



Application by London Resort Company Holdings for an Order Granting Development Consent for the London Resort Case Ref: BC080001

Examining Authority's Note of Unaccompanied Site Inspection Undertaken 20 January 2022 (USI 2)

Background

The Examining Authority (ExA) undertook its second unaccompanied site inspection on 20 January 2022, to support its forthcoming examination of an application for development consent for the proposed London Resort.

Inspections were undertaken from publicly accessible land including highways and public rights of way. No access was required to private land, so advance permission to enter land was not required and these inspections could be undertaken on an unaccompanied basis.

The inspections were undertaken to view the proposed application site as shown on Location Plan [APP-006]. Primarily due to the change of Panel Lead, USI 2 involved revisiting locations visited during USI 1, largely concentrating on the main part of the site. Locations prospectively within the setting of the development proposals in the application were also inspected.

The second unaccompanied inspection is recorded in this note, the purposes of which are:

- to inform the applicant, interested parties and other persons of actions already taken by the ExA; and
- to enable the applicant, interested parties and other persons to consider which additional sites the ExA might need to inspect.

Further site inspections may be required. The site inspection programme will be discussed at the Preliminary Meeting to be held in March 2022. The applicant, interested parties and other persons will be provided with an opportunity to provide comments to the ExA on the approach that it should take to site inspections and to nominate site inspection locations. An opportunity will be provided to propose inspections of private land on an accompanied basis, should this be necessary.

Before agreeing to a site inspection at a particular location, the ExA will consider the degree to which it is necessary to visit a site that has been nominated for an inspection to inform it about the application. It may decide not to visit nominated locations where it considers that it is not necessary to see the features to be observed there. It may decide not to hold an accompanied site inspection if all relevant features can be observed and understood from locations in the public domain.

Arrangements for any accompanied site inspections will be included in the ExA's examination timetable and procedural decision to be issued after the Preliminary Meeting.

If further inspections are carried out, further inspection notes will be published.

Particulars of the Inspection

USI 2 was undertaken by ExA panel members Rynd Smith (Panel Lead), Deborah McCann and Richard Jones. There were no other Planning Inspectorate staff in attendance. The purpose of the visit was to enable the new Panel Lead to become familiar with the application site and surrounds before the ExA made procedural decisions that referred to site-specific considerations.

The inspection was undertaken by car and on foot (see map in Annex A), starting at 09:00. Weather conditions were dry and sunny with excellent levels of visibility, thereby facilitating excellent views in and around the site. Journeys to and between inspection locations by car also enabled the ExA to observe additional elements of the proposed application site, settings and contextual relationship.

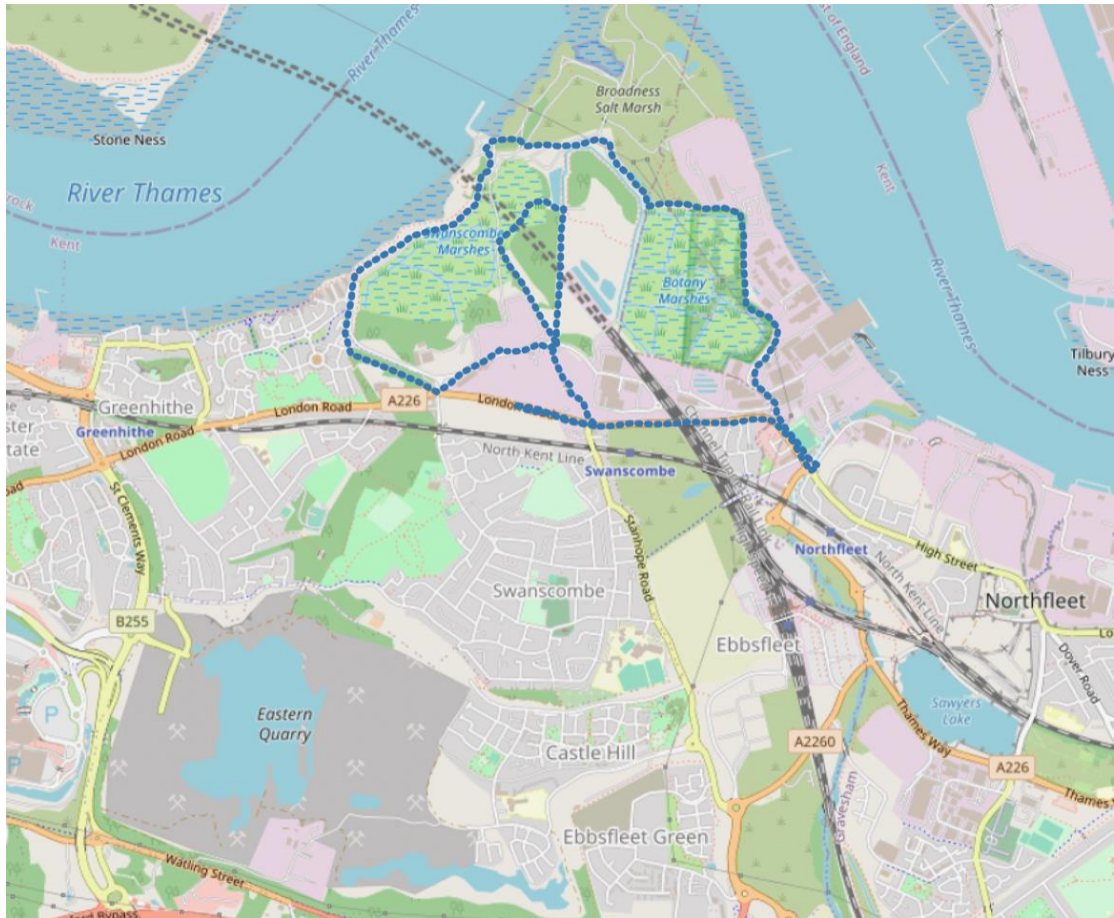
The visits concluded at 15.15.

