

Agenda Item 02

Supplementary Information

Planning Committee on 23 March, 2017 Case No.

17/0368

Location	Wembley National Stadium, Olympic Way, Wembley, HA9 0WS
Description	<p>Proposed variation of condition 3 (event cap, to allow 31 additional full capacity events) and removal of condition 33 (temporary traffic management) of planning permission reference 99/2400, which was for:</p> <p>Full planning application to consider the complete demolition of Wembley Stadium and clearance of the site to provide a 90,000-seat sports and entertainment stadium (Use Class D2), 4750m² of office accommodation (Use Class B1), banqueting/conference facilities (Use Class D2), ancillary facilities including catering, restaurant (Use Class A3), retail, kiosks (Use Class A1), toilets and servicing space; re-grading of existing levels within the application site and removal of trees, alteration of existing and provision of new access points (pedestrian and vehicular), and parking for up to 458 coaches, 43 mini-buses and 1,200 cars or 2,900 cars (or combination thereof) including 250 Orange Badge parking spaces.</p> <p>As approved, condition 3 stated that for two years following completion of the stadium, subject to the completion of specific improvement works to Wembley Park Station and construction of roads known as Estate Access Corridor and Stadium Access Corridor, the number of major sporting events held at the stadium in any one year was restricted to no more than 22 (to exclude European Cup and World Cup events where England/UK is the host nation), and the number of major non-sporting events to 15. After this, additional events over and above this were permitted subject to the number of spectators being limited to the capacity of the lower and middle tiers of the stadium. The proposal would allow for up to an additional 22 major sporting Tottenham Hotspur Football Club (THFC) events between 1 August 2017 and 31 July 2018.</p> <p>A major event (which may or may not include THFC) would be considered to be an event in the stadium bowl with a capacity in excess of 10,000 people.</p> <p>The application includes the submission of an Environmental Statement.</p>

Agenda Page Number: 1-44

Consultation

Following completion of the committee report, a further 24 letters of representation have been received. Where additional issues have been raised they are noted below, otherwise they are considered to have been dealt with in the main report.

One letter of support

- The issues raised are considered to have been addressed within the main report.

23 letters of objection

- Objection from one representation citing insufficient notice of the committee, and a request for an additional 3 weeks instead. Also, confusion over when the committee is due to take place. Concern that the additional number of events would result in the roads deteriorating.
 - The notice period given is considered reasonable and in accordance with the Council's procedures. There was an error on the earlier communication which stated that the Committee would begin at 7pm and this was corrected last week. The proposal would result in additional journeys, but the mitigation in place is intended to reduce the number of cars as far as possible.
- Request for clarification on the need for a section 106 legal agreement, and whether parking permits within the event day management zone would remain free.
 - A section 106 legal agreement is absolutely necessary to the acceptability of the proposal.
 - The current charge for a parking permit is £10. The proposal would not change this.
- Concern about the noise from helicopters, which would be increased with a greater number of events.

- Helicopters can be associated with large events as part of the police operation. The height at which they fly or hover will inevitably vary, and hence so will the noise they generate. However, this is considered to be infrequent and for short periods of time. It is not considered that this alone would increase the level of noise to the point that it is considered unacceptable.
- Other issues raised are considered to have been addressed within the main report.

Mitigation

The committee report identified a number of mitigation measures which would be secured within the section 106 legal agreement. Further detail is provided on a number of the additional measures which are proposed over and above those secured through the original agreement dated 23 August 2002. A number of them were detailed within the main report and so are not detailed further. These additional measures to cover individual events are proposed to apply only to the 22 additional major events. They are not proposed to apply to 37 high capacity (51,000-90,000 capacity) events that can take place under the existing condition.

Event by event mitigation measures, for the additional 22 events proposed

- **Regulation of Public Safety** – The Council's reasonable costs would be met as part of the application on an event-by-event basis, which would be on a similar basis to what is currently done for street cleaning and the regulation of traffic management. This involves a requirement to attend pre-match meetings and monitoring safety documentation for each event. Inspections would take place (in addition to those which take place during existing major events) to monitor the measures and seek to refine the process.
- **Alcohol licensing inspections** – This would also be related to the Council's reasonable costs, similar to the regulation of public safety. This involves inspecting licensed premises prior to an event and follow up visits afterwards if there have been complaints.
- **Illegal street trader** – This was highlighted in the list within the main committee report. This is proposed to be removed from the Section 106 legal agreement, but only because there has already been a mechanism established for the previous 4 Tottenham Hotspur events that have taken place at Wembley, which is proposed to continue.
- **Anti ticket tout initiative** – This would also be related to the Council's reasonable costs, similar to the regulation of public safety. Ticket touts are a feature of many sporting events, and can lead to people being denied the opportunity to view sporting events at a reasonable cost. Touts can obstruct public areas and introduce an element of intimidation.

One-off contribution mitigation measures:

- **Pirate parking initiative** – More than £47,000 has been secured to ensure that the existing scheme can continue. The intention is to ensure that parking on land which does not have planning permission for that purpose is addressed, so reducing the number of persons using cars and increasing the number of persons using public transport.
- **Additional CCTV camera** – This was detailed in the main report. The cost for this would be £22,779.

In addition, further measures are proposed to those detailed within the main committee report.

- **Litter bins** – In response to a number of objections there would be a contribution of £20,000 for litter bins in and around the stadium and Wembley Town Centre.
- **Radio system and protective clothing** – This would ensure that the current equipment (which is leading to some problems with communication) is replaced by more advanced equipment. This would improve the event day operations, by improving communication when setting up road closures and managing traffic. Ultimately, this would assist in the safe and efficient arrival and departure from events at the stadium. This would be £50,000.
- **Event day signage** – Following an audit of the existing signage a contribution of £60,000 is proposed to improvements, to be secured before the 2017/18 season. This would include a more detailed audit to identify broken signage and identify where more signage is required. There would be maintenance of existing Variable-Message Signs (VMS) and event day flap signs. Additional signage would be provided in areas with insufficient signage.

Reference has been had to the tests of whether a section 106 obligation is considered justifiable. As required by Regulation 122 of the Community Infrastructure Regulations 2010 (as amended) a planning obligation may only constitute a reason for granting planning permission if it is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The obligations above, and those which are listed and detailed in the main report, are considered to pass

Document Imaged

these tests. They are proposed to maintain the existing levels of mitigation for the existing major events (as secured in the original section 106 legal agreement), and to go further for the additional major events proposed by this application.

Update on Tottenham Hotspur

Since the committee report was finalised there have been additional games played. As of 22 March 2017 there are 10 games remaining for Tottenham Hotspur in the Premier League. They remain well placed to be in European competition next year (specifically the group stage of the Champions League). They remain in the FA Cup, which has reached the semi-final stage. This is not considered to change the assumptions on the numbers of games they are likely to play next season.

Conclusion

The additional comments received raise some additional points, which are not considered to change the recommendation. Many of the issues have been raised previously, and are considered to have been addressed in the main report.

This supplementary report provides additional detail on some of the mitigation measures proposed, and some additional measures which go beyond what is contained within the main committee report. They are welcomed and would assist to mitigate the impacts of the greater number of major events which this application proposes.

Recommendation: Remains approval as set out within the committee report

DocSuppF