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Buckland Dartford Ltd
Vitesse Investments Ltd
The Tump
Penallt
Monmouthshire
NP254AQ

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26th November 2021

Dear Kath,

Re: Application by London Resort Company Holdings for an Order Granting Development Consent. Additional Submission by Buckland Dartford Ltd, Vitesse Investments Ltd and the Peninsula Management Group Ltd

We refer to the Applicant's letter of 27th October 2021, requesting a further extension to the start of the DCO process.

As a director of the Peninsula Management Group that represents many of the 140 plus businesses and 2,000 plus jobs on the Northfleet Estates and being a director of two of those companies, I wish to object in the strongest possible terms to any further delay being granted to The London Resort DCO Application submitted by LRCH.

The Applicant knew when it applied for the DCO that it wasn't ready and within weeks of acceptance it was pleading for more time because 'it hadn't consulted properly' and then more time to address the SSSI issues, despite having known all about them from Natural England prior to submission. This is simply not acceptable as part of a DCO process. Here we are, ten months later and instead of awaiting the Secretary of State's decision; we are now potentially looking at delays to the process of fifteen months! This is beyond becoming a farce – it already is one and is making the Planning Inspectorate and the DCO process look a complete shambles.

Furthermore, it runs completely contrary to PINS's assertion earlier this year (in response to LRCH's original request for an extension) that "to minimise uncertainty for Interested Parties and Affected persons, it is important that projected timescales are met". Projected timescales – even those set by LRCH – have repeatedly not been met.

I have dealt with LRCH for an unbelievable nine years now as they have messed around with this project and can tell you that LRCH will never ever stop asking for more time because as soon as they do, the examination will begin and as soon as it does, the thin tissue of gloss, hype and spin surrounding the application will be torn away. With a politician like Steven Norris as Chairman on their board of directors, there is a risk of perception that high level political pressure is being applied on the Planning Inspectorate. This should be brought to a rapid conclusion and there are three choices:

1. LRCH withdraws and reapplies for another NSIP if it feels so confident of success;
2. The Planning Inspectorate rejects the application for lack of progress and information;

3. The DCO examination commences immediately without the granting of any further delay.

For nine years LRCH has continually failed to:

- engage with businesses and landowners (despite ongoing assertions to the contrary);
- make a single investment in land or property on these estates;
- meet announced and agreed DCO application dates;
- deliver announced financing and partnerships including failing to demonstrate sufficient funding streams to progress with any application or commitments as is required;
- recognise the environmental importance of the marshes;
- engage effectively with most public authorities;
- And, finally, failed to meet their publicly announced starting dates.

LRCH continues to be dysfunctional, dismissive, insensitive to the needs of others and toxic to the environment. Whilst it is being indulged with delay after delay, completely innocent parties continue to suffer.

Due to the blight impact, I am now four years beyond retirement age, still unable to make constructive plans for the future and counting company losses of well over three million pounds in destroyed property values, low rents and being unable to redevelop. Many other businesses are suffering in similar ways and unable to proceed with investment or expansion plans that would create real further employment for the area.

There are eight acres of employment land within these estates sitting frozen due to the inability to raise finance or move forward as long as this blight continues. There are many businesses that can expect nothing other than minimal or zero compulsory purchase compensation. With no provision of alternative accommodation on offer; for most here, it will spell ruination of their businesses, their finances and their dreams of passing a business down through their families. It is painful and utterly sickening to watch perfectly innocent family business owners and their staff suffering serious mental and physical health problems due to this DCO being permitted to run-on endlessly.

This uncertainty has paralysed local and regional development plans plus highway infrastructure and essential services installations.

It's not just local either. By its own admission, the theme park proposals would potentially destroy leisure industries across a huge spectrum of the UK. What must these businesses be thinking as they look on privileged delay after delay being granted to this company and wonder how proposals that will destroy their desperately needed jobs and businesses in areas other than London, can possibly square with the Governments declared 'levelling up policy'.

Is everyone aware that despite the devastating impact of Covid on businesses here, many on the Northfleet Estates spent huge amounts of time and scarce finance to engage legal counsel to examine the voluminous DCO submission documents, getting ready to challenge almost every aspect of this application? The widely vaunted 30% uplift in value by LRCH is a complete sham. None of these businesses trust them to give anyone a fair break and they are therefore fighting for their lives. Clearing calendars at the start of the year to assist the hearings and support their side of the story, they instead find themselves now being hung out to dry by the granting of continual delays and as a consequence now also face huge additional costs for their legal counsel to re-examine masses of documents all over again, simply because the Applicant couldn't get the submission right in the first place. They knew it and we said it?

We ask the Examining Authority and The Planning Inspectorate, for once, to think about all these businesses, the serious health and economic impacts these delays are having and about all the wild-life charities and individuals caught up in this hideously unfair abuse of process and not just the Applicant.

If the Government's aim is to support and promote businesses then please start by supporting the existing captains of industry and jobs it already has on these estates and cease granting perpetual delays to LRCH that have blighted their existence for nine years. That is time enough.

Yours Sincerely

D O HILTON