



The London Resort Development Consent Order

BC080001

Guide to the Application

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March 2022

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009
Regulation 5(2)(q)

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Revisions

Revision	Description	Issued by	Date	Approved by
00	Issue for DCO submission	RG/CP	24/12/2020	SAV/LRCH
<u>01</u>	<u>General updates</u>	<u>RG/JP</u>	<u>15/03/2022</u>	<u>SAV</u>

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Executive Summary

Given the complexity and numerous application documents submitted in respect of the application by London Resort Company Holdings Limited (LRCH) for the London Resort Development Consent Order (DCO), this document looks to provide an accessible guide to the application.

The document serves as a sign-posting document to those wanting to know more about the proposals and their effects by providing a brief overview of the nature of each of the application documents.

The document also identifies the document and drawing referencing conventions deployed, helping the reader navigate the application documentation.

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Glossary

2009 Regulations	The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009
DCO	Development Consent Order
EIA	Environmental Impact Assessment
ES	Environmental Statement
IP	Intellectual Property
LRCH	London Resort Company Holdings Limited
NSIP	Nationally Significant Infrastructure Project
PRoW	Public Right of Way

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Chapter One ◆ Introduction

PROJECT INTRODUCTION AND VISION

- 1.1. The London Resort seeks to be a world-class, sustainable, next generation entertainment resort on the banks of the River Thames. The London Resort is anticipated to create substantial regeneration benefits, including the creation of approximately 2,320 Full Time Equivalent (FTE) jobs during construction and 17,310 workers (11,215 FTEs) at maturity in 2038 and the redevelopment of significant areas of previously developed (brownfield) land. The London Resort proposal is recognised to be of ‘national significance’ and was the first ‘business or commercial project’ to be designated through the Nationally Significant Infrastructure Project (NSIP) regime for such, introduced in 2013.
- 1.2. The vision is to create a world-class entertainment resort founded on sustainable and low carbon principles. The London Resort will have a global profile, attracting visitors from all over the world, generating economic benefits for the local area that will reach far into Kent, Thurrock, Essex, London and the UK, supporting job creation and the upskilling the local workforce, tourism and business growth.
- 1.3. The London Resort will integrate local public rights of way and a green network, with improved access to the River Thames for visitors and local communities, showcasing the natural features by integrating them into the designs. A large proportion of the Swanscombe Peninsula landscape will remain undeveloped or subject to enhancement, providing considerable biodiversity, landscape and access improvements.

THE APPLICANT

- 1.4. London Resort Company Holdings Limited (LRCH) is the promoter of the London Resort. LRCH is a UK-registered company established specifically to promote the current project. It is led by a London-based management team with considerable experience of delivering and operating some of the world’s largest leisure, sports and entertainment developments, and is supported by international investors. LRCH has entered into licence agreements with UK and international film and television studios and is working closely with these partners to develop high quality and innovative themed attractions in the resort.
- 1.5. LRCH is committed to delivering the London Resort and benefits from a strong leadership team. It has invested heavily in the project to date, including the acquisition of land, negotiating land deals and option agreements, liaising with Intellectual Property (IP) partners, design and masterplanning tasks and professional fees.
- 1.6. Renowned international entrepreneur and leisure industry executive PY Gerbeau joined the London Resort as Chief Executive in June 2019. PY Gerbeau has a vast wealth of experience from across the real estate, tourism, retail, sport and entertainment industries,

including roles as Chief Executive Officer of London real estate business X-Leisure Limited, Chief Executive of the group which successfully turned around the fortunes of the Millennium Dome, and Vice President of Operations at Euro Disney.

PURPOSE AND STRUCTURE OF THIS DOCUMENT

- 1.7. The Guide to the Application, this document, provides an accessible guide to the application by LRCH for the London Resort DCO.
- 1.8. This document serves as a sign-posting document to those wanting to know more about the proposals and their effects by providing a brief overview of the nature of each of the application documents. A full list of all documents that make up the Development Consent Order application are provided at Appendix 1.0. The appendix will be a 'live' document that is updated to reflect revisions to documents during the course of the examination by the Examining Authority.

