

Hand-delivered to:

The Civic Centre

Addressed for attention Tara Butler

Paul McGarry,
Head of Future Merton,
Planning Division
London Borough of Merton
Civic Centre
London Road Morden SM4 5DX

6th January 2018

Dear Mr McGarry,

Comments regarding the draft Local Plan 2020 particularly with reference to South Wimbledon.

I have owned and lived at the above address since September, 2010. I am very interested in the future development of the Battles area and of South Wimbledon. For the past 3 years, I have been Secretary of the Battles Residents Association and involved in many local issues including several planning applications in the Battles and The Broadway, and in lodging comments in respect of the High Path estate regeneration.

The comments that follow are personal and separate from Representations that are being lodged by the Chair of the Battles Area Residents Association.

General comments

1. For the next draft of the Local Plan, all the pages should be numbered sequentially from 1 to the end underneath any separate numbering for the individual chapters. So it is possible to flick through the pages to find the start of individual chapters with reasonable ease.
2. There should be an index of contents relative to the total page numbers.
3. With regard to Chapter 3 and the individual sections on "our places". The frontspiece maps for all the sections should be seen as illustrative only. They are a useful reminder of all the designated neighbourhoods within the

Borough of Merton, but are not distinct enough to show individual roads, open spaces etc at all clearly. The detailed maps included in the draft Borough Character Study for the sub-areas within each of the designated neighbourhoods should also be included where these detailed maps have been published or available eg South Wimbledon, Colliers Wood, Raynes Park, Morden etc.

4. The frontpiece maps for South Wimbledon, Colliers Wood, Raynes Park and Morden show the line of the Northern line tube. On each of these maps, the icon showing the location of the South Wimbledon tube station is very inaccurate and thus very misleading. It should be at the junction of The Broadway/Merton High Street/Morden Road/Kingston Road not to the SW of the junction.

5. The text of the Local Plan should relate accurately to the text of the draft Borough Character Study. In other words, the text of the Local Plan should be faithful to the terminology of the Borough Character Study otherwise I and others can spend hours working out what you are trying to write in terms of neighbourhoods, sub-areas, suburban areas etc. Sometimes you are incorrect. For example the section on "The Raynes Park Neighbourhood" is particularly confusing to read relative to the Borough Character Study terminology. This section includes policy regarding the Raynes Park and Motspur Park Local Centres. It should be clear that the Raynes Park Local Centre is situated within the Raynes Park sub-area. And the Motspur Park Local Centre is situated within the Motspur Park sub-area. The Raynes Park sub-area and the Raynes Park neighbourhood are different entities.

I am suggesting revising the Justification something along the following lines:

"3.4.1 Raynes Park neighbourhood for the purposes of the Borough Character Study is divided into 5 sub-area neighbourhoods: Raynes Park, Grand Drive, Motspur Park, Shannon Corner, Copse Hill.

3.4.2 The Raynes Park sub-area is a relatively affluent, high quality suburban area with a mainline train station surrounded by a small Local Centre with high public transport accessibility."

Then 3.4.6 becomes 3.4.7:

Fourth line should read "... to protect the scale and local character of *the Raynes Park sub-area.*"

And 3.4.7 becomes 3.4.8:

First line should read "*The Raynes Park neighbourhood's* share of Merton's new homes ..." not "Raynes Park's share of Merton's new homes ..."

And 3.4.11 becomes 3.4.12:

First line should read "*Motspur Park Local Centre is within the Motspur Park sub-area of the Raynes Park neighbourhood.* The Local Centre has ..."

And 3.4.13 becomes 3.4.14:

First line should read "*The suburban neighbourhoods within the sub-areas of the Raynes Park neighbourhood will be conserved and enhanced ...*"

6. I move on to the South Wimbledon section.

Again to be clear and consistent with the terminology of the Borough Character Study, I am suggesting the following revision for the start of Policy N3.5 on page 180:

“Recognising South Wimbledon as a designated neighbourhood in its own right instead of a sub-area neighbourhood of Colliers Wood.”

Note in this connection, I have changed “distinctive” to “designated”. South Wimbledon is indeed distinctive, but I understand it is Council policy to divide Merton into “designated neighbourhoods” and it is the Council’s aim to create a new *designated* neighbourhood for South Wimbledon. You must be consistent.

It is also important to make it clear South Wimbledon is now separate from Colliers Wood.

7. I move on to the Wimbledon section.

The frontpiece illustrative map should not include South Wimbledon.

You have included the Haydons Road sub-area although in the Borough Character Study this is a sub-area neighbourhood of Colliers Wood.

Re Policy N3.6 paragraph P page unknown. “Conserving and enhancing the quality of neighbourhoods within the neighbourhoods through Conservation Area character protection, and by supporting incremental development that respects the character and heritage assets within the area”. Does not make sense.

Suggested revision: “Conserving and enhancing the quality of *suburban* neighbourhoods within the *designated sub-area neighbourhoods* through Conservation Area character protection *where possible or* by supporting incremental development ...”

