



London Resort - Statutory Consultation

**Webinar - Land acquisition, property
compensation and the London Resort premium**

9th September 2020

Agenda

1. Welcome and introductions
2. Our vision and story so far
3. Project overview and our proposals
 - Masterplan, transport, environment
 - Communities, jobs and regeneration
4. Order Limits
5. Our Enhanced approach
6. Consultation process
7. Questions

Housekeeping



Ask questions using the tab on the right hand of your screen

‘Like’ questions to move them upstream

Also use this tab to let us know if there are any technical difficulties

Welcome and introductions

London Resort Company Holdings is proposing to develop a world-class, sustainable, next generation entertainment resort on the banks of the River Thames.

Our team are here today to talk you through the detail.

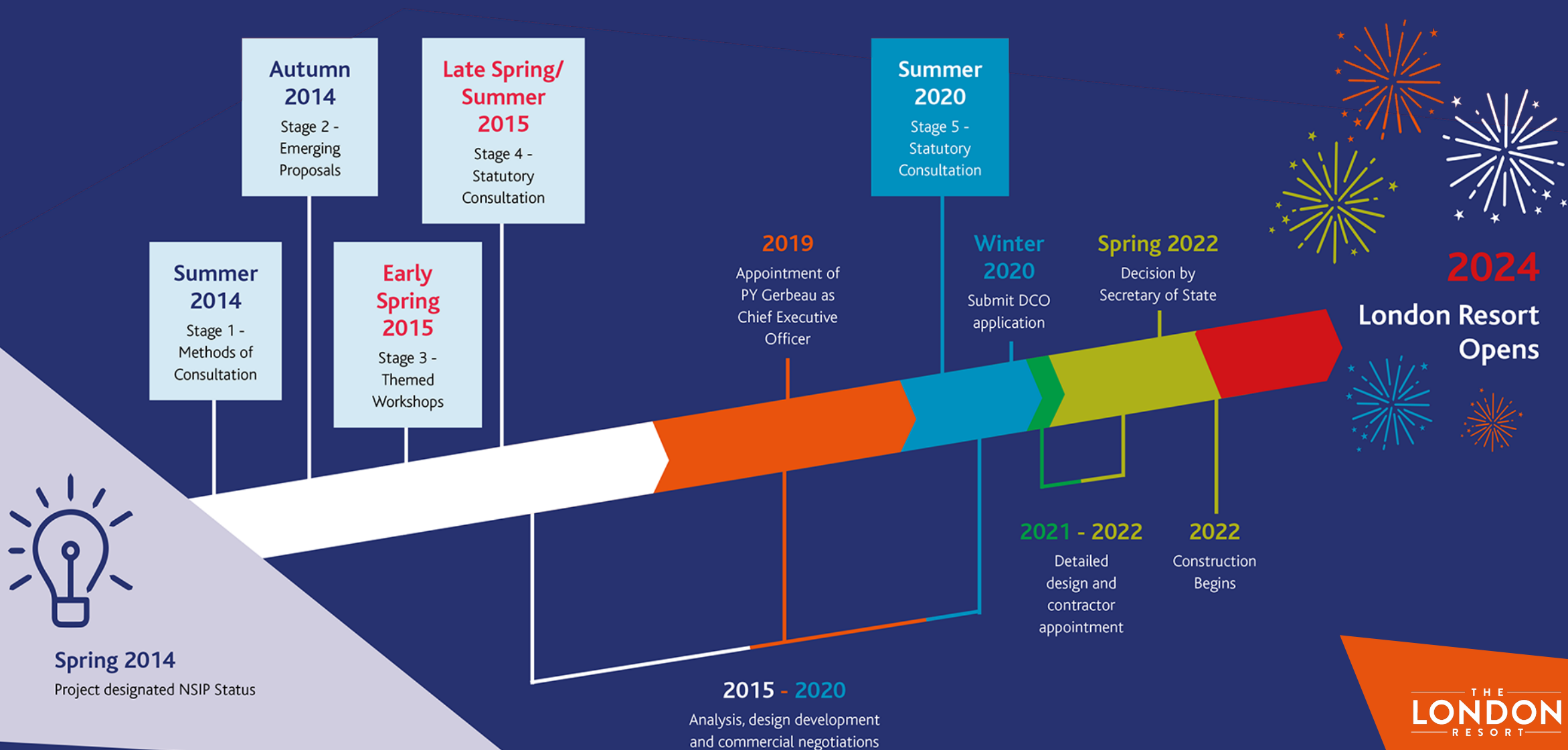




Our vision

- Unique, immersive world-class destination
