



Meeting note

Project name	The London Resort
File reference	BC080001
Status	Final
Author	The Planning Inspectorate
Date	8 October 2019
Meeting with	London Resort Company Holdings (the Applicant)
Venue	Temple Quay House, Bristol
Meeting objectives	Project Update
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 Updates

The Applicant stated that there had been 4 stages of consultation for the Proposed Development with high levels of response. and that it was in the process of holding more meetings with stakeholders and the Local Authorities in order to discuss resources needed for the scheme to be successful.

The Applicant confirmed that the project will be delivered in 2 stages, with the first stage being completed by 2024 and the second stage following up 5 years later. It gave updates on the potential attractions the project would feature. The Proposed Development would feature accommodation for staff only, for seasonal work etc which the Applicant consider will reduce travel. The Inspectorate reiterated the need for the Applicant to carefully consider how it would define the envelope and any cumulative impacts.

The Applicant stated that they would be looking to create a modal shift away from cars and increase the use of public transport for the development.

Traffic Management

The Applicant stated that Highways England (HE) have proposed works on A2 Bean and Ebbsfleet junctions which could have an impact on the Proposed Development.

The Applicant stated that the Inspector had requested modelling which included the new changes made to these junctions. The works by HE are due to finish by 2023. The Applicant stated that there would be a dedicated road going from Ebbsfleet junction on the A2 going directly to the development site. This would minimise disruption of the Proposed Development on other roads in the area.

The Applicant stated that the proposed Lower Thames Crossing is due to open in 2027, between the two phases of the development. The Applicant stated that HE have agreed traffic management model for the scheme that would include the finished Lower Thames Crossing. The Applicant and HE were currently in process of agreeing the brief for the modelling e.g. The number of different scenarios needed to model against.

Environmental Issues

The Applicant explained that the scheme would need to be rescoped as the current scoping was done in accordance with Infrastructure Planning (Environmental Impact Assessment) Regulations, and that it will be in contact regarding the exact details. The Applicant stated that after the new scoping opinion is given the Applicant will put forward a Preliminary Environmental Information Report for the DCO project.

Compulsory Acquisition

The Applicant discussed that most of the site was under control or was in discussion and that compulsory acquisition was a last resort. The Applicant explained that the company's in the nearby industrial estate have all banded together and are now represented by a professional adviser.

Anticipated submission date

Due to the revised programme and need for rescoping this is now anticipated to be Q2 2020.