STATEMENT STRUCTURE

- 1.9. The remaining chapters of this document are structured as follows:
 - **Chapter 2** provides an overview of each of the applications documents; and
 - **Chapter 3** sets out a brief description of each application document.

LIMITATIONS

- 1.10. This document is intended as an overview guide only and does not seek to explain or explore detailed aspects or contents of the application documents. The reader should not rely on this document for a detailed understanding of the contents of application documents supporting the DCO and should cross-refer to the original application documents themselves.

Chapter Two ◆ Overview of application documentation

OVERVIEW

- 2.1 The reports, drawings and plans that make up the DCO application have been organised into seven parts as listed in [Table 2-1](#) below. The seven parts are explained in more detail in subsequent chapters of this document.
- 2.2 The documents have been provided in accordance with the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the 2009 Regulations).

Table 2-1: Parts of DCO application documents

Part	Topic	Details
1	Application information	The completed procedural documents, including application form, Electronic Application Index.
2	Plans/drawings/sections	Plans that illustrate the location of the proposals, the proposed works and the land required for the proposals as well as engineering and other details.
3	Draft development consent order and related documents	The legal powers LRCH is seeking within its Development Consent Order (DCO) to enable it to construct, operate and maintain the London Resort, accompanied by a separate document explaining the provisions of the DCO.
4	Compulsory Acquisition information	Evidence as to why LRCH requires legal powers to compulsorily acquire land to deliver the London Resort, how the proposals would be funded and details of the land interests that are required for the construction and operation of the proposals.
5	Reports/statements	Various reports and statements required under the 2009 Regulations.
6	Environmental impact assessment and habitat regulations information	Reported through an Environmental Statement (ES), an assessment of the likely significant environmental effects of the proposals on the environment and a description of mitigation measures proposed to reduce any negative impacts and documents to secure that mitigation.

		Information on compliance with habitat regulations.
7	Other documents	Additional documents that support the DCO application; these are generally not legally required but are intended to provide useful overarching information in relation to the proposals and aid understanding of its justification. These include further technical reports and justification for the NSIP.

DOCUMENT/DRAWING REFERENCE NUMBERING

Document reference numbering

- 2.3 Documents are numbered in sequence within the respective Parts (as given in [Table 2-1](#) ~~Table 2-1~~). For example, documents within Part 1 relating to Application information are numbered 1.1, 1.2, 1.3 etc. This is demonstrated in Table 2-2 and [Figure 2-1](#) ~~Figure 2-1~~.
- 2.4 Due to large file sizes, some documents have been required to be ‘split’ into parts to accord to maximum file size limits¹. Where this is the case, part numbers have clearly been identified using the convention of the part number followed by ‘of’ and the total number of parts, all in brackets. For example, if a document was split into three parts included at the end of the electronic file name of the first part would be ‘(1 of 3)’, at the end of the second part ‘(2 of 3)’ and at the end of the third part ‘(3 of 3)’.

Table 2-2: Document reference numbering convention

Part number	Number
1 – Application information	Sequential number
2– Plans/drawings/sections	
3 – Draft development consent order and related documents	
4 – Compulsory Acquisition information	
5 – Reports/statements	
6 – Environmental impact assessment and habitat regulations information	

¹ PINS Advice Note Six (Version 9, December 2020) notes that electronic application documents should ideally not exceed 50mb per document

7 – Other documents	
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Figure 2-1: Document reference numbering example

Part	Number
1	1

Environmental Statement reference numbering

2.5 Given its length and complexity, further details on the document referencing system deployed for the Environmental Statement (ES) is provided below.

Volume 1: Main Statement

2.6 The ES is a technical document comprising many technical chapters. As such, they are numbered sequentially. For example, Chapter 1 has a document reference of 6.1.1 representing the Part, volume number and chapter number, as illustrated in [Figure 2-3](#).

Figure 2-2: Environmental Statement appendix document reference numbering example

Part	Volume number	Chapter number
6	1	1

Volume 2: Appendices

2.7 There are a large number of appendices to the ES. As such, they are separated by Chapter and numbered sequentially. For example, the first Appendix in Chapter 1 would be called Appendix 1.1. It’s document reference will then be 6.2.1.1 representing the Part, volume number, chapter number and appendix number, as illustrated in [Figure 2-3](#).

