Kent County Council	General – social media	<p>With the Draft SoCC currently setting out the measures that will be used to carry out an on-line consultation the County Council would recommend that LRCH takes a proactive approach and utilises a wide variety of digital and social media outlets as possible, e.g. consideration could be given to using LinkedIn to connect with local businesses. The current restrictions may have an impact on the usual news publications but on-line news publications, e.g. Kent Online, may provide an alternative outlet. The SoCC should provide further clarification on the digital and social media channels that will be used for the consultation.</p>	<p>This suggestion has been noted. The SoCC has been amended to provide more detail on the digital, social media and news outlets to be utilised during the consultation period.</p>	<p>The SoCC has been amended to provide more detail.</p>
Kent County Council	General – online consultation	<p>The reliance on on-line consultation should not totally exclude more traditional means of promoting the consultation.</p>	<p>This comment is noted. The SoCC details a range of non-digital activities.</p>	<p>This comment has been noted.</p>

		<p>The Draft SoCC covers the use of a leaflet drop for the Core Zone which, subject to the comments on this zone mentioned above, the County Council welcomes.</p> <p>The County Council also supports the provision of a Freephone enquiry line and the targeting of Seldom Heard Groups.</p>		
	General – online consultation	<p>The County Council encourages that full use is made of community noticeboards and that in addition to the parish and town councils 3 listed in Appendix B, which are likely to disseminate information to their communities, references are made to other community noticeboards, e.g. local churches, schools, etc.</p>	This comment is noted. The offer of posters is open to a range of organisations.	This comment has been noted.
	General – online consultation	<p>The County Council also seeks clarification on whether any weighting will be applied to the responses reflecting the proximity of respondents to the proposed development.</p>	Activity to publicise the consultation is weighted to those in the vicinity of the Project, however as a Nationally Significant Infrastructure Project it is important that the wider public has an opportunity to participate and comment on proposals. All comments and feedback received will be analysed and considered.	This comment has been noted and clarification provided.
Kent County Council	General - reconvened CLG	<p>The County Council welcomes the fact that the Community Liaison Group (CLG) has been reconvened.</p>	This comment has been noted.	Text has been added to the SoCC to clarify the role of CLG and frequency of meetings.

		<p>The SoCC should provide further details of this Group in terms of how it will operate, the frequency of its meetings and what submission documents it will be providing input to. Whilst the CLG is to include locally elected representatives it should be stressed that the views of this Group would not represent the formal views of the County Council which has to take a wider view of the impacts and benefits that the proposed development would bring to Kent.</p>	<p>The CLG does not have decision-making powers and are not being asked to review specific documents, more to comment generally on topic areas as LRCH progresses proposals.</p> <p>Some further information has been added to the SoCC. Further information about the CLG is also now available on the Project website.</p>	
Kent County Council	General – accessibility of online consultation material	<p>With the consultation places a heavy reliance on the inspection of the consultation material on-line it will be important that these are easily accessible and allowances are made for the fact that the public may not have the most up to date hardware or access to some software packages. LRCH will need to give considerable thought to the size of the consultation documents and their format. Consideration should also be given to providing IT support to overcome any such issues.</p>	<p>This comment has been noted and has been considered carefully in planning and preparation for consultation.</p>	<p>This comment has been noted.</p>
Kent County Council	General – use of webinars during the consultation	<p>The Draft SoCC sets out the extent of the planned Webinars to take place during the consultation and the County Council welcomes the fact</p>	<p>This comment is noted. Some further detail has been added to the SoCC.</p>	<p>Further detail has been added to the SoCC and the time period for each webinar has been extended.</p>

		<p>that phone tutorials will be available for those new to this medium and that additional Webinars would be considered. However, further information on what the Webinars will cover and how they will work should be included in the SoCC. The County Council also notes that all of the Webinars are an hour's duration and questions whether this provides sufficient time to both inform the participants of the proposals and allow questions to be raised and answered satisfactorily.</p>	<p>The time period for webinars has been extended to 1.5 hours.</p>	
Kent County Council	General – hard copies of the consultation material	<p>In relation to the consultation material to be made available the County Council would expect hard copies to be provided free of charge and the supply of all consultation documents on USB in a format that is accessible.</p>	<p>This comment has been noted.</p> <p>Summary materials will be available free of charge. The full suite will be available on USB sticks.</p> <p>Due to the volume of materials, the SoCC specifies that a charge of up to £300 may be charged.</p>	This comment has been noted.
Kent County Council	General – copies of the consultation material	<p>Further discussions will be needed on this matter as the County Council employs encryption software.</p>	<p>Consultation materials will be supplied to local authorities via an online file sharing service.</p> <p>Should an alternative format be required, this can be requested.</p>	This comment has been noted.
Kent County Council	General –	<p>The County Council is also prepared to promote the consultation through</p>	<p>This has been noted. We have removed references to local</p>	This has been removed from the SoCC.

	copies of the consultation material	its website but will maintain its impartiality throughout the statutory consultation period to avoid any perceived influence. Again, further discussion is needed regarding any material or link to be posted on the County Councils website.	authorities hosting materials on their websites. Due to the volume of materials, this would not be practical.	
Kent County Council	General – impact of traffic	It is unclear from the Draft SoCC whether the consultation material will include and update of the anticipated traffic impacts. The County Council acknowledges that it is currently being engaged on transport matters but has yet to be supplied with any Local Transport Model Validation Report, Transport Model Baseline Report or Transport Model Forecast Report.	This comment has been noted and will be followed up with KCC outside of the SoCC process. The consultation materials will include the project’s transport proposals.	This comment has been noted and will be addressed KCC outside of the SoCC process.
Kent County Council	General – impact of traffic	Clarification should also be provided as to whether any of the restrictions put in place in March of this year have had an impact on the baseline evidence for Preliminary Environmental Impact Report.	This comment has been noted and will be addressed outside of the SoCC process.	This comment has been noted and will be addressed outside of the SoCC process.
Kent County Council	General – Principal/ Associated Development	The Draft SoCC has included within the Project Description the elements of the proposed development that would be regarded as either Principal Development or Associated Development. The Draft SoCC gives	This comment has been noted and the Project Description within the SoCC has been simplified.	The SoCC has been updated accordingly.

		<p>no explanation of the definition of each of these categories. The County Council has previously expressed the view that elements of the 4 proposed development that LRCH regard as Associated Development should in fact be regarded as Principal Development. The list in the Draft SoCC is also contradictory, e.g. hotels are listed as Associated Development but some of them would be within the Leisure Core which is Principal Development. Further clarification is also needed regarding the scale of some of these elements and what precisely they entail, e.g. what is meant by “data centres”.</p>	<p>Detailed descriptions of the Project are provided in the consultation materials.</p>	
<p>Kent County Council</p>	<p>General – statutory consultees</p>	<p>The County Council notes that LRCH will be consulting a number of statutory consultees. The County Council requests a full list of the statutory bodies being consulted as in responding to the statutory consultation the County Council it is likely to seek the views of some of these statutory bodies. Having a full understanding of the statutory bodies LRCH will be consulting directly will avoid any duplication or conflicting responses. LRCH should, in any case, give consideration to including a list of the statutory</p>	<p>This suggestion has been noted and the list of statutory consultees has been added to the SoCC.</p> <p>LRCH is in contact with the Lower Thames Crossing team, however the formal consultation response will be provided by Highways England.</p>	<p>The SoCC has been updated accordingly.</p>

		bodies being consulted within the SoCC so that the public are aware of who is being consulted. The County Council also suggest that the dedicated team for the Lower Thames Crossing is consulted in addition to Highways England.		
Kent County Council	General - County Council	I have not been made aware of any consultations being carried out by the County Council in the vicinity of the proposed development around the proposed statutory consultation period but will notify you if subsequently any come light will. The County Council is aware that Highways England is undertaking a 30-day design refinement consultation on the Lower Thames Crossing between 14th July and 12th August that would overlap with the proposed dates for the statutory consultation on London Resort.	This comment is noted. Following feedback on consultations that are or are planned to be carried out in the area during this Statutory Consultation, LRCH does not anticipate that they will impact on people's ability to respond to LRCH's consultation. The SoCC has been amended accordingly.	This comment has been noted.
Kent County Council	General – briefing sessions with County Council members	The County Council welcomes the opportunity for briefing sessions for County Council Members which should also include the appropriate Senior Management.	This is noted. Arrangements to be made to secure a date.	Noted and arrangements to be made to secure a date.
Kent County Council	General – Wider engagement	The Draft SoCC makes reference to a wider programme of engagement and requests further information on what this entails.	This has been noted and will be addressed outside of the SoCC process to discuss the wider programme of engagement.	This has been noted and will be addressed outside of the SoCC process. LRCH will be in contact to discuss the wider programme of engagement.

Kent County Council	General – engagement with county council	<p>Finally, the County Council expects that LRCH will conduct further meaningful engagement throughout the coming period leading to the submission of the DCO in addition to the formal statutory consultation period. This should involve early drafts of the documents that will for the DCO submission covering all aspects of the proposed development and its impacts. For engagement to be meaningful sufficient time also needs to be allowed for the County Council to conduct a full analysis of such documents.</p>	This has been noted and will be addressed outside of the SoCC process to discuss ongoing engagement.	This has been noted and will be addressed outside of the SoCC process.
Thurrock County Council	General comments	<p>Thurrock Council generally supports the approach and principles to consultation set out in the draft Statement of Community Consultation (SoCC) for the London Resort Project (June 2020).</p> <p>It is acknowledged that the draft document has been prepared to take into account advice and guidance from the Government and Planning Inspectorate relating to Coronavirus (COVID-19) at the time of the publication of the draft and this situation will continue to be monitored.</p>	<p>This comment has been noted. A follow-up email has been issued outlining LRCH’s position.</p> <p>The SoCC has subsequently been updated to reflect the latest Government guidance and changes to the Regulations.</p>	<p>This comment has been noted. A follow-up email has been issued outlining LRCH’s position.</p> <p>The SoCC has subsequently been updated to reflect the latest Government guidance and changes to the Regulations</p>

		<p>Thurrock Council would wish to be kept informed of any changes to detailed consultation arrangements that arise as a result changing circumstances due to COVID 19 or other matters.</p>		
Thurrock County Council	General comments	<p>Thurrock Council does however have concerns regarding the level of consultation proposed in the draft SoCC relating to the communities in Thurrock and in particular those communities along the riverside urban area and adjoining the Essex Project Site. It is understood that some matters are under review by LRCH and Thurrock Council would seek further clarification on these issues and the opportunity to resolve any outstanding issues relating to consultation.</p>	<p>This has been under review and there has been follow-up discussion. LRCH has confirmed follow-up email that the consultation will include a mail-out to communities along the riverside urban area.</p>	<p>A mailout to areas of Thurrock has been included in the consultation and reflected in the SoCC.</p>
Thurrock County Council	Section 5.4 - Where LRCH will consult	<p><u>Core Consultation Zone</u> Within Paragraph 5.4.2 of the draft SoCC it is stated that a Core Consultation Zone has been defined approximately 5km from the proposed project site. Within Appendix 1 the Thurrock part of the Zone includes the urban area from Tilbury in the east of the Borough to Purfleet in the West. Thurrock Council supports the general extent</p>	<p>As set out above, there has been follow-up discussion. LRCH has confirmed follow-up email that the consultation will include a leaflet drop to communities along the riverside urban area.</p> <p>The core consultation has also been expanded to include the</p>	<p>Changes to the core consultation zone have been actioned to include Thurrock and this is reflected in the SoCC.</p>

		<p>of the Core Consultation Zone for Thurrock. If the extent of the Core Consultation Zone is subject to any review then Thurrock Council would seek clarification and agreement on this matter.</p>	<p>whole urban areas of Dartford and Gravesham.</p>	
<p>Thurrock County Council</p>	<p>Consultation Approach in Core Zone (Appendix A of SoCC) for Thurrock</p>	<p>Paragraph 5.4.3 refers to the Consultation Zones and the proposed approach which is set out in detail in Appendix 1.</p> <p>The details of the consultation approach in the Core Zone for Dartford and Gravesham is listed separately from Thurrock.</p> <p>It is noted that London Resort Company Holdings will undertake a leaflet drop to all residential and business properties within the Core Consultation Zone in Dartford and Gravesham. This is also referenced in paragraph 5.5.17 (see below). However Thurrock has been excluded from this leaflet drop despite including an area of the Core Consultation Zone.</p> <p>Thurrock Council considers that the lack of a mailout of a community information leaflet in Thurrock is a significant omission in the consultation process and content of the draft SoCC. Thurrock is now a</p>	<p>As set out above, there has been follow-up discussion with Thurrock Council. LRCH has confirmed follow-up email that the consultation will include a leaflet drop to communities along the riverside urban area.</p>	<p>Changes to the core consultation zone have been actioned to include Thurrock and this is reflected in the SoCC.</p>

		<p>host authority for the project with the Essex Project Site east of the Port of Tilbury. There are also a large number of businesses and residents along the Thurrock riverfront that are in close proximity to the main Kent Project Site.</p> <p>Thurrock Council requests that the Appendix 1 of the SoCC is amended to include a mailout to residential, community and business properties within the Thurrock Core Consultation Zone boundary.</p> <p>Thurrock Council would welcome the opportunity to agree the extent of this leaflet mailout with LRCH.</p>		
Thurrock County Council	Section 5.5 - How LRH will consult the community	<p><u>Mailout – (Leaflet drop to all residential, community and business properties)</u></p> <p>In paragraph 5 .5.17 it is noted that London Resort Company Holdings will send a community information leaflet to all residential, community and business properties within the Core Consultation Zone in Dartford and Gravesham. However Thurrock has been excluded from this mail out despite having an area of Core Consultation Zone.</p> <p>Thurrock Council considers that the lack of a mailout of a community</p>	As set out above, there has been follow-up discussion with Thurrock Council. LRCH has confirmed follow-up email that the consultation will include a leaflet drop to communities along the riverside urban area.	Changes to the core consultation zone have been actioned to include Thurrock and this is reflected in the SoCC.

		<p>information leaflet in Thurrock is a significant omission in the consultation process and content of the draft SoCC. Thurrock is now a host authority for the project with the Essex Project Site east of the Port of Tilbury. There are also a large number of businesses and residents along the Thurrock riverfront that are in close proximity to the main Kent Project Site.</p> <p>Thurrock Council request that the SoCC is amended to include a mailout to residential, community and business properties within the Thurrock Core Consultation Zone boundary. Thurrock Council would welcome the opportunity to agree the extent of this leaflet mailout with LRCH.</p>		
Thurrock County Council	Appendix A - Consultation Zones	<p>Thurrock Council requests a reference to leaflet drop to households and businesses is added for the Thurrock Core consultation zone (See comments made under section 5.4.).</p>	As set out above, there has been follow-up discussion with Thurrock Council. LRCH has confirmed follow-up email that the consultation will include a leaflet drop to communities along the riverside urban area.	Changes to the core consultation zone have been actioned to include Thurrock and this is reflected in the SoCC.
Thurrock County Council	Seldom Heard Groups	<u>Community Groups</u>	This has been noted and these groups have been added to the list of Community Groups.	This has been noted and these groups have been added to the list of Community Groups.

		<p>Whilst some community hubs in Thurrock are identified under the Community Groups section in the table, the local community forum for the area of the Essex Project Site and the community forums along the riverfront in the core consultation in Thurrock have not been omitted. These forums should be included in the list and include Community Forums for Tilbury, Grays, Purfleet, West Thurrock and South Stifford. Thurrock Council is happy to provide contact details for these forums.</p>		
Thurrock County Council	Seldom Heard Groups	<p><u>Schools and Further Education</u></p> <p>It is noted that a limited number of schools from within the Core Consultation Zone in Thurrock are included in the list. It is unclear whether this is due to a previous limited response from schools on this matter. Thurrock Council could provide additional school contacts if this is considered necessary.</p>	This has been noted. A follow-up email was sent to request details of schools to be added.	LRCH has requested details of additional school contacts.
Ebbsfleet Development Corporation	2.1.1	<p>States that the Ebbsfleet Garden City was established in March 2015. This should be amended, the Garden City project was announced in 2014 and the Corporation was set up in April 2015.</p>	This comment has been noted and the SoCC has been amended.	The SoCC has been amended.

		P5 – 1st bullet states ‘Ebbsfleet Peninsula’ – this should read ‘Swanscombe Peninsula’.		
Ebbsfleet Development Corporation	5.1.3	DHCLG should read MHCLG.	This comment has been noted and the SoCC has been amended.	The SoCC has been amended.
Ebbsfleet Development Corporation	5.2.1	Consulting over the summer months is not appropriate and I would request that these dates are reviewed to avoid the usual holiday period. This year in particular could see high numbers of people taking holidays during the period you have stated as lockdown is eased.	This comment has been noted. LRCH has extended the consultation period to 21 September 2020.	The consultation period has been extended and the SoCC has been updated to reflect this change.
Ebbsfleet Development Corporation	5.2.2	I appreciate a deadline is needed but the consultation needs to be an evolving iterative process where people can continue to feed in ideas as the scheme develops. This document should include information as to how further comments in advance of DCO submission can be fed in and how they are responded to.	This comment has been noted. As set out in previous discussion and correspondence, the statutory consultation is part of a wider ongoing programme of engagement. The focus of the SoCC is the statutory consultation.	This comment has been noted.
Ebbsfleet Development Corporation	5.5.2	The document appears to have lurched from very little digital previously to now almost totally digital. As rules around social distancing are being updated regularly it would be valuable to give	This comment has been noted. The SoCC includes a range of non-digital activity. LRCH continues to monitor and carefully consider the situation	Wording has been added to state that LRCH will continue to closely monitor the changing situation regarding Coronavirus, and will work with venues and local authorities to identify

		<p>some thought to what a non-digital approach could be like in case this is allowed for by the time the consultation starts or during the 6 weeks. I think face to face contact is most helpful for some members of the community and if this is allowed by early September then it should be taking place.</p>	<p>regarding the Coronavirus pandemic and amendments have been made to the SoCC, to reflect the latest position with regard to events and Government advice relating to Coronavirus.</p> <p>Following receipt of feedback on the draft SoCC, a follow-up email was issued to EDC, to set out that it is important that LRCH does not commit to activity in the SoCC that it may not be able to deliver, for reasons that are outside of LRCH's control. Public health and safety must remain the priority and restrictions relating to Coronavirus continue to quickly evolve. LRCH is mindful of the fact that recently some localised lockdowns have occurred and predictions of further "waves of outbreak", making it very difficult to plan too far in advance and a reminder that this is an ever changing situation.</p>	<p>whether in-person events, such as local surgeries, could be delivered in a safe way.</p>
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Ebbsfleet Development Corporation	5.5.3	<p>The focus here seems to be on ‘communicating impact and benefits’ rather than collaborating, co-design and other more meaningful types of engagement. As I previously advised, I would encourage you to be more ambitious and look for opportunities to genuinely engage and work with local people and groups.</p>	<p>This comment has been noted.</p> <p>As previously discussed, the consultation is one part of an ongoing wider process of engagement with community groups and representatives which will continue and evolve over time as we further develop the project, through the DCO process, construction and operation.</p>	<p>This comment has been noted.</p>
Ebbsfleet Development Corporation	5.5.5/5.5.6	<p>Simply using a feedback form is a very limited form of engagement. The information in the attached document does not include what questions are planned for in the form and it would be helpful to see these in advance. However it is important for people to know how their comments will be acted on. I previously mentioned feedback loops and these don’t appear in the attached draft SoCC apart from references to the final report at the DCO submission stage. More meaningful forms of engagement would be heatmaps being able to post comments on a map of the site and make suggestions which others can see. I would also like to suggest polling to give people opportunities</p>	<p>This suggestion has been noted.</p> <p>The SoCC sets out that the feedback form includes multiple sections for freetext responses.</p> <p>A later section of the SoCC explains that Consultees are not restricted to the issues on the form and that LRCH welcomes feedback on any aspect of the proposals or the consultation documents.</p> <p>It is important that feedback can be gathered in a structured way. This approach and process is appropriate for a DCO consultation of this scale, with questions designed to gather feedback needed from the</p>	<p>These comments have been noted.</p>

		to make decisions on some components of the proposal.	public at this stage of the proposals.	
Ebbsfleet Development Corporation	5.5.13	£300 is a very high figure for printing and postage. I appreciate very few people will request all documents are sent to them but still, this seems like a very high figure and will act as a disincentive.	This comment has been considered. Due to the volume of materials, LRCH needs to make it clear that there may be charge, up to a maximum of £300. As stated in the SoCC, we will consider requests for hard copy materials on a case-by-case basis.	This comment has been noted.
Ebbsfleet Development Corporation	5.5.16	As per my comments on 5.5.2 the document needs to be having more commitments in place if government guidance changes before the consultation starts or part way though. For example it would be helpful to commit to having paper copies if the regulations allow and not merely decide later.	<p>LRCH continues to monitor and carefully consider the situation regarding the Coronavirus pandemic. Amendments have been made to the SoCC, to reflect the latest position with regard to events and Government advice relating to Coronavirus.</p> <p>As set out above, a follow-up email was issued to EDC, to set out that it is important that LRCH does not commit to activity in the SoCC that it may not be able to deliver, for reasons that are outside of LRCH's control. Public health and safety must remain the priority and restrictions relating</p>	<p>The SoCC has been updated to include activity under consideration if suitable venues could be found and if the activity could be carried out safely.</p> <p>The SoCC has also been updated to reflect the change in law relating to deposit locations.</p> <p>Further information is provided in relevant paragraphs of the SoCC.</p>

			to Coronavirus continue to quickly evolve.	
Ebbsfleet Development Corporation	5.5.21	I would recommend promotion of everything on local residents Facebook pages and other avenues which may arise through the Community Liaison Group	This suggestion has been noted. LRCH will be utilising social media, is liaising with the Community Liaison Group and is writing to a wide range of local organisations.	This suggestion has been noted.
Ebbsfleet Development Corporation	5.5.22 / 5.5.26	Will there be a maximum number of people who can attend a webinar? If there is then a commitment is needed to hold more to cater for demand. Would it be possible for someone without internet access to dial into the webinar by phone?	<p>The maximum number of attendees allowed by the selected webinar platform is 250.</p> <p>We have considered limiting numbers, but we want to ensure we're open and transparent, and not turning people away unnecessarily, which is why we are proposing a high number of webinars. The SoCC includes reference that more webinars may be held, subject to demand.</p> <p>Individuals can attend as many webinars as they wish, and can contact our team to arrange to a one-to-one follow-up with the relevant project team member. The public contact the team using the freephone number,</p>	This comment has been noted.

