

LBL Core Strategy Examination in Public: Strategic Site Allocation 3 - Response to Millwall FC

02-02-11 (Revision C)

Introduction

This note sets out LB Lewisham’s response to the changes proposed by Millwall FC to Core Strategy Strategic Site Allocation Policy SSA3 (Priority 1a and Urban Design Principle 2a). It follows the representations submitted by Millwall FC and the discussion at the Examination in Public on the morning of 31 January 2011 in relation to the Inspector’s Matter 1.

The Existing Policy/Comment column sets out the existing wording of the policy and Millwall FC’s proposed changes. The LBL Response column sets out the Council’s response to the proposed changes, including its own proposed re-wording (shown as tracked changes).

Millwall FC position – Agree LBL’s proposed changes and recognise that these are improvements to the policy and justifying text as previously drafted.

Renewal position – Objected to an earlier revision of this note to the proposed additional wording to justifying text (8.23 Submission version and 8.24 in track-changed version) on the basis that if there is to be a reference to consultation, it should refer to all stakeholders and not just Millwall FC.

Existing Policy/Comment	LBL Response
<p><u>Existing Priority 1a:</u></p> <p>A new 'destination' development that capitalises on the opportunities presented by Millwall Stadium ensuring that the existing football and sports facilities are enhanced and made accessible to the public including appropriate supporting uses in support of this aim.</p> <p><u>MFC Proposed Priority 1a:</u></p> <p><i>A new 'destination' development that places the opportunities presented by Millwall Stadium at its heart. Any proposed masterplan must allow for the long term future of the football club and should give consideration to future requirements for stadium expansion and improvement allowing the stadium capacity to increase to a maximum of 30,000 fans. Proposals should take into account the access and egress requirements as well as servicing and transport issues. The proposed masterplan must be produced through extensive consultation with Millwall FC and should seek to enhance the existing football and sports facilities and make these accessible to the public.</i></p>	<ul style="list-style-type: none"> • LBL first received the Project Viability Report (October 2010) on 26/01/11. • Referring to the stadium being at the heart of a development is not acceptable. It may be central or at the core of a new development, but other future uses could equally claim to be the 'heart'. • Accept the requirement to allow for the long-term future of the stadium, but expand this point to include the Millwall Community Scheme. • Proposed additional references to access and egress are not needed here (they are covered by the general requirement to allow for the long-term future of the stadium). However, it is proposed to expand Urban Design Principle 2b to cover this point. • LBL agrees that, given the importance of Millwall FC to the objectives of the policy, consultation needs to continue with the Club and that it is reasonable to refer specifically to their involvement in the preparation of a masterplan. This is not intended to imply that other stakeholders should not be involved. Having said this, it considers that this point is best addressed in the justifying text.

Existing Policy/Comment	LBL Response
	<p><u>LBL Proposed Priority 1a:</u></p> <p>A new 'destination' development that capitalises on the opportunities presented by Millwall Stadium and Any proposed masterplan must <u>allows for the long term future of the football club including</u> and should give consideration to <u>future requirements for stadium improvement and expansion. It should also seek to enhance</u> ensuring that the existing football and sports facilities are enhanced and made <u>and make these</u> accessible to the public <u>and allow for the long-term future of the Millwall Community Scheme.</u></p> <p>Amend justifying text (8.23 in Submission version and 8.24 in track-changed version) as follows:</p> <p>“Opportunities should be created to ensure that regeneration facilitates and takes advantage of the proposed new station on the London Overground network and the existing sporting and leisure facilities at Millwall Stadium to create a new high quality destination in an area which is relatively devoid of local facilities. The Millwall Football Stadium has the potential to form the core of a new location in an area largely devoid of identifiable features such as local shops, community and leisure facilities. <u>Millwall FC has aspirations to expand the capacity of the Stadium so that the Club can compete successfully in the Premiership. The Council supports this aspiration, in principle, and the Club should, therefore, be involved in the preparation of a Masterplan for this site.</u> A high density residential scheme providing a cohesive wider neighbourhood, with replacement of and intensification of business uses, and the addition of new sporting, leisure and community uses on this large site would create a ‘destination’ that could act to focus and attract other regeneration opportunities. Opportunities would be taken to create and improve public and private open space.”</p>

Existing Policy/Comment	LBL Response
<p><u>Existing Urban Design Principle 2b.</u></p> <p>The layout will also ensure that Millwall Stadium can continue to function as a mass spectator destination with appropriate access for emergency services and evacuation arrangements and that disturbance to residents is minimised.</p> <p><u>MFC Proposed Urban Design Principle 2b</u></p> <p>The layout will also ensure that Millwall Stadium can continue to function as a mass spectator destination <i>on a long term basis</i> with appropriate access for emergency services and evacuation arrangements and that disturbance to residents is minimised. <i>Any proposals must allow for the expansion of the club to a maximum of 30,000 spectators as well as associated improvements, emergency servicing and evacuation requirements. Proposals should also seek to ensure that the disturbance to residents is minimised.</i></p>	<ul style="list-style-type: none"> • Reference to long-term basis is accepted • No need to repeat reference in full to allowing for the expansion of the stadium • See response to Proposed Priority 1a (access and egress) • The proposed dilution of the requirement to minimise disturbance to residents by inclusion of “seek to ensure” is not acceptable <p><u>LBL Proposed Urban Design Principle 2b:</u></p> <p>The layout will also ensure that Millwall Stadium can continue to function as a mass spectator destination with appropriate access for emergency services and evacuation arrangements and that disturbance to residents is minimised <u>on a long-term basis and allow for possible expansion. This includes ensuring appropriate arrangements for access and egress, day-to-day servicing and emergency servicing and evacuation. Proposals should also ensure that disturbance to residents is minimised.</u></p>