- Sustainable and environmentally-responsible
- Our Partners
- Harnessing natural landscape and riverside location
- Innovative, relevant, flexible
- A catalyst for job creation and regeneration

Story so far



Project overview

New Entertainment Resort founded on sustainable and low-carbon principles

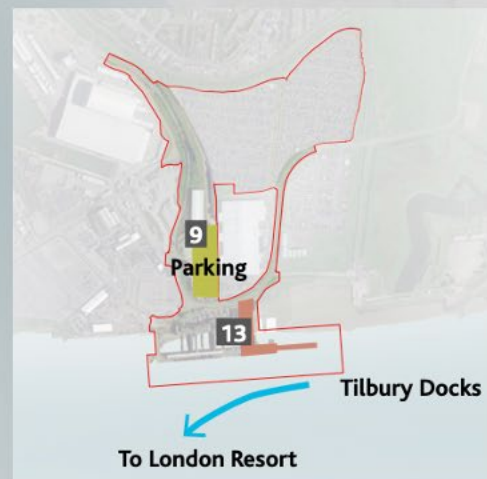
Key features include:

- Two theme park gates, to be opened in phases – 2024 and by 2029
- Hotels, retail, dining and entertainment - more entertainment, eSports, Conferention Centre, Water park
- Operational housing
- Transport interchanges for rail, coach, ferry, taxis, cars and visitors
- Park and Glide at Tilbury
- Access road and main junction with A2(T)
- Car parking, utility compounds, renewable energy sources



Masterplan illustrative

Masterplan land uses (zones)



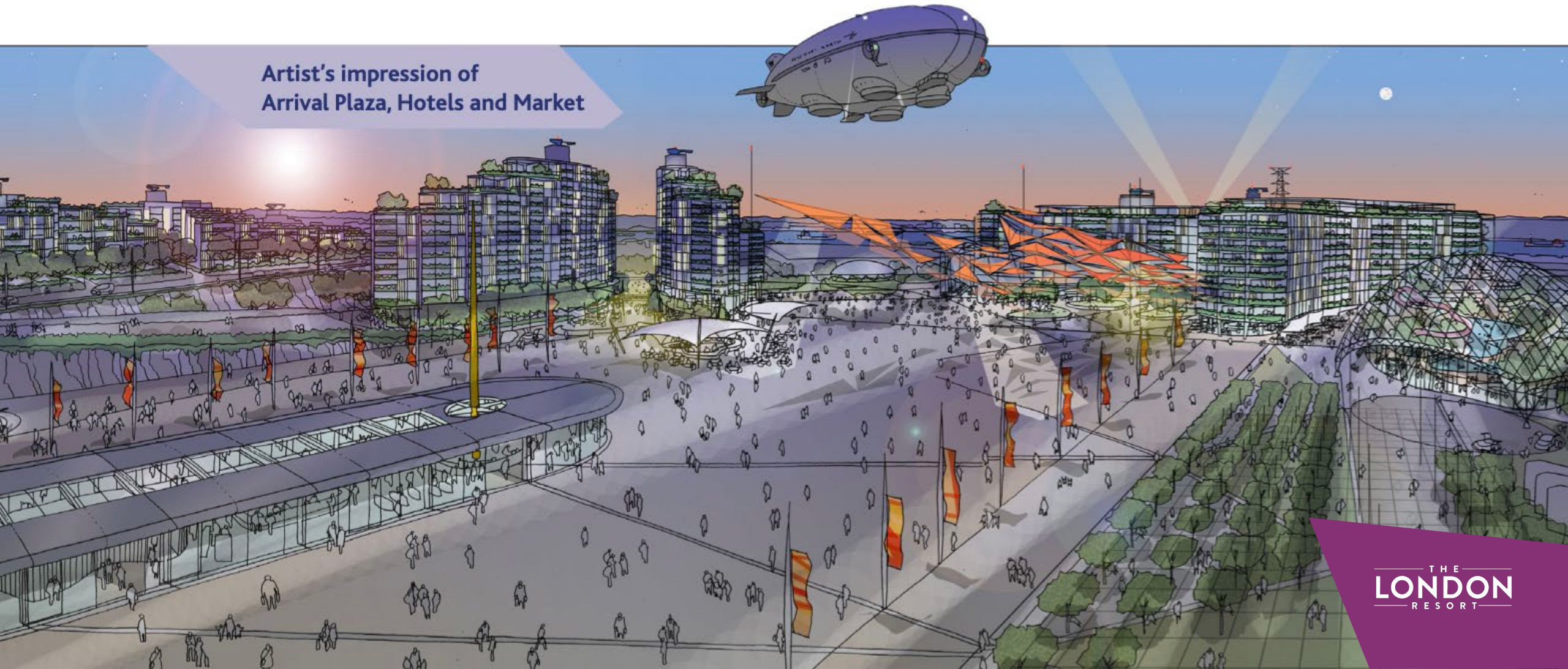
Masterplan land uses (zones)