Figure 2-3: Environmental Statement appendix document reference numbering example

Part	Volume number	Chapter number	Appendix number
6	2	1	1

Volume 3: Figures

2.8 There are a large number of figures and so they are separated by Chapter and numbered sequentially. For example, the first figure in Chapter 1 would be called Figure 1.1. It’s document reference will then be 6.3.1.1 representing the Part, volume number, chapter number and figure number, as illustrated in [Figure 2-4](#).

Figure 2-4: Environmental Statement figure document reference numbering example

Part	Volume number	Chapter number	Figure number
6	3	1	1

Drawing reference numbering

2.9 The drawing reference numbers submitted as part of the application follow a consistent numbering format. This utilises various abbreviations for the project, document, consultant, type, number and sheet number separated by hyphens (-). The sheet number is separated with a full stop (.). Insets or additional sheets also include a lettered suffix (e.g. A) if required. This is demonstrated in [Table 2-3](#) and [Figure 2-5](#).

Table 2-3: Drawing reference numbering convention

Project	Document	Consultant	Type	Number	Sheet number
LR – London Resort	KP – Key Plan	APT – Apt	DCP – DCO Plans	Sequential number	Sequential sheet number
	PL – Plan	BUR – Buro Happold	ILP – Illustrative Plans		
	EL – Elevation	EDP – The Environmental Dimension Partnership			
	SE – Section	LRS – LRS			
		SAV – Savills			
		WSP – WSP Transport			
		WXA – Wessex Archaeology			

Figure 2-5: Drawing reference numbering example

Project	Document	Consultant	Type	Number	Sheet number
LR	- PL	- LRS	- DCP	- 2.2	. 1

FORMAT OF DOCUMENTS

2.10 In accordance with published guidance², wherever possible electronic application documents have been provided in PDF format. In some cases to assist accessibility and user-friendliness for the reader, Excel files have been provided. This is primarily in respect of appendices to the *Transport Assessment* (document reference 6.2.9.1) whereby large datasets are used. Information relating to file formats is identified in the *Electronic Application Index* (document reference 1.5).

² PINS Advice Note Six (Version 9, December 2020)

Chapter Three ◆ Parts and documents

PART 1 (APPLICATION INFORMATION)

Application Letter

1.1

- 3.1 The Application Letter, addressed to PINS, introduces the application and encloses the application documentation. It provides an overview of the application and the submission under the Planning Act 2008, including identifying pertinent points for PINS to consider in the acceptance of the application. It notes that the submission undergoes a period of acceptance, whereby PINS has 28 days to decide whether to accept the application or not, based upon the statutory requirements.

Application Form

1.2

- 3.2 The Application Form is a standard, prescribed form and provides details of the application, summary of the proposals, why it should be considered under the Planning Act 2008 and identifies that nature and document reference numbers of key information submitted under the application. The Application Form assists PINS in deciding whether to accept the application or not.

Section 55 Checklist

1.3

- 3.3 The Section 55 Checklist evidences how the application fulfils the conditions for acceptance required by the PINS under Section 55 of the Planning Act 2008. It provides a detailed breakdown of the statutory requirements and how LRCH, as the Applicant, considers such criteria and obligations are met.

Guide to the Application (this document)

1.4

- 3.4 The Guide to the Application provides a brief non-technical summary of all the application documents provided for within the DCO application. This document serves as a sign-posting document to those wanting to know more about the proposals and their effects by providing a brief overview of the nature of each of the supporting documents submitted with the application and comprising the application. It also contains an appendix which acts as a 'live document' that will be updated as revised information is submitted in respect of the DCO application during examination.

Electronic Application Index

1.5

- 3.5 The Electronic Application Index lists the electronic file names for all of the DCO application documents, categorises the documents and identifies under which part of the legislation they are being provided for. It is set out within an Excel file template provided by PINS. The document assists PINS in the administrative aspects of accepting an application and uploading documents to its website.

