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From: [REDACTED] Gould [REDACTED]
Sent: 01 January 2019 22:46
To: Future Merton
Subject: Local plan

Mid rise should mean 6 storeys, not 14.

Broadway East is a quieter part of Wimbledon town, away from the main office district, shops and offices. Why have you approved 14 storeys at the YMCA site and adjacent land purchased by the YMCA developers? I would imagine it's because you've already held talks with the developers who have convinced you they can't make enough obscene profits from luxury flat sales to cover their costs. Have you been fooled into believing 100 hostel places is sufficient social housing to allow multi millions to be made by developers? Broadway East is surrounded by low rise Victorian housing and it is outrageous that you have green lighted high rise development overlooking residential homes.

Just look at flat developments in Wimbledon- most rubbish and fly tipping is on these sites because they are owned by wealthy buy to let investors who let them out on short term lets to people who don't care about their surroundings. Nairn Court is the perfect example. Only 3 flats are owner occupied and the management company cannot get hold of the owners who all live abroad. Tenants ignore instructions to place rubbish in the correct container and only leave out on collection days.

Social housing is now non existent in Wimbledon town because of all the appalling deals done with developers. The new development on Montague Road is only half sold because no one can afford the high prices. You talk about quality design and yet have allowed cheap low quality design all along the Broadway. The Premier Inn is a perfect example- cheap, tacky green aluminium cladding instead of London stock brick and glass. Your planners failed to advise the Planning Committee correctly on that development.

The white cladding on the developments at Montague/ Broadway and Stanley Rd/ Broadway are relatively new yet look dirty, grubby and run down and the cladding block lines are clearly visible. Cheap construction results in cheap looking buildings.

You have to listen to residents this time. The 2017 consultations showed you what residents want- low rise brick buildings that fit in with Victorian streetscape.

More buildings set back from the Broadway and more green spaces.

Please listen and don't use this consultation as a box ticking exercise so you can say " We did consult" .

[REDACTED] Gould

Sent from my iPhone