



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 17 & 18 March 2022 (USI 3)

Background

The Examining Authority (ExA) undertook its third unaccompanied site inspection (USI 3) on 17 & 18 March 2022, to support its forthcoming examination of an application for development consent for the proposed London Resort.

With one exception addressed below:

- all inspections were undertaken from publicly accessible land including highways and public rights of way; and
- no access was required to private land, so advance permission to enter land was not required.

An inspection was undertaken of Tilbury Fort on the basis that whilst this is private land, it is in the care of English Heritage and open to the public. The Case Manager arranged for those elements of the fort that are open to the public to be open for a self-guided inspection by the ExA on the morning of 17 March 2022.

All inspections were undertaken on an unaccompanied basis.

The inspections were undertaken for the following purposes:

- following an amendment and increase to the membership of the ExA that came into effect on 7 February 2022 [[PD-0015](#)], to enable the new members to become familiar with the site and surrounds as shown on Location Plan [[APP-006](#)];
- north of the Thames:
 - to view land at Tilbury proposed to be included within the Order limits and potential access arrangements from the A13, A1089 and A126;
 - to understand the nature of land uses, landscapes and views to the site from north of the Thames between Tilbury in the east and Purfleet in the west;
- south of the Thames:
 - to obtain views within the Swanscombe Peninsula from a new public right of way between Bell Wharf and Botany Marshes forming part of the [Thames Path/ England Coast Path](#) national trail that opened to the public in January 2022; and
 - to revisit some locations visited during USI 1, largely concentrating on the Swanscombe Peninsula, Pilgrims Way, Ebbsfleet station and potential access arrangements from the A282 Dartford Crossing, A2260 and A2.

Locations potentially within the setting of the development proposals in the application were also inspected.

The purposes of this note are also:

- 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. 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 whether 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 these locations or 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 3 was undertaken by ExA panel members Rynd Smith (Panel Lead), Michael Hayes, Richard Jones and André Pinto. There were no Planning Inspectorate staff in attendance.

The inspections were undertaken by car and on foot (see maps in Annex A), starting at 09:00 on Day 1 (17 March 2022) and on Day 2 (18 March 2022). Weather conditions on both days 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 sites, settings and contextual relationship.

The visits concluded at 17.30 on Day 1 and at 15.30 on Day 2.

Day 1

Locations	Relevant Observations	ES VP ¹
The ExA approached the element of the site north of the Thames (the 'Park and Glide' location) by car via the A13 and A1089 Port of Tilbury access road (Dock Approach Road, Dock Road, St Andrews Road and Ferry Road).	The ExA viewed dual and single carriageway access to the Port of Tilbury and London International Cruise Terminal. Use of access to the London International Cruise Terminal by container traffic and cross movements at roundabout intersections were observed.	

¹ Environmental Statement Viewpoint

Locations	Relevant Observations	ES VP ¹
<p>The ExA proceeded by car via Fort Road and the Worlds End Inn Public House (PH) to the Culloden Memorial Stone at Tilbury Fort.</p>	<p>The ExA viewed access to the Worlds End Inn PH and Tilbury Fort. Views to the proposed Order land Park and Glide location, container storage facility, Howard Tenens Logistics (surrounded by the proposed Order land) and Riverside Business Centre were obtained.</p>	
<p>By prior arrangement with English Heritage by the Planning Inspectorate Case Manager, the ExA parked adjacent to the Tilbury Fort gatehouse and inspected the fort on foot.</p>	<p>The ExA undertook inspections within the fort enclosure (scheduled ancient monument and listed building), focussing on the extent to which there might be views to the west of proposed development on the Swanscombe Peninsula and/ or to the Park and Glide site observing the following locations:</p> <ul style="list-style-type: none"> • the main gatehouse; • the south-west bastion and western wall; • the north-west bastion, northern wall and gate; • the north-east bastion and artillery; • the parade ground; • Officers Barracks terraced accommodation (including an internal inspection of ground and first floor rooms open to visitors, with fenestration providing westerly views); • the eastern wall; • the south-east bastion and artillery; and • the southern wall and artillery. <p>Outside the fort enclosure, the following locations were observed for the same purpose:</p> <ul style="list-style-type: none"> • the Culloden Memorial; • views to the west from the marsh and meadow setting of the fort; • views to the west from the Public Right of Way (PRoW) on the Thames flood defences, from Bill Meroy Creek (adjacent to the Tilbury 2 made Order limits) to the Fort public car park (adjacent to the Worlds End Inn PH). 	<p>VP37</p>
<p>The Worlds End Inn PH</p>	<p>The ExA viewed the site and setting of the listed PH.</p>	