PART 2 (PLANS/DRAWINGS/SECTIONS)

Development Consent Order plans overview

3.6 There are a total of 22 sets of plans. With the exception of the Location Plan, each set is formed in a 'bundle' comprising the Location Plan, Key Plan followed by various sheets as required (typically 1-9) providing a larger scale view and in some instances continuation sheets providing zoomed in areas at a larger scale. The key plan is provided to enable the viewer to understand the relationship between the different sheets in accordance with Regulation 5(4) of the 2009 Regulations. Not all sheets (1-9) are required in each of the bundles but in some cases, such as the *Parameter Plans* (document reference 2.19), two sets are provided with different base information (one set with a line drawing, one set with the illustrative masterplan) to assist the reader and interpretation of the plans.

Location Plan 2.1

3.7 The Location Plan identifies the geographical extent for which powers are sought under the Development Consent Order. The Order Limits define the area within which the authorised development may be constructed, operated and maintained. The drawing denotes the geographical extent as a red line on an OS base map known as the Order Limits which is shown in more detail through the *Land Plans* (document reference 2.2).

Land Plans 2.2

3.8 These plans identify limits of the land to be acquired and used and the individual plots over which LRCH may be required to exercise its compulsory acquisition powers;

Crown Land Plans 2.3

3.9 These plans identify where the land includes special category land and replacement land, that special category and replacement land and identify Crown Land.

Sections 2.4

3.10 These plans represent sections across the site, representing the form of the Proposed Development.

Works Plans 2.5

3.11 These plans identify the proposed location and/or route and alignment of the which specific buildings, structures and works packages are to be located and the limits within which the development and works may be carried out (the 'Limits of Deviation') as identified in the *draft DCO* (document reference 3.1).

Access, Rights of Way and Public Rights of Navigation Plans **2.6**

3.12 These plans identify any new or altered means of access, stopping up of streets or roads or any diversions, extinguishments or creation of rights of way or public rights of navigation, either during construction or operation.

Environmental Features Plans **2.7**

3.13 These plans identify any statutory or non-statutory sites or features of nature conservation such as sites of geological or landscape importance.

Habitats of Protected Species, Important Habitats or Other Diversity Features and Waterbodies in a River Basin Management Plans (Part 1: Features of Ecological Value)

2.8

3.14 These plans identify the presence of the features of ecological value for protected species, other important habitats, diversity features and waterbodies.

Habitats of Protected Species, Important Habitats or Other Diversity Features and Waterbodies in a River Basin Management Plans (Part 2: Habitats)

2.9

3.15 These plans identify matters relating to the habitats of protected species, other important habitats, diversity features and waterbodies.

Heritage Designation Plans **2.10**

3.16 These plans identify any statutory or non-statutory sites or features of the historic environment, including scheduled monuments, World Heritage sites, listed buildings and other historic structures, archaeological sites and registered battlefields.

Highways: Constraints **2.11**

3.17 These plans identify highway constraints.

Highways: General Arrangement **2.12**

3.18 These plans identify the general arrangement of the proposed highways works, including horizontal alignment.

Highways: Surface Finishes **2.13**

3.19 These plans identify the surface finishes of the proposed highways.

Highways: Proposed Contours, Levels and Alignment Changes **2.14**

3.20 These plans identify the proposed contours, levels and vertical alignment changes of the proposed highways.

Highways: Drainage Layout **2.15**

3.21 These plans identify the drainage details relating to the highways. They are prepared in conjunction with the wider *Drainage Strategy Plans* (document reference 2.17).

Trees and Hedgerows which may be Removed or may be Affected Plans **2.16**

3.22 These plans identify existing trees and hedgerow that are required to be removed or will be affected by the Proposed Development.

Drainage Strategy Plans **2.17**

3.23 These plans identify the general drainage strategy across the Project Site, as informed by the Flood Risk Assessment and Surface Water Drainage Strategy.

Traffic Regulation Order Plans **2.18**

3.24 These plans identify all proposed Traffic Regulation Orders within the Order Limits.

Parameter Plans **2.19**

3.25 These plans identify the proposed height envelope in which specific buildings, structures and works packages must be located. Two sets are provided, the first with a line drawing as the base and the second with the Illustrative Proposed Masterplan as the base.

Illustrative Landscape Plans **2.20**

3.26 These are a sequence of plans showing how hard and soft landscaping could appear across the Project Site. It is important to note the illustrative nature of this document in light of the parameters approach being sought within the application.

