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Date: 10th January 2022

BY E-MAIL

Ref. BC080001: Application by London Resort Company Holdings for an Order Granting Development Consent for the London Resort – Consultation on Examination Procedure and Timing

Dear Mr Smith,

I refer to your letter dated 21st December 2021 which, inter-alia, seeks the views of Interested Parties on future procedural decisions about the Examination. Thurrock Council is a registered Interested Party allocated identification number 20027847.

Page no. 3 of your letter dated 21st December 2021 seeks views on five questions as follows:

1. ***Taking the current circumstances into account, can a continued delay in the commencement of the Examination of the Application until June or July 2022 still be justified in the public interest?***
2. ***If a delay is still justified:***
 - a. ***what steps will or should the applicant take to assure the ExA that the time period of the delay is justified;***
 - b. ***is a schedule of updated and new documents and a schedule of consultation sufficient to justify ongoing delay; and, if not***
 - c. ***what regular reports and other information should be provided to the ExA by the applicant and by what dates, to demonstrate that progress is being made and that the extension of time is being put to good use, which in turn might be suggested as being sufficient to offset the harm caused by ongoing delay and is therefore in the public interest; and***
 - d. ***what further steps should the ExA take if commitments to progress continue not to be met?***

- 3. If, taking account of the changed circumstances, further delay is not justified, would it be appropriate for the ExA to curtail delay and to proceed directly to Examine the application as currently before it, commencing in March 2022?**
- 4. What other considerations might be relevant to this procedural decision?**
- 5. What other possible measures might the ExA lawfully and fairly decide to take in the circumstances and recognising the concerns of parties?**

In response to these questions, and on behalf of Thurrock Council in its capacity as local planning authority, I offer the following comments.

Question 1:

Thurrock Council recognises and welcomes the potential public benefits of the proposal and paragraph no. 4.13 of the Council's Relevant Representation refers to the potential for residents and businesses in Thurrock to share in the economic benefits of the proposals. However, the likely impacts of the proposals also need to be fully understood and appropriate mitigation measures formulated and agreed. Given the nature of the proposed Works which are located within Thurrock, the Relevant Representation submitted by Thurrock Council in March 2021 contained detailed information on the topic of land and river transport from the Council's Highways Officer. I have asked the Highways Officer for a progress report of any discussions with the applicant's transport consultants and have been informed that meetings took place with Officers of the local highway authority during 2021 to discuss the need for more detailed modelling to inform the development proposals and mitigation. Thurrock Highways Officers have remaining concerns focussed on the potential impact at jct.30 of the M25, the A1089(T) roundabout junction and parking on local roads. All of these topics need to be discussed in more detail, as the impact at jct.30 and A1089(T) are not fully modelled. I am not aware of any scheduled meetings between the applicant's consultants and Thurrock Highways Officers to progress outstanding matters. Therefore, and in answer to Question 1, I find it difficult to conclude that continued delay in the commencement of the Examination is justified in the public interest. In these circumstances, a response to Question 2 is not necessary.

Question 3:

Further to the response to Question 1 (above), it follows that Thurrock Council considers it appropriate to proceed to Examination of the application as currently submitted. In light of the responses to Question nos. 1 and 3, Thurrock Council offers no response to Question nos. 4 and 5.

I hope that the contents of this letter are useful to the Examining Authority in its consideration of Examination Procedure.

Yours sincerely,



Matthew Gallagher
Major Applications Manager