

29 November 2019

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Dear Anthony,

**MSG SPHERE (19/00097/FUL AND 19/00098/ADV)  
Land lying to the west of Angel Lane, Stratford, London, E15 1AA**

**Introduction**

On behalf of Stratford Garden Development Limited (the Applicant), we write in relation to the pending Full Application and Advertising Consent Application (reference: 19/00097/FUL and 19/00098/ADV) (the Applications) at land lying to the west of Angel Lane, Stratford, London, E15 1AA (the Site) for a state of the art live music and entertainment venue (the Proposed Development). The Applications were validated by the London Legacy Development Corporation (LLDC) on 26 March 2019.

The Proposed Development is for a world leading, technologically advanced entertainment and music venue, which will strengthen London's position as a world class visitor destination, and deliver a wide range of significant planning benefits, including:

- Supporting Stratford's Metropolitan Centre designation and contributing towards its evolution into an International Centre classification as identified in the London Plan;
- Supporting the growth and diversification of the visitor economy and night-time economy in Stratford and London;
- Delivering substantial economic benefits, including generating and supporting a significant employment opportunities in Stratford and across the UK. In this regard, it is estimated that the Proposed Development will support approximately 1,000-1,100 Full Time Equivalent jobs directly on site once operational, in addition to significant employment opportunities during the construction phase;
- Providing significant financial contributions towards employment and training initiatives for local residents, which will be secured in the S106 Agreement;
- Delivering an exceptionally high quality, iconic landmark building;
- Unlocking the accessibility of the Site by delivering four new public connections, which will significantly improve the accessibility of Stratford town centre and provide valuable connection points between East and West Stratford.

- Delivering high quality, inclusively designed publicly accessible open space as part of the Proposed Development, and financial contributions towards highways and landscaping improvement works along Montfichet Road and Angel Lane;
- Providing a sustainable development which has excellent public transport accessibility;
- Delivering a community programme, including the use of the small music venue for community events; and
- Delivering a significant contribution towards Mayoral Community Infrastructure Levy.

In addition, as explained in this letter, following detailed discussions with the LLDC, Transport for London (TfL) and Network Rail during the determination period, the Applicant will fund the delivery of a new entrance to Stratford Station off Montfichet Road. The new entrance will be secured as part of the S106 Agreement and will assist in significantly easing congestion within the station during peak periods.

The Applications have been reviewed in detail by the LLDC and its environmental advisors (Arup). The LLDC support the principle of the Proposed Development on the Site and recognise the positive contribution it will make to the London and Stratford night time and visitor economies. The LLDC also recognise and support the substantial economic and employment benefits that the Proposed Development will generate in Stratford and across the UK.

As part of the review process, the LLDC issued the following requests for information and comments on 23 August 2019:

- Request for further information and clarifications pursuant to Regulation 25 of the EIA Regulations.
- Comments on the Applications (separate to the Regulation 25 process), comprising:
  - Arup comments on the reports submitted in support of the Applications;
  - Request for additional reports.

In addition, the Applications have been subject to an extensive formal consultation process with statutory and non-statutory consultees from April to 28<sup>th</sup> June 2019. The Applicant has also undertaken further public engagement and met with various stakeholders during the determination period, as explained below.

In response to this detailed review process, we write to formally amend the Applications, respond to the Regulation 25 request, submit supplementary information and provide clarification and responses to the comments from the LLDC, and where appropriate, consultees.

This letter summarises, and is accompanied by:

1. Proposed amendments to the Full Application and Advertising Consent Application, set out in the updated Design and Access Statement, Advertisement Design Document and the accompanying Drawings;
2. Proposed planning conditions and S106 obligations, in as far as they are relevant to the further technical work undertaken as part of the response to the LLDC Regulation 25 Request;
3. An updated Environmental Statement in response to the LLDC Regulation 25 Request;

4. A summary of the Applicant's response to comments and revisions to the standalone application documents (separate to the Regulation 25 process) submitted in support of the Applications;
5. A summary of the additional reports submitted in support of the Applications, as requested by LLDC and its advisors; and
6. A summary of the Applicant's public engagement and meetings with stakeholders during the application determination period.

A full schedule of the new and updated material is attached to this letter at Schedule 1.

### **Proposed Amendments to the Full Application and Advertising Consent Application**

As part of the response to the LLDC and other parties, the following formal amendments to the Applications and new/updated drawings are submitted:

- Removal of a number of the previously proposed digital displays;
- New entrance to Stratford Station;
- Confirmation of proposed extent of highways improvement works along Montfichet Road and Angel Lane;
- Landscape lighting strategy;
- Increased visitor cycle parking;
- Other amendments.