Masterplan

View of Arrival Plaza, Hotels and The Market

Artist's impression of
Arrival Plaza, Hotels and Market



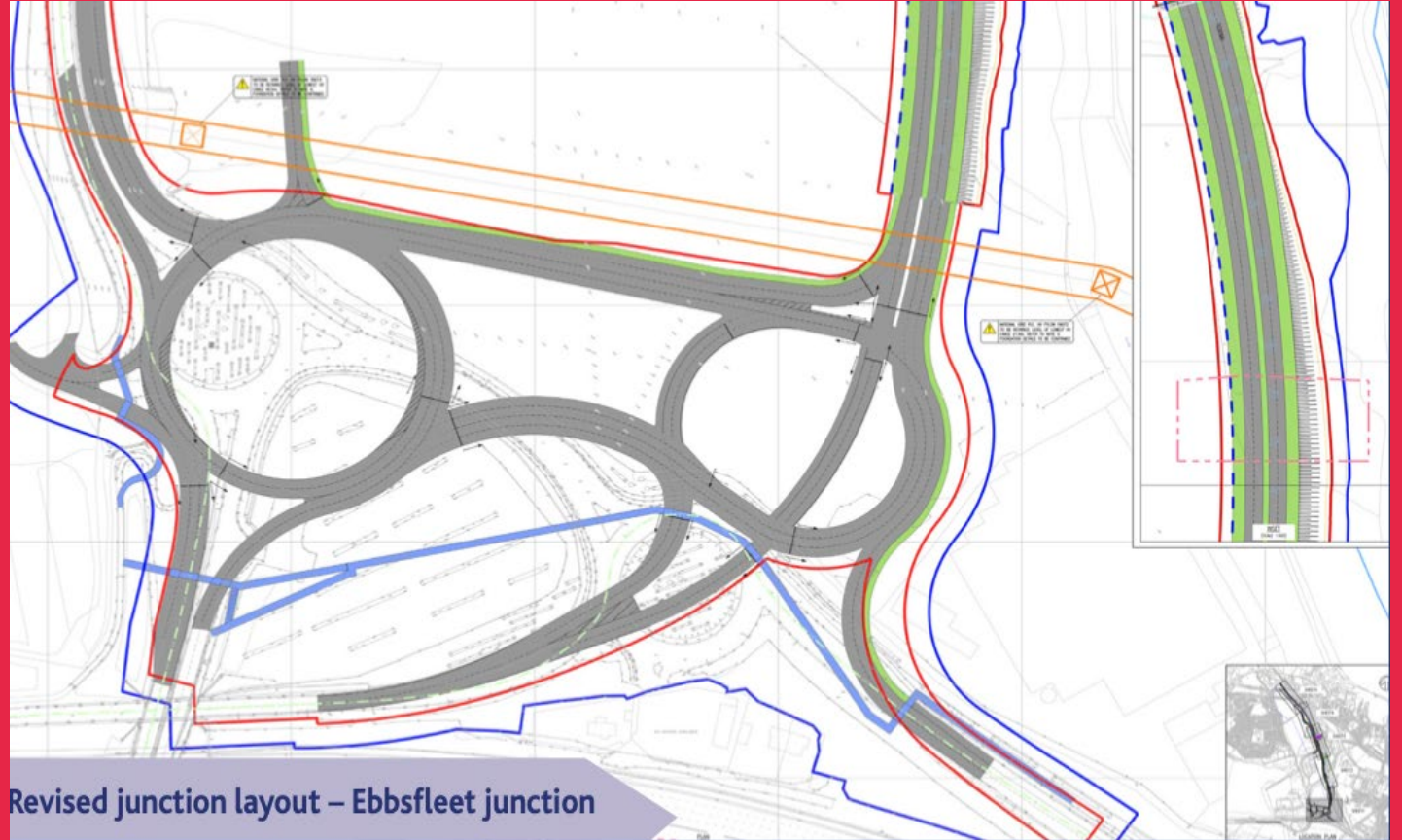


Transport

Our strategy is focused on the following:

- Working for the local community and our guests
- Underpinned by sustainable travel choices
- Use the site's unique location to maximize the use of river and rail
- Utilise excellent public transport links the site is already connected to

Road access



Transport Routes and Walkways



Transport interchanges



Environment

Layout of the Masterplan adjusted, designed to make better use of opportunities to improve and enhance the structure of the landscape across the area.

These enhancements will also have recreational benefits and deliver positive impacts.

We are committed to achieving a net gain in biodiversity.

Impacts

We are committed to minimizing the impact of construction work as much as we are able to

- Habitat compensation
- Ground conditions





-  Pedestrian and Cycle Routes
-  Tertiary Nature Trails (Hoggin Tracks)
-  Boardwalks
-  Observation Points
-  Bird Hides/Towers
-  Recreational spaces with informal open space, wildflower meadow and picnic spots
-  Opportunities to extend the inter-tidal zone at low-lying areas along shoreline through managed retreat (moving the flood defence inland)
-  Opportunities to create enhanced salt marsh through managed retreat to flood defence wall
-  New constructed reedbed area and northern channel to Broadness harbour to provide filtering and water treatment function
-  Existing marshland areas to be enhanced through sensitive management to extend/enhance marsh habitats with new watercourses/waterbodies/permanently wet areas
-  Area identified for creation of enhanced scrub habitats through new planting and improved management regime
-  Resort arrival landscape - opportunities for tree planting, parkland, wildflower planting and innovative sustainable urban drainage systems such as raingardens
-  Opportunity for rain garden tree pits and high impact directional avenue tree planting