Locations	Relevant Observations	ES VP ¹
Thames flood defences	The ExA followed the public right of way from the Worlds End Inn PH along the crest of the flood defences, viewing the Tilbury Ferry terminal, the London International Cruise Terminal (Riverside Station listed building), access to the Port of Tilbury dockside, container stacks and car storage areas within the Park and Glide site, the excluded Howard Tenens Logistics warehouse, Riverside Business Park and Tilbury Fort Marshes.	VP39
The ExA moved around the dockside area of the Port of Tilbury by car via the A1089 Port of Tilbury access road (Ferry Road, St Andrews Road, Dock Road to the Old Dock Road intersection), A126 (Dock Road, East Thurrock Road, Bridge Road, Clarence Road), Derby Road, Sherfield Road and Thames Road.	The ExA inspected a road route between the Park and Glide location and the town centre of Grays by car.	
Thames Road and Grays Pier.	The ExA parked at the Thames Road car park in Grays, enabling Grays Pier, the yacht club and the adjacent public open space to be seen.	VP31
Grays Town Centre.	The ExA proceeded on foot to inspect the town centre of Grays, South Essex College, the High Street, Grays Station and Grays Shopping Centre.	
Thames Path PRow (north bank) westbound from Grays Town Wharf to Purfleet Station.	The ExA viewed the River Thames frontage to residential development south of Argent Street, Grays, noting the quiet residential character of the area. Views to the Swanscombe Peninsula were obtained.	VP30, 29
Ditto	The ExA proceeded west on the Thames Path (north bank) adjacent to Wouldham Road and Grays Terminal. Views to the Swanscombe Peninsula were obtained.	
Ditto	The ExA proceeded west on the Thames Path (north bank) adjacent to Hedley Avenue and the Proctor and Gamble site, noting the industrial character of the area in visual and	

Locations	Relevant Observations	ES VP¹
	acoustic terms. Views to the Swanscombe Peninsula were obtained.	
Ditto	ExA member Michael Hayes proceeded on foot in a northwards direction via a PRow in order to inspect the environs of St Clements Church, West Thurrock and then left the inspection.	
Ditto	ExA members Rynd Smith (Panel Lead), Richard Jones and André Pinto continued westwards on the Thames Path (north bank). Views to the Swanscombe Peninsula were obtained.	VP26
Ditto	The ExA proceeded west on the Thames Path (north bank) adjacent to the Industrial Chemicals Group site and terminal. Views to the Swanscombe Peninsula were obtained.	
Ditto	The ExA proceeded west on the Thames Path (north bank) to West Thurrock Marshes and Stone Ness. Views to the Swanscombe Peninsula were obtained.	VP27
Ditto	The ExA proceeded west on the Thames Path (north bank) to Burnley Road Oil Storage Depot and terminal. Views to Ingress Park and the final views towards the Swanscombe Peninsula were obtained.	
Ditto	The inspection concluded and the ExA members proceeded on foot beneath the QEII Bridge, to Purfleet Station for return by rail to Grays.	

Day 2

Locations	Relevant Observations	ES VP²
The ExA parked on Manor Way at a point close to the connection with footpath DS12. The ExA walked west	From Manor Way and Tiltman Avenue, existing context and views in and around the application site.	VP 2