These amendments are incorporated into the submitted revised drawings, as detailed in Schedule 1. Each updated drawing describes the proposed revisions.

#### *Removal of digital displays*

The Proposed Development includes various digital displays across the Site (in addition to the LED surface of the Sphere) that could display advertising and non-advertising content. The digital displays and the ability to display adverts are fundamental elements of the Proposed Development.

The LLDC has provided various comments regarding the extent and placement of the digital displays, suggesting that they could weaken the architectural form of the Proposed Development, and has questioned compliance with relevant Development Plan policies, including Policy BN.15 of the LLDC Local Plan. The original applications included the following displays:

- Three digital billboards on the eastern elevation of the podium façade;
- Three digital billboards on the western elevation of the podium façade;
- One digital billboard on the south elevation of the podium façade;
- Three digital billboards at the Angel Lane entrance;
- LED tickertape incorporated within the architecture of the upper terraces;
- LED mesh on the western and northern elevation of the Bridge 1 lift core;
- Lighting incorporated into the gates of Bridges 1 and 2.
- LED mullions on Bridge 3; and
- LED lighting incorporated into the Bridge 3 glass gate

The following digital displays are proposed to be removed as part of the amendments to the Full Application and Advertising Consent Application:

- Three digital billboards on the eastern elevation of the podium façade;
- One digital billboard on the south elevation of the podium façade;
- Three digital billboards at the Angel Lane entrance;
- LED mullions on Bridge 3; and
- LED mesh on the western and northern elevation of the Bridge 1 lift core.

These amendments significantly reduce the extent of digital displays across the Site.

Revised proposed drawings and an updated Design and Access Statement are submitted to reflect these changes as part of the amended Full Application. Similarly, revised drawings and an updated Advertising Design Statement are submitted as part of the amended Advertising Consent Application.

#### *New entrance to Stratford Station*

The revised drawings show the proposed new entrance to Stratford Station from Montfichet Road adjacent to platform 12. The delivery of the new entrance will be secured by planning obligations contained in the S106 Agreement.

#### *Highways improvement works along Montfichet Road and Angel Lane*

LLDC has requested that the extent and scope of proposed improvement works to Montfichet Road are clarified as part of the Full Application.

In response to this, the following supplementary and revised drawings are submitted in support of the amended Full Application:

- Existing and revised proposed landscaping drawings showing the extent of the landscaping and highways improvement works along Montfichet Road and Angel Lane.
- Drawings showing the extent of highways improvement works along Montfichet Road and Angel Lane.

The works to Montfichet Road and Angel Lane will be secured through a Section 278 Agreement.

#### *Landscaping lighting strategy*

The LLDC has requested that landscaping lighting drawings are submitted for approval as part of the Full Application.

In response to this, the proposed landscape lighting drawings are submitted formally for approval. Further details of the associated strategy for the landscaping lighting is provided in the supporting supplementary design information document.

#### *Increase in visitor cycle parking*

The LLDC and other parties have raised concerns regarding the extent of visitor cycle spaces. A total of 50 visitor cycle parking spaces were proposed as part of the original Full Application, which were to be provided as Sheffield stands located on Montfichet Road.

The number of visitor cycle spaces is increased to 96 spaces as part of the amended Full Application. 24 of the additional 46 spaces will be located underneath Bridge 2 along Montfichet Road and are located within the application boundary. The remaining 22 additional

spaces are located outside of the application boundary along Montfichet Road and Angel Lane, and will form part of the Section 278 highways improvement works.

Revised drawings are submitted to reflect this change as part of the amended Full Application submission.

*Other amendments*

Other amendments are included on the revised drawings submitted in support of the amended Full Application as follows:

- Addition of vehicular drop off bays along Angel Lane.
- Three groups of trees have been added to the North Terrace. The February 2019 Environmental Statement considered these trees within the wind microclimate assessment, but as the trees were not included on the original proposed landscaping drawings, they were not included in the townscape views. The updated Environmental Statement addresses this omission, and the trees have been added to the revised landscape drawings to ensure consistency with the Environmental Statement. Accordingly, revised proposed landscaping drawings are submitted to reflect this change as part of the amended Full Application submission.

**Proposed Planning Conditions and S106 Obligations**

*Planning conditions*

The following conditions relating to hours of operation, event timings and capacities, and the control of digital displays are proposed to control some of the key elements of the Proposed Development. It is envisaged they would be imposed on the Full planning permission and/or the Advertising Consent as relevant.