			<p>and arrange a telephone surgery with topic specialists.</p> <p>LRCH will also run additional targeted online meetings for Local Authorities, selected town and parish councils, and topic specific meetings, including land interests and a disability forum.</p>	
Ebbsfleet Development Corporation	5.5.28	<p>As per comments above I think it would be helpful to have a clearer commitment and approach to face-to-face meetings in case these are allowed.</p>	<p>As set out above, and in follow-up correspondence, LRCH continues to monitor and carefully consider the situation regarding the Coronavirus pandemic. Amendments have been made to the SoCC, to reflect the latest position with regard to events and Government advice relating to Coronavirus.</p> <p>It is important that LRCH does not commit to activity in the SoCC that it may not be able to deliver, for reasons that are outside of LRCH's control. Public health and safety must remain the priority and restrictions relating to Coronavirus continue to quickly evolve.</p>	<p>The SoCC has been updated to include activity under consideration if suitable venues could be found and if the activity could be carried out safely.</p> <p>The SoCC has also been updated to reflect the change in law relating to deposit locations.</p> <p>Further information is provided in relevant paragraphs of the SoCC.</p>

Ebbsfleet Development Corporation	5.5.29	This is incorrect, the EDC have not been approached to have a briefing during the consultation period.	This comment in noted and the SoCC amended to reflect that briefing sessions with host authorities are in the process of being arranged and that LRCH presented to the EDC Board on 15 July 2020	The SoCC has been updated accordingly.
Ebbsfleet Development Corporation	5.5.35	I question whether this approach will be effective over the holiday period. Can you please consider other ways of meaningful engagement with children.	This comment has been noted. The consultation period has been extended to 21 September 2020.	The SoCC has been updated to reflect the change to consultation end date.
Ebbsfleet Development Corporation	5.5.41	Adverts should be placed in the Kent Messenger. I understand the Gravesham Reporter is possibly not being published.	This comment has been noted. Notifications were placed in the Gravesend and Dartford Messenger, the Thurrock Gazette, the London Gazette, The Times, Fishing News and Lloyd's List, with supplementary online advertising in local titles and a wide selection of local, national and industry press titles.	This comment has been noted.
Ebbsfleet Development Corporation	Section 8	Are you asking the EDC a question here? Its not very clear and the bullets underneath has 6.1 etc rather than 8.1 – not sure if this is a typo or if more info is needed	The numbering was incorrect. The intention of this section was for host authorities to advise of any consultations planned for the same period. Following feedback, LRCH does not anticipate that they will impact on people's ability to respond to LRCH's consultation.	The SoCC has been amended.

			The SoCC has been amended accordingly.	
Ebbsfleet Development Corporation	Appendix A – Consultation Zones	The references in the first blue box about Dartford and Gravesham could be clear. I take it that ALL residents and business will receive a leaflet? If so, then please add ‘all’. There is more than 1 MP in this area and so this should be amended to read ‘MPs’.	The core consultation zone has been revised to extend beyond the 5km zone, to include the urban areas of Dartford and Gravesham, and to include some households and businesses in Thurrock. Following consideration, MPs will be offered briefings separately.	The wording of the SoCC has been amended to be clear that all households and business in the core consultation zone will receive a leaflet. This zone has been expanded. The reference to MPs has been updated.
Ebbsfleet Development Corporation	Website	It would be helpful to have an update on your ideas around upgrading the London Resort website. The site doesn’t appear to have had any upgrades yet and it will be important to ensure that its functionality supports meaningful engagement by the time of the consultation.	LRCH has been preparing a variety of digital tools and platforms to ensure the site is engaging and accessible. These changes will be live when consultation launches.	This comment has been noted.
Ebbsfleet Development Corporation	Seldom Heard Groups	Please add Northfleet Technology College under the Schools section.	This comment has been noted and added to the list.	This comment has been noted and added to the list.

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

**Appendix 5.8
SoCC (Final)**



**THE LONDON RESORT DEVELOPMENT CONSENT
ORDER
STATEMENT OF COMMUNITY CONSULTATION**

JULY 2020

Section 47 Planning Act 2008
REFERENCE: BC080001

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1. Introduction

- 1.1.1. The London Resort is a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent, with supporting transport facilities on the northern side of the river in Thurrock. London Resort Company Holdings Limited (LRCH) is the company promoting the development. This is a Nationally Significant Infrastructure Project, and thus progressed under the Planning Act 2008.
- 1.1.2. The purpose of this Statement of Community Consultation (SoCC) is to set out how LRCH intends to consult the local community and the public on its proposed application, before making an application for a Development Consent Order (DCO) to authorise the London Resort. In this SoCC, the London Resort proposals are referred to as the Project.
- 1.1.3. This document sets out when consultation will be conducted, who we will consult, how we will consult, and how we will gather feedback and use it to develop the Project. The consultation activity set out in this SoCC forms part of a wider programme of engagement for the Project.
- 1.1.4. In preparing this SoCC we have consulted with each local authority in whose area the proposed development is situated and taken their views into account.
- 1.1.5. The consultation activity set out in this document takes into account advice and guidance from the Government and the Planning Inspectorate (PINS) relating to Coronavirus (COVID-19) issued by the time of publication of this draft SoCC.
- 1.1.6. The consultation activity set out in this draft SoCC builds upon three rounds of non-statutory consultation which took place in July 2014, November 2014 and February-March 2015, and one stage of statutory consultation which took place in April-June 2015.
- 1.1.7. All previous consultation responses have been analysed and taken into account as the Project has refined proposals. Key feedback and how this has influenced proposals is outlined in the consultation materials. Feedback reports for previous stages of consultation are available on the consultation website <https://consultation.londonresort.info/>.
- 1.1.8. This SoCC supersedes the SoCC that was published in April 2015.

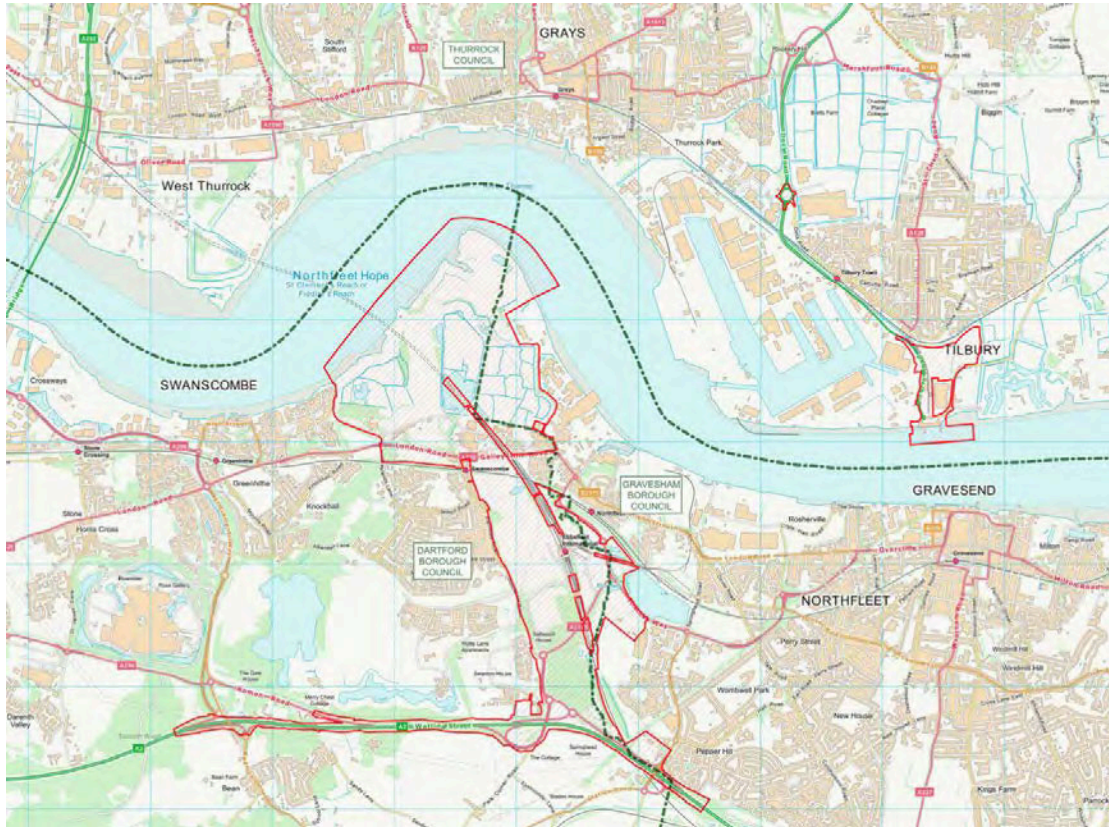
2. The Project

2.1. Project Site

- 2.1.1. The Project Site is principally based on the Swanscombe Peninsula in North Kent, with a new dedicated access road to the A2 and easy access from Ebbsfleet International station. Transport facilities will be provided on the north side of the river, on land immediately to the east of the port of Tilbury, with a transport access corridor around the A1089.
- 2.1.2. The principal Project site covers 465 hectares, within the boundaries of Dartford Borough Council and Gravesham Borough Council, and within the County of Kent. The site is also within the boundary of the Ebbsfleet Development Corporation, the local planning authority for Ebbsfleet Garden City. North of the river, the site lies

within the Unitary Authority of Thurrock, in the historic county of Essex, set over approximately 29.5 hectares of land immediately to the east of the Port of Tilbury, with a transport access corridor around the A1089.

2.1.3. The map below shows the likely boundary of the area that will be included in the DCO application, referred to as the draft Order Limits.



2.2. Project Description

2.2.1. Proposals for the Project have been revised, taking into account feedback received from previous stages of consultation and ongoing stakeholder engagement. Proposals have been adapted to better accommodate the environment and technical constraints and opportunities, and to maximise benefits and minimise impacts for the local community and environment. We have revised our business case, with revised visitor numbers (downwards); transport proposals now include land at the Port of Tilbury to allow visitors to arrive by boat, reducing impacts on local roads. The plans also now include staff accommodation, which will reduce the amount of staff travel, and ambitious proposals for sustainable development and operation of the London Resort.

2.2.2. The main elements of the proposals for the London Resort, the infrastructure improvements and other development required to support the Project’s construction or operation are outlined below.

- Leisure Core, comprising two theme park gates, to be opened in phases – 2024 and 2029 - with themed rides and attractions, entertainment, dining and retail.
- Terrain remodelling, landscape works and planting, and land remediation.

- A2 Ebbsfleet Junction works
- Four hotels, totalling up to 3,500 suites or 'keys'
- Retail, dining and entertainment, a Conferention Centre, a Water Park and eSports centre
- Transport interchanges and supporting infrastructure for arrival via rail, river, coach, taxis, and buses and for pedestrians and cyclists
- Habitat creation and enhancement, and public access
- River transport infrastructure on both sides of the Thames, including floating jetty and ferry terminals and the repair or replacement of the existing White's Jetty at the north of the site
- New access road from the A2
- Car parking at the London Resort and at Tilbury
- Local transport links
- Back of House facilities, utility compounds, plant and service infrastructure, flood defence and drainage works, security and safety provisions.
- The application includes housing provision of up to 500 dwellings for staff working at the London Resort.

3. The Application Process

- 3.1. The Project was the first "Business or Commercial Project" to be classified as a Nationally Significant Infrastructure Project (NSIP) as defined by the Planning Act 2008 (the Act).
- 3.2. The Project was originally titled the "London Paramount Entertainment Resort" but was subsequently renamed "London Resort" in late 2016 without affecting its NSIP status.
- 3.3. The NSIP classification means that we are required to submit a Development Consent Order (DCO) application to the Secretary of State for Housing, Communities and Local Government for permission to build and operate the Project. LRCH anticipates that a DCO application for the Project will be submitted late 2020.
- 3.4. Before a DCO application is submitted, the proposed application must be consulted upon and publicised, in accordance with requirements contained in Sections 42 to 50 of the Act and as informed by the "Planning Act 2008: guidance on the pre-application process" published by the Department for Communities and Local Government (2015) (the DCLG Guidance), and "Guidance on procedural requirements for major infrastructure projects" published by the Ministry of Housing, Communities and Local Government (2020) (the MHCLG Guidance).
- 3.5. Temporary changes to certain publicity requirements have been introduced through the Infrastructure Planning (Publication and Notification of Applications etc.) (Coronavirus) (Amendment) Regulations 2020 (the 2020 Regulations), along with MHCLG Guidance on implications of COVID-19 to certain consultation and publicity requirements of the NSIP regime. The 2020 Regulations came into force on 22 July

2020. The temporary changes relate to the publication of notices and the giving of notice, about how relevant documents are available for inspection.

- 3.6. Changes in social distancing guidelines and lockdown measures may permit the reopening of buildings and increase their accessibility during the consultation period and where the temporary changes in the 2020 Regulations are still in effect. In such circumstances, LRCH will work with local authorities and venues to make the relevant documents available for inspection in public buildings in the vicinity of the Project where reasonably practicable and safe to do so, with the view to ensuring that public health is not compromised. LRCH would need to ensure that any venues selected could ensure that consultation materials can be made available for inspection in a safe way and that any gatherings could allow for social distancing. LRCH may decide to hold some in-person events in the vicinity of the Project and make materials available for inspection, but only if suitable venues could be found and if the activity could be carried out without any risk to public health. LRCH will continue to closely monitor lockdown measures and follow government guidance and practice, with activities to compensate for those that cannot be carried out.
- 3.7. Section 47 of the Act requires the promoter to prepare and publicise this SoCC, setting out how proposals to consult local communities in the vicinity of the Project about the proposed DCO application. Section 47(6) of the Planning Act 2008 requires that at the pre-application stage the SoCC must be made available for inspection. The MHCLG 2020 Guidance states that this requirement can be met by making documents available for inspection online. LRCH will take reasonable steps to ensure that anyone wishing to view the documentation can find these documents on the Project website, with hard copies available on request. Further details are provided in this SoCC.
- 3.8. Section 47 of the Act also requires the promoter to consult on the contents of the SoCC with host local authorities, i.e. local planning authorities for the area within which the land for the proposed development is located, and to have due regard to their views. For this Project, those authorities are Dartford Borough Council, Gravesham Borough Council, Thurrock Council, Ebbsfleet Development Corporation and Kent County Council.
- 3.9. At the same time as consulting the local community, LRCH will consult a wide range of statutory consultees and people with an interest in land that might be affected by proposals, in accordance with Section 42 of the Act. We will also invite responses on the proposals from the wider public via notices to be publicised in local and national newspapers, in accordance with Section 48 of the Act.
- 3.10. As part of the application process, the Planning Inspectorate will consider whether the pre-application public consultation that LRCH has undertaken has been satisfactory and fulfils all of the statutory criteria.
- 3.11. After the DCO application has been submitted, the Planning Inspectorate (PINS), acting on behalf of the Secretary of State for Housing, Communities and Local Government, has 28 days to formally accept the application. There will then be an examination process, during which PINS will seek input via written representation and public hearings during 2021. PINS will then make a recommendation to the Secretary

of State, who will decide on whether or not the Project will go ahead. This decision is expected in 2022.

- 3.12. For more information on the DCO process, please visit the Planning Inspectorate website infrastructure.planninginspectorate.gov.uk or telephone on 0303 444 5000.

4. Environmental Information

- 4.1. 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. An EIA is being undertaken to ensure the likely significant effects of the Project are understood and that appropriate mitigation of those effects is put in place. The results of the EIA will be set out in an Environmental Statement that will accompany the DCO application.
- 4.2. Regulation 10 of the 2017 EIA Regulations enables a person proposing to make a DCO application to ask the Secretary of State to state in writing their opinion as to the scope and level of detail to be provided in the Environmental Statement. LRCH submitted a revised scoping report, following the previous submission in 2014, to the Secretary of State in June 2020. The scoping report takes into account the Secretary of State's 2014 scoping opinion, consultation feedback received and the evolution of the Project since 2014. The Secretary of State's updated scoping opinion is expected to be published at the end of July 2020.
- 4.3. 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.

5. Consulting the Community

- 5.1. Our approach to pre-application consultation
- 5.1.1. It is important to LRCH that the local community, the general public and other stakeholders are involved in the development of the Project. Public consultation helps LRCH to gather feedback and identify key issues and have regard to these in the proposals.
- 5.1.2. In accordance with Section 47 of the Act, we are consulting people living in the vicinity of the land to which the proposed DCO application relates. As described in this SoCC, 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.

- 5.1.3. Given the scale and complexity of the Project and taking in to account best practice and MHCLG Guidance on pre-application consultation, LRCH has undertaken a multi-stage approach to consultation. The multi-stage consultation process was developed in 2014 through discussions with the Planning Inspectorate and the relevant local authorities to understand how best to consult with local people. The four-stage consultation programme carried out to date is shown in the table below:

Consultation programme carried out at early stage of Project development:

Stage	Activity	Date
Stage 1	Non-statutory consultation with community and stakeholders on methods of consultation	July 2014
Stage 2	Non-statutory consultation on emerging proposals	November 2014
Stage 3	Non-statutory themed workshops on specific areas of interest	February-March 2015
SOCC sent to Local Authorities for statutory consultation		February 2015
Stage 4	Statutory community and stakeholder consultation on proposed application for DCO	April-June 2015

- 5.1.4. LRCH has analysed and carefully considered all of the representations received. The feedback received from each stage of consultation has been incorporated into our developing proposals.
- 5.1.5. Consultation Feedback Reports were produced following each stage of consultation, summarising the consultation process and feedback received. These will be available as part of the forthcoming consultation.

Stage 5 - Statutory Consultation

- 5.1.6. Since 2015 work has been conducted to develop further the proposals resulting in some changes to the scheme presented in the 2015 statutory consultation and to take into account changes to the area, including consented and proposed developments and infrastructure. LRCH will undertake a further round of statutory consultation to present the Project in more detail, showing how the proposals have evolved since earlier stages of consultation, how changes to the area have been taken into account, and to provide a range of means for the local community to provide their comments and feedback.
- 5.1.7. This SoCC sets out how LRCH is proposing to consult with the local community in accordance with Section 47 of the Act and supersedes the 2015 SoCC. The consultation outlined comprises the fifth stage of pre-application activity carried out by LRCH and builds on the previous stages of consultation set out above.

5.1.8. In preparing this updated SoCC, we have consulted with Dartford Borough Council, Gravesham Borough Council, Thurrock Council, Kent County Council and the Ebbsfleet Development Corporation and taken their views into account. LRCH has also met with the Planning Inspectorate to discuss the approach.

5.1.9. This section of the SoCC sets out how LRCH intend to carry out this consultation and the opportunities that will be made available for people to provide their comments and feedback on the proposals.

5.2. When LRCH will consult

5.2.1. The statutory consultation will start on 27 July 2020 and close at 11.59pm on 21 September 2020.

5.2.2. The deadline will be made clear on the literature and other documents relating to the consultation. Postal responses received after this date with a date stamp on or before 21 September 2020 will be accepted. We cannot guarantee that other responses stamped and received after this date will be taken into consideration.

5.3. Who LRCH will consult

5.3.1. As set out in Section 3, we will consult with statutory bodies and interested parties at the same time as consultation with the local community. Further details are provided in Section 7 of this SoCC.

5.3.2. For the purposes of this consultation, the 'community' is defined as:

- Individuals, businesses and groups based or living in the vicinity of the Project;
- Individuals who are users of the area or visitors to it (e.g. workers, commuters, and retail);
- Community groups, voluntary organisations, faith communities, and schools and colleges in the vicinity.

5.3.3. Given the scale of the Project, LRCH has defined geographic zones for consultation and engagement and a proposed approach for each. This is set out in Section 5.4.

5.3.4. The consultation will also be open to anyone who has a view that they wish LRCH to consider and all consultation responses will be taken into account, whether from people living in the immediate vicinity of the Project or from those outside the area, as has been the case for all prior consultations.

5.3.5. LRCH will design the consultation process and all associated communications to be accessible and inclusive, enabling the consultation to reach all sections of the community.

Seldom heard groups

5.3.6. LRCH understands that some individuals and groups within the community can prove more challenging to reach and their views may, therefore, be harder to

obtain. Examples include younger people, people from black, Asian and minority ethnic communities (BAME), people with disabilities and time poor people (such as working parents) and those with limited or no digital access.

- 5.3.7. The Equality Act 2010 has identified a series of protected characteristics for the purposes of governing the way in which such groups should be treated to avoid discrimination. Some of those people with protected characteristics may experience barriers to participation in consultation and engagement activities and find it difficult to make their views known to LRCH.
- 5.3.8. LRCH has engaged with local authorities about the make-up of their communities, including whether people in the area might have particular needs or requirements, and whether the authority has identified any groups that it knows to be 'seldom heard'. LRCH has also assessed previous consultation responses (based on responses to the demographic survey) to further clarify the measures which may be needed to overcome barriers to communication and encourage participation in further consultation.
- 5.3.9. In July 2016, LRCH set up a Community Liaison Group (CLG) for the Project. Membership is drawn from local elected representatives, organisations and community groups with an interest in the Project. The purpose of the group is to provide a forum for discussion and feedback, and to assist with the provision of information to the local community. The CLG does not have any decision-making powers.
- 5.3.10. LRCH reconvened the CLG in June 2020, to explore whether they would welcome specific consultation activities for community members that they represent. The CLG has been invited to meet again during the consultation period, and approximately every three to four months thereafter. The CLG will form a long-term link between LRCH and community representatives with an interest in the Resort, from the pre-application stage, through construction and possibly during operation. Further details about CLG are available on the Project website.

5.4. Where LRCH will consult

- 5.4.1. For the purposes of public consultation, LRCH has defined geographic zones for consultation and engagement and a proposed approach for each.
- Zone 1 – Host local authorities (borough and unitary authorities)
 - Zone 2 – Neighbouring local authorities (borough and unitary authorities)
 - Zone 3 – County level administrative boundaries
- 5.4.2. Within Zone 1, we have defined a Core Consultation Zone, showing the mailout area for leaflet distribution to households and businesses.
- 5.4.3. These Zones and the proposed approach are illustrated at Appendix 1.
- 5.4.4. In addition to the geographical zones set out above, information will be available online, and we will utilise digital channels to publicise the consultation, to ensure

that those with an interest in the Project have an opportunity to participate and provide their views.

5.5. How LRCH will consult the community

- 5.5.1. LRCH will use a range of means by which people can engage with consultation and provide comments and feedback. At the time of writing, due to the Coronavirus pandemic, restrictions remain in place relating to large public indoor gatherings; many libraries and civic centres remain closed meaning that hard copy documents will not be available for inspection. LRCH will closely monitor the situation relating to Coronavirus restrictions and may hold in-person events or allow document inspection if there is no risk to public health in doing so. Any announcements of this nature will be published on the project website www.londonresort.info.
- 5.5.2. The primary channel for consultation activity will therefore be digital. However, LRCH recognises that although a digital approach may be more suitable for some sections of the public, it will not be suitable or accessible for all members of the community and the wider public; non-digital methods will therefore still be utilised where possible and practical. Details of non-digital methods such as providing hard copy documents on request and telephone surgeries, are provided later in this section of the SoCC.
- 5.5.3. The intention is to provide a consultation which is fair and accessible, communicating the impact and benefits of the Project to communities without people needing to leave their own homes.

Website

- 5.5.4. The Project website londonresort.info will be the focal point of consultation activity, with a specific consultation platform available at <https://consultation.londonresort.info/>. The website will be designed to be engaging, accessible and user focused, taking into account the need to be accessible to a wider audience, including those who prefer to access information digitally and those who would have chosen to attend public events and in-person meetings, which cannot take place during this consultation period due to the pandemic.
- 5.5.5. The website will provide information about the consultation, will host copies of all consultation materials, will provide an interactive online feedback form so that the public and other stakeholders can respond directly online, and provide contact details if people wish to contact the consultation team.
- 5.5.6. The website will also host materials including illustrations, videos, maps and plans and a virtual exhibition space, similar to what would be available during an in-person event. The virtual exhibition includes digital banners, all of which are available in audio format. This will enable visitors to look around the materials

from a computer or mobile device, explaining the Proposals in an accessible, interactive and engaging way.

5.5.7. LRCH will also host a series of online events (webinars). Details are provided in the public events section later in this SoCC.

