



Department for Levelling Up,
Housing & Communities

Lee Rowley MP

*Parliamentary Under Secretary of State for
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Steve Norris Esq
Chair, London Resort Company Holdings
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Email: [REDACTED]

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Dear Mr Norris,

I am writing to you in your capacity as Chair of London Resort Company Holdings to seek an update on your Company's plans and intentions for the London Resort project proposed in Swanscombe, Kent.

In May 2014, the Secretary of State directed the London Resort project to be treated as a Nationally Significant Infrastructure Project ("NSIP") under section 35 of the Planning Act 2008. It was directed into the NSIP planning process on the basis that the proposals as put forward fell within a business or commercial project of a prescribed description for the purposes of section 35(2)(a)(ii) of the 2008 Act and regulation 2 of the supporting 2013 Regulations. The decision to direct the project into the NSIP process was due to the projects likely significant economic impact and its potential importance in driving growth in the economy as well as its transboundary impacts on multiple authority areas. The Secretary of State also cited the substantial physical size of the proposals as being relevant to his decision that the proposals were of national significance. I attach a copy of the direction letter for ease of reference.

Following the direction, an application for development consent for the London Resort scheme was submitted in December 2020, and accepted for further examination by the Planning Inspectorate in January 2021. The application was then subsequently withdrawn in March 2022, citing the need to revisit the transport strategy and the need for the application to consider the designation of the Swanscombe Peninsula as a Site of Special Scientific Interest (SSSI) as reasons for the withdrawal.

A meeting with the Planning Inspectorate was then held in July 2022, where the Company indicated that a new application would be submitted in Q2 2023. During this meeting, the Planning Inspectorate suggested that the applicant reviewed the scheme for London Resort against the section 35 direction that was given in 2014, noting the intention to revise the scheme since the granting of the direction. The Planning Inspectorate also suggested that the applicant approaches the Department for Levelling, Housing and Communities to discuss this matter further. A copy of this meeting note is also attached for ease of reference.

There does not appear to have been any significant update in respect of the development and then taking forward of a revised London Resort scheme. I am also mindful of the several concerns that have been raised with Ministers, both during the time leading to the DCO application in 2020, and more recently since its withdrawal, about the progressing or otherwise of the London Resort scheme and the uncertainties caused to local businesses and communities as a result.

Therefore, I am writing to request an update on the intentions for the London Resort project going forward, including the latest delivery programme and how and when it is intended to seek development consent or any other form of planning consent for the proposals.

I am arranging for a copy of this letter to be placed on the relevant project page of the Planning Inspectorate's National Infrastructure Planning website.

Yours sincerely,

LEE ROWLEY MP