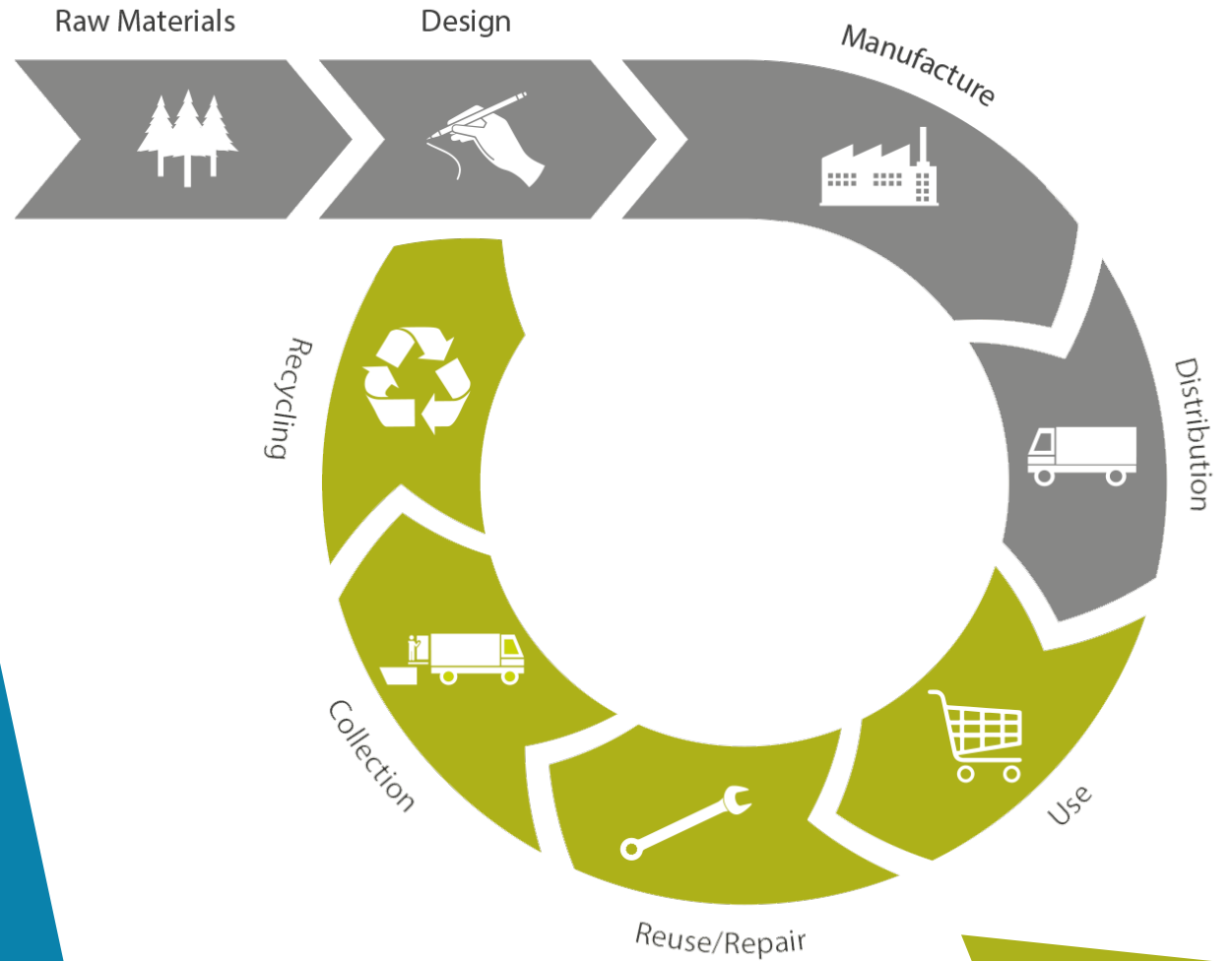
Sustainability

We are promoting a sustainable development.

Our vision is focused and ambitious, with a net zero operational carbon target, making it one of the most sustainable theme parks in the world.

Sustainable and low-carbon principles are integrated across the emerging Masterplan, in terms of design, construction and operation.

Circular Economy





What this means for the area

- Thousands of jobs
- Regeneration and investment
- Increase in local spend
- Employment and skills
- Transformational provision of entertainment
- Realise potential of the River Thames
- Green network
- New infrastructure
- Improved access for local communities
- Regeneration of a brownfield site



Jobs and skills

A huge driver for job creation. We estimate:

- around **8,700** skilled or semi-skilled jobs directly on-site during peak times in **2025**.
- expected to increase to over **17,000 jobs on-site by 2038**.

Jobs across the theme parks, Water park, dining, retail, hotels, Conferention and eSports centres.

Includes full time, part time and seasonal roles.

Estimated breakdown in 2038:

- Approximately **6,500** full time jobs
- Approximately **3,700** part time jobs
- Approximately **7,100** seasonal jobs

Expected to be a peak of up to **4,100** jobs supported on site during the construction period.

