

Wembley Area Action Plan

Clarification by the Council on paragraph 6.40 concerning the pedestrian ramp to the Stadium

This note is to clarify Brent's position on the issue raised by the FA in relation to any future proposal to remove the pedestrian ramp across Engineers Way from Olympic Way to the Stadium.

The proposed change to the Submission version of the Area Action Plan, agreed in a Statement of Common Ground with Quintain Estates and Development plc in September 2013, is to delete the 3rd sentence in paragraph 6.40. This was then subject to public consultation as part of a consultation on proposed changes, between 11 October and 21 November 2013, and is shown below.

Policy / paragraph / map	Proposed Change (new text underlined, deleted text struck through)	Reason
6.40	<p>The needs of spectators coming to the Stadium are also important. There are still some locations where there is potential conflict between crowds and traffic, such as along Wembley High Road and the crossing of Wembley Hill Road by the White Horse Bridge. The option to remove the pedestrian ramp over Engineers Way to the Stadium from Olympic Way and replace it with steps could be considered as part of future development. This would mean, however, that an alternative east west through route for vehicular traffic would be needed, especially for event days. The council supports the removal of the pedestrian ramp and its replacement with an improved access arrangement between Olympic Way and the Stadium providing that access to the Stadium and emergency egress are integral to the design, and that any changes help address what is currently a poor street environment.</p>	<p>Statement of Common Ground with Quintain. Accepted improved access arrangements would be subject to further detailed studies.</p>

The reason for the change indicated that it was accepted by the council that improved access arrangements would be subject to further studies. This was in recognition of the lack of evidence to justify the statement that had been included in paragraph 6.40, and proposed to be deleted, that an alternative east west through route for vehicular traffic would be needed if the pedestrian ramp up to the stadium were to be removed.

This does not in any way suggest that the council considers that an alternative east west through route for vehicles will not be needed should the ramp be removed and be replaced by steps. In fact, it is accepted that there is a strong likelihood that an alternative east west through route may be needed. The problem is that the assessments necessary to demonstrate this have not been carried out. It is recognised that if a development proposal is brought forward which includes removal of the ramp, then a transport assessment would be required that assesses the impacts and highlights the interventions that are necessary to mitigate these, and ensure continued safe and efficient movement of people to and from the stadium.

Although the change is not to proposed policy in the Plan, but rather it is to supporting text, it is accepted by the council that it was an oversight not to include the proposed change as a 'Focused Change' in the letter to the Inspector of February 13th 2014. It is the council's view that it is a change that should be considered to be a focused change. The amendment is required to make the Plan sound on the grounds of justification. Evidence cannot be provided at this stage to demonstrate that an alternative east west through route is the most appropriate option, when considered against reasonable alternatives. It is, therefore, felt that the determination of the most appropriate option should not be made at this stage, but informed by detailed assessments of any development proposals coming forward, to include a transport assessment.

Notwithstanding the fact that Brent consulted on the proposed change between 11 October and 21 November 2013, and there was an opportunity for comments to be made at that stage prior to the hearing sessions, the council considers that the proposed change could be included in the schedule of proposed modifications to be made available for consultation and comment before the Inspector completes her report. In this way there is an opportunity for those who may object to the proposed deletion of the sentence to make full written representations on the matter prior to the Inspector issuing her report. It is the view of the council that it is unnecessary to have a further hearing session on the matter.