Illustrative Masterplan **2.21**

3.27 The Illustrative Masterplan is a depiction of how the Proposed Development could appear. It is important to note the illustrative nature of this document in light of the parameters approach being sought within the application.

PART 3 (DRAFT DEVELOPMENT CONSENT ORDER AND RELATED DOCUMENTS)**Draft Development Consent Order****3.1**

3.28 The draft DCO sets out the powers that LRCH is seeking for its delivery of the London Resort. It sets out the parameters for what development would be permitted and is accompanied by 15 Schedules, as follows:

- Schedule 1 – authorised development;
- Schedule 2 – requirements;
- Schedule 3 – streets subject to street works;
- Schedule 4 – streets subject to permanent alteration of layout;
- Schedule 5 – permanent stopping up of streets, public rights of way and private means of access;
- Schedule 6 – streets or rights of access to be closed, altered, diverted or restricted for which a diversion is to be provided;
- Schedule 7 – compulsory acquisition of rights;
- Schedule 8 – modification of compensation and compulsory purchase enactments for creation of new rights and restrictive covenants;
- Schedule 9 – land of which temporary possession may be taken;
- Schedule 10 – protective provisions;
- Schedule 11 – deemed marine licence;
- Schedule 12 – trees subject to tree preservation orders;
- Schedule 13 – London Resort byelaws;
- Schedule 14 – traffic regulation; and
- Schedule 15 – documents to be certified.

3.29 The draft DCO includes at Schedule 2 a list of ‘requirements’ to which the DCO will be granted. Requirements act in a similar manner to conditions attached to the grant of planning permission under the Town and Country Planning Act 1990, in that they require further information or details to be submitted for approval at certain stages of development.

Draft Explanatory Memorandum 3.2

3.30 The draft Explanatory Memorandum to the draft DCO explains the purpose and effect of each provision in the draft DCO, including why it is considered necessary for the Applicant to obtain such powers.

Development Consent Order Validation Report 3.3

3.31 The Development Consent Order Validation Report demonstrates how and why the draft DCO is in the correct format as required under the Planning Act 2008.

PART 4 (COMPULSORY ACQUISITION INFORMATION)**Statement of Reasons 4.1**

3.32 The Statement of Reasons identifies the background, requirement and justification for seeking powers for compulsory acquisition over land in order to acquire land and rights permanently and to use land temporarily to enable it to construct, operate and maintain the Resort.

Funding Statement 4.2

3.33 The Funding Statement identifies how compulsory acquisition sought under the DCO is proposed to be funded. The document identifies how LRCH has sufficient means to acquire land under compulsory acquisition powers to deliver the London Resort.

Book of Reference 4.3

3.34 The Book of Reference is a detailed document identifying all Parties who own or occupy land and/or have an interest in or right over the land affected by the Project, and/or who may be entitled to make a 'relevant claim' as defined in Section 57 of the Planning 2008 Act. It is structured in five parts in accordance with relevant regulatory requirements, being:

- Part 1: Names and addresses for service of each person/organisation within Categories 1 and 2 as defined within the Planning 2008 Act in respect of any land which it is proposed shall be subject to:
 - powers of compulsory acquisition;
 - rights to use land, including the right to attach brackets or other equipment to buildings; or
 - rights to carry out protective works to buildings;
- Part 2: Names and addresses for service of each person within Category 3 as defined by the Planning Act 2008;

- Part 3: Names of those persons entitled to enjoy easements or other private rights over land which it is proposed shall be extinguished, suspended or interfered with in the proposed DCO;
- Part 4: Owner of any Crown interest in the land which is proposed to be used for the purposes of the order for which application is being made; and
- Part 5: Land the acquisition of which could be subject to special parliamentary procedure, is special category land, or is replacement land.

PART 5 (REPORTS/STATEMENTS)

Consultation Report 5.1

3.35 The Consultation Report is an important document detailing the extent and nature of statutory and non-statutory consultation undertaken with regards the project. This covers all consultation events since the inception of the project, spanning 2014-2020. Importantly, the Consultation Report identifies responses to the statutory consultation exercise and how the project has taken account of responses received and where amendments have been made to the scheme as a result. Appended to the Consultation Report is the Statement of Community Consultation which details how statutory and non-statutory consultation was undertaken in accordance with the statutory requirements and taking into account the feedback of relevant Local Authorities.

