
Nicki Mableson
Planning and EIA Director
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

By email

23rd December 2016
Our Ref: 99/2400
Your Ref: 04929/14/NT/NM/1301873v3

Dear Mrs Mableson,

Wembley Stadium – Temporary Variation to Conditions 3 (Event Cap) and 33 (Temporary Traffic Management) attached to Planning Permission 99/2400

Thank you for your letter dated 22nd December 2016 and the request for the Council's opinion on the scope of Environmental Impact Assessment to accompany the proposed S73 application for Temporary Variation to Conditions 3 (Event Cap) and 33 (Temporary Traffic Management) attached to Planning Permission 99/2400.

In accordance with the request made in accordance with Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), the Council has considered your proposed scope. The original planning permission was subject to Environmental Impact Assessment. This document, together with a current understanding of the site and its surrounding context and likely changes to this within the period covered by the proposed temporary variation has informed the Council's consideration of the matters to be included in the scope.

In association with the proposed variations to conditions it is understood that there will be no new built development but a proposed temporary increase in the intensity of use of the stadium. On this basis, the Council considers that following issues do not need to be subject to consideration as part of any Environmental Impact Assessment:

- 1 Hydrology, geology and ground conditions;
- 2 Ecology;
- 3 Archaeology;
- 4 Built heritage; and
- 5 Urban Landscape

It considers however that the following matters will fall within the scope

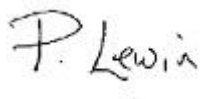
- 1 Effect on local communities (socio-economic matters);
- 2 Transportation;
- 3 Air Quality; and
- 4 Noise and vibration

As such the Council considers that these four matters should be those that are subject to detailed assessment within the Environmental Impact Assessment to be submitted alongside the S73 application.

The Council will provide the assistance you require in relation to your request for access to information that we might hold to update the baseline position from that of the Environmental Impact Assessment submitted the original application. It will also provide contact names for the technical matters to be addressed in the Environmental Statement should you wish to discuss/agree more detailed methodologies related to the scope prior to submission.

Please do not hesitate to contact me should you require any additional input.

Yours sincerely,



Paul Lewin
Planning Policy & Projects Manager

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