Application P/2026/2531

Comments from the West Chiswick and Gunnersbury Society

Introduction

The application makes much of the Club's experience in holding football matches at the stadium and the absence of any major negative impact these have on the surrounding community. We would point out that concerts are very different to football matches in terms of duration, sound levels and demographics.

Noise

Sound from football matches at the stadium is clearly heard at properties within the surrounding residential streets of our neighbourhood including Stile Hall Gardens, Wellesley Road, Clarence Road, Cambridge Road North, Silver Crescent and Thorney Hedge Road. The occasional spectator roars or short bursts of singing during a match lasting no more than about 2 hours, while loud, are not generally perceived as unduly disturbing or harmful.

Continuous, amplified sound from a rock concert lasting several hours is a very different experience. Residents in our neighbourhood have an extensive experience of the adverse impact of the noise from major events in Gunnersbury Park. The level of noise is frequently intrusive and diminishes their quality of life. In our experience, many of the events held in the park fall within the Significant Observed Adverse Effect Level (SOAEL) within the Noise Exposure Hierarchy table of the PPGN (2019) with some having an Unacceptable Adverse Effect.

The noise and vibrations experienced from electronic dance music/drum and base concerts can be so disruptive that not only is it impossible to spend time in the garden but, even indoors with all double-glazed windows shut, it is impossible to focus on any activity or to relax. Knowing that this level of harm will be inflicted throughout the summer evening only adds to the psychological stress.

The majority of homes in the surrounding streets are well over 100 years old having been built in the Victorian period. Their construction and materials do not provide anything like the level of sound insulation provided by the tall residential buildings built as part of the stadium scheme. These modern buildings in the immediate vicinity of the stadium were designed and constructed in full knowledge of their vulnerability to stadium activities. Chapter 6 of the Greengage EIA report shows that they achieve a significant reduction in noise levels. We therefore object strongly that noise assessment is restricted to these buildings.

We request that the applicant provides a noise assessment for homes within a selection of the surrounding residential streets. This assessment should not only include streets close to the stadium such as Stile Hall Gardens and Wellesley Road, bit also ones with specific acoustic environments such as Silver Crescent where noise is amplified by being reflected back by the large steel and glass buildings of the Chiswick Business Park immediately to the east.

The assessment should include a baseline noise survey of these streets. The baseline sound environment for many properties in our residential streets will be significantly different to

that of the tower blocks around the stadium. Our streets are generally much quieter being one-way crescents and/or traffic-calmed to prevent rat-running. The greater difference between the music noise level and this lower background noise will give rise to a larger magnitude of impact.

Noise monitoring during concerts should include locations within these streets.

We request that amplified sound finishes no later than 10.30 pm for concerts on weekdays and Saturdays and no later than 10.pm on Sundays as is required for concerts held in Gunnersbury Park.

Transport and Crowd control

We endorse the substance of the comments submitted by the Strand on the Green Association (SOGA) with respect to these aspects of the application. Similar considerations apply to the residential streets of WCGS's area.

A specific aspect to which we object is the use of Wellesley Road as an egress route. We consider that Wellesley Road is totally inappropriate route for this purpose. It is a residential street with narrow pavements and short front gardens to the properties. Access to Gunnersbury Station from Wellesley Road is by means of a long, narrow alley and a single gate.

Cumulative impacts

While the application emphasises that it is "for only 6 event days" and that the negative impacts will be temporary, full account must be taken of the granted permission for Gunnersbury Park for 19 event days. The combined 25 event days will be concentrated on summer weekends. While we can imagine the negative impact (both noise and transport) of events taking place on the same date, we are equally concerned as to the consequences if events at the stadium avoid clashing with those in Gunnersbury Park. This would result in local residents binge afforded no respite.

West Chiswick and Gunnersbury Society

October 2026

Addendum

The recent incident of a rugby ball being kicked from the roof of one of the stadium scheme's residential blocks onto the pitch during a match raises serious safety concerns. During concerts the pitch would be occupied by high numbers of concert goers (over 13,000) and any object kicked or thrown from height could cause serious injury and panic amongst concert goers. What measures would the club propose to prevent such an occurance? While inadequate, the roof gardens on the tower blocks are the only communal open space provided to residents of these blocks. Denying access to them during concerts and matches could be seen as draconian and would be difficult to ensure.

November 2026