

The London Resort - Community Liaison Group Meeting

Minutes of meeting

Meeting Date: 25th June 2020

Attendees:

- Keith Burgin – Bean Parish Council (KB)
- Steve Stamp – Northfleet Central CIO (SS)
- Cllr Peter Scollard – Gravesham Borough Council (PS)
- Cllr Sue Butterfill - Swanscombe and Greenhithe Residents Association (SB)
- Paul Boughen - Ebbsfleet Development Corporation (PB)
- Sue Constant – Local community representative (SC)
- Ashley Johnson – Bean Residents Association (AJ)
- Cllr Peter Harman - Swanscombe & Greenhithe Town Council (PH)
- Cllr David Mote - Dartford Borough Council (DM)
- Penny Marsh - Churches together in Ebbsfleet (PM)
- Cllr Mark Coxshall – Thurrock Council (MC)
- Andy Martin - The London Resort (AM)
- Becky O’Shea – Copper Consultancy (BOS)
- Andrew Bottone – Copper Consultancy (AB)

MATTERS ARISING		Actions
1.	<p><u>Welcome and introductions</u></p> <p>BOS opened the meeting on Zoom and gave participants the opportunity to formally introduce themselves. In addition, BOS requested that participants remain on mute during presentations and ask questions via Zoom’s chat function to prevent background noise. These questions were to be answered during the meeting.</p> <p>BOS stated that the meeting aimed to finish by 2pm.</p> <p>AM followed and thanked everyone for joining.</p> <p><u>Apologies:</u></p> <ul style="list-style-type: none"> • Amarjit Kaur Thind - Local community representative • Jackie Hardinges - Southfleet Parish Council • Julie Collins - Northfleet Big Local • Fraser Ross - Ebbsfleet Residents Association 	
2.	<p><u>Role of the Community Liaison Group (CLG)</u></p> <p>BOS ran through and outlined the role of the CLG, as set out in the Terms of Reference that had been circulated in advance of the meeting:</p> <ul style="list-style-type: none"> • To provide a forum to help the local community understand the proposals for the Resort and for LRCH to understand views of the community • To represent the views of local communities • To ensure there is a mechanism to address the ideas, comments and concerns raised by the CLG • Membership of the group in no way implies personal support of 	

	<ul style="list-style-type: none"> or objection to the proposals • CLG may make recommendations to LRCH for consideration <p>a). <u>Review of membership</u></p> <ul style="list-style-type: none"> • BOS ran through the current list of members of the CLG and added that although there had been requests to join the CLG, in order to keep the group at a manageable size, particularly for Zoom meetings, LRCH was setting a rough limit of 20 organisations involved. • BOS invited feedback on current membership, inviting suggestions for additional members, highlighting in particular the need to engage with community groups in Thurrock. • <i>AJ recommended the CPRE, Peninsula Management Group (PMG), KenEx, D&G Cycling Forum to become members of the CLG.</i> • BOS said that in regards to the PMG, a separate engagement process was underway dedicated to land owners and others with an interest in land. BOS added that LRCH have ongoing engagement with various statutory and non-statutory environmental bodies, and that LRCH will evaluate any potential additional members such as the Cycling Forum was all requests has been submitted and reviewed. • BOS invited members to send suggestions via email following the meeting. • <i>SB asked if the presentation and minutes could be circulated.</i> • BOS confirmed minutes and the presentation would be sent to all members. <p>b). Terms of Reference</p> <ul style="list-style-type: none"> • BOS asked for any comments in regards to the CLG Terms of Reference as circulated prior to the meeting. There were no comments from participants. • BOS then asked if everyone was happy to formally adopt the Terms of Reference, every participant was in agreement. <p>Terms of Reference formally adopted</p>	<p>CLG members</p> <p>LRCH</p>
3.	<p><u>London Resort Progress Update</u></p> <p>AM ran through the updates that the project had undergone in recent years.</p> <ul style="list-style-type: none"> • AM explained that in 2019 PY Gerbeau arrived as the new Chief Executive of the Resort and gave an overview of his background. • The business plan had been reviewed, focused on giving visitors a unique and premium experience • IP Partners - outlined change from London Paramount Resort to The London Resort, whilst maintaining relationship with Paramount, BBC and ITV • Highways England - LRCH is in regular contact with Highways England regarding A2 Bean and the Lower Thames Crossing. LRCH is also 	

