



Wandsworth Council

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

Tara Butler
Programme Manager
Strategic Policy and Research
London Borough of Merton
Merton Civic Centre
London Road
Morden
SM4 5DX

Please contact: Sarah Dixey
Telephone: (020) 8871 6649
Fax: (020) 8871 6003
Email:
boroughplanner@wandsworth.gov.uk
Web: www.wandsworth.gov.uk
Minicom: (020) 8871 8403

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Your ref:
Date: 16th August 2012

Dear Tara

Re: Have your say on Merton's draft Sites and Policies DPD, Proposals Map- duty to Co-operate

I am writing in response to your letter of 24 June regarding consultation on the above documents and to our duty to co-operate meeting held on the 9 August. Overall, Wandsworth Council is supportive of this DPD.

There are however a number of issues the Council would like to raise on site –specific proposals closest to the borough boundary:

- **Site 37 Wimbledon Greyhound Stadium** The Council generally supports Merton Council's preferred use of continuing sporting activity (D2 use). Intensification of this use is supported in principle insofar as it could meet the needs of a growing population, including Wandsworth residents. The degree of intensification would be subject to appropriate mitigation measures, including improved public transport and parking restraint, as the site has a low PTAL rating and could give rise to traffic problems within Wandsworth. Similarly large/intensive outdoor sports facilities that provide for visitors/stadia could also create problems with traffic/parking. If a more intensive indoor sport use is proposed, it should be acknowledged that this would be subject to impact testing as it is in an out-of-centre location. Other town centre uses, including large retail development would not be considered appropriate in this out-of-centre location, as they could give rise to trade draw from Tooting town centre and traffic generation. On cessation of a sporting use, industrial and warehousing uses would be appropriate as identified, however any such development should not jeopardise the adjacent Strategic Industrial Allocation. Any development of the site should also take into

Director of Environment and Community Services: A G McDonald, BA (Hons) Dip TP MRTPI
Assistant Director (Planning and Environmental Services): Seema Manchanda, MA, M Phil, MRTPI

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consideration the allocated waste site located to the west of the Greyhound Stadium. Details of the waste site are contained on page 163 of the Site Specific Allocations Document. The Council may object to development which may prejudice this site for waste use purposes. The Council's Surface Water Management Plan indicates that the site lies within a Critical Drainage Area and surface water flooding is predicted to flood in the vicinity of Wimbledon Stadium Business Park and pond in Garratt Park which is located to the east of the river Wandle. Future joint working to explore flood risk alleviation is welcomed as part of the duties of the Flood and Water Management Act.

- **Site 70 (Haselmere Industrial Estate)** Whilst contiguous industrial use is acknowledged in new Site 70 (Haselmere Industrial Estate), it is considered that this should also be acknowledged for **Site 64 (12a Ravensbury Terrace)** which abuts a Locally Significant Industrial Area (LSIA) in Wandsworth. The Council would wish to see caveats included to ensure that the preferred use (which includes new housing) would include sufficient mitigation measures to avoid any conflicts with the industrial uses which could prejudice continuing industrial use/viability of the industrial uses within the Wandsworth LSIA. It is significant that this area also forms part of protected industrial land within the Wandle Valley and that Wandsworth is identified by the London Plan as a Restricted Transfer borough. It is considered that the preferred option is for a more intensively developed mixed use, including residential could give rise to other problems in particular potentially increasing the general traffic flow along residential roads. The Council is aware of traffic problems at Ravensbury Terrace and has held discussions with the Highways Team at Merton regarding implementation of width narrowing measures.

Regarding the removal of the tramlink route to Tooting from your plan, the Council have also assumed it unlikely in the timeframe of our current plan.

Yours sincerely

Sarah Dixey

Sarah Dixey
for Assistant Director (Planning and Environmental Services)