Consultation documents

5.5.8. LRCH will provide a number of documents, maps and plans to explain the Proposals. These documents are designed to assist people who wish to comment on the Project. These include:

- Guide to Consultation – a non-technical document summarising the various elements of the Project, along with information on the potential effects, and details of how to respond to consultation
- Feedback form – a consultation questionnaire highlighting the specific matters on which we are seeking feedback
- Consultation feedback reports - for the non-statutory and statutory consultations held previously. These documents explain the previous rounds of consultation and feedback received
- Statement of Community Consultation – copies of this SoCC, setting out how LRCH intends to consult the public and local communities in the vicinity of the Project as part of our statutory consultation
- Preliminary Environmental Information Report (PEIR) - sets out the environmental assessments to date, and proposals to manage and mitigate against impacts
- Summary PEIR – a non-technical summary of the PEIR
- Technical draft plans and drawings
- The Draft Development Consent Order application and Explanatory Memorandum

How to access consultation documents

5.5.9. Copies of the full suite of consultation documents, as listed above, will be available on the Project's consultation website <https://consultation.londonresort.info/>.

5.5.10. Due to current restrictions in place relating to Coronavirus, at the time of writing many libraries and civic centres in the vicinity of the Project either remain closed or have limited capacity to receive copies of consultation materials for members of the public to review. LRCH cannot guarantee that documents will be placed in physical locations but keep doing so under review if there would be no risk to public health. Any such locations would be published on the Project website

www.londonresort.info.

- 5.5.11. Hard copies of the summary consultation materials will be available on request, free of charge, although we may apply a charge for bulk orders. The summary consultation materials are the 'Guide to Consultation' booklet, the feedback form, the Summary PEIR and a Freepost envelope.
- 5.5.12. LRCH will also provide USB sticks, containing copies of the full suite of materials, on request, free of charge. These can be requested using the contact details below and provided at the end of this document.
- 5.5.13. Hard copies of the technical documents can be requested using the contact details below and provided at the end of this document. Due to the volume of material, a reasonable copying charge may 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 will be reviewed on a case-by-case basis.
- 5.5.14. LRCH will ensure that the summary consultation material is available in large copy print, Braille, audio format or alternative languages on request and will offer a telephone service translating consultation materials into different languages.
- 5.5.15. Requests for hard copies or USB sticks can be provided by emailing info@londonresortcompany.co.uk or calling the Project freephone number on 0800 470 0043.
- 5.5.16. Should Government restrictions related to Coronavirus be eased before the consultation period ends, LRCH will consider making hard copy materials available for inspection at public buildings, where it is possible and practical to do safely. LRCH will continue to closely monitor the changing situation regarding Coronavirus, and will work with venues and local authorities to identify whether copies of our consultation materials can be made available for inspection in a safe way. Where venues are identified, the locations and opening times would be published on the Project website, and publicised via press releases issued to the local media, posters displayed locally and social media.

Mailout

- 5.5.17. LRCH will send a community information leaflet to all residential, community and business properties within the Core Consultation Zone in Dartford, Gravesham and Thurrock (approximately 105,000). The leaflet provides an overview of the Project and the consultation, with details about where more information can be obtained, and the various ways to respond to the consultation.

Email

- 5.5.18. LRCH will send emails to individuals, businesses, interest groups and organisations, notifying them of the consultation and how to respond. This

includes emails to those who have registered for Project updates and to organisations representing seldom heard groups, and other relevant organisations and groups that LRCH has identified in the vicinity of the Project and as advised by local authorities and the Community Liaison Group.

Social media

5.5.19. LRCH will also use social media to raise awareness of the consultation, and direct people to where they can find out more information about the Proposals. This will be achieved through regular posts on the Project’s Twitter and Facebook channels - @LondonResort and @LondonResortCompanyHoldings - to provide links to the Project website, consultation materials, and the Feedback Form, as well as raising awareness of the public webinar events. LRCH will target advertising through Facebook to ensure that we reach a broad spectrum of the community.

Public information webinar events

5.5.20. During previous stages of consultation, LRCH held a series of public information events in the local community. These events provided an opportunity for the local community to view the proposals and talk with representatives from the Project team. At the time of publication of this SoCC, lockdown measures and guidance relating to social distancing guidelines continues to evolve. Further changes in social distancing guidelines and lockdown measures may permit the reopening of buildings and increase their accessibility during the consultation period, however at time of writing, it has not been possible to plan in-person events in the vicinity of the Project. This would only be considered if it is deemed safe to do so, and can be delivered within Government guidelines. Public health and safety will remain the priority. This is covered further in Paragraph 5.5.28.

5.5.21. Instead, LRCH will host a series of online events in the form of public webinars, during the consultation period. The platform to be used is Livestorm. This platform is ‘in-browser’ meaning that attendees are not required to download an app or desktop programme to attend a webinar. Representatives from the Project will present the proposals and answer questions from attendees via the webinar platform Q&A and chat functions. A recorded webinar will also be made available on the Project website for those who cannot attend one of the live sessions. Paragraph 6.1.1 sets out the ways by which attendees at the online events will be able to respond to the consultation.

5.5.22. LRCH will hold 20 public webinars. Webinars will be held during lunchtimes and evenings on selected weekdays, and at lunchtimes on weekends, during the Consultation period. Proposed dates and times are provided in the table below.

Date	Time
Saturday 1st August 2020	12.30pm – 2.00pm

Tuesday 4th August 2020	12.30pm – 2.00pm
Tuesday 4th August 2020	7.00pm – 8.30pm
Thursday 6th August 2020	12.30pm – 2.00pm
Thursday 6th August 2020	7.00pm – 8.30pm
Saturday 8th August 2020	12.30pm – 2.00pm
Tuesday 11th August 2020	12.30pm – 2.00pm
Tuesday 11th August 2020	7.00pm – 8.30pm
Thursday 13th August 2020	12.30pm – 2.00pm
Thursday 13th August 2020	7.00pm – 8.30pm
Saturday 15th August 2020	12.30pm – 2.00pm
Tuesday 18th August 2020	12.30pm – 2.00pm
Tuesday 18th August 2020	7.00pm – 8.30pm
Saturday 22nd August 2020	12.30pm – 2.00pm
Tuesday 25th August 2020	12.30pm – 2.00pm
Tuesday 25th August 2020	7.00pm – 8.30pm
Saturday 29th August 2020	12.30pm – 2.00pm
Tuesday 1st September 2020	12.30pm – 2.00pm
Tuesday 1st September 2020	7.00pm – 8.30pm
Saturday 5th September 2020	12.30pm – 2.00pm

5.5.23. The dates and times of the public webinars will be detailed on the Project website, and promoted via press and social media. The webinars are also promoted in the consultation publicity materials (as described in this SoCC), signposting the public to the website for dates and times. Editorial coverage will also be sought in local and regional titles to publicise the events.

5.5.24. Public webinars will be open to anyone interested in attending. Those interested will be able to register via the Project website, and will be provided with details of how to access their chosen webinar.

5.5.25. To ensure that public webinars are as accessible as possible, phone tutorials will be available in advance on request to anyone who is less familiar or comfortable with the technology or the webinar format.

- 5.5.26. LRCH may hold additional webinars if we consider them necessary in order to enable communities to respond to consultation on our proposals effectively. If we decide to do this, we will give notice of the additional webinar(s) as soon as possible.
- 5.5.27. LRCH will endeavour to hold all of the public webinars at the published dates and times. It may not always be possible to do so due to unforeseen circumstances or events beyond LRCH's control. Notice of any alternative arrangements, which may include cancellations, alternative or additional date and times, will be provided as soon as possible. LRCH will inform the public of those changes through the Project website, via social media and the press. LRCH will endeavour to maintain the same number of events at the same times of day and week where possible.
- 5.5.28. Should lockdown measures and social distancing guidelines be further eased before the end of the consultation period, LRCH may decide to hold some in-person events in the vicinity of the Project. This would only be considered if it is deemed safe to do so, and can be delivered within Government guidelines. Public health and safety will remain the priority. LRCH will continue to closely monitor the changing situation regarding Coronavirus, and will work with venues and local authorities to identify whether in-person events, such as local surgeries, could be delivered in a safe way. Should in-person events be deemed practical and possible, these will be arranged in consultation with local authorities, although LRCH may choose to continue with the proposed arrangements for online events set out in this SoCC. Notice of any alternative arrangements will be given as soon as possible. The public will be informed via press releases issued to the local media, posters displayed locally and through the website and social media.

Telephone surgeries

- 5.5.29. For those who are not comfortable or not able to access information digitally, or who require a more detailed discussion, members of the public can arrange a telephone surgery to talk to one of the project team in more detail. These can be booked via the freephone line or email using the contact details provided in this SoCC.

Local authority briefing sessions

- 5.5.30. Briefing sessions have been offered for members of Dartford Borough Council, Gravesham Borough Council, Thurrock Council and Kent County Council during the consultation period and at the time of writing are in the process of being arranged. These will be held online, using an online meeting platform as agreed with each local authority. An online briefing with Ebbsfleet Development Corporation Board members took place on 15 July 2020.

Reaching seldom heard groups

- 5.5.31. LRCH will continue to engage with local authorities about the make-up of their communities, including whether people in the area might have particular requirements or needs, whether the authority has identified any groups that it knows to be 'seldom heard' and what techniques might be appropriate to overcome barriers to communication and participation in consultation.
- 5.5.32. LRCH will notify groups, either directly or via representative organisations, at the start of consultation, to inform them of the consultation and invite them to take part.
- 5.5.33. LRCH will also offer online meetings and briefing sessions with local bodies and organisations representing seldom heard groups that have an interest in the Project, as well as community groups, businesses and interest groups, as identified through consultation with local authorities and the Community Liaison Group (CLG) as described in Section 5.3 of this SoCC. This includes an online meeting/webinar, which will be offered to disability groups and organisations to focus on accessibility and inclusivity.
- 5.5.34. LRCH has engaged with the CLG to explore whether they would welcome specific consultation activities for their members. Where appropriate, suitable activities will be agreed with the requesting organisation or individual.
- 5.5.35. Where resources permit, LRCH will hold meetings with additional groups on request. These meetings can be requested by contacting us via the Project email or telephone number.
- 5.5.36. LRCH will notify schools, other educational establishments and youth groups within the Core Consultation Zone to raise awareness of the Consultation and provide details of how to participate, for dissemination through their existing channels. LRCH recognises that the consultation begins the summer holiday period, but it runs through to the 21st September, by which time the new academic year would be underway.
- 5.5.37. LRCH will ensure that the summary consultation material is available in large copy print, Braille, audio format or alternative languages on request.
- 5.5.38. For those who are visually impaired, those who are not comfortable accessing information digitally, or who require a more in-depth discussion, the Project team can be contacted via the project freephone number via a pre-arranged appointment.

Posters

- 5.5.39. Posters publicising the consultation will be made available for display on parish notice boards and at other venues and locations within the consultation zones which are accessible to the public, as and where this is possible.
- 5.5.40. LRCH will be working with local authorities and will write to community organisations, to ensure they have information and marketing collateral available to publicise the consultation effectively.

Media and advertising

Statutory notices

- 5.5.41. In accordance with Sections 47 and 48 of the Planning Act 2008, LRCH will place notices publicising the SoCC and the consultation in local and national newspapers and journals at the start of the consultation period
- 5.5.42. LRCH will publish a combined Section 47 and Section 48 statutory notice, which will be published in the *Gravesend and Dartford Messenger*, the *Thurrock Gazette*, the *London Gazette*, *The Times*, *Fishing News* and *Lloyd's List*.

Additional advertising

- 5.5.43. LRCH will advertise on digital platforms, primarily Facebook and local news websites. LRCH will target advertising through social media to ensure that we reach a broad spectrum of the community.

Press coverage

- 5.5.44. LRCH will provide press notices and briefings during the consultation period to raise awareness about the consultation and encourage people to take part. LRCH will provide these to local, national and industry media publications outlined in this SoCC and to additional outlets identified as relevant and appropriate.

- BBC Radio Kent
- ITV Meridian
- Kent Online
- BBC South East TV
- Kent Live
- Gazette & Essex County Standard
- Essex Live
- Thurrock Gazette
- Thurrock and South Essex Independent
- SurreyLive
- Sun
- Daily Telegraph
- heart.co.uk

- Time Out Media
- OK Magazine
- Daily Express
- Daily Star
- The Times
- City AM
- <https://www.themeparks-uk.com>
- www.riderater.co.uk
- City Countdown
- Property Week
- Tidal Thames News
- BlooLoop
- Delicious magazine

Consultation phonenumber, email and post

5.5.45. LRCH will operate a freephone enquiry line (0800 470 0043), email address (info@londonresortcompany.co.uk) and freepost address (FREEPOST London Resort Consultation) throughout the consultation period.

5.5.46. These channels will be available throughout the consultation period to assist people who need more information on the consultation and to order hard copies of materials. The phonenumber and email will be monitored Monday to Friday, 9am-5:30pm, and Saturday, 11am – 2pm, with an answer phone system for out of hours calls.

5.6. Consultation with Statutory Consultees

5.6.1. As set out in Sections 3 and 5, while consulting with the public under Section 47 of the Planning Act 2008, LRCH will also be consulting with the statutory consultees identified in Section 42 of the Act. These statutory consultees include:

- People with an interest in land potentially affected by the proposals including owners, tenants, lessees or occupiers of the land;
- All local authorities with jurisdiction covering the Project area (specifically Dartford Borough Council, Gravesham Borough Council, Thurrock Council, Kent County Council and the Ebbsfleet Development Corporation);
- Neighbouring local authorities whose boundaries adjoin the local authorities where the proposed development would be sited - specifically 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 and Tonbridge and Malling District Council and Essex County Council, East Sussex County Council and Surrey County Council, and the Greater London Authority;

- Local parish and town councils (listed in Appendix B); and
- Statutory bodies, such as Natural England and the Environment Agency (listed in Appendix C).

6. How to respond to consultation

6.1.1. There are a number of ways to respond to the London Resort Consultation. Please send a completed response form and/or separate comments to one of the following response channels. Each of the response channels is free to use. LRCH cannot guarantee that responses submitted through methods other than those set out below will be included in our analysis and reporting.

Online Feedback Form	<p>Fill in the interactive online feedback form that will be provided on the Project website. Consultees are not restricted to these issues and LRCH welcome feedback on any aspect of the proposals or the Consultation documents.</p> <p>The dedicated consultation platform address is https://consultation.londonresort.info/.</p> <p>The consultation feedback form can be accessed via the main Project website at – londonresort.info</p>
Hard Copy Feedback Form	<p>A hard copy feedback form will be available for download from the Project website as well in hard copy on request. Completed forms can be returned using the Project 'freepost' address shown below. A freepost envelope is available to order.</p>
In writing	<p>Respondents will be free to write to LRCH with their feedback about the Project, rather than complete our feedback form. These can be submitted via the Project email address or freepost address shown below.</p> <p>Post – FREEPOST London Resort Consultation</p> <p>Email – info@londonresortcompany.co.uk</p>

6.1.2. The Project website will include these details, along with the times and dates of our public webinars.

6.1.3. Consultation responses via social media will not be accepted.

6.1.4. The London Resort Consultation will be held from 27 July 2020 to 21 September 2020. The deadline for comments is 11.59pm on 21 September 2020. LRCH cannot guarantee that responses stamped and received after this date will be

taken into consideration.

7. GDPR

- 7.1.1. LRCH will update its privacy policy, explaining how LRCH will collect and process personal data in connection with this statutory consultation.
- 7.1.2. The privacy policy will be available online, and will be referenced in all applicable materials, such as the feedback form.
- 7.1.3. LRCH is committed to protecting personal information that you may share with us. Any information provided, will be used in line with the General Data Protection Regulation (GDPR) and the privacy policy published on the project website.

8. Other consultations

- 8.1.1. LRCH has checked about consultations that are or are planned to be carried out in the area during this Statutory Consultation. We do not anticipate that they will impact on people's ability to respond to LRCH's consultation.

9. What happens next

- 9.1.1. LRCH will collate and analyse all of the consultation responses received. LRCH will carefully consider all of the issues raised and will take account of this feedback when finalising its DCO application.
- 9.1.2. As part of the DCO application LRCH will publish a Consultation Report, listing the issues raised in the Consultation and our response to them. The responses received or extracts of them may be published with personal details redacted.
- 9.1.3. If it is necessary to undertake further targeted engagement, this would be undertaken, where relevant, in accordance with the principles and methods set out in this SoCC.
- 9.1.4. The DCO application is due to be submitted to the Planning Inspectorate in late 2020, as set out in Section 3.
- 9.1.5. LRCH will continue to update the public and other stakeholders on the proposals at appropriate milestones throughout the Project, primarily through our Project website and engagement activities.

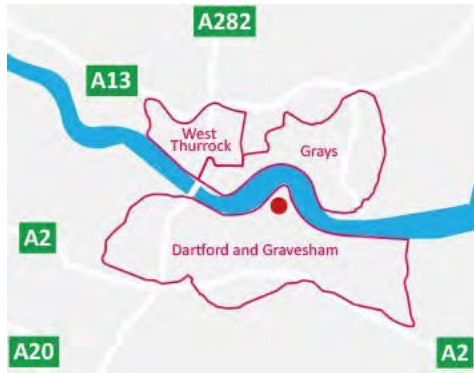
10. How to find out more

10.1.1. There are a number of ways you can find out more about the Project, the consultation and the DCO process:

- Website – londonresort.info
- Email – info@londonresortcompany.co.uk
- Telephone – 0800 470 0043 - Monday – Friday, 9am-5:30pm; the phonenumber will also be monitored Saturday, 11am – 2pm during the consultation period only)
- Post – FREEPOST London Resort Consultation

Appendix A – Consultation zones

Core Consultation Zone



Dartford, Gravesham and Thurrock

Core consultation zone activity

- Leaflet drop to all households and businesses
- Online briefing event with members – open to officials
- Online briefing event with CLG
- Letters / emails to community groups, including seldom heard groups
- Consider requests for additional meetings
- Plus authority wide activity (see below)

Zone 1 – Host borough and unitary authorities



Dartford, Gravesham and Thurrock

Authority wide activity

- Consultation materials available online – Project website
- Letters / emails to MPs, officials and members in council wards and parish councils
- Posters available to order
- Media advertising (including legal notifications)
- Notifications to project mailing list
- Website
- Social media
- Press coverage

Zone 2 – neighbouring local authorities (borough, district and unitary)



Zone wide activity

- Letters to MPs, officials and members
- Consultation materials available online
- Mailouts (project mailing list)
- Website
- Social media
- Press coverage in regional titles (print and online)

Zone 3 – County level administrative boundaries



Zone wide activity

- Letters to Council leaders, GLA members and officials
- Mailouts (to project mailing list)
- Website
- Social media
- Media advertising (statutory notice in London Gazette)
- Press coverage in regional titles (print and online)

Appendix B – Local Parish and Town Councils

Dartford

Bean Parish Council

Darenth Parish Council

Longfield and New Barn Parish Council

Southfleet Parish Council

Stone Parish Council

Sutton-At-Hone and Hawley Parish Council

Swanscombe and Greenhithe Town Council

Wilmington Parish Council

Gravesham

Cobham Parish Council

Higham Parish Council

Luddesdown Parish Council

Meopham Parish Council

Shorne Parish Council

Vigo Parish Council

Thurrock

There are no Town or Parish Councils in Thurrock

Appendix C – Statutory Consultees

Statutory consultee(s) for the London Resort (excluding Local Authorities and Parish Councils listed separately)
Natural England
The Health and Safety Executive
The Health and Safety Executive South East Region
The Health and Safety Executive London Region
The National Health Service Commissioning Board
Gravesham and Swanley Clinical Commissioning Group
Swale Clinical Commissioning Group
Basildon and Thurrock University Hospitals NHS Foundation Trust
Oxleas NHS Foundation Trust Headquarters
Dartford and Gravesham NHS Trust
English Heritage
English Heritage South East
Kent Fire and Rescue Authority
Essex County Fire and Rescue
Police and Crime Commissioner for Kent
Police, Fire and Crime Commissioner for Essex
The Environment Agency
The Environment Agency South East
Kent Downs AONB Unit
Design Council Commission for Architecture and the Built Environment
Homes England
The Joint Nature Conservation Committee

The Maritime and Coastguard Agency
The Maritime and Coastguard Agency
The Marine Management Organisation
Trinity House
The Civil Aviation Authority
Highways England
Kent County Council Highways Authority
Thurrock Council Highway's Agency
Transport for London
The Coal Authority
Transport Focus
Southeastern Railways
Kent County Council
Thurrock Council Waste and Recycling
The Canal and River Trust
Trinity House
Secretary of State for Transport
Secretary of State for Defence
Lower Medway IDB
North Kent Marshes IDB
River Stour (Kent) IDB
Upper Medway IDB
Public Health England
Energetics Electricity Limited
Energetics Gas Limited

ES Pipelines Limited
Central Networks
ESP Connections Limited
ESP Electricity Limited
ESP Networks Limited
ESP Pipelines Limited
Fulcrum Pipelines
GTC Pipelines Limited
Independent Pipelines Limited
Exoteric Smart Meters Limited
Independent Power Networks Limited
National Grid Electricity Transmission Plc
National Grid Gas Plc
National Grid Plc
National Grid, Central Support Team
British Gas Pipelines Limited
Quadrant Pipelines Limited
Scotland Gas Networks Plc
Southern Gas Networks Plc
Southern Water
SSE Pipelines Limited
The Electricity Network Company Limited
UK Power Networks Limited
Utility Assets Limited
Wales and West Utilities Limited

Anglican Water
Anglican Water
Gatwick Airport
NATS
High Speed One Limited
Network Rail
Network Rail (High Speed) Limited
Network Rail Infrastructure Limited
Highways England Historical Rail Estate London & Continental Railways Ltd.
Rail Safety and Standards Board
Port of London Authority
Royal Mail Group
NHS England – Kent and Medway Area Team
South East Coast Ambulance Service NHS Foundation Trust
Dartford and Gravesham NHS Trust
The Highways England Historical Railway Estate
The Crown Estate Commissioners

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

**Appendix 5.9
2020 Consultation Zone Map**

Appendix A – Consultation zones

Core Consultation Zone



Dartford, Gravesham and Thurrock

Core consultation zone activity

- Leaflet drop to all households and businesses
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Essex County Fire and Rescue
Police and Crime Commissioner for Kent
Police, Fire and Crime Commissioner for Essex
The Environment Agency
The Environment Agency South East
Kent Downs AONB Unit
Design Council Commission for Architecture and the Built Environment
Homes England
The Joint Nature Conservation Committee

The Maritime and Coastguard Agency
The Maritime and Coastguard Agency
The Marine Management Organisation
Trinity House
The Civil Aviation Authority
Highways England
Kent County Council Highways Authority
Thurrock Council Highway's Agency
Transport for London
The Coal Authority
Transport Focus
Southeastern Railways
Kent County Council
Thurrock Council Waste and Recycling
The Canal and River Trust
Trinity House
Secretary of State for Transport
Secretary of State for Defence
Lower Medway IDB
North Kent Marshes IDB
River Stour (Kent) IDB
Upper Medway IDB
Public Health England
Energetics Electricity Limited
Energetics Gas Limited

ES Pipelines Limited
Central Networks
ESP Connections Limited
ESP Electricity Limited
ESP Networks Limited
ESP Pipelines Limited
Fulcrum Pipelines
GTC Pipelines Limited
Independent Pipelines Limited
Exoteric Smart Meters Limited
Independent Power Networks Limited
National Grid Electricity Transmission Plc
National Grid Gas Plc
National Grid Plc
National Grid, Central Support Team
British Gas Pipelines Limited
Quadrant Pipelines Limited
Scotland Gas Networks Plc
Southern Gas Networks Plc
Southern Water
SSE Pipelines Limited
The Electricity Network Company Limited
UK Power Networks Limited
Utility Assets Limited
Wales and West Utilities Limited

Anglican Water
Anglican Water
Gatwick Airport
NATS
High Speed One Limited
Network Rail
Network Rail (High Speed) Limited
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Highways England Historical Rail Estate London & Continental Railways Ltd.
Rail Safety and Standards Board
Port of London Authority
Royal Mail Group
NHS England – Kent and Medway Area Team
South East Coast Ambulance Service NHS Foundation Trust
Dartford and Gravesham NHS Trust
The Highways England Historical Railway Estate
The Crown Estate Commissioners

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.10

Copy of combined Section 47 and Section 48 Notice

**DRAFT NOTICE FOR PUBLICATION IN—
(1) GRAVESEND AND DARTFORD MESSENGER, (2) THURROCK GAZETTE
ON THURSDAY 23 JULY 2020 AND THURSDAY 30 JULY 2020;
(3) THE TIMES, (4) LONDON GAZETTE, (5) LLOYD’S LIST, (6) FISHING NEWS WEEKLY
ON THURSDAY 23 JULY 2020**

LONDON RESORT COMPANY HOLDINGS LIMITED

SECTIONS 42, 47 AND 48 OF THE PLANNING ACT 2008 (“THE 2008 ACT”)

REGULATION 4, INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009 (“THE 2009 REGULATIONS”)

NOTICE OF PUBLICATION OF A STATEMENT OF COMMUNITY CONSULTATION AND NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER FOR THE LONDON RESORT

NOTICE IS HEREBY GIVEN that London Resort Company Holdings Ltd (“LRCH”) of 20 Berkeley Square, London W1J 6EQ intends to apply to the Secretary of State for a Development Consent Order (“DCO”) under section 37 of the 2008 Act to create a leisure and entertainment resort which will be located on land in and around the Swanscombe Peninsula and Tilbury and falls partly within the administrative boundaries of Dartford Borough Council, Gravesham Borough Council and Thurrock Council (“the Development”).