Locations	Relevant Observations	ES VP ¹
The ExA parked on Manor Way at a point close to the connection with footpath DS12. The ExA walked west along Manor Way, towards and then along Tiltman Avenue, up to its junction with Ingress Park Avenue.	From Manor Way and Tiltman Avenue, existing context and views in and around the application site. The residential development at Ingress Park and views of the site from the same. Views from VP 2 across Swanscombe Marshes.	VP 2
The ExA walked along the top of the bund (adjacent to footpath DS1) to VP 1.	Views of the site and surrounding area from VP 1, including Swanscombe Marshes and the River Thames.	VP 1
The ExA continued to walk along footpath DS1 to VP 4.	Views of the site and surrounding area from VP 4, including Swanscombe Marshes.	VP 4
From VP 4, the ExA continued to walk along footpath DS1 to VP 3.	Views of the site and surrounding area from VP 3, including Swanscombe Marshes and cement works.	VP 3
The ExA walked further along footpath DS1 connecting with NU1 to VPs 22 and 23 and Botany Marsh.	Views of the site and surrounding area from VPs 22 and 23, including Swanscombe Marshes and cement works.	VPs 22 and 23
From Botany Marsh the ExA walked along Manor Way and Lower Road, to the junction with the A266 and down in a south easterly direction passed the front of the Ebbsfleet Unit Football Club stadium.	From Manor Way and Lower Road, the existing commercial and industrial businesses in and around the application site and football ground.	

¹ Environmental Statement Viewpoint

Locations	Relevant Observations	ES VP¹
The ExA walked in a north westerly and westerly direction along the A266, repeatedly crossing between the southern and northern footways, whilst taking in VPs 5 and 58.	The elevated views of the application site and surrounding area from VPs 5 and 58, including Swanscombe Marshes, industrial and commercial businesses, residential properties, HS1 railway line and tunnel portals and the location for the proposed Energy Centre.	VPs 5 and 58
The ExA continued to walk along the A266 in a westerly direction to view the location of the proposed staff accommodation from the footway on the southern side of the road.	The site of the proposed staff accommodation and surrounding area.	
The ExA crossed over to the northern side of the A266 and walked in an easterly direction before turning into Pilgrims Road and walking along footpath DS31 down to Manor Way.	The existing business and commercial uses either side of the footpath and general environment.	
The ExA crossed Manor Way and walked along footpath DS2 in a northerly direction up to the point where it meets footpath DS1 (at VP 4).	The above ground infrastructure of the HS1 tunnel portal area, the disused waste water treatment works, Swanscombe Marshes and general environment.	VP 4
The ExA walked in westerly direction along footpath DS1 to the point where it meets the concrete road. The ExA walked in a southerly direction along that road to its junction with footpath DS12.	Swanscombe Marshes and general environment.	
The ExA continued along footpath DS12 to VP 60 and back to Manor Way.	The fenced external storage area, Swanscombe Marshes and general environment.	VP 60
The ExA travelled by car to Ebbsfleet International Station, parking in the short stay car park adjacent to the main terminal building. The ExA walked into the terminal building.	Ebbsfleet International Station and associated infrastructure. The location of the main terminal building within the application site.	
The ExA concluded its USI 2.		

Annex A: Inspections on Foot



The blue pecked notation on the attached map records the routes taken by the ExA on foot through the application site.

Base Map Source: © [Open Street Map](#) Contributors (EPSG: 3857 – WGS 84) via QGIS (January 2022)
Do not scale