



Application by London Resort Company Holdings for an Order Granting Development Consent for the London Resort The Examining Authority's (ExA's) Record of their First Unaccompanied Site Inspection

The ExA undertook its First Unaccompanied Site Inspection (USI 1) over three days between 26 and 28 April 2021 by car and on foot on public roads and public rights of way. The routes were planned having regard to the Applicant's Environmental Statement (ES) and enabled the ExA to obtain views of the application site and surrounding area.

Viewpoint locations are as indicated on ES Figures 11.10 [[APP-255](#)] and 11.11 [[APP-256](#)].

Date	Time	VP	Weather Conditions	Location / Route
26/04/2021	18.40 – 19.30	Viewpoints 1, 4 and 60	Excellent visibility. Dry and clear skies.	The ExA parked on Manor Way and walked along footpath DS12 towards Viewpoints 60 and 1. The ExA were unable to reach the nearest viewpoint (60) due to an impassable (waterlogged) section of footpath. The ExA turned back towards Manor Way to walk footpath DS2 towards Viewpoint 4. Again, the ExA had to turn back before reaching the viewpoint because of a heavily waterlogged section of footpath. The ExA returned on foot to Manor Way.
26/04/2021	19.30 – 20.05	Ebbsfleet International	Good visibility. Dry and clear skies – dusk.	The ExA drove to Ebbsfleet International station, parking at the drop-off car park at 19.40. The ExA observed the general position and alignment of the Resort Access Road in relation to the station and environs. The ExA also looked around the inside of the terminal building.
26/04/2021	20.05 – 20.30	Viewpoint 49	Good, late evening visibility. Dry, clear skies, full moon – dusk.	The ExA drove to and parked at Rouge Lane, Gravesend and walked up to Windmill Hill, taking in Viewpoint 49.
26/04/2021	20.30 – 21.05	Viewpoint 46	Good, night time visibility. Dry, clear skies, full moon – dark.	The ExA drove to and parked at Ackers Drive, Castle Hill, Ebbsfleet, and walked to Candy Dene, taking in Viewpoint 46.
26/04/2021	21.05 – 21.30	Viewpoint 8	Good, night time visibility. Dry, clear skies, full moon – dark.	The ExA drove to and parked at Leonard Avenue, Swanscombe. The ExA walked to the footpath between the rear of Leonard Avenue and Castle Hill Road, taking in Viewpoint 8.
26/04/2021	21.30			The ExA concluded day one of USI 1.
27/04/2021	09.20 – 10.30	Manor Way, Tiltman Avenue and Viewpoint 2.	Very good visibility. Dry and partly cloudy.	The ExA parked on Manor Way and walked in a south easterly direction along the road towards Tiltman Avenue. The ExA crossed the roundabout and walked along Tiltman Avenue, observing the main part of the site to the north. The ExA walked to the end of Tiltman Avenue to the mini-roundabout linking it with Ingress Park Avenue and Stonely Crescent, observing the residential development in that location. The ExA walked along footpath DS1 to Viewpoint 2 looking across Swanscombe Marshes.
27/04/2021	10.30 – 10.50	Viewpoint 1	Very good visibility. Dry and partly cloudy.	The ExA continued to walk along footpath DS1 up to Viewpoint 1, taking in the surroundings and that viewpoint.

