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By email only

Your Ref:

Our Ref: BC010008

Date: 28 January 2021

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Dear Mr Potts

## **Planning Act 2008 (as amended) – Section 51**

### **Application by London Resort Company Holdings for an Order Granting Development Consent for the London Resort**

#### **Advice following issue of decision to accept the application for examination**

On 28 January 2021 the Secretary of State decided that the application for the above project satisfied the acceptance tests under section 55 of the Planning Act 2008 (PA2008). The Planning Inspectorate's acceptance checklist and the application documents have been published and made available on the project page of our website.

In undertaking checks at the acceptance stage, the Inspectorate has made some initial observations in relation to the application. This letter comprises advice to the Applicant provided under section 51 of the PA2008 in respect of these initial observations. The Applicant should pay attention to its content and consider how appropriate action might be taken in response.

#### **Consultees identified on a precautionary basis**

Given the individual circumstances of this case, the Planning Inspectorate advises taking a precautionary approach to consultation under s42(1)(a) of PA2008 to ensure that all persons potentially affected by, or potentially likely to have an interest in the application are given the opportunity to participate fully in the Examination of the application. On this basis, the Applicant may wish to serve notice on the bodies listed in Box 6 of the section 55 checklist when it serves notice of the accepted application under s56(2)(a) of the PA2008; unless there is a specific justification why this is not necessary.

## **Access, Rights of Way and Public Rights of Navigation Plans**

The Applicant is requested to provide updated plans which address the issues raised in Box 30 of the checklist

## **Works Plans**

The Applicant is requested to provide updated Works Plans providing a legend, defining MHW / MLW and making the limits of deviation referred to in the checklist sufficiently clear.

## **Environmental Statement and Habitats Regulations Assessment**

Paragraph 16.127 of the environmental statement refers to Table 16.22 but this table has not been included in Chapter 16 (Document reference 6.1.16). The Applicant is requested to provide a revised version of Chapter 16 of the environmental statement which includes this table.

The Applicant is requested to provide a revised version of the screening and integrity matrices contained in Appendix 12.4 of the environmental statement (Document reference 6.12.2.4) as follows:

- i) To include screening matrices for the North Downs Woodlands and Peters Pit Special Areas of Conservation.
- ii) To provide revised versions of all matrices which use the format in the annexes to the Inspectorate's Advice Note 10 so that a tick is used where likely significant effects or adverse effects on integrity cannot be excluded (the current version of the matrices use a tick where likely significant effects or adverse effects on integrity can be excluded).

## **Minor errors and omissions**

Any minor errors and/ or omissions are reflected in Box 30 of the acceptance checklist.

An Examining Authority, once appointed, may ask questions regarding these matters or request updated documents unless these are provided.

## **Submission of updated documents**

With regard to the issues identified above, it would be helpful and assist the examination process if any other information, clarification documents or amendments made to the application documents were submitted to the Planning Inspectorate as soon as possible to assist those who may benefit from their publication whilst preparing Relevant Representations.

Please pay close attention to the advice set out in this letter and act on it accordingly. This will contribute towards a more efficient examination and give any future Examining Authority comfort that the documentation is complete and accurate.

We trust you find this advice helpful, however if you have any queries on these matters please do not hesitate to contact our office using the contact details at the head of this letter.

Yours sincerely

*Kate Mignano*

Kate Mignano  
**Case Manager**

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