	<p>awaiting specific confirmation that Highways England have implemented consent for potential A2 Bean to Ebbsfleet junction</p> <ul style="list-style-type: none"> • Port of Tilbury - Previous plan to use it as a point of jump off for logistics and construction. Relationship now enhanced, with Port of Tilbury to be used for visitor arrival and parking, addressing issues brought up in earlier stages of consultation. • Ebbsfleet Development Corporation (EDC) - working closely with them, representative Paul Boughen a member of CLG. Continued talks with EDC to align on master planning and their policies on bringing leisure to the Peninsula • Environmental Scoping Report - Project has been rescoped - updated scoping report detailing how LRCH will assess impacts has been sent to the Planning Inspectorate (PINs), for consultation with Local Authorities. The Scoping Report is available on the PINs Website. • Statement of Community Consultation (SoCC) - a Draft SoCC, setting out how LRCH intends to consult with the community, is currently with Local Authorities for their comment. LRCH issued press release outlining the intention to start public consultation in the summer. • Assessments and Surveys - Ongoing assessments and surveys on a wide scale measuring the impact of The London Resort. <p>AM added that LCRH are focused on delivering a world class Entertainment Resort founded on sustainable and low carbon principles. This vision is embedded in all aspects of the scheme.</p> <p>AM then provided an overview of key features of The London Resort and the revised emerging masterplan.</p> <p><u>Discussion and Q&A</u></p> <ul style="list-style-type: none"> • <i>AJ indicated that the Environmental Scoping Report was hard to find and asked whether this would be added to the website along with the CLG's minutes.</i> • BOS confirmed that work would be undertaken to LR's website and that all documentation, including a link to the Environmental Scoping Report, will be added to website, in addition to the CLG's minutes. • <i>AJ asked where the project DCO boundary point is.</i> • AM referenced earlier point that LRCH is awaiting confirmation from Highways England in regards to implementing consent for the A2 Bean to Ebbsfleet Junction, in order for LRCH to revise the boundary. • <i>AJ commented that the southern part of the boundary was within the green belt and there are 20 homes within the Bean area.</i> • AM reassured that LRCH is aware, and reiterated that the revision to the line boundary is subject to confirmation from Highways England. • <i>PS enquired about the estimated number of visitors per hour/day and how many would be using public transport.</i> • AM confirmed that LRCH have been reworking the estimated numbers and are continuing discussions with local authorities and Highways England. Estimates will be available as part of the public consultation. 	
		LRCH

	<ul style="list-style-type: none"> • <i>SB asked if the presentation could be put together with the minutes.</i> • BOS confirmed that this could be done. AM added that the CLG presentation could be put online. • <i>KB asked how traffic would be managed and that the current Highways England (HE) plan hasn't included LRCH's traffic flow.</i> • AM confirmed that LRCH are talking with HE in regards to using their baseline data and overlaying this with LRCH's. AM stated that this modelling exercise is currently underway. • <i>AJ mentioned that AM had referred to a main road junction and asked what needs do LRCH have at Bean and who is the Highways Consultant?</i> • AM confirmed that the Highways Consultant was still WSP. The main road junction referenced is the A2 at the Ebbsfleet junction for the new resort access road. As previously stated, subject to HE confirming consent for their improvements, there won't be a need to make adjustments at Bean junction for the Resort. • <i>PS asked what the Resort's employment estimate is and will there be training for local people.</i> • AM stated that LRCH is currently working through these numbers, and will share the latest estimates at public consultation. • <i>DM enquired about access for the public to the existing marsh land areas and if the marsh land would be outside the Resort's pay line.</i> • AM confirmed the public would have access without having to pay to enter the Resort. Public consultation will include a landscaping and environmental strategy, including detail about public access areas and walkways. • <i>PS asked if LRCH would be using low energy transport such as trams and ferries in line with the park's focus on low energy consumption.</i> • AM said LRCH are considering a number of options for renewable energy generation and for low energy transport, including ferries and electric buses amongst other facilities. In regards to trams, LRCH is in discussions with KenEx Tram, but LRCH's transport strategy isn't reliant on KenEx or CrossRail. AM also mentioned that LRCH are in regular discussions with Thames Clippers and the Port of Tilbury. • <i>AJ mentioned that residents at Bean were served with notices of intent to acquire by virtue of Compulsory Acquisition in 2014 and that LRCH said at the A2BE Public Inquiry he would see if they could be withdrawn. AJ asked if they would still be withdrawn.</i> • AM stated that in 2014, LRCH were unsure what the impact would be on Bean junction. Highways England's forthcoming work on the Bean junction will see improvements take place at Bean. Once there is confirmation, AM confirmed that LRCH would revise the boundary at which point the number of properties and land impacted will change. • BOS advised the group that due to timing constraints, there would only be enough time for a few more questions before needing to 	LRCH
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move on to the next section of the presentation, but that further questions could be dealt with outside the meeting.

