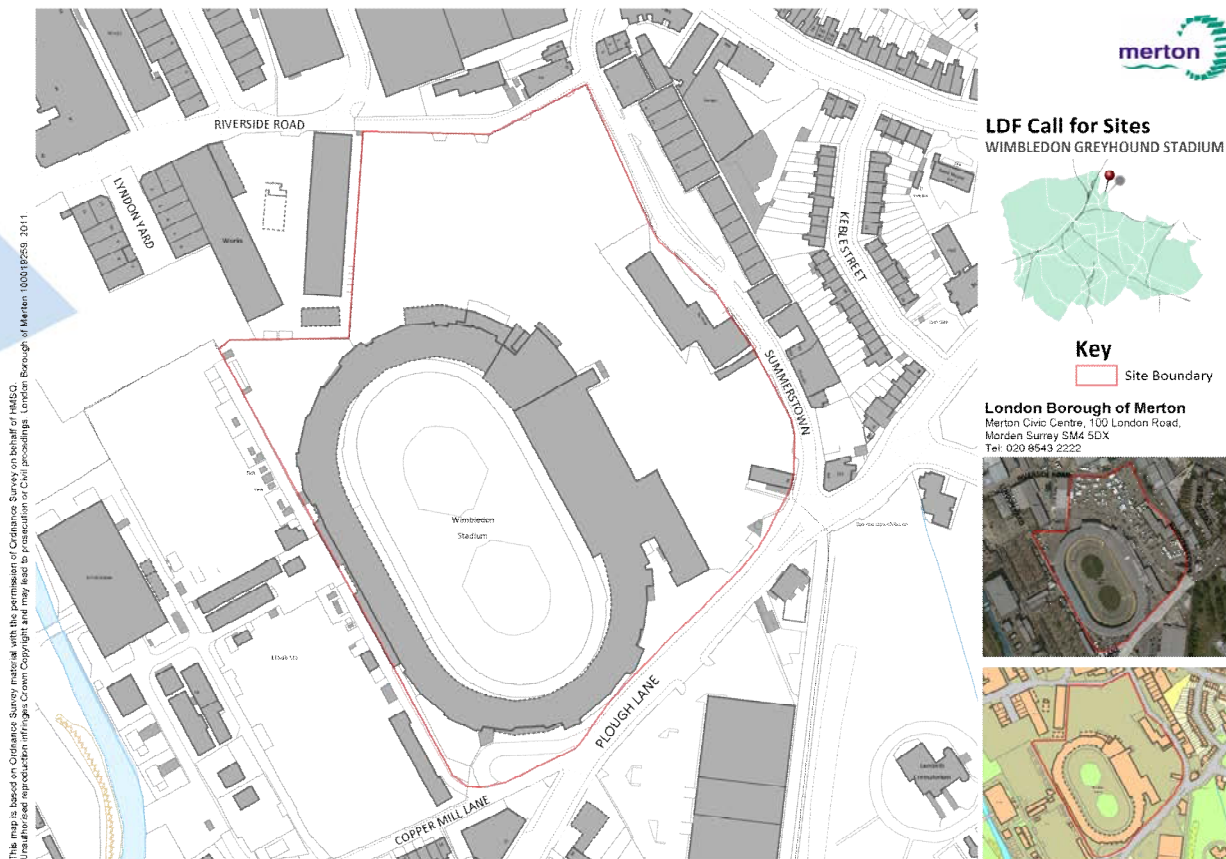


Wimbledon Greyhound Stadium

Plough Lane, Tooting, London, SW17 0BL



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Site area 5.29ha

Site description Approximately two thirds of the site is dominated by a greyhound racing stadium, the remainder of the site is a car park.

Surrounding the site along the northern and eastern boundary the site adjoins an industrial estate. To the south of the site in Merton, at the other side of Plough Lane is an industrial estate. Running along the western boundary of the site is a large electricity substation.

Strategic Planning Factors The site and its surrounds are within the functional floodplain of the river Wandle (Flood Zone 3b). The majority of the site is within a critical drainage area for surface water flooding.

The site is surrounded on all sides by Strategic Industrial Locations. To the north and east of the site is Summerstown Road Strategic Industrial Location (Wandsworth), to the south and west is part of Durnsford Road / Plough Lane Strategic Industrial Location, (Merton).

The site is poorly accessible by public transport (PTAL 2); the road network, railway lines, river and utilities infrastructure in the wider area limit opportunities for improving access to the

site.

The entire site lies within an Archaeological Priority Zone.

Current use Greyhound stadium and car park

Use suggested / organisation Residential-led mixed use scheme - Savills L&P Ltd

Council's preferred use Intensification of sporting activity (D2) or Industrial and warehousing (on cessation of a sporting use).

Delivery timetable Unknown

Issues If the sporting activities were to cease, an industrial designation will be compatible with the scale, function and nature of the development surrounding the site.

Redevelopment proposals should take account of the electricity substation to the west of the site to minimise the effects on amenity of future occupiers.

Investigating the potential impact of any proposed development on archaeological heritage.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the functional floodplain and with the critical drainage area to minimise flood risk for future occupiers and the potential for water pollution from the site.

Facilitating improved accessibility including improving bus infrastructure, walking and cycling facilities. Resolving road network capacity, movement and safety concerns. Site access arrangements require careful scrutiny/improvement.