Statutory Nuisance Statement 5.2

3.36 The Statutory Nuisance Statement identifies how statutory nuisances are engaged and how they will be mitigated or limited.

Details of other Consents and Licences 5.3

3.37 The Details of other Consents and Licences provides a brief description of other consents, licences, permits etc. that the project requires to enable it to be constructed operate (including those already applied for).

PART 6 (ENVIRONMENTAL IMPACT ASSESSMENT AND HABITATS REGULATION INFORMATION)

Environmental Statement

3.38 The Environmental Statement (ES) provides environmental information about the scheme, including a description of the development, its predicted environmental impacts (including cumulative impacts) and the measures proposed to mitigate or reduce any significant adverse effects. The ES is the outcome of the Environmental Impact Assessment (EIA) process that aims to improve the environmental design of a development proposal and provide decision-makers with sufficient information about the significant environmental effects of implementing a project.

3.39 In this case, given its size and complexity, the ES is separated into four volumes comprising the Main Statement (Volume 1), Appendices (Volume 2), Figures (Volume 3) and a Non-technical Summary (Volume 4).

Environmental Statement Volume 1: Main Statement

6.1

3.40 Volume 1 of the ES comprises 22 chapters, plus the contents and glossary chapter. The list of chapters forming the ES structure is identified in [Table 3-1](#) ~~Table 3-1~~.

Table 3-1: Environmental Statement Volume 1: Main Statement chapter structure

Chapter	Topic	Document reference
	Contents and glossary	6.1.0
Chapter 1	Introduction	6.1.1
Chapter 2	Site description	6.1.2
Chapter 3	Project description	6.1.3
Chapter 4	Project development and alternatives	6.1.4
Chapter 5	Relevant law and policy	6.1.5
Chapter 6	EIA assessment methodology	6.1.6
Chapter 7	Land use and socio-economic effects	6.1.7
Chapter 8	Human health	6.1.8
Chapter 9	Land transport	6.1.9
Chapter 10	River transport	6.1.10
Chapter 11	Landscape and visual effects	6.1.11
Chapter 12	Terrestrial and freshwater ecology and biodiversity	6.1.12
Chapter 13	Marine ecology and biodiversity	6.1.13
Chapter 14	Cultural heritage and archaeology	6.1.14
Chapter 15	Noise and vibration	6.1.15
Chapter 16	Air quality	6.1.16
Chapter 17	Water resources and flood risk	6.1.17
Chapter 18	Soils, hydrogeology and ground conditions	6.1.18
Chapter 19	Materials and waste	6.1.19
Chapter 20	Greenhouse gas and climate change	6.1.20
Chapter 21	Cumulative, in-combination and transboundary effects	6.1.21
Chapter 22	Conclusion and mitigation commitments	6.1.22

Environmental Statement Volume 2: Appendices

6.2

3.41 Volume 2 of the ES comprises all the appendices referred to from within Volume 1.

Environmental Statement Volume 3: Figures

6.3

3.42 Volume 3 of the ES comprises all the figures referred to from within Volume 1.

Environmental Statement Volume 4: Non-technical Summary: 6.4

- 3.43 Volume 4 acts as a non-technical summary to the ES, providing a simplified account of the findings of the full assessment. The document provides a concise description of the EIA process and its findings under the ES in a manner that seeks to be easily understood by the general public without specialist technical knowledge.

PART 7 (OTHER DOCUMENTS)**Design and Access Statement 7.1**

- 3.44 The Design and Access Statement is a supporting document explaining the design principles and concepts that have been applied to the development. It also demonstrates how the development's context has influenced the design. The Design and Access Statement includes many illustrative images depicting how the scheme could look.

Design Code 7.2

- 3.45 The Design Code is an important document that sets out the mechanisms to which the rules for the design of the new development will relate. As detailed design of the entire London Resort is not known at the point of submission, the Design Code sets out design guidelines and standards (which have been established through a thorough masterplan process during the evolution of the London Resort) as a tool which helps ensure that the aspirations towards design is realised in the final scheme. Adherence to the Design Code will be controlled through the DCO process.