Under section 47 of the 2008 Act, LRCH has a duty to consult the local community in accordance with a Statement of Community Consultation (“SoCC”), which sets out how LRCH will undertake its consultation. This notice publicises where and when the SoCC can be inspected, pursuant to section 47(6)(a).

Additionally, LRCH has a duty to publicise the proposed application under section 48 of the 2008 Act in line with Regulation 4 of the 2009 Regulations. In accordance with those provisions, this notice also summarises the main proposals and explains where the consultation documents can be viewed.

Summary of Proposed Works

The proposed DCO application is a nationally significant infrastructure project (NSIP) under the 2008 Act and the application will be determined under that Act by the Secretary of State for Housing, Communities and Local Government or his successor. If the application is successful, the Secretary of State will grant the DCO in respect of the application.

The Development would create a leisure and entertainment resort. Themed rides, shows and attractions will be inspired by globally recognised brands to create a unique, world-class entertainment destination. IP Partnerships include Paramount Studios, the British Broadcasting Corporation Worldwide, and ITV (“the Resort”).

The Resort will include—

- the Leisure Core, comprising 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 will have entrance plazas offering ancillary retail, dining and entertainment facilities;
- four hotels providing family, upmarket, luxury and themed accommodation totalling up to 3,550 suites or 'keys'. One or more of these hotels might be located within the leisure core. One hotel will incorporate a water park;
- a 'Conferention' Centre (i.e. combined conference and convention) with a floor area of up to 11,000 m², capable of hosting a wide range of entertainment, sporting, exhibition and business events;
- a linked building hosting a range of eSports, video and computer gaming events, with a total floorspace of up to 16,500 m²;
- a 'Back of House' area accommodating many of the necessary supporting technical and logistical operations to enable the Entertainment Resort to function, including security command and crisis centre, maintenance facilities, costuming, employee administration, employee welfare, medical facilities, offices and storage;

The Development would also include the following principal elements—

- land remediation works;
- terrain remodelling, landscape works and planting;
- car parks with an overall volume of 10,750 spaces;
- the A2 Highways Works comprising a signalised at-grade gyratory junction to replace two existing roundabouts at the A2(T) / B259 junction;
- a people mover and transport interchanges;
- a Resort access road of up to four lanes (i.e. up to two lanes in each direction);
- local transport links,
- river transport infrastructure on both sides of the Thames, including floating jetty and ferry terminals and the repair or replacement of White's Jetty;
- utility compounds, plant and service infrastructure;
- flood defence and drainage works;
- habitat creation and enhancement and public access;
- security and safety provisions;
- data centres to support the Resort requirement; and
- up to 500 apartments for Resort workers, typically consisting of 4-6 bedrooms and shared kitchen and lounge facilities.

The proposed project is Environmental Impact Assessment development ("EIA development"), as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. 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.

Details of the consultation documents (which include plans and maps) include—

- the SoCC
- Guide to Statutory Consultation document
- Feedback Form
- Feedback Reports (from previous consultations)
- PEIR (including non-technical summary of the PEIR)
- Draft Works Plans
- Draft Land Plans
- Draft DCO and Explanatory Memorandum

The consultation runs from Monday 27 July to Monday 21 September 2020 and during this period you can view and download the consultation documents via LRCH’s project website at www.londonresort.info. **The SoCC will also be available to view on the project website from Monday 27 July 2020, and hard copies of it can be obtained on request via the email, telephone number and freepost addresses given at the end of this notice.**

You are encouraged to view the consultation documents by downloading them from LRCH’s website but should you require an alternative method for inspecting the consultation documents or require a free USB memory stick then please telephone 0800 470 0043 or email info@londonresort.info. Any details you provide to us via the telephone or e-mail will be subject to our privacy policy at <https://www.londonresort.info/privacy-policy/>. We will make every effort that is reasonable in the circumstances to allow you to inspect the documents.

The law is being changed so that we do not need to facilitate physical inspection of documents and we cannot guarantee that you will be able to do so. However if health conditions permit, we may choose to place documents for inspection at physical locations. Check our website at www.londonresort.info for the latest information.

Public webinar events

You can also attend one of our public consultation webinar events, which we are holding on selected lunchtimes and evenings throughout the consultation period. Members of the project team will present proposals and will be happy to answer questions. Dates and times, and details of how to register for a webinar, will be published on our website and will be kept up-to-date throughout the consultation period. There will be a minimum of ten one-and-a-half-hour events during the consultation period.

Charges for purchasing hard copies

The full suite of printed consultation documents will be made available for purchase at the cost of up to £300 plus postage. All document requests are limited to one per household or organisation. Copies of the printed documents or of the free USB memory stick can be obtained by emailing info@londonresort.info, by writing to FREEPOST LONDON RESORT CONSULTATION, or by telephoning 0800 470 0043 Monday to Friday between 09:00 and 17:30 or Saturday between 11:00 and 14:00.

Comments on the proposals can be made in the following ways—

- **Online:** complete or download the Feedback Form at the project website www.londonresort.info;
- **By email or post:** completed Feedback Forms, and any other comments, can be emailed to info@londonresort.info or returned by post to FREEPOST LONDON RESORT CONSULTATION.

COMMENTS MUST BE RECEIVED NO LATER THAN 23:59 ON MONDAY 21 SEPTEMBER 2020.

Responses should state the ground of representation, the nature of your interest in the proposed project, indicate who is making it, and provide an address to which any correspondence relating to the representation may be sent.

Personal information that is supplied to LRCH in response to this consultation will be treated confidentially and processed and handled in accordance with the Data Protection Act 2018. The information may be disclosed to or shared with LRCH's connected companies, agents, contractors and advisors who provide services to LRCH in connection with the preparation of an application for development consent under the 2008 Act. This will allow LRCH to fully consider the responses and use them in the preparation of application materials. Upon submission of LRCH's application for development consent under the 2008 Act or in connection with any related applications by LRCH for consents or licences, the Secretary of State may require LRCH to supply copies of all consultation responses received. If a request is made, LRCH is under a legal obligation to supply such copies. By submitting a consultation response to LRCH, a respondent agrees that we may supply a copy of their response to the Secretary of State via the Planning Inspectorate if required to do so.

How to contact us:

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[23 July 2020]

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.11

Copy of combined S47 and S48 Notice, as placed

PUBLIC NOTICE

LONDON RESORT COMPANY HOLDINGS LIMITED SECTIONS 42, 47 AND 48 OF THE PLANNING ACT 2008 ("THE 2008 ACT")

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23 July 2020

FISHING NEWS
THE VOICE OF THE INDUSTRY SINCE 1913

U10 E-CATCH REPORTING SOON
Pilot Mo - 12m Gauge calibration for Fly owners

NEW UK 2018 CATCH RECORD
Record £1,044m catch value by UK fleet in 2018

Our quality has been catching since 1983

Goal Force
Specialist Contractor

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 recruitment@thekmgroup.co.uk
01622 794500

PUBLIC AND LEGAL NOTICES

 publicnotices@thekmgroup.co.uk
01622 717744

T&Cs available at www.kentonline.co.uk

JOBS

HEALTH CARE

Medical Secretary – Meopham Medical Centre

An exciting opportunity has arisen for a part time medical secretary at Meopham Medical Centre. The work pattern is Wednesdays, Thursdays and Fridays 6 hours per day and cross cover for Mondays and Tuesdays for job share annual leave or sickness.

We are looking for an experienced medical secretary. These include working with GP medical software and must have good IT skills.

We are a friendly 4 partner practice in a village location. Previous experience with Emis Web and GP practice software would be an advantage.

Closing date: 20/07/2020

To apply please send your C.V. to
meopham.medicalcentre@nhs.net

Organisation: Meopham Medical Centre

Location: Meopham village location

Post code: DA13 0AH

Salary: Depending on experience.

PUBLIC NOTICES

LICENCE APPLICATIONS

Goods Vehicle Operator's Licence

TAG Construction Ltd of 55 Bath Street, Gravesend, Kent DA11 0DF is applying to change an existing licence as follows:

To add an operating centre to keep 2 goods vehicles and 0 trailers at Riverside Yard, Albion Parade, Gravesend, Kent. DA12 2RN

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's Office.

Goods Vehicle Operator's Licence

Roger Bullivant Limited of Unit 160 Formerly Dartford Trade Park, Haywood Drive, Questor, Dartford DA1 1JH to add an operating centre to keep 2 goods vehicles and 1 trailer at Land to the rear of 183 Hawley Road, Questor, Dartford DA1 1PT

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's Office.

PUBLIC NOTICES

LONDON RESORT COMPANY HOLDINGS LIMITED SECTIONS 42, 47 AND 48 OF THE PLANNING ACT 2008 ("THE 2008 ACT")

REGULATION 4, INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009 ("THE 2009 REGULATIONS")

NOTICE OF PUBLICATION OF A STATEMENT OF COMMUNITY CONSULTATION AND NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER FOR THE LONDON RESORT

NOTICE IS HEREBY GIVEN that London Resort Company Holdings Ltd ("LRCH") of 20 Berkeley Square, London W1J 6EQ intends to apply to the Secretary of State for a Development Consent Order ("DCO") under section 37 of the 2008 Act to create a leisure and entertainment resort which will be located on land in and around the Swanscombe Peninsula and Tilbury and falls partly within the administrative boundaries of Dartford Borough Council, Gravesham Borough Council and Thurrock Council ("the Development").

Under section 47 of the 2008 Act LRCH has a duty to consult the local community in accordance with a Statement of Community Consultation ("SoCC"), which sets out how LRCH will undertake its consultation. This notice publicises where and when the SoCC can be inspected, pursuant to section 47(6)(a).

Additionally, LRCH has a duty to publicise the proposed application under section 48 of the 2008 Act in line with Regulation 4 of the 2009 Regulations. In accordance with those provisions, this notice also summarises the main proposals and explains where the consultation documents can be viewed.

Summary of Proposed Works

The proposed DCO application is a nationally significant infrastructure project (NSIP) under the 2008 Act and the application will be determined under that Act by the Secretary of State for Housing, Communities and Local Government or his successor. If the application is successful, the Secretary of State will grant the DCO in respect of the application.

The Development would create a leisure and entertainment resort ("the Resort"). Themed rides, shows and attractions will be inspired by globally recognised brands to create a unique, world-class entertainment destination. IP Partnerships include Paramount Studios, the British Broadcasting Corporation Worldwide, and ITV.

The Resort will include—

- the Leisure Core, comprising 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 will have entrance plazas offering ancillary retail, dining and entertainment facilities;
- four hotels providing family, upmarket, luxury and themed accommodation totalling up to 3,550 suites or 'keys'. One or more of these hotels might be located within the leisure core. One hotel will incorporate a water park;
- a 'Conferentation' Centre (i.e. combined conference and convention) with a floor area of up to 11,000 m², capable of hosting a wide range of entertainment, sporting, exhibition and business events;
- a linked building hosting a range of eSports, video and computer gaming events, with a total floorspace of up to 15,500 m²;
- a 'Back of House' area accommodating many of the necessary supporting technical and logistical operations to enable the Resort to function, including security command and crisis centre, maintenance facilities, costumeing, employee administration, employee welfare, medical facilities, offices and storage;

The Development would also include the following principal elements—

- land remediation works;
- terrain remodelling, landscape works and planting;
- car parks with an overall volume of 10,750 spaces;
- the A2 Highways Works comprising a signalised at-grade gyratory junction to replace two existing roundabouts at the A217 / B259 junction;
- a people mover and transport interchanges;
- a Resort access road of up to four lanes (i.e. up to two lanes in each direction);
- local transport links;
- river transport infrastructure on both sides of the Thames, including floating jetty and ferry terminals and the repair or replacement of White's Jetty;
- utility compounds, plant and service infrastructure;
- flood defence and drainage works;
- habitat creation and enhancement and public access;
- security and safety provisions;
- data centres to support the Resort requirement; and
- up to 500 apartments for Resort workers, typically consisting of 4-6 bedrooms and shared kitchen and lounge facilities.

The proposed project is Environmental Impact Assessment development ("EIA development"), as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. 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.

Details of the consultation documents (which include plans and maps) include—

- the SoCC
- Guide to Statutory Consultation document
- PEIR (including non-technical summary of the PEIR)
- Draft DCO and Explanatory Memorandum
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- Draft Land Plans
- Feedback Form
- Feedback Reports (from previous consultations)

The consultation runs from Monday 27 July to Monday 21 September 2020 and during this period you can view and download the consultation documents via LRCH's project website at www.londonresort.info. The SoCC will also be available to view on the project website from Monday 27 July 2020, and hard copies of it can be obtained on request via the email, telephone number and freepost addresses given at the end of this notice.

You are encouraged to view the consultation documents by downloading them from LRCH's website but should you require an alternative method for inspecting the consultation documents or require a free USB memory stick then please telephone 0800 470 0043 or email info@londonresort.info. Any details you provide to us via the telephone or e-mail will be subject to our privacy policy at <https://www.londonresort.info/privacy-policy/>. We will make every effort that is reasonable in the circumstances to allow you to inspect the documents.

The law is being changed so that we do not need to facilitate physical inspection of documents and we cannot guarantee that you will be able to do so. However if health conditions permit, we may choose to place documents for inspection at physical locations. Check our website at www.londonresort.info for the latest information.

Public webinar events

You can also attend one of our public consultation webinar events, which we are holding on selected lunchtimes and evenings throughout the consultation period. Members of the project team will present proposals and will be happy to answer questions. Dates and times, and details of how to register for a webinar, will be published on our website and will be kept up-to-date throughout the consultation period. There will be a minimum of ten one-and-a-half-hour events during the consultation period.

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Comments on the proposals can be made in the following ways—

- **Online:** complete or download the Feedback Form at the project website www.londonresort.info;
- **By email or post:** completed Feedback Forms, and any other comments, can be emailed to info@londonresort.info or returned by post to FREEPOST LONDON RESORT CONSULTATION.

COMMENTS MUST BE RECEIVED NO LATER THAN 23:59 ON MONDAY 21 SEPTEMBER 2020.

Responses should state the ground of representation, the nature of your interest in the proposed project, indicate who is making it, and provide an address to which any correspondence relating to the representation may be sent.

Personal information that is supplied to LRCH in response to this consultation will be treated confidentially and processed and handled in accordance with the Data Protection Act 2018. The information may be disclosed to or shared with LRCH's connected companies, agents, contractors and advisors who provide services to LRCH in connection with the preparation of an application for development consent under the 2008 Act. This will allow LRCH to fully consider the responses and use them in the preparation of application materials. Upon submission of LRCH's application for development consent under the 2008 Act or in connection with any related applications by LRCH for consents or licences, the Secretary of State may require LRCH to supply copies of all consultation responses received. If a request is made, LRCH is under a legal obligation to supply such copies. By submitting a consultation response to LRCH, a respondent agrees that we may supply a copy of their response to the Secretary of State via the Planning Inspectorate if required to do so.

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23 July 2020

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("THE 2008 ACT")**

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Under section 47 of the 2008 Act, LRCH has a duty to consult the local community in accordance with a Statement of Community Consultation ("SoCC"), which sets out how LRCH will undertake its consultation. This notice publicises where and when the SoCC can be inspected, pursuant to section 47(6)(a).

Additionally, LRCH has a duty to publicise the proposed application under section 48 of the 2008 Act in line with Regulation 4 of the 2009 Regulations. In accordance with those provisions, this notice also summarises the main proposals and explains where the consultation documents can be viewed.

Summary of Proposed Works

The proposed DCO application is a nationally significant infrastructure project (NSIP) under the 2008 Act and the application will be determined under that Act by the Secretary of State for Housing, Communities and Local Government or his successor. If the application is successful, the Secretary of State will grant the DCO in respect of the application.

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The Resort will include—

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- four hotels providing family, upmarket, luxury and themed accommodation totalling up to 3,550 suites or 'keys'. One or more of these hotels might be located within the leisure core. One hotel will incorporate a water park;
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- a 'Back of House' area accommodating many of the necessary supporting technical and logistical operations to enable the Resort to function, including security command and crisis centre, maintenance facilities, costing, employee administration, employee welfare, medical facilities, offices and storage;

The Development would also include the following principal elements—

- land remediation works;
- terrain remodelling, landscape works and planting;
- car parks with an overall volume of 10,750 spaces;
- the A2 Highways Works comprising a signalised at-grade gyratory junction to replace two existing roundabouts at the A2(T) / B259 junction;
- a people mover and transport interchanges;
- a Resort access road of up to four lanes (i.e. up to two lanes in each direction);
- local transport links,
- river transport infrastructure on both sides of the Thames, including floating jetty and ferry terminals and the repair or replacement of White's Jetty;
- utility compounds, plant and service infrastructure;
- flood defence and drainage works;
- habitat creation and enhancement and public access;
- security and safety provisions;
- data centres to support the Resort requirement; and
- up to 500 apartments for Resort workers, typically consisting of 4-6 bedrooms and shared kitchen and lounge facilities.

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Assessment) Regulations 2017. 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.

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23 July 2020

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Public Notices

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23 July 2020

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Public Notices

Goods Vehicle Operator's Licence
AUTOTRANS LIMITED of 130 MALTINGS CLOSE, LONDON, E3 3TD is applying for a licence to use HIRECO TRUCK PARK, DP WORLD LONDON GATEWAY, SOUTH 3, PACIFIC AVENUE, STANFORD-LE-HOPE, SS17 9FA as an operating centre for 2 goods vehicles and 0 trailers.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hicrest House, 386 Harehills Lane, Leeds, LS9 6NF, stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

PUBLIC NOTICE OF AN APPLICATION TO VARY A PREMISES LICENCE UNDER SECTION 34 OF THE LICENSING ACT 2003

Notice is hereby given that an application was made to THURROCK COUNCIL for a premises licence variation under the above Act on the 16TH JULY 2020. Applicant: VISAKESASARMA KUMARASAMKARMA Address of premises: BON BON, PREMIER CONVENIENCE STORE, 40 KING EDWARD DRIVE, GRAYS, ESSEX, RM16 2GG Proposed variations to the licensable activities: AMEND THE HOURS FOR THE SUPPLY OF ALCOHOL Proposed days and hours of licensable activity: EVERY DAY SUPPLY OF ALCOHOL 06.00 TO 23.00 The postal address of the Licensing Authority where the register is kept and the application may be inspected is: THURROCK COUNCIL LICENSING TEAM, COUNCIL OFFICES, NEW ROAD, GRAYS, ESSEX RM17 6SL

Any person wishing to make representations on this matter shall give notice, in writing, stating the nature and grounds for making such representations to the Licensing Officer at the above address* within 28 days of the date of this notice - by the 13th AUGUST 2020. Further information is available on the web site www.thurrock.gov.uk following the links. It is an offence, under section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in or in connection with an application, and the maximum fine on summary conviction of such an offence is not limited.

