



Meeting note

Project name	The London Resort
File reference	BC080001
Status	FINAL
Author	The Planning Inspectorate
Date	16 December 2020
Meeting with	London Resort Company Holdings (the Applicant)
Venue	Telecon
Meeting objectives	Project Update
Circulation	All attendees

Summary of key points discussed and advice given

The Applicant was aware 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

A discussion was held in regard to the [section 35 Direction dated 9 May 2014](#), the Inspectorate advised the Applicant to ensure they clearly explain, within their application, how they consider the 2014 Direction applies to the current proposal, making reference to the project name, location/boundary and the inclusion of housing.

The Applicant explained that the proposed operational housing relates to staff accommodation provided as a functional need for the project.

The Inspectorate stated that the Applicant should have regard to the Government guidance '[Planning Act 2008: Guidance on Nationally Significant Infrastructure Projects and Housing](#)', specifically paragraphs 21 and 22 in relation to housing in sites designated as Sites of Special Scientific Interest (SSSI), as it noted that Natural England is reviewing evidence to determine whether land on the Swanscombe Peninsula should be proposed for notification as a SSSI.

The Applicant confirmed that it will share the finalised Consultation Report document with the lead officers at the LAs.

The Inspectorate confirmed that it would be sending a copy of the Consultation Report to the LAs when requesting their views on the adequacy of consultation, and welcomed that the Applicant would also be sending them a copy earlier, as this would allow LAs more time to prepare the responses.

The Applicant confirmed it has been working with all of the LAs to provide Planning Performance Agreements (PPAs) and to understand resourcing issues.

The Inspectorate reminded the Applicant of the s51 advice given following the acceptance period for the Lower Thames Crossing project and that the Applicant should have regard to the Government guidance '[Planning Act 2008: Guidance on the pre-application process](#)' (March 2015), specifically paragraph 20:

"Experience suggests that, to be of most value, consultation should be:

- based on accurate information that gives consultees a clear view of what is proposed including any options;*
- shared at an early enough stage so that the proposal can still be influenced, while being sufficiently developed to provide some detail on what is being proposed; and*
- engaging and accessible in style, encouraging consultees to react and offer their views."*

The Consultation Report should refer to how the requirements in the PA2008 have been met and also show how the guidance has been followed, specifically in regard to the level of detail provided, for example the Applicant should be sure that they have provided sufficient information to enable consultees to understand any potential impacts which may arise as a result of the proposal.

The Applicant explained that their schedule of deliverables (essentially the application documents) has been shared regularly with LAs, and the Applicant stated that they had invited LAs to engage with them to allow draft documents to be shared and for workshops on specific topics to take place.

Draft Documents

The Inspectorate gave feedback on the draft DCO, noting that it was not accompanied by a draft Explanatory Memorandum and that a line-by-line review had not been undertaken. A table including these comments is appended at the end of this meeting note.

The Applicant stated that the draft DCO was currently a living document that is being updated on a regular basis and that it has committed to meeting with stakeholders to help shape future iterations of the document as mitigation strategies and plans are tested throughout the application process.

Anticipated submission date

The Applicant confirmed that the project is on-track to be submitted to the Planning Inspectorate (on behalf of the Secretary of State) before the end of 2020.