The controls within the proposed conditions inform the technical assessments within the supporting Environmental Statement, where relevant. The proposed conditions are as follows:

- 1) The use of the Development shall not be carried out other than between the following hours:

	<b>Monday to Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Sunday</b>
<b>Main Venue</b>	10:00 – 23:30	10:00 – 00:15	10:00 - 00:15	10:00 – 22:45
<b>Smaller Music Venue</b>	10:00 – 04:00	10:00 – 04:00	10:00 – 04:00	10:00 – 04:00
<b>In-Sphere Members’ Lounge (Restaurant/Nightclub) (levels 3, 4, 6 and 7)</b>	10:00 - 03:00	10:00 - 03:00	10:00 - 03:00	10:00 - 03:00
<b>Restaurant / Bar (level 1)</b>	10:00 – 00:00	10:00 – 00:15	10:00 - 00:15	10:00 – 23:30
<b>Café (level 2)</b>	07:00 – 20:00	07:00 – 20:00	07:00 – 20:00	07:00 – 20:00
<b>Retail Space (level 1)</b>	10:00 – 00:00	10:00 – 00:45	10:00 – 00:45	10:00 - 23:15

For clarity, overnight events in the Main Venue do not form part of the amended Full Application. This is confirmed within the revised Concept of Operations document that is submitted in support of the amended Full Application.

- 2) The Development (excluding the North Hub) will contain no more than 25,000 people at any time.

The following proposed conditions have been formulated as part of the supporting 'Public Safety Report - Road user distraction assessment':

- 3) The maximum illumination from the Development (the Sphere facade, digital display screens and podium lighting in combination) measured at neighbouring principal habitable rooms (of Stratford Central, Stratford Eye, Chobham Farm Zone 4, Moxy Hotel, Railway Tavern and Unite Students Accommodation) shall not exceed:
  - a. 25 lux between sunset and 23:00; and
  - b. 5 lux between 23:00 and 00:00 on Monday to Thursday and Sunday;
  - c. 5 lux between 23:00 and 00:15 on Friday and Saturday;
  - d. Except where existing luminance levels to the sensitive receptors already exceed the above levels due to existing street or other lighting sources, in which case the Development will not materially increase the luminance levels.
- 4) The Sphere façade hereby approved shall be turned off or placed in a low luminance 'stand by' mode from 00:00 (Monday – Thursday and Sunday) and 00:15 (Friday and Saturday) to 06:00 from 1<sup>st</sup> April – 31<sup>st</sup> August (inclusive) and 07:00 from 1<sup>st</sup> September – 21<sup>st</sup> March (inclusive), unless otherwise agreed in advance by the local planning authority.
- 5) Any content displayed on the illuminated screens hereby approved shall comply with the following requirements:
  - a. content shall not include any fast moving or flashing images; and
  - b. any changes from one image to another shall be instantaneous and without sweeping or similar effect; and
  - c. content shall not include any phone numbers or e-mail addresses.
- 6) Other than the name of the venue (and any naming rights sponsor), advertisements shall only be displayed for a maximum of 50% of the time when the Sphere facade is illuminated.
- 7) Any advertisements displayed on the illuminated screens hereby approved shall be required to comply with the relevant guidelines published by the Advertising Standards Authority.
- 8) The illuminated screens hereby approved shall not display symbols which resemble any road traffic signage or rail signals.
- 9) Any live content to be displayed on the illuminated screens hereby approved shall be moderated and will have a minimum 60 second delay.
- 10) Prior to the operation of the illuminated screens hereby approved, details of hacking mitigation measures will be submitted to and approved by the local planning authority and such approved measures shall be complied with at all times during the operation of the illuminated screens.

- 11) Once the Development is operational, the Applicant commits to monitoring of any potential incidences of driver distraction, and further investigation works if required.

The following proposed conditions are requested by Network Rail consultation response to the Applications (dated 9<sup>th</sup> July 2019) and are referred to in the supporting 'Railway safety in relation to lighting and solar reflection' report:

- 12) The Development shall be so designed to avoid dazzle and glare which could cause hazard or distraction to operators of the railway. Details of the lighting scheme, including any visual screening shall be submitted in writing and approved by the Local Planning Authority in consultation with Network Rail and the Train Operating Companies. Unless otherwise agreed in writing with the Local Planning Authority in consultation with Network Rail and the Train Operating Companies, the approved lighting scheme shall be implemented.
- 13) The Development shall be so designed to avoid dazzle and glare from solar reflection which could cause hazard or distraction to operators of the railway. The reflectivity and the orientation of specular (i.e. polished) reflective surfaces such as glazing or non-matt metal shall be submitted in writing and approved by the Local Planning Authority in consultation with Network Rail and the Train Operating Companies. Unless otherwise agreed in writing with the Local Planning Authority in consultation with Network Rail and the Train Operating Companies, the approved scheme shall be implemented.