Schedule of Accommodation 7.3

- 3.46 The Schedule of Accommodation sets out the quantum of accommodation by use class proposed by the development. The document identifies uses as set out in the Town and Country Planning (Use Classes) (England) Order 1987 (as amended).

Planning Statement 7.4

- 3.47 The Planning Statement outlines the Project Site and proposals, planning policy context and provides an explanation as to the key issues behind the Proposed Development, weighing the effects and benefits of the Proposed Development, including justification for the proposed 'related housing' as staff accommodation, in a planning balance. The document sets out the compelling reasons for the NSIP and why the DCO should be granted. In the absence of any National Policy Statements, the Planning Statement identifies the significant number of material considerations in support of the development.

Economic and Regeneration Statement 7.5

- 3.48 The Economic and Regeneration Statement assesses and identifies the UK tourism market to identify its growing importance to the national economy. It seeks to demonstrate the

substantial benefits to be realised through the delivery of the London Resort at local, regional and national levels. It also identifies the effect of the displacement of existing businesses and employment from across the Project Site.

Utilities Statement **7.6**

3.49 The Utilities Statement identifies the existing utility infrastructure within the locality of the Project Site, including power, gas, water, wastewater and digital infrastructure.

Outline Sustainability Strategy **7.7**

3.50 The Outline Sustainability Strategy provides an overarching statement setting out the developments commitments to sustainable development and setting key objectives including social, environmental and economic factors.

Security Planning Report **7.8**

3.51 The Security Planning Report seeks to demonstrate that all aspects of security have been given the highest consideration and that qualified security consultants have informed the design from the earliest stages resulting in appropriate, agreed and effective mitigation measures and strategies, including a combination of physical, technological and operational measures. Due to the confidential nature of detailed security arrangements, this document sets out high level security arrangements without being prescriptive.

Lighting Statement **7.9**

3.52 The Lighting Strategy develops a high level approach to natural and artificial lighting to be taken across the Project Site, considering matters such as location, suitability and ecological and safety requirements and sensitivities.

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Appendices

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Appendix 1.0 – Submission documents

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SUBMISSION DOCUMENTS

The table below identifies the associated electronic files for the documents produced for submission. This is a live document and will be updated when updates or revisions to existing documents are made and new documents are submitted to the Planning Inspectorate. The first and second columns of this table identify the Part and document title respectively. The third column indicates the latest document reference number and date. The remaining columns, if applicable, indicate when the latest version was produced.

Table A1-1: Submission documents

Part	Document title	File type ³	Document reference	Revision / date	Revision / date	Revision / date	Revision / date
1	Application Letter	.pdf	1.1	00 / December 2020			
	Application Form	.pdf	1.2	00 / December 2020			
	Section 55 Checklist	.pdf	1.3	00 / December 2020			
	Guide to the Application	.pdf	1.4	00 / December 2020	<u>01 / March 2022</u>		
	Electronic Application Index	.pdf	1.5	00 / December 2020			
	Electronic Application Index	.xlsx	1.5	00 / December 2020			
2	Location Plan	.pdf	2.1	0 / December 2020			
	Land Plans	.pdf	2.2	0 / December 2020			

³ Three file types are submitted, being .pdf (portable document format), .xlsx (XML spreadsheet) and .docx (document file)

Crown Land Plans	.pdf	2.3	0 / December 2020	1 / February 2021		
Sections	.pdf	2.4	0 / December 2020			
Work Plans	.pdf	2.5	0 / December 2020	1 / February 2021		
Access, Rights of Way and Public Rights of Navigation Plans	.pdf	2.6	0 / December 2020	1 / February 2021		
Environmental Features Plans	.pdf	2.7	0 / December 2020			
Habitats of Protected Species, Important Habitats or Other Diversity Features and Waterbodies in a River Basin Management Plans (Part 1: Features of Ecological Value)	.pdf	2.8	0 / December 2020			
Habitats of Protected Species, Important Habitats or Other Diversity Features and Waterbodies in a River Basin Management Plans (Part 2: Habitats)	.pdf	2.9	0 / December 2020			
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