² Environmental Statement Viewpoint

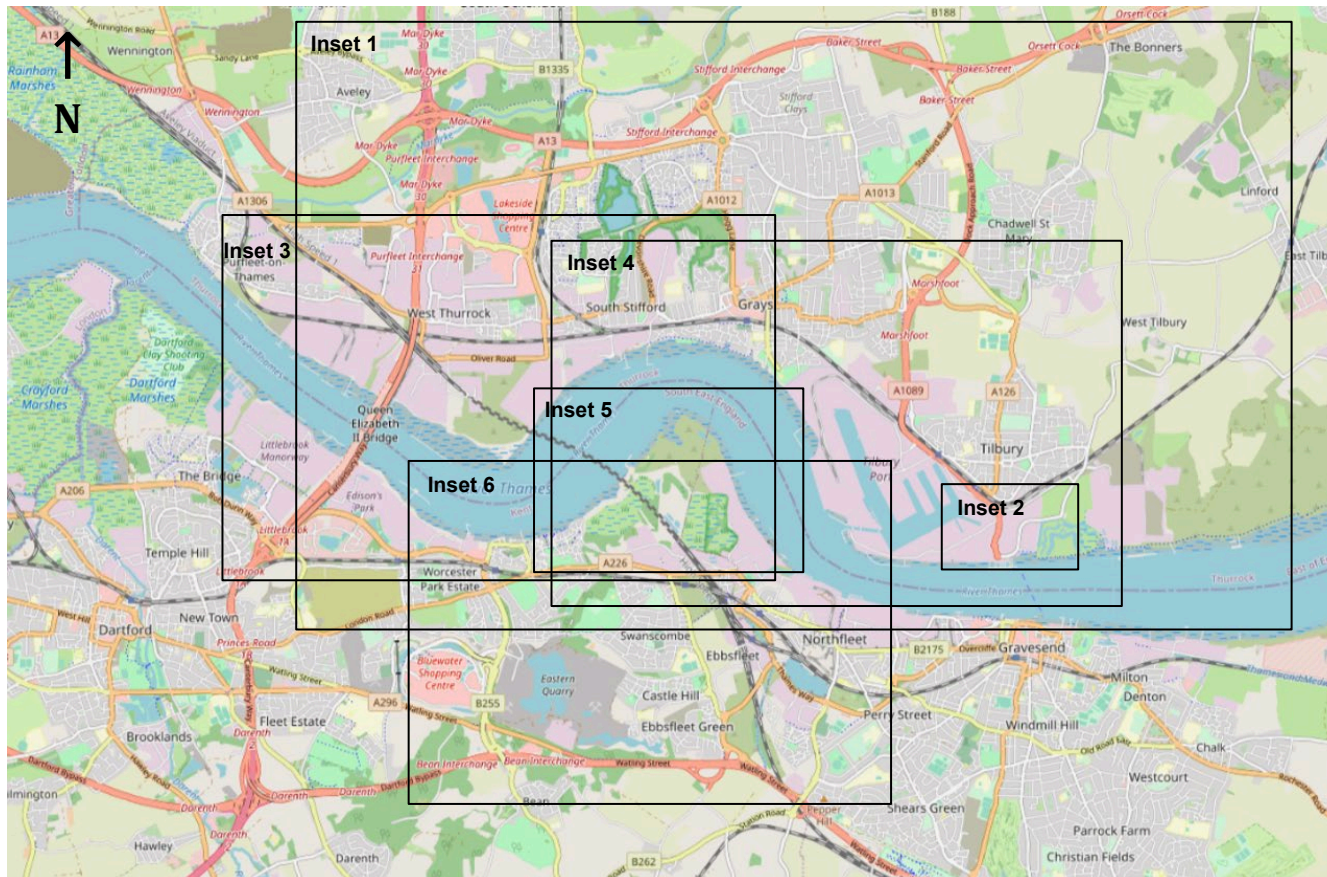
Locations	Relevant Observations	ES VP ²
along Manor Way, towards and then along Tiltman Avenue, up to its junction with Ingress Park Avenue.	The residential development at Ingress Park and views of the site from the same. Views from VP 2 across Swanscombe Marshes.	
The ExA walked along the top of the 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. ExA member Richard Jones proceeded north, returning to Manor Way, leaving the inspection.	VP 1
The ExA continued to walk along footpath DS1 towards VP4, striking north towards Bell Wharf on newly created Thames Path/ England Coast Path GWO-4-S008.	ExA members Rynd Smith (Panel Lead), Michael Hayes and André Pinto continued the inspection. Views of the site and surrounding area including Swanscombe Marshes and the disused pier structure at Bell Wharf.	
From Bell Wharf the ExA walked to the Swanscombe Pylon on Thames Path/ England Coast Path GWO-4-S007.	Views of the River Thames towards West Thurrock, of the site and surrounding area including Swanscombe Marshes, Broadness Salt Marsh and the southern transmission system pylon for the Thames crossing.	
From the Swanscombe Pylon the ExA walked to an unnamed creek on Broadness Salt Marsh, south of Broadness Radar Station on Thames Path/ England Coast Path GWO-4-S007.	Views of the River Thames towards West Thurrock and Stifford, within the site towards Broadness (not accessed); moored vessels in the unnamed creek apparently occupied, potentially as a residential use.	
From the unnamed creek, the ExA walked across Broadness Salt Marsh to the water treatment plant on Thames Path/ England Coast Path GWO-4-S006.	Views within the site of Broadness Salt Marsh and the radar station.	
From the water treatment plant the ExA walked to the boundary of the Cemex Northfleet Concrete Plant on Thames Path/ England Coast Path GWO-4-S005.	Views of the River Thames towards Grays, Tilbury Grain Terminal, the Port of Tilbury, within the site of a water treatment facility (not accessed) and towards the Cemex Northfleet Concrete Plant and Britannia Refined Metals.	
The ExA walked south east around the boundary of the Cemex Northfleet Concrete	Views within the site of Botany Marsh (with management measures) and towards the Cemex Northfleet	