#### *S106 obligations*

A draft Section 106 Agreement was issued to LB Newham in August 2019. A full updated draft Section 106 Agreement will be provided to the LLDC and other relevant parties in due course, following the receipt of comments from the LLDC and LB Newham on the initial draft, which are currently awaited. At this stage, it is relevant to explain the proposed works to mitigate impacts at Stratford Station.

The works comprise a new station entrance on Montfichet Road adjacent to platform 12. The new entrance will allow visitors arriving at or departing from the Proposed Development to access the station directly from Montfichet Road to further ease congestion within the station during peak periods.

The new station entrance will comprise new operational accommodation, and a new gateline that will provide direct access to platforms 1, 2 and 12 and stairs and lift access to the northern corridor and eastern passageway of Stratford Station. Please see the updated Transport Assessment for further details.

These works are incorporated into the updated Transport Assessment and are shown as part of the revised package of drawings for the amended Full Application.

An updated Concept of Operations document is also submitted which includes revisions to the crowd management strategy to reflect the proposed works to Stratford Station.

These and in due course other appropriate mitigation measures will be set out in the updated Section 106 Agreement, which will form the basis for ongoing discussion with the LLDC the London Borough of Newham and other relevant parties.

## **Formal technical response to the LLDC Regulation 25 request**

The LLDC wrote to the Applicant on 23rd August 2019 requesting “further information” pursuant to Regulation 25 of the EIA Regulations to allow the LLDC to reach a reasoned conclusion on the likely significant environmental effects of the Applications.

The letter was supported by two reports i) MSG Sphere – High Level Review of Traffic and Transport - prepared by Jacobs dated 22nd August 2019; and ii) Environmental Statement Review – prepared by Arup dated 23rd August 2019.

The Applicant has reviewed the request for further information and has provided a response to the ‘gaps and omissions’ and ‘items for clarification’ identified in the accompanying Environmental Statement Review.

The further information is provided by way of an updated November 2019 ES (Volumes 1, 2, 3 and 4) and Non-Technical Summary submitted as part of the amended submission to support the Applications. Each chapter of the ES starts with an ‘Summary of Changes’ section to explain to the reader what the updated chapter addresses – the focus being the ‘gaps and omissions’ and ‘items for clarification’ raised by Arup.

The ES has been revised to address other consultee comments, assess the amendments to the Applications and proposed conditions/mitigation works as described above, and other pertinent considerations.

For ease of identification updates to each chapter are shown in grey text and, in some cases, text is struck through with replacement text provided to highlight particular changes.

In addition, Trium has prepared a ‘Environmental Regulation 25 and Clarifications Report’ to directly respond to Arup’s Environmental Statement Review.

## **Response to the LLDC and Arup comments on other standalone reports (separate to the Regulation 25 process)**

In addition to detailed design comments, the LLDC and Arup have raised a number of other comments on other documents submitted in support of the planning application, as set out within the ‘Review of Standalone Documentation’ memorandum dated 23 August 2019.

The following supplementary information has been prepared to respond to the comments:

<b>Report</b>	<b>Response</b>
Aboriginal Report	A revised report (dated November 2019) is submitted to address the comments.
Site Waste Management Plan	A letter (dated 9 <sup>th</sup> October 2019) prepared by Buro Happold is submitted to address the comments.
Operational Waste Management Strategy	A letter dated (9 <sup>th</sup> October 2019) prepared by Buro Happold is submitted to address the comments.
Energy Assessment	An addendum to the Energy Assessment (November 2019) prepared by ME Engineers is submitted to address comments from Arup and the GLA.
Sustainability Assessment	A letter dated (24 <sup>th</sup> October 2019) prepared by Greengage is submitted to address the comments (appended to the Energy Assessment addendum).



