

Date: 24 January 2022  
Our ref: 381294  
Your ref: BC080001



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**By email only, no hard copy to follow**  
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Dear Rynd Smith

**Application by London Resort Company Holdings for an Order Granting Development Consent for the London Resort  
Amendment to Constitution of the Examining Authority and Consultation on Examination Procedure and Timing**

Natural England provided its response to the Examining Authority's consultation on procedural matters on 10 January (our reference 379174). Having reviewed the responses of other Interested Parties we wish to provide some further comments to express our concern regarding whether the updated application documents will be sufficiently ready to avoid further delays to the Examination.

In our letter of 10 January, we noted that we have not had any engagement with London Resort Company Holdings (LRCH) since June 2021. A lack of engagement in recent months is also reflected in the responses of a number of the Interested Parties, with some reporting that no detailed discussions have taken place. Some of the Interested Parties have also expressed concern that all issues raised in their Relevant Representations remain outstanding.

As we highlighted in our letter of 10 January, our understanding is that LRCH's intention is to consult on the updated and new documents for 30 days in February/March 2022, and then submit the revised documents to the Planning Inspectorate in April/May. The applicant's letter of 24 November 2021 to the Planning Inspectorate stated they *'remain committed to providing the ExA with the new and updated documents as previously promised.'*

However, we remain concerned whether the revised documents will be able to address the substantial matters raised by Natural England in its Relevant Representations, as well as those raised by other Interested Parties. As we stated in our letter of 10 January, given the lack of engagement by LRCH with Natural England since June 2021, we are concerned that the revised documents, once these are made available for consultation, are likely to give rise to the need for further detailed discussions to address complex matters. The implications of this are that there is a likelihood that further detailed discussions will be needed with a number of the Interested Parties, as well as Natural England, without a clear understanding of whether it is realistic that these complex matters can be sufficiently addressed to enable an informed Examination process.

As we noted in our letter of 10 January, we had hoped that the applicant would have been able to use the delay to the Examination timeframe to engage further with Natural England. We remain committed to engaging constructively with LRCH, but as we set out in our previous letter, there needs to be a clear timeframe for engagement to give the confidence that there will be the necessary focus on seeking to resolve key matters. We would also wish to note that we consider the review of the substantial number of documents set out in LRCH's schedule (once these are

published) is itself likely to be a substantial task, limiting opportunities for our engagement with LRCH until the review has been undertaken.

Given the relatively short time period left to enable both a consultation on revised documents and the further discussions on complex matters that are likely to be needed, we remain concerned whether the application documents will be sufficiently ready to allow the Examination to proceed as smoothly as possible. We will of course continue to engage constructively with all parties and look forward to the Examining Authority's decision setting out the next steps in the procedure to be applied to this application.

I trust these further comments are helpful. We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the advice in this letter only please contact Sean Hanna [REDACTED]  
[REDACTED]

Yours sincerely

Sean Hanna  
Senior Adviser  
Sussex and Kent Team