Date	Time	VP	Weather Conditions	Location / Route
27/04/2021	10.50-11.10	Viewpoint 4	Very good visibility. Dry and partly cloudy.	The ExA continued to walk along footpath DS1 to Viewpoint 4, taking in the surroundings and that viewpoint.
27/04/2021	11.10 – 11.20	Viewpoint 3	Very good visibility. Dry and partly cloudy.	The ExA continued to walk along footpath DS1 to Viewpoint 3, taking in the surroundings and that viewpoint.
27/04/2021	11.20 – 11.40	Viewpoint 23	Very good visibility. Dry and partly cloudy.	The ExA walked further along footpath DS1 to footpath NU1 and Viewpoint 23, taking in the surroundings and that viewpoint.
27/04/2021	11.40 – 11.45	Viewpoint 22	Very good visibility. Dry and partly cloudy.	The ExA walked south on footpath NU1 to Viewpoint 22, taking in the surroundings and that viewpoint. The ExA also walked up, through the gate to Manor Way, close to the chimney stack, observing the cement works in that location.
27/04/2021	11.45 – 12.00	Viewpoint 54	Very good visibility. Dry and partly cloudy.	The ExA walked back to footpath NU1 and continued south before turning off and walking in a north east direction along an undesignated footpath to Viewpoint 54, taking in that viewpoint. The ExA noted that Photoviewpoint 54A is not the correct location.
27/04/2021	12.00 – 12.20	Viewpoint 53	Very good visibility. Dry and partly cloudy.	Using the undesignated footpath, the ExA walked to Viewpoint 53, taking in the surroundings and that viewpoint.
27/04/2021	12.20 – 12.40	Botany Marsh	Very good visibility. Dry and partly cloudy.	The ExA continued on the undesignated footpath around to Botany Marsh, stopping to observe the same alongside the information board. From Botany Marsh the ExA walked along Manor Way and Lower Road, to the junction with the A266.
27/04/2021	12.40 – 12.55	Viewpoints 58	Very good visibility. Dry and partly cloudy.	The ExA walked in a westerly direction on the footway on the northern side of the A226 before crossing over to the southern side, taking in Viewpoint 58.
27/04/2021	12.55 – 13.00	Viewpoint 5	Very good visibility. Dry and partly cloudy.	Whilst walking the footway along the northern side of the A226, the ExA took the opportunity to observe the site from the elevated vantage points, including Viewpoint 5.
27/04/2021	13.00 – 13.05	Footpath DS31	Very good visibility. Dry and partly cloudy.	The ExA walked from the A226 to Manor Way via footpath DS31.
27/04/2021	15.00 – 15.15	Viewpoint 8	Good visibility. Dry, partly cloudy and slightly hazy.	The ExA drove to and parked on Leonard Avenue, Swancombe and walked to Viewpoint 8, taking in the daytime view.
27/04/2021	15.15 – 15.20	Viewpoint 7	Good visibility. Dry, partly cloudy and slightly hazy.	The ExA walked back to Leonard Avenue to look towards the site from Viewpoint 7.
27/04/2021	15.20 – 15.55	Viewpoint 6	Good visibility. Dry, partly cloudy and slightly hazy.	The ExA walked from Leonard Avenue to Gunn Road and looked towards the site from the footpath, close to Viewpoint 6. The ExA then returned to Leonard Avenue.
27/04/2021	15.55 – 16.20	Viewpoint 9	Good visibility. Dry, partly cloudy and slightly hazy.	The ExA drove to and parked on Milton Street before walking to Viewpoint 9, via Craylands Lane and alongside Swanscombe Leisure Centre. The ExA looked towards the site from that viewpoint, within Swanscombe Heritage Park, and then walked back to Milton Street.
27/04/2021	16.20 – 16.50	Viewpoint 11	Very good visibility. Dry and partly cloudy.	The ExA drove to and parked at Prioress Crescent, Ingress Abbey. The ExA walked to the front of the Abbey, taking in Viewpoint 11.

Date	Time	VP	Weather Conditions	Location / Route
27/04/2021	16.50 – 17.15	Viewpoint 12	Very good visibility. Dry and partly cloudy.	The ExA drove to and parked on the High Street, Greenhithe and walked to the corner of Sara Crescent to look towards the site from Viewpoint 12 on the riverside.
27/04/2021	17.15			The ExA concluded day two of USI 1.
28/04/2021	09.00 – 10.10	Viewpoint 41	Moderate to good visibility. Dry and cloudy.	The ExA drove to and parked on Sarsens Close, Cobham then walked along Battle Street and footpath NS 177 to Viewpoint 41, located within the North Kent Downs Area of Outstanding Natural Beauty (AONB). The ExA looked towards the site from that viewpoint then crossed over the Darnley Trail to the Broomfield Loop and looked towards the site from a point close to the public art flanking the footpath, before walking back to Sarsens Close.
28/04/2021	10.10 – 10.40	Viewpoint 74	Moderate to good visibility. Dry and cloudy.	The ExA drove to and parked in the layby on the northern side of Camer Road, within the North Kent Downs AONB. From the layby the ExA looked towards the site from Viewpoint 74.
28/04/2021	10.40			The ExA concluded its day three USI 1.