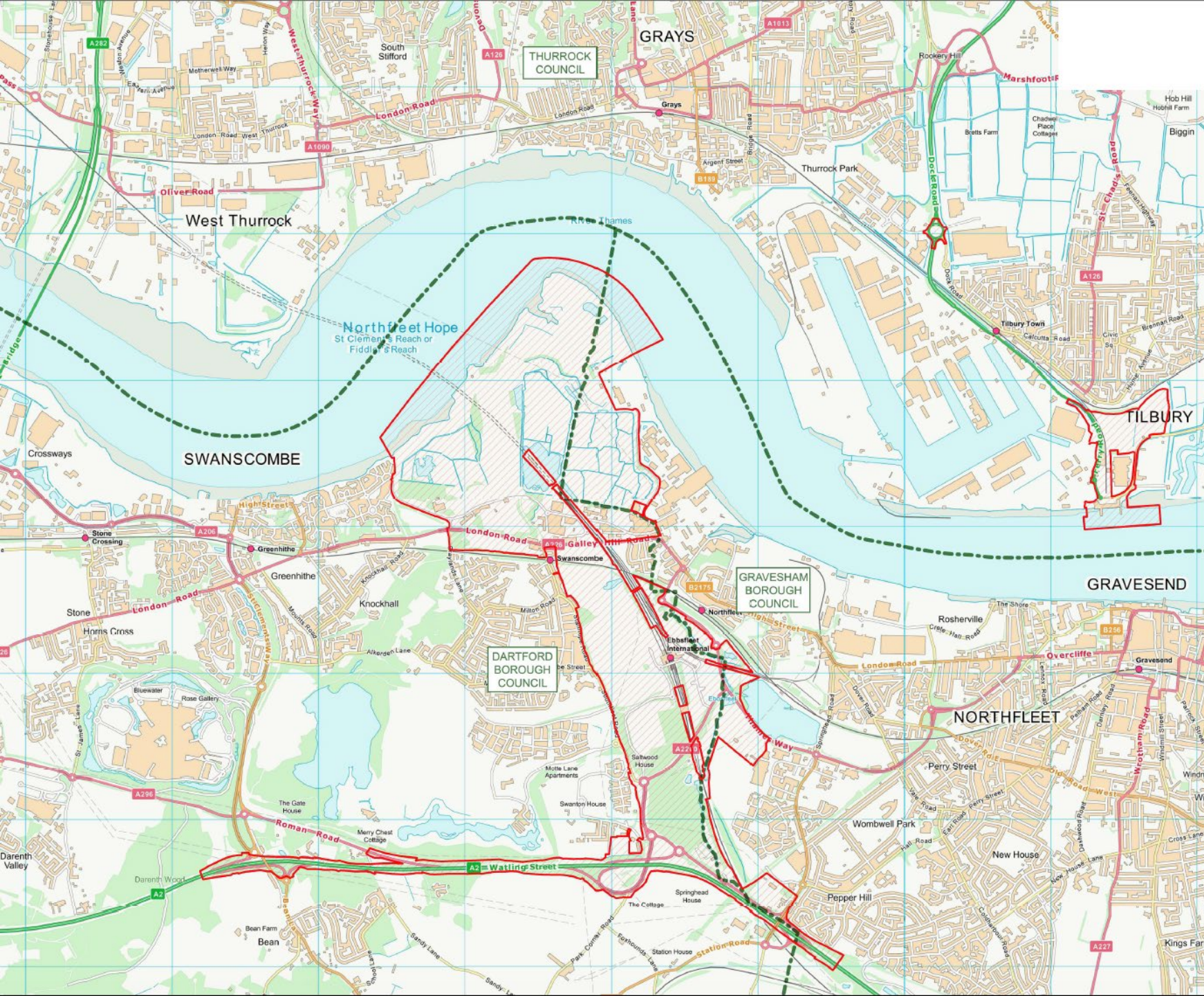
Communities, accessibility

Improved connectivity for local communities - includes walkways, helping to connect visitors and local residential areas with the river, along with an improved network of pedestrian and cycle routes

Accessibility - we are committed to creating a development that is accessible and inclusive

We will put people at the heart of our design, starting with the simple premise that inclusion is embedded in the design process.