- *SC asked if will there be any benefits to the local area such as free entry, as there are local communities affected by the Resort?*
- AM stated that there will be huge economic benefit for the area, particularly through job creation and support of the local economy which may have a similar positive impact as Disneyland Paris' in France. AM added that there will be community initiatives and that LRCH will be undertaking talks with Local Authorities in regard to a Section 106 contribution.
- *PS asked if it were true that the KenEx tram would deliver double the passengers per hour compared to the electric buses and if LRCH would support a link being made under the Thames to reduce traffic.*
- AM stated that he did not have the data to answer this question. AM reiterated that LRCH are not including the KenEx tram proposals for the Resort.
- *AJ commented that the orders for A2 Bean improvements were confirmed on the date of the CLG's meeting (25th June) and enabling works started over a month prior.*
- AM stated that the enabling works aren't the same as the implementation being confirmed by Highways England. AM added that LRCH would never be able to extend the red line post consultation whilst going through submission but could contract and bring it in and would look to do this where possible.
- *KB commented that the CIL would only go to one council but many would be affected.*
- AM said that the CIL won't just go to one council and there are mechanisms in place for it go to a number of councils. AM added that LRCH have identified Thurrock, Gravesham and Dartford all as host authorities for the purpose of the Resort, and have had a number of conversations with these authorities along with Kent County Council and Ebbsfleet Development Corporation as both these bodies have planning powers.
- *SS commented that the construction phase of a development of the Resort's size can disrupt local communities and questioned if LRCH intended to bring materials in via the river.*
- AM answered yes, LRCH does intend to bring materials in by the river and that the construction strategy would be available for consultation. AM added that LRCH is looking at how many jobs construction will create and where those working on construction will come from, along with their impact and also how materials will be managed.

AM thanked everyone for their questions and requested participants to follow up on any questions via email