Locations	Relevant Observations	ES VP²
Plant towards Botany Marshes on the Thames Path/ England Coast Path GWO-4-S004 & 3	Concrete Plant and Britannia Refined Metals.	
The ExA returned to footpath DS1 connecting with NU1 to VPs 22, 23 and 54 and informal access paths created within Botany Marsh.	Views of the site and surrounding area from VPs 22, 23 & 54, including Swanscombe Marshes management measures Cement works and Britannia Refined Metals.	VPs 22, 23 & 54
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.	
The ExA walked in a north westerly and westerly direction along the A266, 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.	Residential development and a residential conversion of a former church fronting Galley Hill Road, The George & Dragon PH, warehouse units south of London Road, the site of the proposed staff accommodation and surrounding area.	VP5
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 north of London Road, either side of the footpath and the general environment.	VP5
The ExA crossed Manor Way and walked along footpath DS2 in a northerly direction towards VP 4, turning around at the waste-water treatment works and returning to Manor Way.	The above ground infrastructure of the HS1 tunnel portal area, the disused waste-water treatment works, Swanscombe Marshes and general environment.	
The ExA travelled by car via Manor Way, London Road	Ebbsfleet International Station and associated infrastructure.	VP15

Locations	Relevant Observations	ES VP ²
A226, Swanscombe High Street, Stanhope Road, Southfleet Road B259 the A2260 and the A2 intersection.	The location of the main terminal building within the application site.	
The ExA proceeded by car via International Way to Ebbsfleet International Station, parking in the short stay car park adjacent to the main terminal building, then returning via Ebbsfleet Gateway A2260 to the A2 intersection, taking the A2 westbound to the extent of the Order land.	ExA members Michael Hayes and André Pinto left the inspection at the station. ExA Panel Lead Rynd Smith then drove the Ebbsfleet Gateway A2260 to the A2, proceeding west to the furthest extent of the Order land.	VP13 & 14
A2 westbound B255 Bean Lane intersection.	The ExA concluded its USI 3.	

