

**From:** [RA Bean](#)  
**To:** [London Resort](#)  
**Subject:** London Resort BC080001 Response to ExA Questions  
**Date:** 08 January 2022 18:27:24

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## BEAN RESIDENTS ASSOCIATION

Honorary Secretary, Linda Collins, 26 Turner Road, Bean, DA2 8BA

Our ref: 21-22/E298

8<sup>th</sup> January 2022

Your ref: BC080001

Our registration identification number 20026992

[F.a.o. Rynd Smith LLB MA MRTPI FRSA, Lead Member of the Examining Authority](#)

Planning Inspectorate, National Infrastructure

Dear Sir

Thank you for your 21<sup>st</sup> December 2021 eMail.

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?*

The continued delay is **not** in the Public Interest. This has been 'hanging over' Dartford & Gravesham Residents and Businesses since 2014.

The SSSI Designation of most of the Land means the Applicant should start again and consider suitable sites without environmental objection.

Our suggestion (that received no response) was for a Theme Park at Manston in Thanet where its coastal towns have expertise and capacity.

2. *If a delay is still justified: We don't think it is. Engagement comprises a Press Report of delay 'till 2025 with a new CGI of a Fiery Dragon atop a Castle.*

*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?*

This could be a waste of many people's times. Our proof might focus on the inadequate highway design, whilst the main issue is SSSI.

We had a similar experience in the Bluewater Application where the Inspector recommended refusal as the site was in the Green Belt.

This was overruled by the SoS after the Green Belt designation was removed with agreement of Local Authorities.

Is there any short-cut for the ExA, e.g., by seeking an Opinion on the likelihood that the SoS would overrule the SSSI?

The Applicant seems to wish to designate 'equivalent' areas at unspecified locations to 'clear the way' for the Theme Park.

*4. What other considerations might be relevant to this procedural decision?*

The Examination Library, with additions, has become a user 'challenge'. Some documents ought to have been withdrawn by the Applicant.

If the Applicant is determined to press on regardless, they should resubmit a package with a proper Index, cross-referencing text and figures.

Parts of the Book of Reference are inaccurate/unchecked and explanations for including land at Bean have not been forthcoming.

*5. What other possible measures might the ExA lawfully and fairly decide to take in the circumstances and recognising the concerns of parties?*

PINS advice to the Applicant on the Lower Thames Crossing DCO submission led to it being withdrawn. What prevents similar advice to LRCH?

We hope that these responses are helpful.

Yours faithfully

Linda Collins  
Hon Sec, Bean RA



Virus-free. [REDACTED]