

## Tilbury2

# Summary of a Written Representation by London Resort Company Holdings (LRCH)

### Introduction

A Statement of Common Ground (SoCG) has been prepared between Port of Tilbury London Limited (PoTLL) and London Resort Company Holdings (LRCH) in relation to the application by PoTLL under section 37 of the Planning Act 2008 ("the Act") for an order granting development consent ("DCO") for the construction, operation and maintenance of a new port terminal and associated facilities in Tilbury, Essex, known as 'Tilbury2'. The aim of the SoCG is to provide a clear record of engagement between the parties, LRCH and PoTLL.

This written representation (WR) by LRCH provides a description of the proposed London Resort development in order to provide a context for the SoCG between PoTLL and LRCH.

### Site Context

The Entertainment Resort site lies approximately 30 km east-south-east of Central London on the south bank of the River Thames, in the county of Kent. The Project Site occupies much of the Swanscombe Peninsula, and includes a corridor for transport connections extending generally southwards to the A2(T) trunk road.

The Resort site is bisected by the municipal boundary between the boroughs of Dartford to the west and Gravesham to the east. It lies mostly in the designated area of the Ebbsfleet Garden City, established in March 2015.

The principal rail links in the locality include the High Speed One (HS1) railway, which provides high-speed connections between London and various destinations in Kent and Eurostar train connections between London, Paris, Brussels and other European cities. Ebbsfleet International Station is located to the south of Swanscombe Peninsula. The railway passes partly in cutting and partly in a tunnel beneath Swanscombe Peninsula *en route* to London St Pancras International Station. The North Kent Line, which crosses the southern edge of the Swanscombe Peninsula in an east-west direction, provides local services between London and North Kent and onwards to the Kent coastal towns by way of the Kent Coast Line, with nearby stations at Greenhithe, Swanscombe and Northfleet.

Strategic highway routes in the locality include the A2(T), which provides a connection between Junction 2 of the M25 motorway to the west and Junction 1 of the M2 motorway beyond Gravesend to the east. The Dartford Tunnels and Queen Elizabeth II Bridge crossings of the River

Thames lie approximately 3km to the west of the site.

Highways England has consulted on options for a new road link between Kent and Essex, known as the Lower Thames Crossing. On 12 April 2017 the Secretary of State for Transport announced that the preferred route for the Lower Thames Crossing is a bored tunnel passing under the River Thames east of Gravesend and Tilbury.

The principal local roads adjacent to the Resort Site include the A226 London Road / Galley Hill Road that runs east-west across the southern side of the Swanscombe Peninsula, with the B255, B259 Southfleet Road and the B262 / A2260 Springhead Road providing north-south links between the A226 and the A2(T).

### **The Entertainment Resort Site**

The Resort site comprises approximately 552 hectares of land in a complex shape. It includes land on and to the south of the Swanscombe Peninsula and a corridor of land required for transport connections, running in a broadly north-south direction between the Peninsula and the A2(T). The Resort site also includes an approximately 3.5 km length of the A2(T) corridor between established junctions at Bean in the west (A2(T) / B255) and Pepper Hill (A2(T) / B262) in the east.

The Resort site thus comprises two distinct areas: the Swanscombe Peninsula on which the majority of the Entertainment Resort is proposed, and the Access Corridor running south towards and then along the A2(T).

The majority of the Resort site within the Swanscombe Peninsula comprises open, low-lying land with extensive former CKD tips and other brownfield former-industrial land.

The HS1 railway crosses the Peninsula on a south-east to north-westerly alignment. The southern section is in cutting and the remainder in a tunnel. A pumping station that serves the tunnel is located to the north-east of the tunnel portal.

High voltage electricity transmission lines cross the Peninsula on a south-east to north-westerly alignment, and include a 190 m tall 'super pylon' in the north of the Project Site that lifts the transmission lines over the Thames to a similar tower on the northern bank.

North of the HS1 tunnel portal is a derelict wastewater treatment works. A Port of London Authority radar beacon is located near the northern tip of the Peninsula.

The A2(T) / A2260 junction (referred to here as Ebbsfleet Junction) allows eastbound and westbound traffic to leave and join the A2(T) at the southern end of the Resort Site. Springhead Nurseries and the HS1 railway are located to the immediate east of the A2(T) / A2260.

### **Overview of the Proposed Entertainment Resort**

The 2008 Act provides that development consent may be granted for both a Nationally Significant Infrastructure Project (NSIP), referred to as the 'Principal Development' in this schedule, and for

‘Associated Development’, which is development associated with the Principal Development.

In the description of development below, a distinction is made between the Principal Development, which comprises all works proposed within what would be the Entertainment Resort, and Associated Development, comprising other development that has a direct relationship with the Principal Development and is required to support its construction or operation.

In summary, the Principal Development includes:

- land remediation works;
- The Leisure Core, comprising a range of events spaces, themed rides and attractions, entertainment venues, cinema, theatres and nightclubs, developed in two phases known as Gate One and Gate Two, along with entrance plazas for Gates One and Two and ancillary retail, dining and entertainment facilities;
- landscape works and planting;
- car parks;
- the A2 Highways Works comprising a signalised at-grade gyratory junction to replace two existing roundabouts at the A2(T) / B259 junction

The Associated Development includes:

- five hotels providing budget, family, upmarket, luxury and themed accommodation totalling up to 3,550 rooms or suites. The family hotel will incorporate a water park;
- a ‘Back of House’ Area accommodating many of the necessary supporting technical and logistical operations to enable the Entertainment Resort to function.
- a people mover and transport interchange;
- resort access road;
- local transport links;
- river transport infrastructure;
- service infrastructure;
- flood defence works;
- habitat enhancement and public access;
- security and safety provisions.

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