Licensing Solutions - duly authorised agents

Goods Vehicle Operator's Licence

Alan Transport Ltd of South 3 Pacific Avenue, Stanford-le-Hope, Essex SS17 9FA is applying to change an existing licence as follows: To keep an extra 10 goods vehicles and 10 trailers at London Gateway Logistics Park 1, South 3 Pacific Avenue Stanford-le-Hope SS17 9FA giving a total of 16 goods vehicles and 16 trailers. Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the DfI, at Central Licensing Office, PO Box 180, Leeds, LS9 1BU stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the website: infrastructure-ni.gov.uk/

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**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.12

List of non-prescribed consultees (including community groups and elected representatives)

Non-Statutory Consultees (Community Groups, Hard to Reach Groups, Local Elected Representatives, MPs)

London Resort Community Liaison Group

Name	Organisation
Amarjit Kaur Thind	Resident
Jackie Hardinges	Southfleet Parish Council
Keith Burgin	Bean Parish Council
Julie Collins	Northfleet Big Local
Steve Stamp	Northfleet Central CIO
Peter Scollard	Gravesham Borough Council
Sue Butterfill	Swanscombe and Greenhithe Residents Association
Fraser Ross	Ebbsfleet Residents Association
Paul Boughen	Ebbsfleet Development Corporation
Sue Constant	Resident
Ashley Johnson	Bean Residents Association
Peter Harman	Swanscombe & Greenhithe Town Council
David Mote	Dartford Borough Council
Penny Marsh	Churches together in Ebbsfleet
Mark Coxshall	Thurrock Council
Ann Duke	Walk Tall
Lucy Harris	Tilbury on Thames Trust
Mandy Garford	Dartford and Gravesham Cycle Forum
Paul Buckley	CPRE Kent
Tony Coughlin	Thurrock Park Residents Association

Community groups and hard to reach groups

Youth groups
Grand CIC
Northfleet Youth Centre
Guru Nanak Football Club
Youth Ngage
The Academy of Dance
Dartford YMCA
Dartford Youth Council
One With Grace
Dartford Youth Hub (The Bridge 4 Young People - Kent County Council)
Ockendon Juniors Youth Club (Thurrock Council)
Ockendon Seniors Youth Club (Thurrock Council)
Tilbury Youth Club (Thurrock Council)
St Stephens Community Trust for Purfleet Juniors & Seniors Youth Club
Riverside Youth Centre
Youth & Connexions
Thurrock Sea Cadets
Gravesham Youth Council
Time 4 U Limited
Faith groups

Churches together in Gravesham
Chruches Together in Ebbsfleet
Churches Together in Essex and East London
Guru Nanak Darbar Gudwara
Gravesham Street Pastors
Gravesend and Dartford Muslim Cultural Centre
St Boltoph's Church of England
Muslim Women's Group (Six Bells Children's Centre)
Kent Muslim Welfare Association
Quakers in Kent
Kent Equality Cohesion Council
Net Church Dartford
St Mary's Greenhithe
Thurrock Christian Fellowship
Thurrock Muslim Parents Society
St Peter and St Paul, Grays
Community Church Chadwell
Diocese of Rochester
Our Lady of Assumption Northfleet
Eastgate (Formerly North Kent Community Church)
Elim Pentecostal Church Northfleet
Sr Peter & St Paul Church Swanscombe
North Kent Methodist Church
Stone Church, St Mary the Virgin
St Mary Greenhithe
BME Groups
BME Concern
Romani Slovak Czech Community
Asian Retired People's Association
African Caribbean Forum
Asian Women's Group Gravesend
Dartford Nepalese Community
Milan Day Centre (elder Asian group)
Thurrock African Group
Thurrock Asian Association
Chair, Thurrock Eastern European Community Group
Thurrock BME Group
Thurrock Council Traveller Liaison Officer
Slovak Community Group
Area partnerships/community groups
Northfleet Big Local
Centre Manager Riverside Community Centre
Acorns Community Hub, Stifford Clays
Aveley Community Hub
Chadwell St Mary Centre
East Tilbury Hub
Purfleet Community Hub
South Ockendon Centre
The Re-Use Partnership (TRUP)
Tilbury Hub

No Walls, Gardens
Voluntary sector groups
Council for Voluntary Service, North West Kent - NWKCVS
Kenward Trust
Choices (formerly North Kent Womens Aid)
Waterside Family Centre
SSAFA Kent
Gravesham Dartford Phab Club
Gravesham Food Bank
Bexley & Dartford Samaritans
Dartford Almhouse Charity
Royal Naval Association Dartford
Royal Naval Association Gravesend
Oasis Counselling Services
Dartford Inclusion Forum
Walk Tall
Medway Mediation in North Kent (MINK)
Dartford & Gravesham Advocacy
Kent Sheds
The Princess Project
President Grays Thurrock Rotary Club Trust Fund
Thurrock CVS (Community and Voluntary Services)
Thurrock Food Bank
Thurrock Helping Hands
Community forms
Tilbury Community Forum
Grays Community Forum
Purfleet Community Forum/ Purfleet-on-Thames Community Forum
West Thurrock and South Stifford Community Forum
Community Forum for the area of Essex
Residents/tenants associations
BDHH Residents Association, Northfleet
Beatrice Gardens and surrounding areas Residents Association, Northfleet
Gravesham & Homemead Court Residents Association, Gravesend
Shears Green Court Association (Northfleet)
Chichester Rise Residents Association (Gravesend)
Chinnery Court Residents Association (Meopham)
Racefield Close Residents Association
St Gregory's United Association (Gravesend)
Bean Residents Association
Swanscombe and Greehithe Residents Association
Ebbsfleet Residents Association
Waterstone Park Residents Association, Greenhithe
Dartford Tenants Forum
Bruyns Court Residents Group
Crux Estate Residents Group
Flowers Estate Residents Group
Seabrooke Area Residents Association
Tilbury Town Residents Association

Ingress Park Residents Association
Older people
Gravesham 50+ Forum
Dartford Olders Forum
Age UK North West Kent
Age UK Essex
Thurrock Over 50s Forum
Health and disability
Disability Rights UK
Voluntary Organisations Disability Group
Scope
MENCAP
North Kent Independent Advocacy Scheme (NKIAS)
Kent Physical Disability Forum
Centre for Independent Living Kent (CiLK)
Beams
KASBAH
DIAL (Disablement Information Advice Line)
Gravesend Riverside Active Lives Network
Kent Parents and Carers Together
Carers Choice
All Directions Kent
Autism South East
Kent Autistic Trust
Alzheimers & Dementia Support Services
Ellenor Lions Hospice
Hi Kent
Thurrock Coalition
Thurrock council for disabled children
Huntingtons Disease Support Group
Other
Ebbsfleet United FC

Education
University of Kent
Anglia Ruskin University
Rose Bruford College
Havering College
MidKent College
Ebbsfleet Academy
East Kent College (EKC) Group
North Kent College
The Learning Shop Bluewater
North Kent College
South Essex College (Thurrock Campus) - Hospitality and Catering
Kent Further Education
Northfleet Techology College
Gravesend Grammar School for Boys

The Ebsfleet Academy
Craylands Primary School
Manor Community Primary School
Cherry Orchard Primary School
Rosherville Academy
Knockhall Primary School
St Joseph's Catholic Primary School
Thameside Primary School
Grays Covent High School
Northfleet School for Girls
Dartford Grammar School

Members of Parliament

Constituency	Name
Member of Parliament for Dartford	Gareth Johnson
Member of Parliament for Gravesham	Adam Holloway
Member of Parliament for Thurrock	Jackie Doyle-Price
Member of Parliament for South Basildon and East Thurrock (Essex)	Stephen Metcalfe

Local elected representatives

Dartford Borough Council	
Swanscombe Ward	Councillor Anita Barham
	Councillor Emma Ben Moussa
Greenhithe and Knockhall Ward	Councillor Sue Butterfill
	Councillor Peter Harman
	Councillor David J Mote
Ebsfleet Ward	Councillor Romana Gosine
	Councillor Sacha Gosine
	Councillor Danny Nicklen
Stone Castle	Councillor John Burrell
	Councillor Lucy A Canham
	Councillor Paul Cutler
Stone House	Councillor Kelly Grehan
	Councillor Tom Oliver
Bean and Village Park	Councillor David A Hammock
Darenth	Councillor Ian D Armitt JP
Longfield, New Barn and Southfleet	Councillor Steve Brown
	Councillor Jeremy A Kite MBE
	Councillor Roger S L Perfitt
Brent	Cllr Rosanna M Currans
	Cllr Avtar Sandhu MBE

Bridge	Cllr Dave Butler-Rhule
Burnham	Cllr Matthew Davis
Heath	Cllr Andy R Lloyd
	Cllr Patsy A Thurlow
Joydens	Cllr Brian Garden`
	Cllr Marilyn I Peters
Maypole & Leyton Cross	Cllr Ann D Allen MBE
Newtown	Cllr Laura Edie
	Cllr Adrien Oakley-Dow
Princes	Cllr Ricky Jones
	Cllr Rebecca F Storey
Temple Hill	Cllr Alina Gaskin
	Cllr Tom A Maddison
	Cllr Victoria Oguntope
Town	Cllr Chris Shippam
	Cllr Richard J Wells
West Hill	Cllr Julie A Ozog
	Cllr Denzil J Reynolds
	Cllr Drew A Swinerd
Wilmington, Sutton-At-Hone & Hawley	Cllr Derek E Hunnisett
	Cllr Calvin S McLean
	Cllr Lucas J Reynolds
Gravesham Borough Council	
Central Ward	Cllr Gurdip Ram Bungar
	Cllr Emma Morley
	Cllr Steve Thompson
Chalk Ward	Cllr Leslie Hills
Higham	Cllr Harold Craske
	Cllr Leaslie Pearton
Istead Rise	Cllr Dakota Dibben
	Cllr Alan Ridgers
Meopham North	Cllr Gary Harding
	Cllr Frank Wardle
Meopham South and Vigo	Cllr Ejaz Aslam
	Cllr Denise Tiran
Northfleet North Ward	Councillor Peter Scollard
	Councillor Gurbax Singh
	Councillor Dr Lauren Sullivan
Northfleet South Ward	Councillor John Burden
	Councillor Elizabeth Mulheran
	Councillor Narinder Singh Thandi
Painters Ash	Cllr Conrad Broadley
	Cllr Emma Elliott
	Cllr Nirmal Khabra
Pelham	Cllr Baljit Hayre
	Cllr Brian Sangha
	Cllr Jenny Wallace
Coldharbour	Cllr Shane Mochrie-Cox
	Cllr Christina Rolles
Riverview	Cllr Derek Ashenden

	Cllr Aaron Elliott
Shorne,Cobham & Luddesdown	Cllr Bob Lane
	Cllr Tony Rice
Singlewell	Cllr Biran Francis
	Cllr Sarah Gow
	Cllr Diane Marsh
Westcourt	Cllr Helen Ashenden
	Cllr John Caller
Whitehill	Cllr Leslie Hoskins
	Cllr Tony Rana
Woodlands	Cllr Gurjit Kaur Bains
	Cllr Jordan Meade
	Cllr Anthony Pritchard
Thurrock Council	
Tilbury Riverside and Thurrock Park Ward	Cllr Allen Mayes
	Cllr Bukky Okunade
Tilbury St Chads Ward	Cllr Steve Liddiard
	Cllr John Allen
East Tilbury Ward	Cllr Sue Sammons
	Cllr Fraser Massey
Stifford Clays Ward	Cllr Jennifer Smith
	Cllr Elizabeth Rigby
Chafford and North Stifford Ward	Cllr Garry Hague
	Cllr Mark Coxshall
South Chafford Ward	Cllr Abbie Akinbohun
	Cllr Suzanne MacPherson
Grays Thurrock Ward	Cllr John Kent
	Cllr Cathy Kent
	Cllr Lynn Worrall
Little Thurrock Rectory Ward	Cllr Rob Gledhill
	Cllr Tom Kelly
Little Thurrock Blackshots Ward	Cllr Joycelyn Redsell
	Cllr Ben Maney
Grays Riverside Ward	Cllr Tony Fish
	Cllr Martin Kerin
	Cllr Jane Potheary
Chadwell St Mary Ward	Cllr Daniel Chukwu
	Cllr Sara Muldowney
	Cllr Gerard Rice
West Thurrock and South Stifford Ward	Cllr Qaisar Abbas
	Cllr Oliver Gerrish
	Cllr Victoria Holloway
Aveley and Uplands	Cllr Luke Spillman
	Cllr David Van Day
	Cllr Colin Churchman
Belhus	Cllr Mike Fletcher
	Cllr Chis Baker
	Cllr Angela Lawrence
Corringham and Fobbing	Cllr Deborah Huelin
	Cllr Aaron Watkins

Ockendon	Cllr David Potter
	Cllr Andrew Jefferies
	Cllr Sue Shinnock
Orsett	Cllr Barry Johnson
	Cllr Susan Little
Stanford East and Corringham Town	Cllr Jack Duffin
	Cllr Alex Anderson
	Cllr Shane Ralph
Stanford -le Hope West	Cllr Shane Hebb
	Cllr Terry Piccolo
The Homesteads	Cllr Gary Collins
	Cllr James Halden
	Cllr Gary Bryne

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.13

Copy of newsletters sent to those on the project database

THE LONDON RESORT

London Resort Newsletter: Summer 2020



Welcome to the London Resort newsletter

London Resort Company Holdings (LRCH) is proposing to develop a world-class, sustainable, next generation entertainment resort known as the 'London Resort', on the banks of the River Thames.

The London Resort represents a unique opportunity to bring a global entertainment destination to the UK. It will generate multi-billion pound investment, thousands of jobs, and will transform an area of brownfield land into one of the most exciting entertainment destinations in the world.

In this edition, we'll provide you with the latest news and updates on the project so far, including an introduction to our new CEO and ways for you to get involved.

Introducing: PY Gerbeau, CEO

We've been working hard to develop proposals for the London Resort.

We have made significant progress over the past twelve months, led by our new CEO, **PY Gerbeau**.

PY has considerable international leisure experience, having led the turnaround of Disneyland Paris, the transformation of the Millennium Dome, developed the X-Leisure concept and advised on major destination schemes around the world.

London Resort moves closer to fruition



Progress with our planning proposals

You may have seen recent **press coverage** announcing major steps in our preparations to submit planning proposals later this year, with a view to the Resort opening in 2024. This includes announcing our intention to hold a 'late-summer / early autumn' public consultation.

Public consultation is our opportunity to share our latest proposals with you and get your feedback. This follows on from our extensive programme of consultation at our early stages of development. We will email soon with further details on how you can get involved.

A message from PY Gerbeau, Chief Executive Officer:

“The team have been immense, working incredibly hard during these awful times. I joined just under a year ago and we are always being asked to hurry up. Well, I am happy to tell you we have made strong progress and these reports are hugely important. This is a significant step in transforming an amazing and ambitious dream into reality.”

Employment and supply chain opportunities



We receive a lot of interest about [jobs](#) and supply chain opportunities. While the Resort will be a huge driver for job creation and create opportunities for a range of businesses, please note that the majority of recruitment for operations at the Resort won't take place until the year prior to opening – 2024 (subject to planning permission) so we are not able to consider job applications at this stage.

We expect to begin a programme of supplier engagement after we submit our planning application, currently expected in late 2020.

If you are receiving this newsletter, you're already on our mailing list for staying up-to-date with job and supply chain news as well as other updates about the project. You can also follow us on [Facebook](#) or [Twitter](#).

Privacy Policy

We have updated our Privacy Policy

We have updated our Privacy Policy which you can find on our [website](#). This is part of our efforts to remain GDPR compliant. We value your privacy and want to be clear about the data we collect, how we use it and your rights to control that information.

Why am I receiving this?

You're receiving this email because you have previously provided your details, including your email address, to the London Resort Company Holdings (LRCH). This could be because you have responded to one of our consultations, have registered your details on with us, for example due to interest in job or supplier opportunities, or contacted us in another way in relation to the proposed development (and gave your consent to receive emails from us).

We would like to keep you updated about the London Resort. If you're happy to keep hearing from us, you don't need to do anything further. You can unsubscribe from our emails at any time.

To unsubscribe, or to update your existing preferred methods of contact, please click on the link in the grey footer of this email.

Please note that by unsubscribing from receiving updates from us, you are not unsubscribing from receiving communications in relation to any statutory consultation which we are required to carry out, by law. If we are required to contact you about a statutory consultation, you will hear from us on that separately.

Contact us via:

Telephone

0800 470 0043

(Monday - Friday, 9am - 5.30pm)

Email:

info@londonresortcompany.co.uk

Write:

FREEPOST: LONDON RESORT CONSULTATION



Sent by **Tractivity** SmartMailer™

If you would not like to receive further emails from us please [click here](#) to unsubscribe.

London Resort Company Holdings Limited is the data controller responsible for your personal data. Our company number

is 07625574 and our registered office is C/o Armila Capital, 20 Berkeley Square, London, W1J 6EQ. View the full terms and conditions of our privacy policy.

If you have any questions about this privacy policy or how we use your personal data please contact our Data Privacy Officer using the following details:

Post: FREEPOST, London Resort Consultation

Email: info@londonresortcompany.co.uk

THE LONDON RESORT

London Resort Newsletter: Public Consultation Launch



Public Consultation - 27 July 2020 – 21 September 2020

The London Resort is a world-class, sustainable, next generation entertainment resort proposed to be developed on the Swanscombe Peninsula, near the banks of the River Thames in north Kent, with supporting transport facilities on the northern side of the River in Tilbury, Thurrock.

We are now consulting on our proposals. We are seeking feedback on our evolved Masterplan, our transport strategy, our approach to sustainability and to minimising the adverse impacts of the scheme. In this newsletter you'll find details of how to get involved.

A message from our CEO, PY Gerbeau

Welcome to the London Resort consultation

“The London Resort represents a unique opportunity to bring a thrilling and exciting global entertainment destination to the UK with a breadth of facilities. It will generate multi-billion-pound investment, thousands of jobs, and will transform a largely brownfield site into one of the most exciting entertainment destinations in the world.

“We have listened, analysed and considered all the feedback given to us through extensive consultations. Sustainability is at the core of our vision and we continue to explore new and innovative ways of integrating sustainable and low-carbon principles into every area of design and operation of the Resort.”

Have Your Say

Responding to our consultation

Visit our [consultation website](#) and our [virtual exhibition room](#) to find out more, view all consultation materials and complete our [online response form](#).

We are holding a series of webinar events on selected lunchtimes and evenings throughout the consultation period. Members of the project team will present proposals and will be happy to answer questions. Dates and times of webinars are published [here](#) on our website.

You must submit your response to consultation by 11.59pm on Monday 21 September 2020. We cannot guarantee responses submitted after that date will be received

If you have any questions about the consultation, or would like to order copies of materials, you can contact us by:

Telephone: 0800 470 0043 or Email: info@londonresortcompany.co.uk

You can also follow us on Facebook and Twitter @londonresort to stay up to date on consultation.

Privacy Policy

We have updated our Privacy Policy

We have updated our Privacy Policy which you can find on our [website](#). This is part of our efforts to remain GDPR compliant. We value your privacy and want to be clear about the data we collect, how we use it and your rights to control that information.

To unsubscribe, or to update your existing preferred methods of contact, please click on the link in the grey footer of this email.

Please note that by unsubscribing from receiving updates from us, you are not unsubscribing from receiving communications in relation to any statutory consultation which we are required to carry out, by law. If we are required to contact you about a statutory consultation, you will hear from us on that separately.

Contact us via:

Telephone
0800 470 0043
(Monday - Friday, 9am - 5.30pm)

Email:
info@londonresortcompany.co.uk

Write:
FREEPOST: LONDON RESORT CONSULTATION



Sent by **Tractivity**® SmartMailer™

If you would not like to receive further emails from us please [click here](#) to unsubscribe.

London Resort Company Holdings Limited is the data controller responsible for your personal data. Our company number is 07625574 and our registered office is C/o Armila Capital, 20 Berkeley Square, London, W1J 6EQ. View the full terms and conditions of our privacy policy.

If you have any questions about this privacy policy or how we use your personal data please contact our Data Privacy Officer using the following details:

Post: FREEPOST, London Resort Consultation

Email: info@londonresortcompany.co.uk

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

Appendix 5.14

Template letters/emails to elected representatives, MPs, councillors, local community groups and organisations

27 July 2020

Dear Consultee

The London Resort

Consultation from Monday 27th July to Monday 21st September 2020

London Resort Company Holdings (**LRCH**) is proposing to develop The London Resort (the **Project**), a new entertainment resort proposed for development on the Swanscombe Peninsula in North Kent, with supporting transport facilities in Tilbury, Thurrock.

LRCH is carrying out a statutory consultation on its proposals from **Monday 27th July to Monday 21st September 2020**. We are writing to you as a representative of the local community and we would like to hear your views. Feedback received during the consultation will be considered alongside on-going technical work and will be used to help develop our final proposals before we submit our Development Consent Order (**DCO**) application later this year.

The London Resort is the first “Business or Commercial Project” to be classified as a Nationally Significant Infrastructure Project (**NSIP**) as defined by the Planning Act 2008 (the **Act**). As a NSIP, we must make an application under the Act for a permission known as a DCO to construct and operate the Project. LRCH anticipates that a DCO application for the project will be submitted in late 2020.

The London Resort will comprise:

- A Leisure Core, comprising a range of events spaces, themed rides and attractions, entertainment venues, theatres and cinemas, developed in landscaped settings in two phases.
- Four hotels providing family, upmarket, luxury and themed accommodation totalling up to 3,550 suites.
- A ‘Conferention’ Centre (i.e. a combined conference and convention centre) with a floor area of up to 11,000 m².
- A linked building hosting a range of eSports, video and computer gaming events, with a total floor space of up to 16,500 m².
- A Back of House area accommodating many of the necessary supporting technical and logistical operations to enable the London Resort to function.

The Project includes a new access road from the A2 to keep Resort traffic separate to local traffic, and supporting transport infrastructure.

Further details of LRCH's proposals are set out in consultation documents.

Before a DCO application is submitted, the proposed application must be consulted upon and publicised, in accordance with requirements contained in Sections 42 to 50 of the Act and as informed by the “Planning Act 2008: guidance on the pre-application process” (2015) and “Guidance on procedural requirements for major infrastructure projects” (2020) published by the Ministry of Housing, Communities and Local Government. As part of the application process, the Planning Inspectorate will consider whether the pre-application public consultation that LRCH has undertaken has been satisfactory and fulfils all of the statutory criteria.

Consultation on the Project

LRCH is now at the stage where it will carry out statutory consultation on its proposals, as is required by the Act. Your feedback will be considered before LRCH finalises its application to the Secretary of State for a DCO.

Consultation documents enclosed

All consultation documentation is available on the London Resort consultation website <https://consultation.londonresort.info/>.

Consultation materials include:

1. The Statement of Community Consultation
2. The Guide to Consultation document
3. Preliminary Environmental Information Report (**PEIR**)
4. Non-Technical Summary of the PEIR
5. Draft Works Plans and Draft Land Plans
6. Draft DCO and Explanatory Memorandum
7. Combined Section 47 and 48 notice
8. Feedback Form
9. Feedback Reports (from previous consultations)

We can provide a USB device containing electronic copies of the above documents. Please contact us via email: info@londonresortcompany.co.uk or call us on 0800 470 0043 to request a USB device.

In light of the current Coronavirus restrictions, physical inspection of documents is not possible. We are monitoring the situation with regard to Coronavirus and if health conditions permit, we may choose to place documents for inspection at physical locations. The website <https://consultation.londonresort.info/> will be kept up-to-date to provide the latest information. Hard copies of documents are available to order. The full suite of printed consultation documents will be made available for purchase at a cost of up to £300 plus postage. The Guide to Consultation, Feedback Form and Freepost envelope are available to order in hard copy free of charge, although we may apply a charge for bulk orders. Posters about consultation and how to respond are also available to order, free of charge.

The statutory consultation period will run from **Monday 27th July to Monday 21st September 2020**.

Responses to consultation can be submitted in one of the following ways:

1. Through completion of our Feedback Form available on the consultation website <https://consultation.londonresort.info/>
2. By post addressed to: FREEPOST: London Resort Consultation (paper copies of the form are available to order).
3. By email to: info@londonresortcompany.co.uk

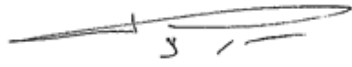
Any response or representation in respect of the formal consultation process must (i) be received by LRCH **before 11.59 pm on 21st September 2020** (ii) state in writing the grounds of the response or representation (iii) indicate who is making the response and representation, and (iv) include an address to which correspondence relating to the response or representations may be sent. LRCH cannot guarantee that responses received after this date will be taken into account.

If you wish to discuss this consultation, or have issues accessing the documentation, please do not hesitate to contact us via the email address or Freepost address set out above.

If you have any queries about the consultation process or the Project, please call 0800 470 0043.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in black ink, appearing to be 'PY Gerbeau', written over a horizontal line.

PY Gerbeau
Chief Executive

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

**Appendix 5.15
Consultation notification leaflet**

Have your say

Your feedback is important to us, as it will help us shape our proposals before we submit our Development Consent Order (DCO) application to obtain permission to construct and operate the Project.

The deadline for submitting feedback to the consultation is **11.59pm on 21 September 2020**.

We cannot guarantee responses received after this date will be considered.

Please submit your feedback by:



Completing our online feedback form on our website www.londonresort.info



Email your response to info@londonresortcompany.co.uk



Post it to **FREEPOST: London Resort Consultation**
You do not need a stamp.

