

**Future Merton Team**

London Borough of Merton,  
London Road,  
Morden,  
SM4 5DX

NEXUS  
PLANNING

3<sup>rd</sup> January 2019

Ref: 21961

Dear Future Merton Team

**Thames Valley**

5th Floor,  
Thames Tower,  
Station Road,  
Reading, RG1 1LX,

[nexusplanning.co.uk](http://nexusplanning.co.uk)

**Merton local plan 2020 – Stage 2 consultation.**

I write on behalf of my client AW Champion timber merchants who have branches at New Malden and Wimbledon that are both within the London Borough of Merton (LBM) and which will be effected by site specific proposals within the above.

We request that the policies listed below are modified to address the concerns that are set out in this letter.

**AW Champion**

AW Champion are timber merchants with ten branches throughout Surrey and Kent. They are a well established company that makes a significant contribution to the economic vitality of LBM through the services and jobs that they provide.

They supply a wide range of timber products for construction and building works with a significant amount being collected as well as delivered, so good vehicle access to and from their branches is essential. If there are queues of traffic or congestion on roads which serve their branches this means that customers cannot easily access their branches and this is very detrimental.

AW Champion support the promotion and economic vitality of LBM but it is very important that any proposed developments will improve and not undermine vehicular access.

I refer to the chapters and policies listed in you consultation:

**Policy N3.4 Raynes Park****Site RP2 245 – 247 Burlington Road**

This site allocation is to the south of the main Tesco site.

We object to the allocation because it does not specifically prevent the formation of a vehicular link from Tesco to Burlington Road, which already suffers from congestion.

The existing buildings on the site have been vacant for many years so any development on the site will cause additional traffic on Burlington Road. In order to mitigate the impact of this additional traffic the

London

Birmingham

Manchester

Thames Valley

**Insert letter title** continued

allocation should also make specific reference to the requirement to widen Burlington Road to create a filter lane between the roundabout with Claremont Avenue and the West Barnes Lane level crossing. I attach for your information a plan indicating the section of road which should be widened to increase the length of the filter lane.

Site RP3 Burlington Road, Tesco

This is the main Tesco site. We object to this allocation.

The site title should be Beverley Way Tesco, not Burlington Road, because the site access is from Beverley Way, and there is no entrance from Burlington Road.

It would appear that the allocation provides for demolition of the existing supermarket building and its replacement with a new building. It also makes provision for the Redrow Housing development. Based upon the recent public consultation this will result in 446 apartments and 221 car parking spaces. We do not object to either of these proposals, subject to the following revisions with respect to vehicular access.

The site description should make clear that the existing vehicular exit only to Burlington Road from Tesco should be closed. Pedestrian and cyclist access from Burlington Road should be permitted, but no vehicular access should be permitted in or out of Tesco from Burlington Road.

The proposed Redrow residential development will result in a significant increase in traffic turning on to and from Burlington Road. In order to mitigate the impact of this traffic the site allocation should also make specific reference to the requirement to widen Burlington Road to create a filter lane between the roundabout with Claremont Avenue and the existing site entrance. I attach for your information a plan indicating the section of road to which should be widened to increase the length of the filter lane.

**Policy N3.6 Wimbledon**

Site Wi4 27 – 39 Hartfield Road.

We object to the proposed allocation because it does not make adequate provision for retention of the existing on street parking on Beulah Road. No existing spaces should be lost. The site allocation should preserve and not obstruct the ongoing operation of existing businesses including the AW Champion branch which is situated at 2 Hartfield Crescent with customer access from Beulah Road and has successfully operated from the site for many years. Under Site description the policy refers to "*neighbouring residential properties*" but no reference is made to the neighbouring business uses on Beulah Road including a timber merchant.

