



London Borough of Merton
Merton Civic Centre
London Road
Morden Surrey SM4 SM4 5DX

Wandsworth Council

Housing and Community Services Department
The Town Hall Wandsworth High Street
London SW18 2PU

Telephone: 020 8871 6000
Direct Line: 020 8871 8355
Fax: 020 8871 6003
Email: planning@wandsworth.gov.uk
www.wandsworth.gov.uk

Our ref: 2014/7397
Date: 19 February 2015

Town and Country Planning Act 1990

Consultation in connection with a planning application

The Council, as a neighbouring planning authority, has resolved to the object on the application, as referred to in the schedule below.

SCHEDULE

APPLICATION NUMBER: 2014/7397

LOCATION: Wimbledon Greyhound Stadium Plough Lane Site In Merton SW17

DESCRIPTION: Proposed demolition of existing buildings and erection of a 20,000 seat football stadium (initially 11,000 seat) with hospitality and coach parking, pedestrian street, 1273sqm retail unit, 1730sqm squash and fitness club, 602 residential units with basement parking, refuse storage, 297 car parking spaces, cycle parking and associated landscaping/open space and servicing. Application to be determined by London Borough of Merton, their reference 14/P4361

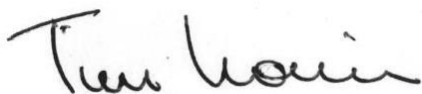
DRAWING NOS: Drawings under London Borough of Merton reference: 14/P4361

OBJECTIONS:

- 1 The London Borough of Wandsworth raises the following issues with Merton Council to be addressed:
 - there is a deep concern as to the impact of the development on the local highway and transport system and more information needs to be provided to reassure the Council and local people that the transport system is able to cope adequately with the demand expected to be placed upon it;
 - there is a need to secure the views of Network Rail and South West Trains as to the impacts of this development and any need for local infrastructure or service improvements;
 - where and if Council highway consent may be sought for the development to proceed, such consent cannot be assumed;
 - there is a need for greater clarity as to ownership and consent issues relating to the proposed use of Riverside Road;
 - clarification is required as to the views of the emergency services and St. George's Hospital as to any potential impacts on the development on their

operations, including the hospital staff who currently park in the Stadium grounds;

- greater clarity is required as to the likely need for and locations of off-street parking and coach parking;
- there is a need to work with both Councils and Transport for London on the matters raised in the GLA/ TfL comments;
- there should be greater clarity and commitment that the developer would fund future parking surveys, consultations and parking controls pre and post development as considered necessary;
- there is a need for more work to be undertaken in respect of pedestrian flows to reassure the Council that large numbers of pedestrians can be safely accommodated and a commitment that the developer would fund the improvement of local footways;
- physical measures and/or travel plan efforts should be investigated to seek to reduce damaging traffic impacts on local roads and junctions;
- there should be greater involvement of the Council and local stakeholders in the work related to the development of the proposed Stadium Management Plan;
- the Stadium Management Plan should give particular attention to the resilience of the transport system and the Council requests the involvement in the development of related plans, such as Travel Plans and Construction Management Plans;
- appropriate mitigation measures are required for the proposed residential flats to protect the future of the adjacent Strategic Industrial Location (SIL) - an updated Retail Impact Assessment is requested which recognises Earlsfield as a local centre so that the retail impact on Earlsfield can be fully assessed;
- the objections raised by the Environment Agency need to be resolved to ensure the development does not result in increased flood risk.
- there is concern about the impact of the development on local healthcare facilities. The issues raised by NHS England need to be resolved to ensure that the surrounding GP surgeries, health clinics and hospitals can accommodate the additional demand.
- there is concern that although the application relies extensively on Wandsworth Council's infrastructure there is no mechanism for the Council to receive any CIL from the development.



Tim Cronin,
Assistant Director (Planning and Development)