Contact us

Telephone:
0800 470 0043

Email:
info@londonresortcompany.co.uk

Website:
www.londonresort.info

You can also follow us on Facebook and Twitter @londonresort to stay up to date on the consultation.



THE
LONDON
RESORT

We are consulting on proposals for the London Resort; a new world-class, sustainable, next generation entertainment resort.

The London Resort is proposed to be developed on the Swanscombe Peninsula, near the banks of the River Thames in north Kent, with supporting transport facilities on the northern side of the river in Tilbury, Thurrock.

We are now carrying out statutory consultation and we would like your feedback on our evolved Masterplan, our transport strategy, our approach to sustainability and to minimising the adverse impacts of the scheme.

The London Resort

Public Consultation
27 July 2020 – 21 September 2020

About the London Resort

LRCH (London Resort Company Holdings) is the company responsible for the development and operation of the London Resort.

We held four stages of consultation over 2014 and 2015, to get early feedback on our emerging proposals. We have worked hard to refine and improve our proposals, taking into account all the feedback we have received and changes to the area.

Our proposals have been adapted to better accommodate the environmental and technical constraints and opportunities, to maximise benefits and minimise impacts for the local community and environment.

We are now carrying out our statutory consultation to share with you our latest proposals, and to hear your views.

The Resort will include:

- **The Leisure Core** – two theme parks with themed rides and attractions, entertainment venues, retail and dining
- **Four hotels** with up to 3550 rooms, including one **Water Park** hotel
- Retail, dining and entertainment outside the park gates with a **Conferention Centre** (i.e. Conference and Convention Centre) and an **eSports Centre**
- **Car parking** on the Swanscombe Peninsula and at Tilbury in Thurrock
- **A Park and Glide facility** at Tilbury, with river transport infrastructure on both sides of the Thames, including floating jetty and ferry terminals
- **A new access road** between the A2 Ebbsfleet junction and the Resort
- Improved local transport links, including a **network of pedestrian and cycle routes and enhanced public transport services**
- **Habitat creation and enhancement and public access**
- **Utilities, security and safety provisions**
- **Up to 500 homes** for Resort workers

Core to our strategy is partnering up with the best brands from across film and TV – to tell stories and create timeless experiences and memories, all in one place.

Our vision is to create a world-class entertainment resort founded on sustainable and low-carbon principles.

We are committed to ensuring that the London Resort works for local communities as well as our visitors.

We want to hear your views on our proposals.



Artist's impression of Arrival Plaza, Hotels and Market

Find out more

Visit our website – www.londonresort.info – to find out more about this consultation, view all consultation materials and visit our virtual exhibition space.

We are holding a series of webinar events on selected lunchtimes and evenings throughout the consultation period. Members of the project team will present proposals and will be happy to answer questions.

Dates and times of webinars are published on our website. You can also book a telephone surgery with one of our team, using the contact details on the back page of this leaflet.

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

**Appendix 5.16
Consultation posters**

THE
LONDON
RESORT

Statutory Consultation

27 July – 21 September 2020



Have your say

We are consulting on proposals to develop an entertainment resort on the Swanscombe Peninsula, Kent, with supporting transport facilities in Tilbury, Thurrock.

To view all consultation materials and complete our online feedback form go to <https://consultation.londonresort.info>

You can also respond by email: info@londonresortcompany.co.uk or write to: **FREEPOST: London Resort Consultation**

To find out more, sign up to a webinar event, or order copies of materials, go to our website or email using details above, or call: 0800 470 0043

**THE LONDON RESORT
DEVELOPMENT CONSENT ORDER**

CONSULTATION REPORT APPENDICES

Reference: BC080001

**Appendix 5.17
Guide to Consultation**

London Resort Have Your Say

Guide to Consultation

Statutory Consultation
27 July to 21 September 2020



Welcome to the London Resort

London Resort Company Holdings (LRCH) is proposing to develop a world-class, sustainable, next generation entertainment resort known as the 'London Resort', on the banks of the River Thames.

The London Resort represents a unique opportunity to bring a global entertainment destination to the UK. It will generate multi-billion pound investment and thousands of jobs, and will transform an area of brownfield land into one of the most exciting entertainment destinations in the world.

As well as maximising new, immersive and interactive technologies, the London Resort aims to be one of the most sustainable major theme parks in the world, pursuing a net zero emissions goal.

During the earlier stages of our consultation we talked to thousands of people in the local community to gain feedback on our emerging proposals, ensuring local insights and knowledge have helped to shape proposals from the outset. We would like to thank everybody that has engaged with us so far for their interest and participation.

We have worked hard to refine and improve our proposals, taking into account all the feedback we have received, the technical and operational constraints and opportunities, and changes to the area.

We have revised our business case, with revised visitor numbers (downwards). Our transport strategy has evolved considerably, and our proposals now include land at the Port of Tilbury to allow visitors to arrive by boat, reducing impacts on local roads. The plans also now include staff accommodation, which will reduce the amount of staff travel. Our plans also include ambitious proposals for sustainable development and operation of the London Resort.

At this, our fifth stage of consultation, your contributions are vital to help us progress the project and finalise our vision for the London Resort. In this booklet, you'll find descriptions of our updated proposals, how to provide feedback and where you can find further information.

Please respond by 11.59pm on 21 September 2020, so we can ensure your feedback is taken into account.

If we are successful in securing development consent, we plan to be on site for construction in early 2022, with a view to opening in 2024.

More than 8,000 involved in consultation to date



83% supported our emerging Masterplan



Multi-billion pound investment and benefits to local economies



Around 10,000 direct jobs created in the first year of opening

The Story So Far

In late 2013, the range of schemes that could be classified as a Nationally Significant Infrastructure Project (NSIP) was expanded to include major leisure, sports stadia and business schemes that are of sufficient scale to be considered nationally significant.

The London Resort was the first such 'Business or Commercial Project' to be accepted as an NSIP by the UK Government under the Planning Act 2008. As such, we are making an application for a Development Consent Order (DCO) to obtain permission to construct and operate the Project.

Listening to the community

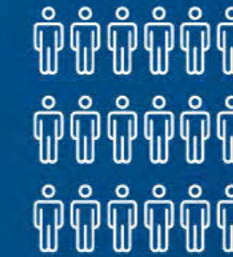
Consultation is an essential part of a DCO application for a project of this scale and significance.

We have always been committed to ensuring that the London Resort works for the local community as well as visitors, so we ensured that we gathered widespread feedback from an early stage.

We carried out extensive community consultation over 2014 and 2015, as project proposals were emerging. Discussions and workshops covered a range of topics including transport, environment, employment and skills, and regeneration. We met with more than 8,000 people at more than 150 hours of public events and received thousands of responses. Further targeted engagement activity continued after 2015. This enabled us to understand the views of stakeholders, influencing proposals from the outset.



Early stage consultation 2014 - 2015



311,957

Invitation letters and emails issued



8,372
Attendees at
Public events

2,649
Feedback
forms
received



156
Hours of
public
events

The story so far:

What you told us

Overall, feedback was positive:

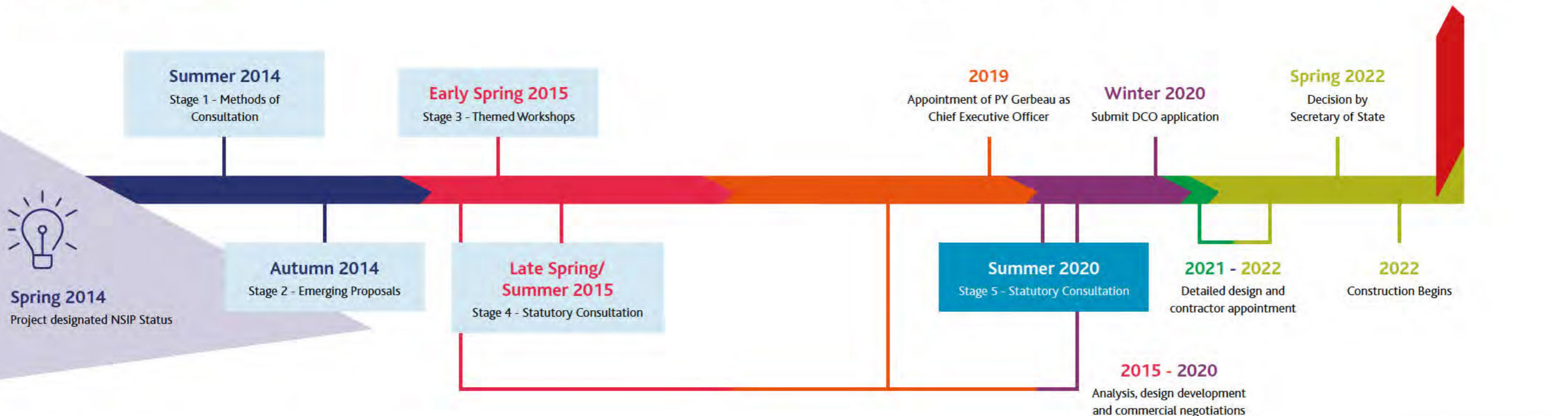
- 83% supported our Masterplan, supporting the proposed balance between the attractions and retaining publicly accessible green space and enhanced marshland.
- 84% supported our proposals for sustainable transport, and suggested more could be done to reduce traffic on the road network and to encourage better use of the river.
- 77% agreed that, on balance, the London Resort would provide long-term benefits to the area, welcoming in particular the employment and regeneration opportunities.

The most commented on topic was transport, with the biggest issue relating to traffic impacts on the A2, 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 local ecology and wildlife, and regarding development in the Green Belt south of the A2.

We have carefully analysed and considered all of this feedback. In this booklet, you will see our updated proposals, and how your feedback to date has helped to shape our vision for the London Resort.

Details of previous consultation activity and feedback reports are available on our website.

An estimated project timeline for the London Resort



Infrastructure and development in the wider area

Respondents also asked us to ensure that we factored in possible scenarios, including consented and proposed development in the local area.

The area has evolved considerably since 2015. We have been working with Highways England, local authorities, Ebbsfleet Development Corporation, and the Port of Tilbury to understand how their proposals and developments have progressed. Further details are provided in this booklet.

We have also worked with a range of stakeholders, including local authorities across the region, environmental and conservation bodies, port operators, local transport operators, businesses, community groups, schools, and landowners to further understand opportunities and how we can minimise and mitigate impacts.

What we are doing now

This, our fifth stage of consultation, is your opportunity to view and provide further comments on our proposals, before we finalise and submit our Development Consent Order (DCO) planning application in late 2020.

We want to hear from the neighbours of the project, local communities, and other key stakeholders on our evolved Masterplan, our transport strategy, our approach to sustainability and on minimising adverse impacts of the scheme.

Our Vision

The London Resort will be the first entertainment destination of this scale and profile in the UK. Our vision is to create a world-class entertainment resort founded on sustainable and low-carbon principles. We have always been committed to ensuring that the London Resort works for local communities as well as our visitors.

Unique, immersive, world-class destination

The London Resort will be globally competitive and mark a step change in leisure and entertainment provision in the UK. Themed rides and attractions across two theme parks, with entertainment, eSports, a Water Park and conference venues, hotels, retail and dining, will all be brought together across one landscaped setting to create one of the largest, immersive experience centres in the world. The first theme park 'gate' will open in 2024 and the second within five years (by 2029).

Sustainable and environmentally responsible

Sustainability is at the core of our vision. We are exploring new and innovative ways of integrating sustainable and low-carbon principles into every area of design and operation of the London Resort. Our aim is to create one of the most sustainable theme park destinations in the world.

Our Partners

Central to our strategy is to partner with the best brands from across film and TV, to tell stories and create timeless experiences and memories, all in one place. Themed rides, shows and attractions will be inspired by globally recognised brands, creating unique experiences for all ages.

Harnessing natural landscape and riverside location

The London Resort will showcase the natural features of the site, seamlessly integrating them into our designs. A large proportion of the Peninsula landscape will remain undeveloped and will be enhanced, principally for wildlife and biodiversity benefits, with quiet zones for visitors and the public to relax in natural surroundings. Our designs will integrate local public rights of way and a green network, with improved access for visitors and local communities.

Innovative, relevant, flexible

Our three core principles for development of attractions are to be innovative, relevant and flexible. What we design today needs to satisfy our visitors in 2024 and beyond, creating a park that can evolve and adapt easily. Our DCO application will allow for flexibility around the detailed design and content of the London Resort, to enable attractions to be updated or replaced over time, in line with changing customer tastes and expectations, to ensure that it always has a fresh appeal to visitors.

A catalyst for job creation and regeneration

The London Resort represents a unique opportunity to bring a major attraction and entertainment-led regeneration scheme to the UK. It will have a global profile, attracting visitors from all over the world, generating economic and community benefits for the local area that will reach far into Kent, Essex, London and the UK, supporting job creation, tourism and business growth.



Our Proposals

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Our Proposals:

Introduction

The London Resort will be principally based on the Swanscombe Peninsula in North Kent, set over approximately 465 hectares, including a new dedicated access road to the A2 and easy access from Ebbsfleet International station. Transport facilities will be provided on the north side of the river, set over approximately 29.5 hectares of land immediately to the east of the port of Tilbury, with a transport access corridor around the A1089.*

*Whilst we are not proposing to develop the whole site within those borders, we are bringing forward a DCO application partly situated within that area.

The main Project site lies in the county of Kent, in the boroughs of Dartford and Gravesham, and within Ebbsfleet Garden City. North of the river, the site lies within Thurrock, in the historic county of Essex. The site is just 17 minutes to central London by train, and offers excellent links to the rest of the country, and mainland Europe.

The London Resort will regenerate the local area and offer benefits for the local community and the wider area including job creation, inward investment and increased spend, new and improved infrastructure, creation of green networks and improved access to the river.

There are inevitably effects associated with any major infrastructure project. Our revised emerging Masterplan has taken feedback into account that we received during previous stages of consultation, highlights ongoing stakeholder engagement and presents our vision for the London Resort. This has been adapted to better accommodate the environmental and technical constraints and opportunities, to maximise benefits and minimise impacts for the local community and environment.



The key changes to the proposals we presented in 2015 are outlined below:

- Revised business plan: Resulting in a revised scheme content and reduced anticipated visitor numbers. Our latest analysis estimates up to 6.5 million visitors per year are 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.
- Increased emphasis on applying sustainable principles and operationally net zero carbon across our design, development and operation of the London Resort.
- Developed an enhanced comprehensive sustainable transport strategy, which includes:
 - 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 developed our 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.
- Revised scheme content, with changes to the proposed entertainment and amenities on offer both inside and outside the park gates. The Market, the eSports Centre, the Conferation Centre (Conference and Convention Centre), with a variety of hotels, retail and dining, will ensure that a more diverse range of amenities is accessible to local communities and businesses outside the 'payline' of the theme parks.
- Changes to the layout have been designed 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.
- We have been able to revise our Order Limits, reducing impacts on local communities and residential properties. This is as a result of the Highways England A2 Bean and Ebbsfleet Junction Improvement proposals, 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
 - Removed the need for land south of the Ebbsfleet Junction.
- Accommodation provision for staff working at the London Resort, including seasonal employees. 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.
- We remain committed to creating local employment opportunities and providing career opportunities for young people in the area, and are working with local education institutions, local charities and work programmes.

Our Proposals:

The Project

The main elements of the proposals for the London Resort, the infrastructure improvements and other development required to support the Project's construction or operation are outlined below:

- Leisure Core, comprising two theme park gates, to be opened in phases – 2024 and 2029, with themed rides and attractions, entertainment, dining and retail
- Terrain remodelling, landscape works and planting, and land remediation
- A2 Ebbsfleet Junction Works
- Four hotels, totalling up to 3,550 suites or 'keys'
- Retail, dining and entertainment, a Conferention Centre, a Water Park and eSports centre
- Transport interchanges and supporting infrastructure for arrival via rail, river, coach, taxis, and buses and for pedestrians and cyclists
- Habitat creation and enhancement, and public access
- River transport infrastructure on both sides of the Thames, including floating jetty and ferry terminals
- New access road from the A2, with provision for transport corridor on the A2
- Car parking at the London Resort and at Tilbury
- Local transport links
- Back of House facilities, utility compounds, plant and service infrastructure, flood defence and drainage works, security and safety provisions
- Our application includes housing provision of up to 500 dwellings for staff working at the London Resort

Our draft DCO application is available as part of our suite of consultation materials.



Our Proposals:

The Masterplan

Themed rides, shows and attractions will be inspired by globally recognised brands to create a unique, world-class entertainment destination.

Theatres, indoor and outdoor venues both inside and outside the theme park 'payline' will provide West End quality productions, comedy acts and concerts, along with retail and dining. The range of amenities and facilities on offer outside the payline means that the London Resort will offer an appealing destination to afternoon or evening visitors from the local area and beyond, without them having to pay for theme park entrance.

Key features of our Masterplan are outlined below and described in more detail in later sections of this booklet.

Locations

- 1 Leisure Core
- 2 Market and Hotel
- 3 The Plaza
- 4 Hotels
- 5 Water Park
- 6 Conferention Centre & eSports Centre
- 7 Visitor Centre and Staff Training Facility
- 8 Habitat Enhancement
- 9 Parking
- 10 Back of House/ Infrastructure
- 11 Staff Accommodation
- 12 Bamber Pit
- 13 Transport Interchange

- DCO Boundary/ Order Limit
- Local Road
- Pedestrian Routes
- Diverted Pedestrian Routes
- Pedestrian Tracks
- Visitor Access Routes
- People Mover/ Pedestrian/ Cycle Routes

1 Leisure Core

The Leisure Core is at the heart of the London Resort. Inside the theme park gates there will be a range of rides, shows and attractions based around brands with a global profile. These will include those related to film and television, as well as bespoke attractions unique to the London Resort.

These will be developed in landscaped settings in two phases known as Gate 1 (53.5 hectares) and Gate 2 (22 hectares).

4 Hotels

By 2029, four hotels with a total capacity of up to 3,550 'keys' (rooms or suites) will provide accommodation for London Resort visitors. Some of the hotels will be themed to link up with other London Resort attractions; and some with links to the Water Park and Conferention Centre. Guests will be offered a range of potential hotel accommodation to suit different tastes and budgets.

5 Water Park

A large-scale indoor Water park will be situated adjacent to the Market (to the east) and linked with one of the hotels.



11 Staff Accommodation

There will be accommodation on site for staff working at the London Resort, including seasonal employees, helping to reduce pressure on a requirement for staff to travel to site and to reduce impacts on the local housing markets. This would be located in Craylands Lane Pit, between the A226 London Road to the north and the railway to the south, immediately to the south of the Leisure Core. The site would be connected to the London Resort by our dedicated shuttle service.

For more information see Page 22

9 Parking

A new access road will provide the sole means of visitor access by private car. There will be up to 7,500 car parking spaces for visitors and hotel guests on the Peninsula, and 2,500 parking spaces will be at the Tilbury site. These will be in multi-storey car parks, with additional parking for staff, coaches, motor cycles, and bikes.

Project Proposal: The Masterplan

For more information see Page 31

8 Habitat Enhancement

The London Resort will showcase the natural features of the site, seamlessly integrating them into our designs. Landscape and habitat enhancements will include managed public access to retained habitats, including Broadness, Botany and Black Duck Marshes and improvement works to protect wildlife including birds, reptiles, invertebrates and plants.

Aside from the inherent visual and biodiversity benefits, the areas of retained habitat will serve as quiet zones for the local community visitors, affording opportunities to relax in natural surroundings and to appreciate the local ecology and views over the river. These zones will form part of a network of green spaces that will link across the Peninsula and wider area. Areas of the marshes will be protected to provide undisturbed spaces for wildlife.

For more information see Page 23

13 Transport Interchanges

New transport interchanges will be created, to facilitate travel to the London Resort without reliance on cars. Guests will be able to arrive by coach, Fastrack, and our dedicated shuttle services connecting Ebbsfleet International Station and the Ferry Terminals.

For more information see Page 44

7 Visitor Centre and Staff Training Facility

The Visitor Centre will be located at the apex of the A226 London Road, offering views over the London Resort site. This will provide an information venue for the local community, schools and other stakeholders, enabling them to engage with the project and view progress during the construction phase of the Project. The Centre will also provide the staff recruitment and training centre, with training rooms, a café, exhibition areas, function rooms and a boardroom.

3 The Plaza

The Plaza is the arrival hub for visitors arriving via all modes of transport. The Plaza will establish a strong sense of arrival, setting the tone for visitors with navigation tools and clear signage to help visitors easily find their way around, helping to manage the flow of guests.

The Plaza is designed to be spacious enough for groups to spread out, with a central boulevard with landscaped flanks providing additional capacity and waiting areas. The Market will sit at the northern end of the Plaza, linking with Pilgrims' Way and connecting to the marshes.



View from Pilgrims' Way

2 Market and Hotel

The Market area sits outside of the theme park gates and will accommodate the main flow of visitors. Set over 22,000m², a range of retail, dining and entertainment will be on offer. From here, visitors can proceed to the Conference Centre and eSports Centre, or pass through the covered street towards the Theme Park.

6 Conference Centre and eSports Centre

The Conference Centre (Conference and Convention Centre) will be adjacent to the Market, creating a visual landmark along Pilgrims' Way. Large enough for up to 3,000 attendees, the Centre will be designed to be a flexible use space for concerts, live television productions, exhibitions, conventions, and business events.

The eSports Centre will be located next to the Conference Centre. This will offer TV studios and exhibition space, and a 2,500 seat, 360 degree arena, designed for large-scale gaming events.

10 Back of House/ Infrastructure

A 'Back of House' area will accommodate many of the necessary supporting technical and logistical operations to enable the London Resort to function, including a security command and crisis centre, maintenance facilities, costuming, employee administration, employee welfare, medical facilities, offices and storage.



Utilities and Service Infrastructure

The London Resort site will incorporate comprehensive provisions for utilities and service infrastructure, flood defence and drainage works, security and safety provisions, and data centres, with an emphasis on resilience and sustainability, as part of our commitment to operational net zero carbon emissions.

Accessibility

We are committed to creating an accessible and inclusive environment. Inclusion has and will continue to be considered and integrated throughout the design and development process.

Pedestrian and Cycle Access

A pedestrian route from the A226 London Road through to the Ferry Point will enable the local community to access walks along the edge of the river and appreciate the London Resort's natural surroundings.

An enhanced network of pedestrian and cycle routes on and around the Peninsula will connect the existing community and the network of green spaces. The design will be integrated with local public rights of way and green corridors to create a sustainable development. See Page 23 for more information.



Artist's impression of Arrival Plaza, Hotels and Market

Travel to and from the London Resort

It has always been important for us to create a transport strategy that works for the local community and our guests, and that is underpinned by sustainable travel choices. The Project's unique location presents the opportunity to maximise the use of river and rail, and the site is already connected to excellent public transport links.

Throughout our consultation process, transport was the most commented-on topic. As a result, we have developed a more comprehensive travel strategy, taking into account previous feedback and suggestions as well as changes to the area. We have added facilities at Tilbury where visitors can access the London Resort via the river, thus relieving the road network south of the Thames and the Dartford Crossing.

We have placed a greater focus on sustainable, low-carbon modes of transport. We are continuing to review how travel to the London Resort by non-car modes of transport can be incentivised through our ticketing strategies, and flexibility has been built into the approach to encompass future technological advances, such as autonomous electric vehicles.

Our transport proposals are presented in three main sections on the following pages:

Road access

Public transport, pedestrians and cyclists

Our assessment approach

Further detail is available in the PEIR.