Annex A: Inspections Maps

Key Plan

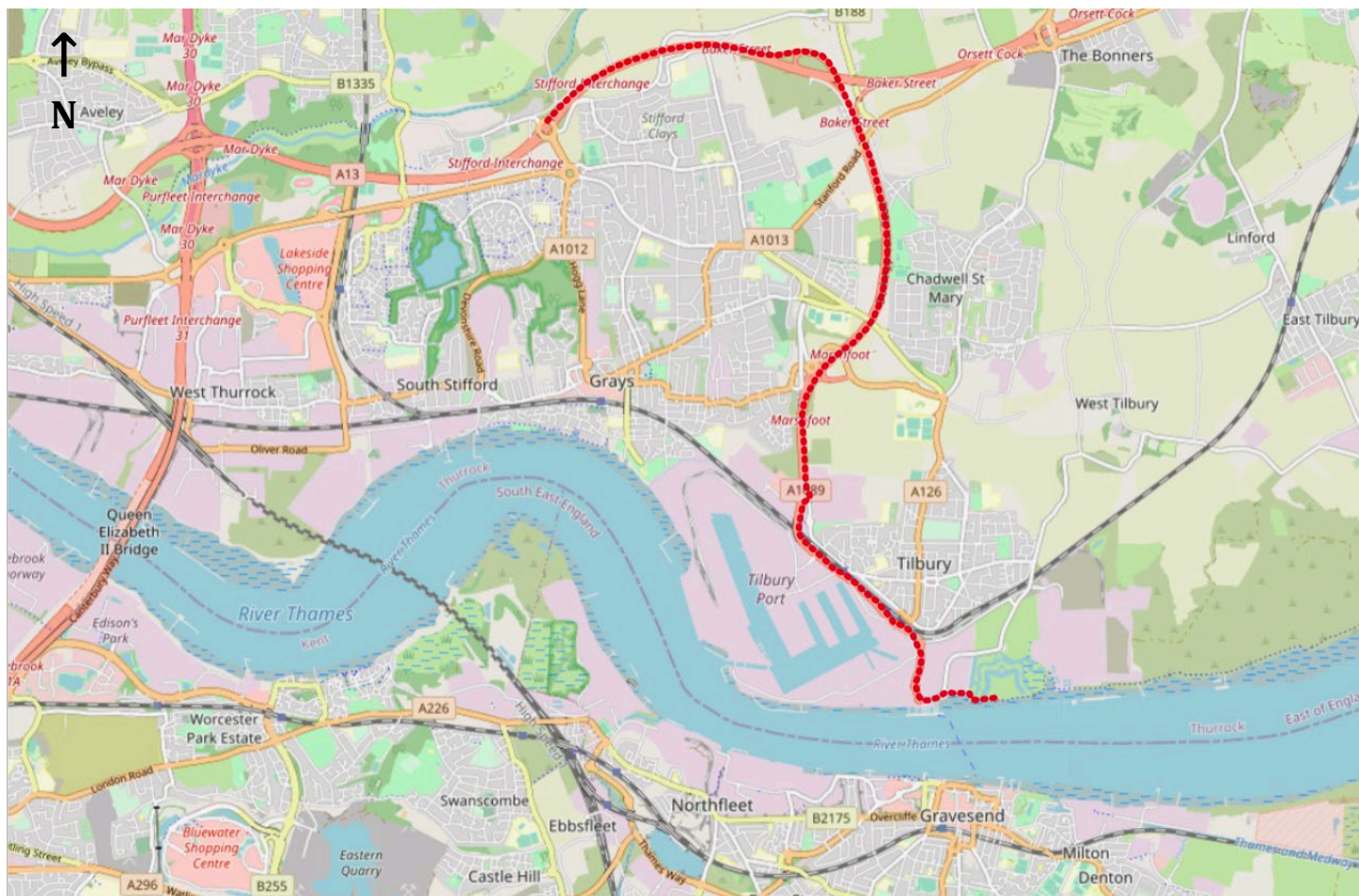


Base Map Source: © [Open Street Map](https://www.openstreetmap.org/) Contributors (EPSG: 3857 – WGS 84) via QGIS (March 2022)
Do not scale

