



The Planning Inspectorate

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Willow May

Your Ref: 20027405

Our Ref: BC080001

Date: 15 February 2022

Dear Willow May,

The Planning Act 2008 Sections 89(3) and 89(4)

Application by London Resort Company Holdings for an Order Granting Development Consent for the London Resort

Response to Consultation, Advice and Procedural Decisions on Examination Procedure and Timing

Thank you for writing to us on 1 February 2022. This is an accessible version of a letter sent on 1 February 2022 by the Examining Authority.

The **Examining Authority** has been set up by a government minister (the Secretary of State for Levelling-up, Housing and Communities) to work out whether the London Resort should be built. The Examining Authority's job is to examine the proposal and advise the minister. The minister makes the final decision about whether the London Resort should be built.

The Examining Authority works in ways it has been told to by Parliament – in the Planning Act of 2008. If you are unclear about this then a lawyer, Planning Aid or the Citizen's Advice Bureau can provide more help.

The **Applicant** is the company who wants to build the London Resort. They are called London Resort Company Holdings.

Interested Parties are any people who wrote to the Examining Authority between 19 February and 13 May 2021, setting out their views in what are called Relevant Representations.

Affected Persons are people who have land or rights that the London Resort might affect.

As you have submitted a Relevant Representation, you are classed as an Interested Party. This gives you a legal status in the Examination process and means that you have a right to request and speak at an Open Floor Hearing. You can make this request in writing.

Consultation on Procedure

The Applicant would like the Examining Authority to give it more time to get the London Resort proposals ready. This is because some rare plants and animals have been found living on land where the London Resort might be built.

In November 2021, a government organisation called Natural England decided to protect the land. They have made it into a Site of Special Scientific Interest (SSSI). The Applicant may need to change the design of the London Resort and do other work to reduce the effect that building it could have on the plants and animals there.

There may be some other work that the Applicant might need to do. It may need to talk to organisations that provide local services, run roads, railways, the river ports, and other businesses.

Some Interested Parties and Affected Persons do not agree that the Applicant should be given more time to do this work. They say that the Applicant has been given too much time already. They say it has not used the time that it has already been given to get on with its work. Some of them say that if the Applicant takes time to do this work, they will find it harder to manage their businesses. They think that delay makes it harder for them to know what is going to happen to them in the future. They find it hard to make their own plans and look after their work and their workers. They do not want the Applicant to have any more time unless it is clear that the time is being used for important work.

In a letter sent on 21 December 2021, the Examining Authority asked the Applicant and Interested Parties some questions about how and when it should examine the proposal. It wanted to know what everybody thought was the best thing to do. It asked whether it should:

- Continue to give the applicant more time, accepting that the ongoing uncertainty could cause harm to other people and businesses; or
- Stop giving the applicant more time, accepting that the information supporting the application might not be as good as it could be?

Examining Authority Consideration of Consultation Responses

Forty-eight people answered those questions on 10 January 2022. Fourteen people made further comments on 24 January 2022. The Examining Authority has considered all the answers carefully. It has also considered [government guidance](#) which says that an examination should normally start within three months of the application being made.

The Examining Authority notes that many of the people who answered those questions disagree with each other.

- The Applicant and one other person still think that more time is needed to change the London Resort design.
- A lot of public authorities think that the Applicant is not ready for an examination because it has not done enough work.
- A lot of more local businesses think that the application should start as soon as possible because delay and uncertainty about the future are affecting them badly.

Procedural Decision

For these reasons, the Examining Authority has decided to hold a meeting (the **Preliminary Meeting**) on **29 and 30 March 2022**. That meeting will listen to all the people who want to speak on these points. The Examining Authority will ask more questions. It will then consider everything that it has heard. It will decide whether to delay the start of the examination or to start the examination right away. This meeting will be held virtually on **Microsoft Teams**.

On 14 February 2022 the Examining Authority wrote to you again. This letter gave formal notice of the Preliminary Meeting and invited you to attend the Preliminary Meeting, if you want. If you can't or don't want to come to the meeting, you can write to the Examining Authority by 15 March 2022.

As an Interested Party, you have been asked to send your views about how the application should be examined in writing to the Examining Authority by **15 March 2022**. We will provide you with an accessible version of the letter of 14 February 2022 as soon as we can.

Other Information

The Examining Authority had an unaccompanied site visit on 20 January 2022, which could be found here:

<http://infrastructure.planninginspectorate.gov.uk/document/BC080001-001117>

Your feedback

Has this letter helped you to understand the issues? Please let us know if there is anything we could do better to provide accessible information. Please email londonresort@planninginspectorate.gov.uk or call the case manager, Kath Haddrell on 079180 607375.

Yours sincerely,

Kath Haddrell
Case Manager

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.

Where to Get Help

If there are parts of this letter or the letter sent on 1 February 2022 that you don't understand, you can get help.

The Citizens Advice Bureau (CAB) and Planning Aid for England (PAE) can both provide some advice free of charge.

Lawyers – Solicitors who specialise in Planning and Environmental Law – and Planning Consultants – Chartered Town Planners and Surveyors – can advise too. They will normally charge you for their advice. You can find them on the internet.

The Citizens Advice Bureau (CAB) can help:

<https://www.citizensadvice.org.uk/>

You can contact an adviser through the CAB national phone service:

Adviceline: 0800 144 8848

Relay UK - if you can't hear or speak on the phone, you can type what you want to say: 18001 then 0800 144 8884

Planning Aid for England (PAE) can help:

<https://www.rtpi.org.uk/planning-advice/about-planning-aid-england/>

Email: info@planningaid.rtpi.org.uk

Phone: 020 7929 8338

Twitter: @PlanningAidEng

Postal address: Planning Aid England, RTPi, 41 Botolph Lane, London EC3R 8DL

All requests for advice should be made online to:

<https://planningaid.zendesk.com/hc/en-us/requests/new>