Road access

Comments received in the previous consultation about road access predominantly revolved around ensuring resort traffic remained separate from local traffic as early as possible on the A2 and entirely from local roads such as London Road (A226), as well as comments about traffic impacts on the local and wider road network.

We have refined our 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.

The new access road will provide the sole means of visitor access by car. Private vehicle access will not be available from the local road network.

The road will be up to four lanes in width and approximately 2.3 km in length. It will provide direct access to the proposed London Resort parking facilities to remove the possibility of queuing back to the A2.

The road will run parallel to the existing HS1 railway to minimise air quality and noise effects, and to minimise impacts on archaeology and ecology. It will predominantly be in cutting, shielding vehicles from view. The road will be landscaped and where necessary, noise barriers installed.

The road will branch traffic off the A2 towards the London Resort access road via an improved Ebbsfleet junction. An initial proposal would see the two existing roundabouts at the junction enlarged and controlled by traffic signals. There would be two link roads between them, significantly increasing capacity over the existing layout.

Our revised layout takes into account the recent approval for the Highways England A2 Bean and Ebbsfleet junction improvement works. Our modelling work will consider whether further improvements at this junction are required and if appropriate, we will look to utilise and upgrade where necessary.

This new access road and revised junction layout will reduce impacts on local communities and accommodate future traffic flows associated with Ebbsfleet Garden City. It will also ensure existing roads would continue to provide access to Swanscombe and Northfleet, unimpeded by visitor traffic to the London Resort.



Our Proposals: Transport

New dedicated access road from A2



Revised junction layout – Ebbsfleet junction

Wider road network and developments

Consultation respondents asked us to ensure that our traffic modelling included planned and proposed developments in the area. Some also raised concerns about pressure on the wider road network including the M25, A2 and the M20.

Since 2015, there has been progress on a number of planned/committed improvement works on the wider road network in the area, with some now completed. These include various junction improvements on the M25 and M2, the A2 Bean and Ebbsfleet junction improvement works, which are due for completion in 2023, and progress on proposals for the Lower Thames Crossing, which is subject to planning approval. We will be working closely with Highways England to ensure that construction of the London Resort access road does not impact on the A2.

These projects are being considered as part of our assessment and we are in regular discussions with Highways England and the relevant highway authorities, Ebbsfleet Development Corporation, and travel operators. Highways England has agreed to provide forecast model data from their traffic models for the A2 Bean and Ebbsfleet improvements project and the Lower Thames Crossing, which is to be used for the London Resort assessment. These will include the highway networks north and south of the river, including the M25, A2, A226, A13 and A1089.

The construction of the port Tilbury2 will significantly facilitate the construction of the London Resort, enabling construction materials to be delivered by river, and reducing construction road traffic.

Parking

There will be provision for 10,000 car parking spaces for visitors and hotel guests, across four multi-storey car parks of up to ten decks. There will be additional space for staff parking, giving a total of 10,500 car parking spaces. Blue-badge parking will be provided to the appropriate standards and located close to the pedestrian exits from the car parks. We are also proposing capacity for 250 coach parking spaces, motor cycle and secure cycle spaces for visitors. Additionally a rest and welfare facility will be provided for coach drivers.

Parking for visitors and hotel guests will be split between north and south of the river, in a ratio of approximately 3:1, with around 7,500 spaces at the Peninsula site and 2,500 spaces at Tilbury.

In our earlier stages of consultation, some respondents commented about resort visitors using local residential streets for parking, rather than the dedicated car parking.

We have spoken with the local authorities about this specific issue and have committed to monitoring the impact of any off-site parking generated by the London Resort. If there is a negative impact, this can be addressed through several measures. This could include the introduction of controlled parking zones. Whilst some previous respondents indicated that they would support the introduction of controlled parking zones, some were concerned about whether there would be a cost for residents.



Our Proposals: Transport

Public transport, pedestrians and cyclists

The majority of previous respondents supported our intention to encourage sustainable travel choices, such as by river, foot, bicycle and public transport. Some suggested that we could do more to utilise the river. Some raised concerns about whether the public transport network would be able to cope with increased demand.

We have significantly developed this area of our transport strategy, maximising opportunities for the use of river, rail and bus, and for pedestrians and cyclists, in order to reduce traffic on local roads and the wider road network.

This includes:

- New transport interchanges and supporting infrastructure within the London Resort and at Ebbsfleet International station to support travel by river, rail, bus, coach and taxis
- New Park and Glide facility within the Port of Tilbury, with parking facilities, to provide access to the London Resort from north of the river - reducing traffic impacts on the Dartford Crossing and the A2
- Floating jetty and ferry terminal on the Peninsula, enabling use of the river both for construction, and for visitors and staff during operation - reducing traffic impacts on local roads and the wider road network
- A new Thames Clipper service from central London, providing a ferry service to the London Resort
- A dedicated people mover route running between Ebbsfleet International station to the London Resort and the new ferry terminal on the Peninsula
- Working closely with the Fastrack team to develop proposals for a bus service to provide access to the London Resort
- Improved local walkways and cycle paths
- Access provision for disabled people

Arriving at the London Resort

The London Resort Transport Terminal will be the main entrance to the London Resort, serving as a drop-off and collection point for visitors arriving by all modes of transport. Visitors will be directed towards the Entrance Plaza from their respective points of arrival.

London Resort People Mover

A new 3.1km people mover route is proposed, running between the new transport interchanges at Ebbsfleet International Station and the ferry terminal on the Ebbsfleet Peninsula. The route would be used by a dedicated fleet of articulated shuttle buses, each with a capacity of 100-150 passengers, as well as the Fastrack service.

Rail and bus

Ebbsfleet International Station will provide the gateway to the London Resort for the majority of visitors arriving by rail, whether on HS1 from Central London or the Eurostar from Europe. The station will also provide an interchange for bus routes serving the wider local community, including existing villages and emerging development as part of the Ebbsfleet Garden City.

HS1

From London St Pancras International Station 17 minutes with 2-3 trains per hour

Eurostar

Paris (2 hrs 5 mins) and Brussels (1 hr 30 mins)



A new transport interchange will be developed to the west of Ebbsfleet International Station which will include a 'pick up and drop off' area for the London Resort people mover, bus stops for Fastrack, and a cycle hire facility.

Facilities will include shelters, waiting rooms, retail and refreshment facilities, toilets and staff offices. Similar facilities will be provided on a smaller scale at the ferry terminals.

Crossrail is considering proposals to extend the Elizabeth Line from London to Ebbsfleet, which would provide additional options for rail access for visitors from London. We are liaising with the KenEx tram service promoters to understand how their proposals could link to the London Resort. Our transport proposals are not reliant on either of these proposed projects.

- Transport Interchange
- DCO Boundary/Order Limit
- Local Road
- Pedestrian Routes
- ... Diverted Pedestrian Routes
- .-.- Pedestrian Tracks
- Visitor Access Routes
- People Mover/Pedestrian/Cycle Routes



Visitor arrival by river from London and Tilbury

- DCO Boundary/ Order Limit
- Local Road
- Pedestrian Routes
- Diverted Pedestrian Routes
- Pedestrian Tracks
- Visitor Access Routes
- People Mover/ Pedestrian/ Cycle Routes

Pedestrian Routes



Enhanced local transport links

Local buses and trains

Existing public transport services are being reviewed to understand how they could serve the London Resort and encourage non-car based modes of travel. This will include further discussions with operators regarding improvements to bus routes and services and additional rail capacity where required to meet visitor demand.

The existing Fastrack bus service connects many of the key residential, commercial and retail areas in Ebbsfleet, including Bluewater, Ebbsfleet International station and the Garden City. This is a high frequency bus service that, in places, has its own dedicated highway. We are working closely with the Fastrack team at Kent County Council to develop proposals for a Fastrack service to the London Resort.

The North Kent Line provides local train services between London and North Kent and onwards to the Kent coastal towns by way of the Kent Coast Line, with nearby stations at Greenhithe, Swanscombe and Northfleet, all located close to the London Resort. North of the river, Tilbury Town Station, close to the new Tilbury Resort ferry terminal, provides a rail service connection between Southend-on-Sea and London Fenchurch Street.

Walking and cycling

We are planning to provide a network of pedestrian and cycle routes on the Swanscombe Peninsula and will connect to the adjacent residential areas of Greenhithe, Swanscombe and Northfleet. This will improve connectivity within existing neighbourhoods and create linkages with the network of green spaces. Our proposals include connections to local pedestrian routes to encourage local visits, including the comprehensive enhancement of Pilgrims' Way from Swanscombe.

Staff travel plan

A staff travel plan will be implemented to promote car sharing and non-car based transport modes for staff. An event management plan will set out how the car parking spaces will be used throughout the year and in response to specific events at the London Resort.

Our DCO application will include provision for improvement of local roads, maintaining rights of way where necessary and associated signage.

River

Throughout previous stages of consultation, the Project's proposed use of the River Thames was welcomed, with specific comments encouraging more to be done to maximise its use.

The river now forms a more significant element of our transport strategy. The river will be used to transport construction materials and transport visitors and staff during operation, facilitated by new infrastructure and a new Park and Glide facility at Tilbury. It is forecast that up to 15% of visitors could arrive using the river. This will reduce impacts on the road network around the Peninsula and the Dartford Crossing.

A new floating pontoon jetty and ferry terminal is proposed between Bell's Wharf and Ingress Park on the Peninsula, and a new terminal will be developed at Tilbury, with passenger access via the floating jetty. A fleet of Thames Clipper vessels will provide services between central London and the London Resort, and provide the Park and Glide facility for those travelling from Tilbury.

Dedicated facilities for passengers will be provided at both ferry terminals, which could include basic information, retail and catering amenities to serve passengers during their short waits between ferry services. The new Park and Glide within the Port of Tilbury will be for visitors arriving by car and coach, together with staff and the general public. An existing shuttle bus service provides links to Tilbury Town Train Station.

The southern ferry terminal will comprise of a Passenger Terminal, Goods Terminal and a Construction Logistics facility. There could also be an RNLI Lifeboat station and support accommodation. The northern ferry terminal, the Tilbury Terminal, will sit adjacent to the former Tilbury Riverside Station, on the east side of the London International Cruise Terminal, both of which are Grade II listed buildings. On both sites, design has been configured to make use of existing historic buildings and infrastructure where possible.

Our assessment approach

Our transport strategy has been developed by industry experts, and takes into account a number of factors.

We have carried out an extensive review of existing resorts both in the UK and internationally, alongside other major UK attractions, to provide benchmark data and to understand the range of likely travel choices for visitors and staff. Although there are no directly comparable visitor attractions in the UK, and no single attraction has the range of potential travel options available, they provide a useful indication into travel choices.

Other factors for assessment include where people will be travelling from (in 2029, around 23% of visitors are expected to be from overseas), seasonal variance, opening hours, the attractions people are visiting – for example Gate 1, or the Water Park, or the entertainment facilities – and how this influences arrival and departure times, and the likely number staying in our hotels, and thus not impacting the transport network.

Our forecasts indicate that visitor numbers will vary across the year. We have based our assessments on a peak day, an average day and the '85th percentile day'. In order to provide a robust analysis, the '85th percentile day' is the basis of our core assessments – this represents 50% higher daily visitor attendance than the average day. Only 55 days of the year are anticipated to be above this, and these generally occur during weekends in the holiday season, when general traffic flows tend to be lower. Event Management Plans and Travel Plans will be in place for peak event days.

The figure below shows daily attendance trends over 2029, illustrating the daily peaks (above the 85th percentile) occurring during the Easter school holiday and summer school holiday periods.

Our transport assessments are based on operational days for 2025 (first full year of operation), 2029 (opening of Gate 2) and 2038 (Maturity), covering different times of day, including peak travel (am and pm) and peak arrival times.

Further detail is available in the PEIR.

Mode of Transport	Arrivals	Number of Visitors	Number of Vehicles
Private Vehicle	66%	23,614	7,881**
Coach	10%	3,585	132
Public Transport*	24%	8,501	n/a
Total	100%	35,700	8,013

*Public transport includes rail, river, walking and cycling.

**Forecasts are based on three people per vehicle, which aligns with travel surveys conducted at Thorpe Park in April 2017.

How will people travel to the London Resort?

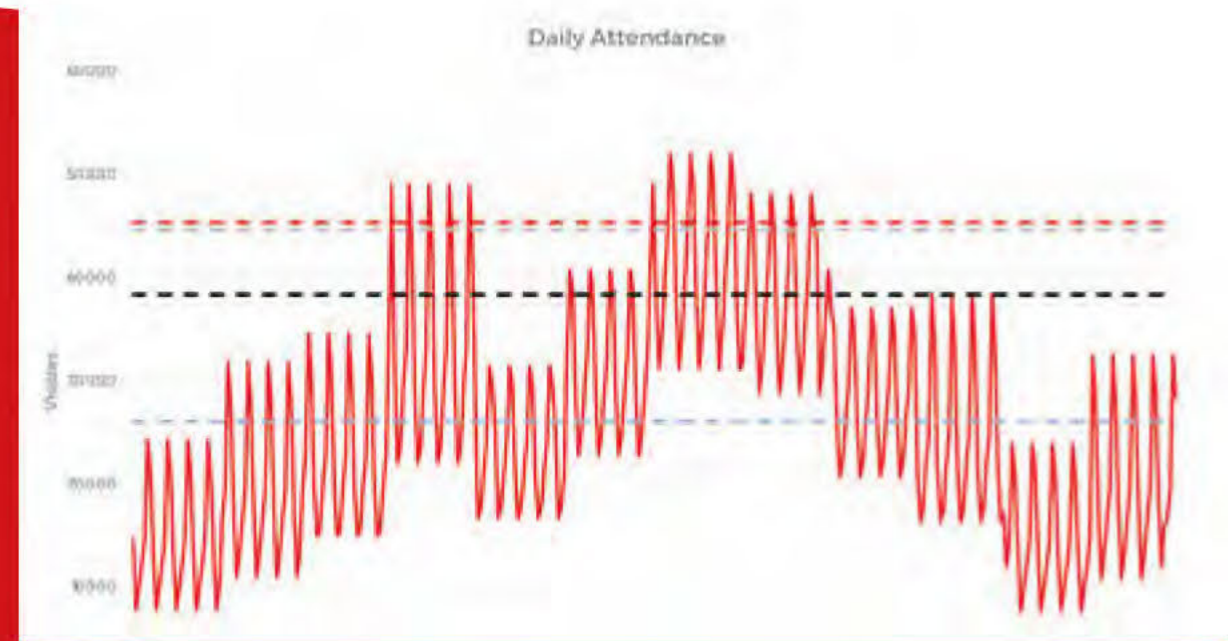
For 2029, our forecasts estimate a total of just under 36,000 visitors for the 85th percentile day. The table above shows the breakdown of anticipated mode of transport, assuming a worst case for travel by private vehicle.

Another factor in the assessment is the number of visitors making a unique trip to the London Resort and those who stay and visit multiple attractions over multiple days. For example, someone could attend the theme park on day

one, stay overnight and attend another attraction on a second day. This would qualify as two 'visits' but only one 'visitor' on the network. Our forecasts estimate that 14% of visits to the main Gate 1 in 2025 will be from those already staying on-site, increasing to 26% in 2029.

Arrival and departure profile

The figure below shows anticipated arrival and departures for Gate 1 for 2025. Peak arrival is expected around 10-11am, with departure starting from 4pm, with peak departure between 10-11pm (when the park closes).



Our Proposals: Transport

The future of travel

The Department for Transport's the 'Future of Mobility: Urban Strategy', published in March 2019, outlines the government's approach to maximising the benefits of transport innovation in cities and towns, and the high-level changes fuelling the evolution of transport, including automation, cleaner transport and changing attitudes.

Flexibility has been built into our approach to enable us to incorporate the changing nature of transport, including future technological advances such as autonomous electric vehicles.

Our assessments suggest that travel by car will reduce over time, given the right incentives to alternative modes of transport.

A number of other factors will also influence chosen modes of travel, and these are still being assessed. These include cost of public transport, ticketing strategy and car parking charges. The ticketing strategy will be a key component of managing car parking demand.



Further details about our transport proposals, assessments and future mobility strategy are available in the PEIR.

Our Proposals:

Construction

We are mindful that a facility of this scale requires an approach to construction that minimises impacts on the road network and local residents.

The location of the London Resort has significant advantages to alleviate construction impacts. Firstly, the ability to organise materials at Tilbury and bring them to the site by barge minimises lorries on the road network – in excess of 90% of materials will be transported by river. Secondly, utilising the river access allows construction compounds to be provided away from residential areas.

It is likely that a significant amount of the buildings and structures will be manufactured off-site which reduces the construction timescale.

We will work with key stakeholders to agree a Construction Logistics Plan to manage vehicle movements and a Construction and Environment Management Plan that includes safeguards controlling the effects of the construction period on local residents and wildlife habitats.

The second Gate will open in 2029, meaning there will be a further period of construction which will take place whilst the main elements of the London Resort are operating. Again, this phase of construction will be carefully controlled.

Enabling works

These are the initial works to get the site ready ahead of the main period of construction, and cover the site and its boundaries, specifically focusing on access to and from the Peninsula and including security and health and safety features.

These include:

- The establishment of a haul road from Ebbsfleet International Station north to London Road.
- Works to the existing White's Jetty and Bells Wharf on the north-eastern side of the Swanscombe Peninsula.
- Construction of the new access road from the A2 to the Peninsula.
- The demolition of existing structures, reclamation and ground modelling of the site together with the provision of internal distribution roadways and utility infrastructure.

Construction of the London Resort

The first phase of construction will provide all the facilities which surround the theme park, including the Visitor Centre, passenger terminals, car parks, the Plaza and market, Conferention Centre, eSports Centre and three hotels. This will also comprise the back of house facilities including warehousing, staff accommodation, offices, training facilities and energy centres.

The Theme Park itself will be the final phase and will comprise of themed rides and attractions.



Landscape, Visual Effects Biodiversity and Ecology

In 2015, the majority of respondents supported our proposals for restoring, managing and creating new habitats. Comments included support for our approach to retain publicly accessible green space and marshland and the benefits of regenerating a brownfield site. Concerns were raised about environmental impacts relating to air, noise and ecology.

We have adjusted the layout of the Masterplan, including changes which are designed to make better use of opportunities to improve and enhance the structure of the landscape across the area. These enhancements will also have recreational benefits and deliver positive impacts – we are committed to achieving a net gain in biodiversity.










Landscape and visual effects

The Swanscombe Peninsula comprises a large area of open land in a low-lying riverside landscape beside the river. A central part of our landscape strategy is to showcase and enhance the natural features of the site and riverside location, integrating them seamlessly into our designs.

With a long industrial history relating to chalk quarrying and cement manufacture, a significant proportion of the proposed development lies on post-industrial brownfield land, some of which is contaminated. The site also includes extensive areas of marshland, scrub grassland and flood defences as well as industrial premises.

A large proportion of the Peninsula landscape will remain undeveloped and will be enhanced, principally for wildlife and biodiversity benefits – this includes extensive areas of marshland and scrub land across Black Duck Marsh, Botany Marshes and Broadness Salt Marsh.

Landscaping throughout the London Resort will include water features such as ponds and watercourses, providing the setting for rides, attractions and amenities. These will also be aligned with the theme and branding of attractions where suitable.

-  Pedestrian and Cycle Routes
-  Tertiary Nature Trails (Hoggin Tracks)
-  Boardwalks
-  Observation Points
-  Bird Hides/Towers
-  Recreational spaces with informal open space, wildflower meadow and picnic spots
-  Opportunities to extend the inter-tidal zone at low-lying areas along shoreline through managed retreat (moving the flood defence inland)
-  Opportunities to create enhanced salt marsh through managed retreat to flood defence wall
-  New constructed reedbed area and northern channel to Broadness harbour to provide filtering and water treatment function
-  Existing marshland areas to be enhanced through sensitive management to extend/enhance marsh habitats with new watercourses/waterbodies/permanently wet areas
-  Area identified for creation of enhanced scrub habitats through new planting and improved management regime
-  Resort arrival landscape - opportunities for tree planting, parkland, wildflower planting and innovative sustainable urban drainage systems such as raingardens
-  Opportunity for rain garden tree pits and high impact directional avenue tree planting

Comprehensive landscape works and planting are also proposed. A perimeter service road and security fence around the leisure core will be integrated into the landscape treatment, using natural barriers such as watercourses, reed beds, tree planting and hedgerows.

We have identified 50 viewpoint locations, accessible to a wide range of potential viewers within the local area. We are assessing the change in view as a result of the development at these locations. 'Before' and 'after' views are being prepared as part of the Masterplan process to identify where alterations may be required to the Masterplan and to inform the visual mitigation being considered as part of the design development process.



In general, our design seeks to work within the grain of the existing terrain. Where necessary, earth shaping will be used to to recreate lost wetlands and reedbeds and to provide a flood resilient design.

The Tilbury site consists of largely commercial warehouses and dockland buildings, along with a Grade II listed Terminal and a floating jetty. We will apply appropriate design to reduce or avoid physical impacts, as well as create opportunities to enhance the terminal access and public experience.

Our Proposals: Environment and Ecology



Biodiversity and ecology

The area supports a variety of wildlife habitats and species associated with the land, the river and its banksides. We have carried out extensive surveys and assessments to better understand the area, and the current nature and condition of the habitats across the project site and the river.

We are going above and beyond the requirements of the NSIP process and are committed to ensuring the biodiversity value of the area is not disadvantaged by the London Resort. We will ensure that there is a net gain in biodiversity by undertaking habitat remediation and creation and retaining existing ecologically important features and habitats where possible.

Land ecology

Surveys to date have shown that parts of the Peninsula include important habitats and flora including coastal saltmarshes, reedbeds, grazing grassland and marshland and rare and scarce plant species. The area also includes habitats for protected species such as wintering and breeding birds, bats, dormice, harvest mice, reptiles and a wide variety of invertebrates.

We will deliver a tree and hedgerow planting strategy and active scrub management to preserve habitats within the site that support such a wide variety of species, from bare ground through to more mature scrub. We will also create protected 'zones' to allow some areas to remain completely undisturbed by public access to enhance biodiversity and ecology.

Other mitigation measures being considered include:

- Bird hides overlooking the marshes.
- Green roofs and walls that increase the 'permeability' of the venue, providing additional habitat as well as visual integration within the landscape.
- Development of a sensitive lighting strategy designed to limit light disturbance.

River and marine ecology

Our surveys and assessments are continuing to help us further understand the ecology of the river in terms of water quality marine habitats and species that could be affected by the Project. This could include invertebrates, fish and marine mammals, including seals and porpoises. We are ensuring that we can protect and enhance wildlife and natural habitats where possible throughout our plans for the proposed development.

Many habitats will be retained and enhanced within the site, including increasing the area of intertidal marshland and the introduction of new water bodies, water courses and reedbeds to better manage and clean the existing water regime on site.

We will also implement protective measures to reduce the effects of boats using the jetty and river during operation, and to mitigate impacts associated with jetty construction and remedial works on marine ecology.

Public walkways and cycle paths

Public access to the Peninsula is currently limited to a small number of public footpaths. Our proposals include an improved network of pedestrian and cycle routes, including walkways within the marsh habitats and a riverside route aimed at reconnecting local residents with the river. In order to protect and enhance biodiversity and ecology, some areas will remain completely undisturbed by public access. Measures to manage visitor and public access include using information displays and digital platforms.

