

MERLIN ENTERTAINMENTS LIMITED
LINK HOUSE
25 WEST STREET
POOLE
DORSET
BH15 1LD
UNITED KINGDOM



FAO Kathrine Haddrell
Planning Inspectorate
Temple Quay House
2 The Square
Bristol BS1 6PM

By Email Only: LondonResort@planninginspectorate.gov.uk

28 July 2021

Dear Sir / Madam

APPLICATION BY LONDON RESORT COMPANY HOLDINGS ("APPLICANT") FOR A DEVELOPMENT CONSENT ORDER (BC080001) UNDER THE PLANNING ACT 2008

We write in respect of the above application submitted to the Planning Inspectorate on 4 January 2021 and accepted for Examination on 28 January 2021.

Further to the procedural decision dated 9 July 2021, we understand that the Applicant has been requested to submit further details of the proposed scheme, specifically matters relating to the parameter envelopes of the Work areas (including height, scale and massing of the proposed structures) as well as visualisations and photomontages of those parameters in order to support the assessment of the impact of landscape and visual effects.

We understand that the Applicant is now proposing that the updated Environmental Statement will not be submitted until 'late November 2021', which is ten months after the application was accepted for Examination. On receipt of the Applicant's updated documents (assuming that the Examining Authority is satisfied that it has the requisite information to examine the application), the Examining Authority will doubtless determine whether the updated information constitutes a material change. However, we consider that given the amount of information for the Examining Authority and for stakeholders to assimilate, this ought to be treated as a material change so that any further representations can be submitted in good order.

Therefore, we write to request that any submission of updated information by the Applicant be the subject of full consultation on a statutory basis (i.e. including proper notice and a suitable period for consideration and response, including the opportunity for additional Interested Parties to make a Relevant Representation, who may not have previously done so), to take place prior to a decision on whether to accept the information and prior to commencement of the Examination. We also consider that all matters which are to be the subject of additional submissions should be consulted upon simultaneously. This information would then be presented to the Examining Authority in a single tranche of information.





It is particularly important that a detail that may result in the Examining Authority determining that a material change to the application has occurred, be subject to public consultation *before* it is accepted for Examination rather than this happening at a later stage when this could be treated as a *fait accompli*.

It is appropriate for the Examining Authority to have the full, consulted application as amended or expanded before it, with Relevant Representations, to consider the materiality of the change and to ensure the proper management of the Examination in an orderly fashion. It is also entirely reasonable - and in the public interest - to expect that consultation on material changes be carried out prior to start of Examination, rather than in parallel with the Examination, in circumstances where it is clearly possible to do so.

Yours faithfully

MERLIN ENTERTAINMENTS LIMITED