## **Request for additional assessments**

The LLDC has also requested that the following reports are also submitted in support of the Applications:

- Equalities Impact Assessment - to identify the equality consequences of MSG Sphere. A report has been prepared by Volterra in response to this.
- Public Safety Study - to examine the likely effects of moving images on the digital displays of MSG Sphere in relation to driver distraction and public safety, taking account of rail and tube drivers and users of the public highway. The following reports have been prepared in response to this:
  - Public Safety Report - Road user distraction assessment (DP9 and Momentum)
  - Public Safety Report – Railway safety in relation to lighting and solar reflection (Buro Happold and Point 2)

## **Summary of the Applicant’s consultation during the determination period**

Since the Applications were submitted, the Applicant has met with a wide range of stakeholders in the public, private and voluntary sectors across all four host boroughs in the LLDC planning area.

Across the four boroughs, specific emphasis has been given to youth engagement, including presentations made and meetings undertaken with a wide variety of schools, colleges, universities and local authority youth groups. In addition, emphasis has been given to engagement with stakeholders located close to the site of the Proposed Development.

In addition, the Proposed Development was presented and discussed at a meeting of Newham Council’s Development Control Members Forum on 3 May 2019 and its Strategic Development Committee on 16 July 2019. The presentation at the Strategic Development Committee was supported in person by senior representatives of the University of East London, Newham College of Further Education and the Newham Chamber of Commerce.

Individual residents and other interested parties have been kept updated on the project through a wide variety of channels. These include emails to more than 7,700 subscribers, more than 2,500 of whom say they live in the Stratford area. In addition, approximately 3,000 followers on both Twitter and Instagram are regularly updated.

A resident opinion poll was undertaken amongst residents of each of the 20 wards in Newham to better understand the perceptions of the Proposed Development. It was conducted in June/July 2019 by Deltapoll, a London-based research firm, in accordance with the best practice of both the British Polling Council and the Market Research Society (MRS). The poll demonstrates overwhelming support for the Proposed Development amongst local residents. The data shows 85% of 1,019 adults polled supported the planned application while only 4% opposed it.

## **Summary and next steps**

The submission of the enclosed revised planning and advertisement applications represents the culmination of an extensive process of consultation and detailed technical discussions with LLDC and Arup.

None of the technical comments raised in the first consultation raise any 'in principle' issues in respect of the suitability of the Site for a major music and entertainment venue. Given that the Development Plan expressly allocates the Site for main town centre uses, which include the proposed uses, we do not consider there can be any coherent in principle objection to the Proposed Development.

We are confident that the supporting detailed technical material fully addresses the numerous technical issues raised by the LLDC, Arup and other consultees, and demonstrates the careful thought and consideration which has gone into every aspect of the design and operation of MSG Sphere.

We look forward to receiving confirmation of your timescales for considering the additional technical issues, preparation of your Committee Reports, and Committee dates at your earliest convenience.

If you require any further information, please do not hesitate to contact Chris Goddard, Chris Gascoigne or Joe Stockton at this office.

Yours sincerely,

A handwritten signature in black ink that reads "DP9 Ltd." in a cursive, slightly slanted font.

**DP9 Ltd**

## Schedule 1 - Amended Applications submission content

A summary of the revised and supplementary information submitted in support of the Full Application and Advert Application is set out in the table below.

### Full Application

Submitted information	Summary of changes
<b>Proposed drawings</b>	
Revised drawing list (Populous)	
Revised drawings (Populous)	Each updated drawing describes the proposed revisions in the 'Revision' box.
Supplementary drawings, comprising: <ul style="list-style-type: none"> <li>• Proposed sectional drawings (Populous)</li> <li>• Proposed landscaping lighting drawings (Satore)</li> <li>• Montfichet Road and Angel Lane highways improvement drawings (Momentum)</li> </ul>	
<b>Revised application reports</b>	
Design and Access Statement (Populous)	The revised document reflects the formal amendments to the Full Application described in this letter.  The amendments to the document are described in the introduction.
Transport Assessment (Momentum) – see Volume 4 of the revised ES.	The revised document incorporates substantial amendments in response to the Regulation 25 process and comments from statutory consultees.  The amendments to the document are described in the introduction and at the start of each chapter.
Construction Logistics Plan (Momentum) – see Volume 4 of the revised ES.	The revised document includes the following amendments: <ul style="list-style-type: none"> <li>• Alterations to assumed traffic routes;</li> <li>• Details of new station access construction</li> </ul> The amendments to the document are described in the introduction and at the start of each chapter.
Travel Plans (Momentum)– see Volume 4 of the revised ES.	The revised document includes the following amendments: <ul style="list-style-type: none"> <li>• Increased visitor cycle spaces.</li> <li>• Commitment to reducing car use.</li> </ul> The amendments to the document are described in the introduction and at the start of each chapter.
Delivery and Servicing Plan (Momentum) – see Volume 4 of the revised ES.	The revised document includes the following amendments:

