

Meeting note

Project name	London Resort
File reference	BC080001
Status	FINAL
Author	The Planning Inspectorate
Date	22 March 2019
Meeting with	London Resort Company Holdings
Venue	Temple Quay House
Meeting objectives	Project update meeting regarding the proposed London Resort
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Project update

The Applicant (LR) gave an update on the progress of the project. The project continues to comprise two “gates” or areas, one of which will be defined in greater detail than the other at submission; both of which will be described in terms of parameters. LR explained that considerable design work has been carried out in connection with the first area, and this work is informing environmental assessment.

The second area is likely to be brought forward after the first, though the Development Consent Order (DCO) will seek consent for both areas.

The Inspectorate asked about the approach to, for example, noise and lighting assessments in connection with area two, where the project was not defined in such detail. LR anticipate that noise and lighting impacts and mitigation will be controlled by way of requirements in the DCO. The Inspectorate advised LR to consider how they will define the envelope and set the parameters for the project as a whole, and for gate 2, and to carefully consider how cumulative effects will be assessed.

LR explained that considerable work had already been undertaken. The Inspectorate advised that baseline data must be current enough to be fit for purpose.

The Inspectorate asked whether the proposed road improvements amounted to NSIP in their own right. LR explained that this was not yet clear. LR explained that considerable engagement has been undertaken with statutory consultees around the design of the highways works, particularly with regard to impacts on adjacent SSSI.

LR do not propose to seek a further Environmental Impact Assessment scoping opinion; in their view, the scheme is not materially different to that which was scoped.