NB With regard to all the above comments, please note the suggested changes of wording have been highlighted in italics.

Specific Comments re the South Wimbledon Section

1. A developer seeking planning permission for a development within the boundary of the new Local Centre must take on board the importance of the local heritage. There should be guidance within the section on South Wimbledon as to what is expected from a developer. And some specific examples such as Victorian detailing.

2. The regeneration of High Path requires a landmark building or several landmark buildings (as discussed at the recent High Path consultation). The section on South Wimbledon should stress that some of the new buildings on the re-developed High Path Estate along the north side of Merton High Street, should be landmark buildings and should reflect the historical character of the Victorian buildings along the opposite south side of Merton High Street. NB At present re Phase 2 of the High Path there is only one landmark building proposed at the corner of Pincott Road which is opposite the new secondary school.

3. Re Nelson Road Park (outwith the boundary of the Local Centre).

There is only one indirect mention of Nelson Gardens in the Justification paragraph 3.5.3 page 181 (which is about "historical context).

Nelson Gardens as one of the very few open spaces in South Wimbledon, therefore deserves special mention and it's own paragraph. "Greenery" is important adjacent to the Morden Road to mitigate pollution.

The park needs improving.

The location of the park should be signposted.

Comments re the boundaries of the proposed Local Centre

The proposed Local Centre is welcomed by South Wimbledon residents and by many of the shop and business owners that I spoke to personally in connection with a survey of the numbers and types of shops/businesses within the re-defined boundaries (see below) of the proposed Local Centre. This survey is attached.

4 observations:

a/ There is quite a variation in maintenance of shop frontages. Where shop frontages have been re-done they look really good and stand out as a shop or café you would like to visit.

b/ For example there is a new gift-shop called Lark on the corner of Merton High Street opposite the tube station. I went in to investigate. What a wonderful experience to be able to buy in a smart and well-stocked little shop!

c/ Some of the shop owners I spoke to commented on the drop in footfall along Merton High Street in recent years.

d/ There is a mix of shops and businesses. These can be described as a preponderance of restaurants, cafes, take-aways, small convenience stores, barbers/hairdressers, beauty shops, accountants/solicitors. However, not many shops one can actually "shop in" eg stationers, hardware, fashion.

Please see options 1,2 and 3 of Tara Butler's Local Centre summary dated July 18 attached.

Look at Option 1 (the green diagram) re 1, 2 and 3 below. Then look at Option 2 or 3 (the red and blue diagrams) re 4 below.

1. As a starting point, re Merton High Street yes east boundary to end at Haydons Road (as per green diagram). Justification - to include continuous shopping parades all along Merton High Street up to Haydons Road. Starting with Dallas Ribs takeaway No 240 and ending with Bargain Store No 128. Not to include Advantage Wimbledon No 124/126 on opposite corner of Haydons Road. Not to include shopping parade No 122 - 104 (tattoo shop) east of Advantage Wimbledon and a few shops and the Nelson Arms on the other side. These latter parades of shops are in the main quite run down. Also do not include Abbey Parade (very many former shops converted to residential, many badly). Justification - funding bids spread over too big an area.

Note on south of Merton High Street at present this is park space and will be re-designed with big blocks of retail/commercial probably residential above all part of the High Path re-development.

2. Re Kingston Road, yes west boundary (as per green diagram). Ends at Cecil Road on northern side (last shop is a solicitors office No 33). Exclude Housing on southern side. ie only shops, to exclude all residential outwith this west boundary.

3. Re Merton Road, *limit north boundary* on green diagram to only the shopping parades. On west side these are the shopping parades to the north of Balfour Road (upholstery shop No 177 and shops down to 191) and to the south of Balfour Road (Lebanese Bakery No 193 up to old bank building now accountants on the junction opposite the tube). Then on east side omit the Esso garage and residential block of flats and 6 houses, to include only the shopping parade (first shop is Japanese restaurant No 228 up to barber No 248) down to the tube junction. Justification - exclude Esso garage and large stretch of residential on both sides - not needed as part of the Local Centre at moment.
NB shopping parades to north of Esso garage should not be included as all shopping parades to north of Pelham Road are included in the proposed Masterplan.

4. Re Morden Road. Look at red or blue diagram. *Limit south boundary* to buildings on Morden Road down to Milner Road. On west side these are Tesco, Costa and big new block that includes Hot Pod Yoga on ground floor of block. On east side these are the tube station, an alley way, then Kendall Self Drive office and carpark.

NB A copy of the green diagram with amended boundaries has been hand-delivered to Tara Butler at the Civic Centre to be lodged along

Comments re the boundaries of the new South Wimbledon neighbourhood.