Minimising construction impacts

Works will be phased in particular areas to avoid seasonal disturbances at critical times, such as during bird nesting and migration seasons; this includes impacts of noise and vibration, lighting, and air quality (including dust). Fencing will be robustly maintained to protect retained and newly created habitats during construction.

Habitat compensation

Where the loss of habitats cannot be adequately mitigated within the site, a range of compensatory options are being explored. This may include the change in management of land off-site to create marshland and grassland habitats, which as far as possible are connected to or in close association with similar habitat types already established in the Thames Estuary corridor.

Ground conditions

Much of the land presents a legacy of contamination from a wide range of industrial activities (including waste disposal) over the last 150 years. Contamination is present in soils, waters and gas/vapour and currently presents risks to both the public and the natural environment.

The development will incorporate measures to mitigate these risks and improve the natural environment.

Given the scale of development, there are opportunities for gains to be made in environmental terms through the re-use of contaminated and previously developed land, creation of improved habitats, encouragement of biodiversity and improved public access to the riverside. We will continue to work with national and local agencies, local authorities, environmental bodies and other stakeholders as we progress our environmental assessments and continue to develop our designs.



Our Proposals: Environment and Communities

Air, noise, water and flood resilience

Air quality

The activities associated with the London Resort will have the potential to impact local air quality during both the construction and operational phases of the development, creating potential impacts on local communities and ecology. Our transport strategy aims to encourage sustainable modes of transport to minimise the impact of transport-related emissions. Site-wide measures will be implemented to limit the generation of dust during construction.

We have assessed the existing baseline conditions using local authority air quality monitoring data. We will continue to assess air quality at a number of points across the Project site and surrounding areas on both sides of the river, as well as the roads in the vicinity most likely to be affected by construction and operational traffic. This will help us to ensure that environmental conditions are regularly monitored and appropriate measures put in place to reduce the impact on surrounding communities.

Noise and vibration

We are also assessing the potential noise and vibration effects created by the construction and operation of the London Resort. These assessments will look at the impacts on local communities, wildlife and ecology and ensure that people are able to hear vital public safety information in critical safety areas, such as railway stations.

A combination of measures are being considered to reduce impacts. These include making use of buildings within the London Resort itself to act as noise barriers, phasing and zoning of construction work, careful planning to consider the distance of rides, attractions and event spaces from nearby residential and other sensitive areas, and the creation of noise barriers and screening, making use of natural materials where possible.

Our transport strategy includes measures to encourage sustainable modes of transport including public transport, electric vehicles and cycling, helping to reduce noise levels from traffic.

Water resource management

Surface water flows, arising from rainfall, will flow through sustainable drainage systems across the site to manage and minimise the risk of pollution to the water environment. These systems will include swales and reedbeds to manage water quality and flow, and systems to feed water to surrounding marshes in order to maintain hydrological regimes and sustain marshland wildlife habitats, before surface water is discharged into the river.

Potable water demand will be reduced through demand management measures and greywater recycling will be utilised on-site.

Flood resilience

Where necessary, earth shaping will be used to provide a flood resilient design. This includes raising the existing flood barrier to accommodate climate change resilience and reprofiling some of the river bank areas to increase the intertidal habitat zone. We will also breach the old flood defences to allow a new area of salt marsh to develop along the river frontage. We will ensure compliance with the Environment Agency's Thames Estuary 2100 strategy for managing flood risk in the Thames Estuary.

Find out more

More details of how each environmental topic area is being assessed, the potential environmental effects of our proposals and the measures we'll take to reduce any impact is available in our Preliminary Environmental Information Report (PEIR).

Assessments are ongoing, and we will develop a full Environmental Statement which will be submitted as part of our DCO planning application and made publicly available.

Our Proposals:

Sustainability

Sustainable development and operation

We are promoting a sustainable development. Our vision is focused and ambitious, with a net zero operational carbon target, making it one of the most sustainable theme parks in the world. Sustainable and low-carbon principles are integrated across the emerging Masterplan, in terms of design, construction and operation.

Climate change is a hugely important factor that has shaped our approach. In June 2019, the UK became the first major economy in the world to pass laws to reduce emissions to net zero by 2050 and we are committed to meeting this target ourselves. Net zero means that any emissions would be balanced by recognised schemes to offset an equivalent amount of greenhouse gases from the atmosphere, such as planting trees or using technology to support greater energy efficiencies.

We will also adopt the concept of a 'circular economy', which seeks to keep resources in use for as long as possible, extracting the maximum value from them whilst in use, and recovering and regenerating products and materials at the end of each service life. This is the opposite of the traditional 'make, use, dispose' approach and works

to minimise the creation of waste, pollution and carbon emissions. This approach will be implemented during the construction, as well as the operation, of the London Resort wherever possible.

For remaining waste materials generated, we will develop strategies that challenge existing business-as-usual approaches, to re-think the use, re-use and recycling of all materials used within the London Resort, both in terms of suppliers and consumers. If products cannot be re-used or recycled in an economic way, the procurement will work with the supply chain to replace such products and find better alternatives.

We are continuing to evolve our thinking on the Project's operations to promote enhanced sustainability. At this stage, this includes developing a food and beverage delivery plan, procurement arrangements, operational waste management and development of the proposals for a carbon neutral set of operations. Working with our designers, Intellectual Property (IP) partners and local organisations, and given the scale of the Project, the London Resort has the potential to become a catalyst for a rapid change in material and waste use/ consumption for the wider area. Where possible the river will be utilised as a mode of transport for materials and goods as well as visitors.

Circular Economy



Our Proposals: Sustainability



Utilities and energy supply

The London Resort will incorporate comprehensive provisions for energy infrastructure, with an emphasis on resilience and sustainability. The energy strategy will be designed to support the net zero operational carbon target and embrace efficiency, taking full advantage of on-site opportunities and integrating off-site measures.

Our intention is that the energy needed to operate the London Resort will be generated where possible by optimised on-site low-carbon and renewable generating technologies such as solar panels and heat pumps, integrating storage and intelligently managing demand to deliver a dynamic energy system fit for the future.

Sustainable and low-carbon principles integrated across design, construction and operation

Security and safety provisions

A security strategy will be developed in consultation with the emergency and security services to cover both routine incidents and those emergencies of a larger scale.

The strategy will aim to provide a balance between the provision of security measures proportionate to the threats and level of risk, without having an adverse impact on the visitor experience. It will consist of a complex physical design, including a secure fence set amongst vegetation, security technologies and security staffing.

A primary objective is to facilitate emergency services requirements within the London Resort, both in terms of access and facilities, to support safety and well-being. The site will also include security, medical and fire response facilities in the event of accidents and emergencies. A helipad will be provided for medical evacuation and occasional VIP use.

Find out more

The themes of climate emergency and the circular economy, along with environmental, social and economic sustainability, technology and data management, safety and security, are forming the pillars of our sustainability approach. These, together with other aspects of the building and operation of the London Resort, will be developed in our Sustainability Statement, which includes further guidelines and benchmarks.

Activity Theme	Energy	Water	Material/ Waste	Utilities	Ground Works	Earth Works	Flood Risks	Surface Drain	Safe and Secure	Access for All	Digital Infra	Digital Services
Climate Emergency	✓	✓	✓		✓		✓	✓	✓			
Circular Economy	✓		✓		✓	✓						✓
Environmental Sustainability	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
Economic Sustainability	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓
Social Sustainability			✓						✓	✓		✓
Technology & Data Management	✓	✓	✓	✓	✓		✓		✓	✓	✓	✓
Safety & Security	✓						✓		✓		✓	✓

Our Proposals:

Cultural Heritage

During previous consultations, respondents expressed pride in the local heritage of the area and urged us to protect important archaeological findings and listed buildings. Suggestions for making cultural heritage accessible included holding open days during construction, on-site and off-site displays, guided tours and working with local history groups and schools.

Swanscombe, Ebbsfleet and Tilbury lie in areas of rich, diverse and significant archaeological heritage dating back to prehistoric times. Our ongoing investigations are continuing to increase our understanding of the archaeological remains, which range in date from the Palaeolithic period, Neolithic, Romano-British and Industrial periods.

There are no World Heritage Sites, Grade I Listed Buildings, Registered Parks and Gardens or Conservation Areas or Registered Battlefields within either Project Site.

We have identified designated heritage assets within the Project sites that might be affected by the London Resort. Other designated heritage assets from outside the Project site boundary are also being considered in the assessment of potential effects. On the Kent side of the river, in and around the Project site, assets comprise three Scheduled Monuments (Palaeolithic Sites near Bakers Hole, Neolithic Sites near Ebbsfleet, Springhead Roman Site and one Grade II Listed Building (Swanscombe Cutting Footbridge Crossing A2 East of A296 Junction). On the Thurrock side of the river, the Tilbury site comprises one Grade II* Listed Building (Riverside Station), located in the southern part of the site.

Wherever possible, the scheme design seeks to mitigate and remove potential impacts on archaeological and cultural heritage features. Our strategy includes a combination of avoidance and mitigation measures, including:

- The avoidance of direct impacts to archaeological remains through informed site selection and design.
- Structures designed to minimise below-ground impact where possible.
- The use where possible of land that has been previously disturbed or the use of existing infrastructure.
- Appropriate design to reduce or avoid impacts to the setting of designated heritage assets and to the Grade II* listed Riverside Station and Landing Stage in Tilbury, including screening and landscaping around Listed Buildings and other heritage assets where possible.

Where direct impacts cannot be avoided, a programme of archaeological and geo-archaeological investigation prior to development would be designed. This programme would be designed in consultation with Kent County Council's heritage team, Essex County Council's Place Services team and Historic England and Natural England in order to mitigate the loss of any remains through the recording, analysis and publication of the results.

We will develop a management plan prior to the start of construction with a watching brief during construction. A variety of mitigation measures will be implemented, including the excavation of significant archaeological remains and built heritage, and preservation of findings in situ where possible.

We will seek to improve public understanding of the historic environment by supporting the showcasing of cultural heritage findings in an interactive and educational way, making them accessible to a wider audience, allowing more people to explore the rich history of Kent and Essex.

Considerations for historical outreach and education could include contributing to an off-site exhibition and offering mobile exhibitions that can be loaned to schools and community hubs to bring the history of the area into the classroom. This could be accompanied by informative and interactive resource packs for schools, contextualising lessons by providing a strong foundation for active learning.

We will also seek to maximise opportunities offered by digital learning, by considering online exhibitions and other learning tools and using a digital platform to release online footage of the excavation in action. Our location and our community are essential to the development of our proposals, that have been shaped to reflect the distinctive cultural heritage and landscape of the Kent and Essex surrounding areas.



Our Proposals:

What our proposals mean for you

The London Resort represents a unique opportunity to bring a major attraction and entertainment-led regeneration scheme to the UK. It will have a global profile, attracting visitors from all over the world, generating economic benefits that will reach far into Kent, Essex and London, while also delivering benefits to the whole UK. The London Resort will support job creation, tourism and business growth.

Our intention has always been to ensure that the London Resort works for local communities as well as our visitors. This will benefit local communities in the immediate vicinity and beyond.

We have revised our business plan and carried out more detailed assessments. We have taken into account the impacts of infrastructure improvements and development in the area alongside our own socio-economic impacts. Our ongoing assessments will continue, working with representatives from local charities, work programmes and educational institutions, local authorities and the Ebbsfleet Development Corporation.

Benefits:

Thousands of jobs - there will be thousands of direct and indirect jobs created for construction and operation of the London Resort. These include skilled and semi-skilled jobs directly, with a combination of full-time, part-time and seasonal roles.



Regeneration and investment - the London Resort is likely to trigger increased investment and interest in the area.

Economic growth and opportunities - the London Resort will bring multi-billion pound investment and benefits to the economies of Dartford, Gravesham, Thurrock, Kent, Essex and the wider UK.



Increase in local spend - thousands of daily visitors and staff will generate an increase in economic activity in the local area, leading to an associated increase in local spend.

Employment and skills - we are committed to creating local employment opportunities, providing career paths - not just jobs - addressing skills gaps and promoting career choices through working with local education institutions and other organisations.



Transformational provision of entertainment - the London Resort will be the first entertainment scheme of this scale and profile in the UK. It will deliver diversity in the type of leisure offering available in the UK, marking it as a step-change in leisure and entertainment provision.



Realise potential of the River Thames - new routes will be created to make it attractive for people to walk, cycle or bus to and around the site, helping to realise the potential of the river.



New infrastructure - improved connectivity and ferry terminals along with new infrastructure and transport interchanges, to support sustainable modes of transport.



Green network - a green network will include areas of environmental enhancement and wildlife habitat creation beside the river.



Improved access for local communities - an improved network of pedestrian and cycle routes on the Swanscombe Peninsula, improving connectivity within existing neighbourhoods and creating linkages with the network of green spaces and the river.



Regeneration of a brownfield site - the Project will regenerate what is largely a contaminated brownfield site, isolated by its previous industrial uses, back into a vibrant focus for the region. Our design will utilise and respect the unique character of the site and its riverside location.

Communities

Improved connectivity for local communities

As we have set out earlier in this booklet, public access to the Peninsula is currently limited to a small number of public footpaths. Our proposals include walkways, helping to connect visitors and local residential areas with the river, along with an improved network of pedestrian and cycle routes on the Swanscombe Peninsula, connecting to the adjacent residential areas of Greenhithe, Swanscombe and Northfleet.

This includes the comprehensive enhancement of Pilgrims' Way from Swanscombe. This will improve connectivity within existing neighbourhoods and create linkages with the network of green spaces. Our proposals also include improved routes for pedestrians and cyclists around the Tilbury site.

We will continue engagement with local communities and others interested in the London Resort as we continue to develop our designs. We have established a local Community Liaison Group, and will be engaging with schools, local interest and other community groups as we progress.

Accessibility and inclusivity

The London Resort is committed to creating a development that is accessible and inclusive, and an environment that everyone can enjoy confidently and independently, with choice and dignity, regardless of disability, age, gender, sexual orientation, race and faith.

We will put people at the heart of our design, starting with the simple premise that inclusion is embedded in the design process by:

- Acknowledging diversity and difference
- Offering choice where a single design solution cannot accommodate all users
- Providing flexibility of use
- Providing environments that are convenient and enjoyable for everyone to use.

Our aim is to ensure that people can make effective, independent choices about how they use the London

Resort without experiencing undue effort or separation. Design and operational solutions will not only consider those barriers that form physical constraints but also barriers experienced by people who are Deaf, deafened or hard-of-hearing, people who are blind or partially sighted and people who are neurodivergent.

No matter how physically accessible a venue is, without clear operational policy mechanisms, the accessibility of the London Resort might be compromised and over time, diminish. Therefore, sufficiently robust provision, criteria and practices will be established by the London Resort and our partners – this will include the development of active management plans.

Ongoing engagement

Even the most carefully designed inclusive environment may not meet every need. Disabled people are not homogenous and as such, different choices and solutions are required; considering disabled people's needs within the design process will secure benefits for everyone. Consultation and engagement are essential means of informing the design and ultimately the management and operation of the London Resort.

The London Resort team wants to consult with and involve local disabled people, in terms of our design and management. This will include local and national stakeholder groups, but we are also looking to establish an accessibility forum to help guide our design development and our operational policies.

If you are interested in informing our approach, please contact us via email at: info@londonresortcompany.co.uk with the subject heading Access Forum.



Jobs, Skills and Economic Benefits

Jobs, skills and training

The London Resort will be a huge driver for job creation. Collectively, we estimate that the Project will generate around 8,700 skilled or semi-skilled jobs directly on-site during peak times in 2025. This figure is expected to increase to over 17,000 jobs on-site by 2038.

These jobs will be allocated across the two theme parks, Water Park, dining, retail, hotels, and facilities including the Conferentation centre and eSports centre, and includes full time, part time and seasonal roles. The estimated breakdown in 2038 is below:

- Approximately 6,500 full time jobs
- Approximately 3,700 part time jobs
- Approximately 7,100 seasonal jobs

There are expected to be a peak of up to 4,100 jobs supported on site during the construction period.

Thousands of indirect and induced jobs are also predicted throughout the national economy due to the spending, income and economic activity supported by London Resort. The Resort is expected to support up to 27,000 net additional jobs in 2038 throughout the UK.

The London Resort will generate a range of job opportunities, from those that require several years' experience or professional qualifications, to jobs that require no specific previous experience that may be suitable for some currently unemployed people, or those who are looking for a career change and are ready to upskill.

We appreciate there is a lot of interest in potential employment opportunities. The majority of recruitment for operations for the London Resort will take place in the year prior to opening.

Local people

We want to ensure local residents benefit from the new employment opportunities, as well as people from the wider employment market. The London Resort may also attract people who currently commute out of the area and are looking to work closer to home.

We estimate that between 55% and 60% of operational workers will be based in the local surrounding area, including Dartford, Gravesham and Thurrock.

Assessments are ongoing to identify the characteristics of jobs generated, the range of skills required and to understand the extent to which a skills gap exists in the local catchment area. Working collaboratively with local employment institutions, we will identify appropriate employment and skills interventions and initiatives that could be put in place to maximise the potential take up, matching local people to appropriate and fulfilling new job opportunities.

Our skills programme will also aim to make jobs accessible to the 'hard to reach' members of the community including people with mental health issues, hidden or physical disabilities and people who have been unemployed for longer durations.

The programme will outline how we intend to work with local authorities and stakeholders so that employment opportunities will be accessible to those who need them most and provide maximum benefit for the local community.

The development also includes provision for accommodation for staff across 500 dwellings, most likely to be 4-6 bedroom apartments. This will not only reduce pressure on the local housing market, it will also provide staff with safe and convenient living arrangements throughout the course of their employment at the London Resort.

Our Proposals: What this means for you

Young people

We want to provide local young people with the inspiration, motivation, skills and opportunities they need to help them secure a job at the London Resort.

We will work with local schools, colleges and universities to implement development programmes and modules, providing local children and young people with the necessary skills to work at the London Resort. We will also deliver an Employment and Skills Strategy. This will set out several education-related benefits, including hospitality courses at local colleges and universities, career talks, site visits and school tours, and work experience placements. We will work with the local community to provide a positive learning experience and maximise potential benefits for the next generation.

Our employment and skills programme will include:

Training programmes at our on-site staff training centre

'On the job' training

Rolling programmes of engagement with education providers across primary, secondary schools and colleges to explain what skills are needed

Rolling programmes of engagement with young people to inspire, motivate, and help them to understand the range of potential job and career opportunities

Open days and site visits throughout the construction phase and when the London Resort is operational, using our Visitor Centre

Apprenticeships for school leavers

Business growth, regeneration and tourism

The London Resort is designed to cater for up to 6.5 million visitors per year with Gate One open only, and up to 12.5 million visitors per year with Gates One and Two in operation.

It will be a destination with a global profile, with up to 35% of visitors projected to come from overseas.

Local businesses and supply chain

The London Resort will also generate opportunities for a wide range of local, regional and national businesses through our supply chain, which will be key to the success of the Project. All suppliers, including small and medium sized enterprises, will have the opportunity to get involved in our tendering processes.

We intend to begin a programme of engagement with businesses and potential suppliers following submission of our DCO application. This will include events to give potential suppliers the opportunity to find out more about our services and product requirements. We will release more information about supply chain opportunities as the scheme progresses. Those interested in becoming a supplier can sign up to our Project mailing list.



Impacts on local businesses

While the London Resort will create significant new market opportunities for local businesses supplying goods and services, our assessments are also taking into account how it might compete with existing leisure and entertainment businesses and their markets.

A number of businesses are located within the development area on the Peninsula. This will result in displacement and in some cases, loss of existing jobs. We are in discussions with businesses and other landowners impacted by our proposals to ensure that we can mitigate the impact of this as much as we are able to.

Regeneration

The London Resort will regenerate what is largely a brownfield site, isolated by its previous industrial uses. It will help to deliver a more sustainable environmental, social and economic foundation for the area through contributing a mix of leisure, business and community land uses, providing a catalyst for the regeneration of the wider area. These will align with the agenda for housing growth in the area driven by the Ebbsfleet Development Corporation and the local authorities.

Tourism

With the Resort bringing more people to the area, other destinations across Kent, Essex and London will have an opportunity to capitalise on a larger tourist market and their surrounding economies are expected to grow as a result.

Find out more

Further details about our socio-economic assessment are available in the PEIR.

What happens after consultation

By taking part in our consultation, your responses will help us shape the scheme before we submit our DCO application. As you can see from the information provided in this booklet, our proposals to date have already been shaped by feedback provided over the previous four stages.

We will analyse and consider all feedback received during the consultation period. We will have careful regard towards what people tell us, and take account of this when making further refinements to our proposals.

We will set out a summary of the responses, and describe how our proposals have been informed and influenced by them, in our consultation report. This will form part of our DCO application and will be available to the public following submission of the application.

Once we submit our DCO application, the Planning Inspectorate (PINS), acting on behalf of the Secretary of State for Housing, Communities and Local Government, has 28 days to formally accept the application. There will then be an examination process, during which PINS will seek input via written representation and public hearings during 2021. PINS will then make a recommendation to the Secretary of State, who will decide on whether or not the Project will go ahead.

For more information on this process, please visit: <https://infrastructure.planninginspectorate.gov.uk/application-process/the-process/>


We expect to submit our planning application by the end of 2020 and, provided it is granted, works will start in 2022, with a view to the London Resort opening in 2024.


In addition to this consultation process, we will continue to engage with local communities, organisations and others interested in, or impacted by, the London Resort, as we continue to develop our proposals.

Have Your Say

We're seeking your views on our proposals for the London Resort. It is important that you submit your response by **11.59pm on 21 September 2020**. We cannot guarantee that responses received after this time will be considered. Your feedback is important in shaping our proposals before we submit our DCO application.


How to respond


 **Online:** Please submit your feedback by completing our online feedback form on our website www.londonresort.info


 **Post:** You can download the form and send it to **FREEPOST: LONDON RESORT CONSULTATION**. You do not need a stamp.


 **Email:** You can also email your feedback to us at info@londonresortcompany.co.uk

Find out more


 **Website:** www.londonresort.info - As well as reading this booklet, we'd encourage you to explore our website, where more detailed information is available. We have also created a virtual exhibition space, which includes an overview of proposals with visualisations, video and a webchat facility.


 **Webinar Events:** You can also attend one of our public consultation webinar events, which we are holding on selected lunchtimes and evenings throughout the consultation period. Members of the team will present proposals and will be happy to answer questions. Dates and times, and details of how to register, are on our website and will be kept up to date throughout the consultation period.

 **Telephone Surgeries:** You can also arrange a time to talk to one of our team. These can be booked via our freephone line, email or webchat using the contact details below.

 **Paper copies of materials:** You can order a hard copy of this booklet and the response form. There may be a charge for hard copies of technical materials, due to the volume of materials. If you would like to order hard copies, please contact us via the details below.

If you have any questions about the consultation, would like to order paper copies of materials or the consultation feedback form, or want to arrange a telephone surgery, you can contact us by:

 **Telephone:** 0800 470 0043

 **Email:** info@londonresortcompany.co.uk

 **Post:** FREEPOST: LONDON RESORT CONSULTATION

You can also follow us on Facebook and Twitter [@londonresort](https://twitter.com/londonresort) to stay up to date about consultation and our public webinar events.



If you would like a **large text** or alternative format of this booklet, please contact **0800 470 0043** or email info@londonresortcompany.co.uk