We would be grateful if these policies can be modified accordingly

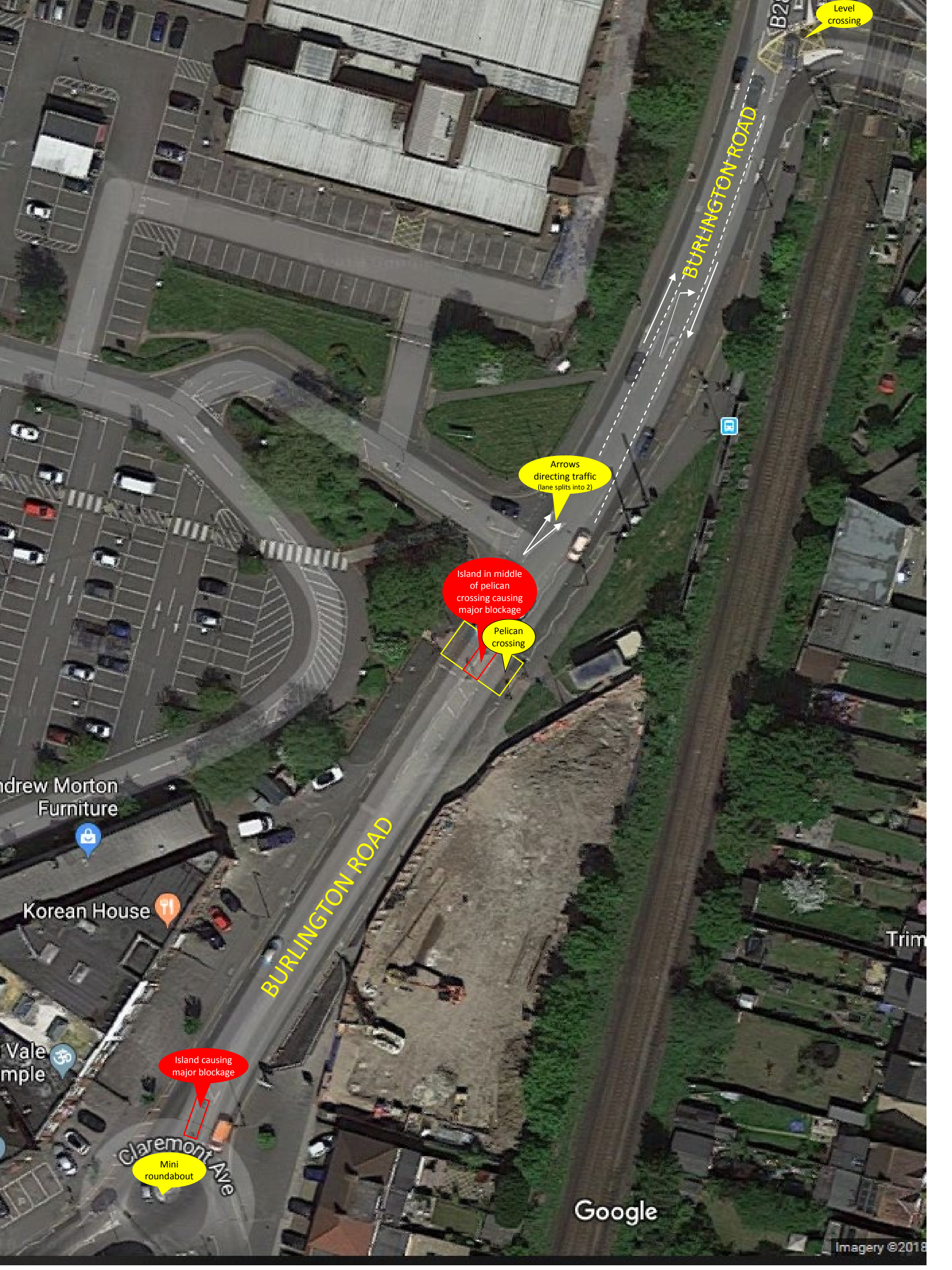
Yours sincerely

**Adrian Keal**

Consultant planner

Cc P Champion

AW Champion



Level crossing

BURLINGTON ROAD

Arrows directing traffic (lane splits into 2)

Island in middle of pelican crossing causing major blockage

Pelican crossing

Island causing major blockage

Mini roundabout

Andrew Morton Furniture

Korean House

Vale temple

Claremont Ave

Google

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