4.	<p><u>Consultation</u></p> <ul style="list-style-type: none"> • BOS provided a reminder of the previous consultations that had taken place for the Resort, which comprised of four rounds of consultation between 2014-2015, with more than 8,000 event attendees and more than 80% of respondents supporting the Masterplan. • BOS explained that those consultations had provided valuable local insights, informing the project’s approach and further development of proposals. There was also a wider programme of engagement with stakeholders including local authorities, environmental bodies and MPs. <p>Consultation - stage five</p> <ul style="list-style-type: none"> • BOS outlined the forthcoming stage of consultation, explaining that this was stage five of consultation, and that it was a statutory consultation, meaning certain requirements to be met in how it was delivered. • This next stage of consultation is being planned for launch at the end of July and will run through until to mid-September. At this stage of consultation LRCH will share updated proposals including the revised Masterplan, transport proposals, and approach to the environment and landscape. <p>How we are consulting with the community</p> <p>BOS explained that LRCH will use a mixture of methods to consult with the community, these include:</p> <ul style="list-style-type: none"> • Leaflet drop to households and businesses in the vicinity of the Project, newspaper advertising and social media • Notification letters and emails to MPs, Councillors (unitary, borough, town and parish) • Email to project database and to community organisations, schools, seldom heard groups • Events will be held online, mainly webinar format, with Q&A • Online briefings with councils, community and religious groups, and disability organisations • All materials will be on the Project website • Online feedback form and email • Various digital tools to be added to the website to ensure it is easy for people to view proposals and respond to consultation online, including a virtual exhibition space • Recognising that not everyone has digital access, the project has a Freephone telephone number and freepost address. • Hard copies of summary consultation materials will be available on request <p>After consultation</p> <p>BOS outlined the process after consultation:</p> <ul style="list-style-type: none"> • Feedback will be analysed and a consultation report will be produced • The consultation report will form part of the DCO planning application, planned to be submitted in late 2020 	
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	<ul style="list-style-type: none"> • LRCH will continue a programme of community and stakeholder engagement • The Resort is expected to open in 2024, subject to planning approval • <i>SS sent in a question prior to the meeting, asking ‘how best could local community organisations help LRCH to develop the project?’</i> • BOS thanked SS for his question and stated that LRCH would like the group to help to shape how to make best use of the CLG forum, and will be looking for CLG members to share insights from local communities and help disseminate information back to them. • BOS added that it is likely LRCH will look for targeted focus groups on things such as schools engagement and transport and added that moving forward there would likely be more opportunities for communities to be involved and help shape the project. • <i>AJ asked about the status of consultation with the numerous businesses to be displaced on the Peninsula.</i> • BOS responded that as part of the statutory consultation LRCH have a requirement to consult with persons with an interest in land, in addition to community consultation. • AM added that LRCH had written to agents who act for many of the affected businesses, confirming LRCH’s intent to secure option agreements at this stage and that LRCH will be offering an enhanced package for those choosing to go into an option agreements. <p>Discussion and Q&A</p> <p>BOS invited participants to suggest how best to engage with CLG and the wider community as the scheme develops, with a focus on particular groups that LRCH should be targeting and working with plus topic areas for discussion.</p> <ul style="list-style-type: none"> • <i>PB sent in a question prior to the meeting, saying he would like a focus on jobs employment skills and economic inclusion for a future meeting if possible.</i> • AM said that he is happy to arrange for Volterra (specialist economic consultants who have worked on this project for a number of years) to attend one of these meetings. AM added that Volterra are talking to local authorities about employment numbers and likely projected housing & population growth. 	
5.	<p><u>Next steps</u></p> <p>BOS explained the next steps on the process:</p> <ul style="list-style-type: none"> • Minutes to be issued within 10 days of the meeting • Date of next meeting to be during the consultation process, likely to be mid to late August • Suggestions for topic areas to be submitted around one month before each meeting • Questions can be submitted to the team at any time via the info@londonresortcompany.co.uk 	

	<ul style="list-style-type: none"> • <i>PS asked if LRCH would be engaging with employment agencies and job centres with descriptions of which jobs were available.</i> • <i>AM said yes, eventually but that is some time away.</i> • <i>In relation to PS's point, SS asked when recruitment for construction work recruitment would begin.</i> • <i>AM said this would depend on how the application submitted in December will go. LRCH would be in talks with main contractors about appointing and timing so that if the Resort is consented, this process can quickly move forward. AM added that recruitment for construction work will probably take place during 2022 but that construction preparation and main contractor conversations will take place during 2021.</i> • <i>AJ asked if the next CLG meeting would be held on Zoom.</i> • <i>BOS said this would partly depend on the current government lockdown restrictions and would most likely be on Zoom. AM added that LRCH will follow government advice in regards to holding face to face meetings.</i> • <i>AJ asked how is Zoom attendance decided.</i> • <i>BOS stated that membership is currently based on one nominated representative per organisation, with those who cannot attend meetings free to nominate another representative if they wish to do so. BOS added that in order to keep the group manageable, the group will stick to the same kind of numbers and membership wouldn't be extended too widely at his stage.</i> <p>BOS invited participants to send any further questions through after meeting.</p>	
6.	<p><u>Any other business</u></p> <p>No other business.</p> <p>BOS concluded the meeting and thanked everyone for their time.</p>	