

From: Stockwell D

SITE PROPOSAL 37: WIMBLEDON GREYHOUND STADIUM

I emailed Merton Council in March 2013 as I did not feel that sufficient effort had been made to engage the residents of Summerstown, SW17 regarding the possible redevelopment of the Wimbledon Greyhound Stadium site, and that we had not been notified that a consultation was taking place. I was invited to submit comments after the consultation closed; please see these below.

Whilst I understand that the planning permission process is some way off, I do not agree that Merton Council has sufficiently informed or engaged the local community at this point in time, particularly as we are Wandsworth rather than Merton residents. It is not sufficient to notify residents through Wimbledon media sources, when the residents most affected do not live there. Many of my neighbours are not aware of the potential for redevelopment of the site. Merton Council needs to take proactive steps to engage the community and take their views in to consideration.

Traffic/noise impacts

In terms of redeveloping the site, whether purely for residential use or for a football/greyhound stadium/retail, my most significant concern is the impact of increased traffic and noise. The local public transport and road infrastructure are not sufficient to cope with an increase in the number of people using/living on the site.

Whilst additional bus services and significant improvement of Summerstown road between Wimbledon Road and Garratt Lane, might enable some residential use of the site, the local area simply could not cope with the additional traffic and public transport requirements of a 10,000 – 15,000 football stadium. The section of Garratt Lane between Wimbledon Road and Summerstown would become unusable when football games are on. Both the volume of traffic and pedestrians that a football stadium of this scale would bring, as well as the use of the venue itself, would significantly increase the noise in the local area at weekends and on weekday evenings when games take place. Any development of this scale would therefore significantly affect the quality of life of local residents, particularly those who live on Garratt Lane.

Football stadium

In terms of a football stadium, I'm surprised at the scale of the venue, which is significantly larger than the usual attendance at AFC Wimbledon games. It raises

the question of what else the developers plan to use the venue for, to ensure that they bring in sufficient revenue, and what impact would this have on the local area.

I think it is misleading of AFC Wimbledon to suggest that a football stadium would be welcomed by the community. I am sure that there are some residents of Merton that would welcome the return of the club, but they will not be affected by the building and location of the stadium. On the Merton side of the greyhound stadium there are very few residential properties. Those that will be significantly affected are Wandsworth residents.

Whilst I recognise the desire of Merton Council to see sporting intensification on the site, in the year after the Olympics when we are supposed to be seeing a legacy being put in place, why not use the land for the benefit and use of local residents, e.g. through sports fields, a running track or a leisure centre?

Residential development

Any residential development of this area needs to be supported by the necessary local infrastructure. The traffic is already at standstill in rush hour on Garratt Lane and Earlsfield Station is at capacity, with people often waiting for several trains before being able to board.

Retail use

One of the use suggestions includes a substantial retail store. I would question the need for another retail development given the proximity of Colliers Wood retail parks, Southside and the redevelopment of the Springfield Hospital site. Further retail facilities are not in demand from local residents and it would significantly increase traffic from other areas. It would also not be compatible with the broader policy relating to out of town development.

Access

It would be helpful if any redevelopment of the site could enable improved access to Wimbledon Park tube station and the River Wandle from Summerstown/south Earlsfield.

Flood risk

Any development of the site needs to be compatible with the flood risk to the site and not increase the flood risk to other neighbouring properties.