Key

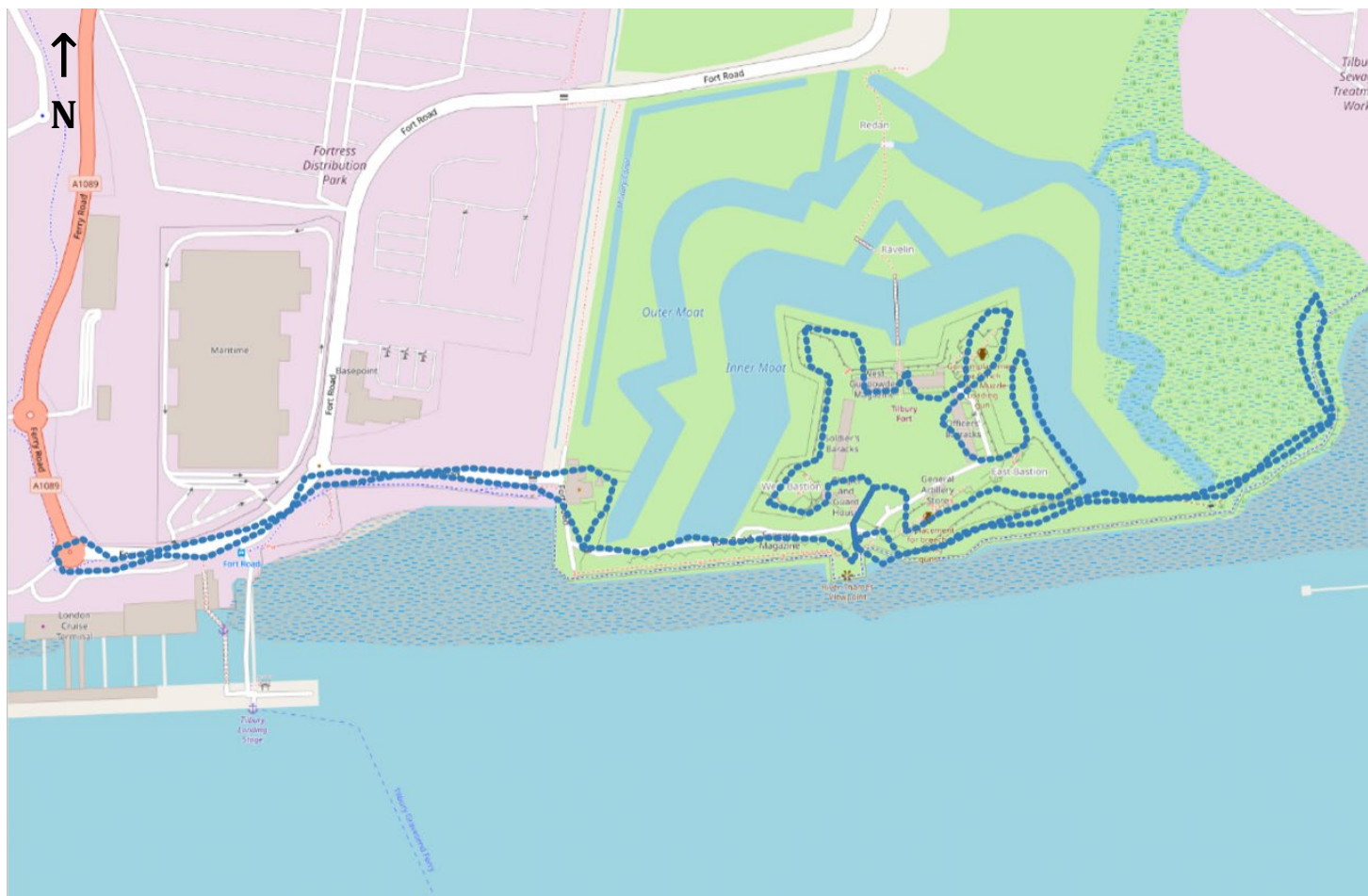
- Blue pecked notation records the routes taken by the ExA on foot.
- Red pecked notation records the routes taken by the ExA by car.

Inset 1: Day 1: Approach to Park and Glide



Base Map Source: © [Open Street Map](https://www.openstreetmap.org/) Contributors (EPSG: 3857 – WGS 84) via QGIS (March 2022)
Do not scale

Inset 2: Day 1: Tilbury Fort and Environs



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Inset 3: Day 1: Park and Glide to Grays Town Centre



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Inset 4: Day 1: Thames Path (North Bank) from Grays to Purfleet



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Inset 5: Day 2: Swanscombe Peninsula and Thames Path (South Bank)



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Inset 6: Day 2: Swanscombe, Ebbsfleet and the A2



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