Order Limits

The Enhanced approach to compensation

The conventional approach

- Market value + disturbance + basic / occupiers loss capped at £100,000

Our approach, the Enhanced approach

- Market value + disturbance + 30% premium capped at £500,000
- Secured by an Option to avoid use of Compulsory acquisition powers

Enhanced approach

Land acquisition - landlords

- Replace Basic Loss @ 7.5% capped at £75,000 with 30% on whole claim capped at £500,000
- Agree the numbers now and secure with a three-year Option with right to renew for further two years
- Reimburse costs and pay a 5% licence fee
 - minimum £10,000 and capped at £25,000
 - payable again upon renewal

Enhanced approach

Relocation - businesses

- Replace Occupiers Loss @ 2.5% capped at £25,000 with 30% on whole claim capped at £500,000
- Agree the numbers relating to disturbance items provisionally now and secure with a three year Option with right to renew for further two years. The numbers will be reviewed against actual costs incurred and adjusted upwards only
- Reimburse costs and pay a 5% licence fee, minimum £10,000 and capped at £25,000 payable again upon renewal

Enhanced approach

Land acquisition and relocation: owner occupiers

- Replace Occupiers Loss @ 2.5% capped at £25,000 with 30% on whole claim capped at £500,000
- Agree the numbers relating to disturbance items provisionally now and secure with a three year Option with right to renew for further two years. The numbers will be reviewed against actual costs incurred and adjusted upwards only
- Reimburse costs and pay a 5% licence fee, minimum £10,000 and capped at £25,000 payable again upon renewal

Next steps

Land referencing

- LRS are appointed and have sent out questionnaires
- The questionnaire is known as a Request for Information – it is important to complete this so that we can help you proceed with discussing terms for an Option Agreement

What LRCH will fund

- We want you to have independent and informed advice and we are prepared to pick up those costs considered to be necessary and reasonable
- If you direct your adviser to us we can provide you comfort on this by agreeing with them what we will cover



Land acquisition, property compensation and the London Resort Premium

For more information about the project and our proposals, please visit www.londonresort.info

What happens after the DCO application is submitted?

1. Acceptance

The Department for Transport (DfT) will accept the application for the DCO. This is a legal process that allows the government to acquire land for the project. The DfT will issue a notice of acceptance, which will be published in the London Gazette.

2. Pre-examination

At this stage, the DfT will conduct a pre-examination of the application. This will involve a meeting with the applicant to discuss the application and the DfT's views on it. The DfT will also conduct a site visit to the project area.

3. Examination

The DfT will conduct a formal examination of the application. This will involve a public consultation period, during which the public will be able to comment on the application. The DfT will also conduct a site visit to the project area.

4. Decision

The DfT will make a decision on the application. This will be based on the DfT's views on the application, the public consultation, and the site visit. The DfT will issue a decision notice, which will be published in the London Gazette.

5. Post-decision

Once a decision has been made, the DfT will issue a notice of decision, which will be published in the London Gazette. This will allow the DfT to acquire the land for the project.

How are my rights affected by the DCO?

The DCO will allow the DfT to acquire the land for the project. This will involve the DfT taking possession of the land. The DfT will also be able to use the land for the project. The DfT will also be able to use the land for the project.

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How to respond to consultation



Online: complete our online feedback form
www.londonresort.info



Post: FREEPOST: LONDON RESORT CONSULTATION. You do not need a stamp.



Email:
info@londonresortcompany.co.uk

Please submit your response **by 11.59pm on 21 September 2020.**

We cannot guarantee that responses received after this time will be considered.



For consultation queries:

0800 470 0043

What happens after consultation

Your responses will help us shape the scheme before we submit our DCO application.

The Planning Inspectorate (PINS), acting on behalf of the Secretary of State, has 28 days to formally accept the application.

We expect to submit our application by the end of **2020**. If granted:

- Works will start in **2022**
- London Resort will open in **2024**.



Questions