	<ul style="list-style-type: none"> <li>Alterations to assumed traffic routings for HGV</li> </ul> <p>The amendments to the document are described in the introduction and at the start of each chapter.</p>
Concept of Operations (MSG)	<p>The revised document includes the following amendments:</p> <ul style="list-style-type: none"> <li>Confirmation of proposed hours of operation and event timings (including removal of reference to overnight events).</li> <li>Revisions to the crowd management strategy to reflect the proposed new entrance to Stratford Station.</li> <li>Details in relation to smoking areas.</li> <li>Additional information in relation to the blue badge car parking strategy at Stratford International Car Park, and the associated Mobility Assistance arrangements.</li> <li>Other revisions to reflect the updated Environmental Statement.</li> </ul> <p>The amendments to the document are in grey text throughout the document.</p>
Aboricultural Report	Response to comments from Arup.
Addendum to Energy Assessment (ME Engineers)	Response to comments from Arup, GLA and LB Newham.
<b>Supplementary application reports</b>	
Equalities Impact Assessment (Volterra)	This document has been requested by LLDC.
Public Safety Report - Road user distraction assessment (DP9 and Momentum)	This document has been requested by LLDC.
Railway safety in relation to lighting and solar reflection (Buro Happold and Point 2)	This document has been requested by LLDC.
<b>Environmental Statement</b>	
<p>Revised Environmental Statement (Trium):</p> <p><b>Volume 1:</b></p> <ul style="list-style-type: none"> <li>Chapter 1: Introduction and EIA Methodology</li> <li>Chapter 2: Alternatives &amp; Design Evolution</li> <li>Chapter 3: The Proposed Development</li> <li>Chapter 4: Enabling and Construction</li> <li>Chapter 5: Socio-Economics and Health</li> <li>Chapter 6: Highways, Transport and Movement</li> <li>Chapter 7: Noise and Vibration</li> </ul>	<p>Each chapter of the ES starts with a ‘Summary of Changes’ section to explain to the reader what the updated chapter addresses – the focus being the ‘gaps and omissions’ and ‘items for clarification’</p>

- Chapter 8: Air Quality
- Chapter 9: Wind Microclimate
- Chapter 10: Daylight, Sunlight and Overshadowing
- Chapter 11: Light Intrusion and Upward Sky Glow
- Chapter 12: Solar Glare
- Chapter 13: Geo-environmental
- Chapter 14: Archaeology
- Chapter 15: Effect Interactions
- Chapter 16: Likely Significant Effects and Conclusions
- Chapter 17: Mitigation and Monitoring Schedule
- Chapter 18: Glossary and Abbreviations

**Volume 2: Built Heritage, Townscape and Visual Impact Assessment**

**Volume 3: Technical Appendices**

**Volume 4: Transport Assessment and Technical Appendices**

**Volume 5: Daylight, Sunlight, Overshadowing, Light Intrusion and Upward Sky Glow, and Solar Glare Technical Appendices**

**Non-Technical Summary (Trium)**

**Environmental Regulation 25 and Clarifications Report (Trium)**

Adverting Consent Application

Submitted information	Summary of changes
Revised drawing list (Populous)	The list summarises the amendments to each revised drawing and incorporates the supplementary drawings.
Revised drawings (Populous)	Please see revised drawing list
Revised Advertisement Design Statement (Populous)	The revised document reflects the formal amendments to the Advertising Application explained in this letter.
<p>The updated Environmental Statement (Trium) submitted in support of the Full Application cross refers and assesses the Advertisement Application, where relevant, including:</p> <ul style="list-style-type: none"> <li>• Volume 1 Chapter 1: Introduction and EIA Methodology;</li> <li>• Volume 1 Chapter 3: The Proposed Development;</li> <li>• Volume 1 Chapter 5: Socio-Economics and Health;</li> <li>• Volume 1 Chapter 11: Light Intrusion and Upward Sky Glow</li> <li>• Volume 1 Chapter 16: Mitigation and Monitoring Schedule</li> <li>• Volume 2: Built Heritage, Townscape and Visual Impact Assessment.</li> </ul>	<p>Each chapter of the ES starts with an ‘Summary of Changes’ section to explain to the reader what the updated chapter addresses – the focus being the ‘gaps and omissions’ and ‘items for clarification’</p>