1. The map of the South Wimbledon neighbourhood at the front of the section is so small as to be totally useless to ascertain which roads are in/outwith the area. Therefore, look at the map published online 2015 onwards in connection with the Borough Character Study. A copy is attached. (Problem with these maps is that they have been outlined with a fat felt tip pen and therefore even with these maps the exact boundary is not always clear).

2. The north westmost boundary does not make sense as the eastern end of Quicks Road is excluded and also the north end of Victory Road and the east end of Trafalgar Road, the SWCA and All Saints School (all within Haydons Road sub-area neighbourhood). It is possible that the justification for this when the Borough Character Study was commissioned, is that at that time, there was retail/commercial space at 1-3 Quicks Road and 94 Haydons Road, and the Council must have thought it better to lump these buildings/workspace in with the Haydons Road shopping parades and continued the boundary line down to the west of the SWCA and also included All Saints School as the main entrance was off Haydons Road. However, 1-3 Quicks Road/94 Haydons Road were demolished in 2017 and replaced with a block of 9 flats with office space on part of the ground floor. It is more appropriate that the block as entered and serviced

from Quicks Road is included in South Wimbledon. Along with the north end of Victory Road and the east end of Trafalgar Road and the SWCA halls at 78 Victory Road.

It is suggested that this anomaly should now be corrected and all the above should be included within the new designated area of South Wimbledon.

Comments re the Design Chapter.

Re Policy N5.2 paragraph F page 5.3 The definition of a tall building is stated as "A tall building is defined **is** based on the site's context and any building that is substantially taller than their surroundings can be defined as a tall building". Presumably "**is**" should be "as". Perhaps the definition of a tall building should be given further thought.

I would be happy to discuss any of the points raised in these personal Comments.

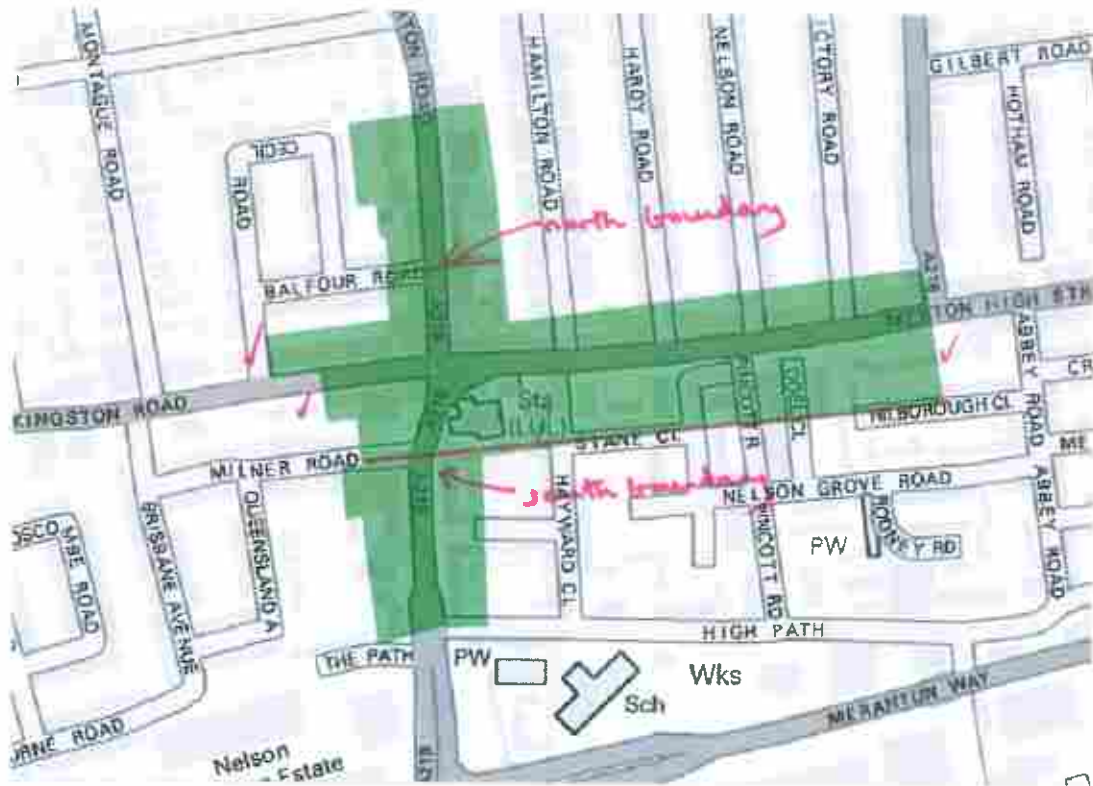
Yours sincerely

Hilary A. Morris

Hilary Morris (Mrs)

Option 1. Initial South Wimbledon local centre boundary - largest

- To north – includes petrol station and residential properties opposite.
- To east – ends at Haydon's Road, including shopping parades to north and residential to south
- To south – ends at The Path and High Path, including residential properties
- To west – ends at Cecil Road on northern side and includes Evolve Housing to south.



Opportunities:

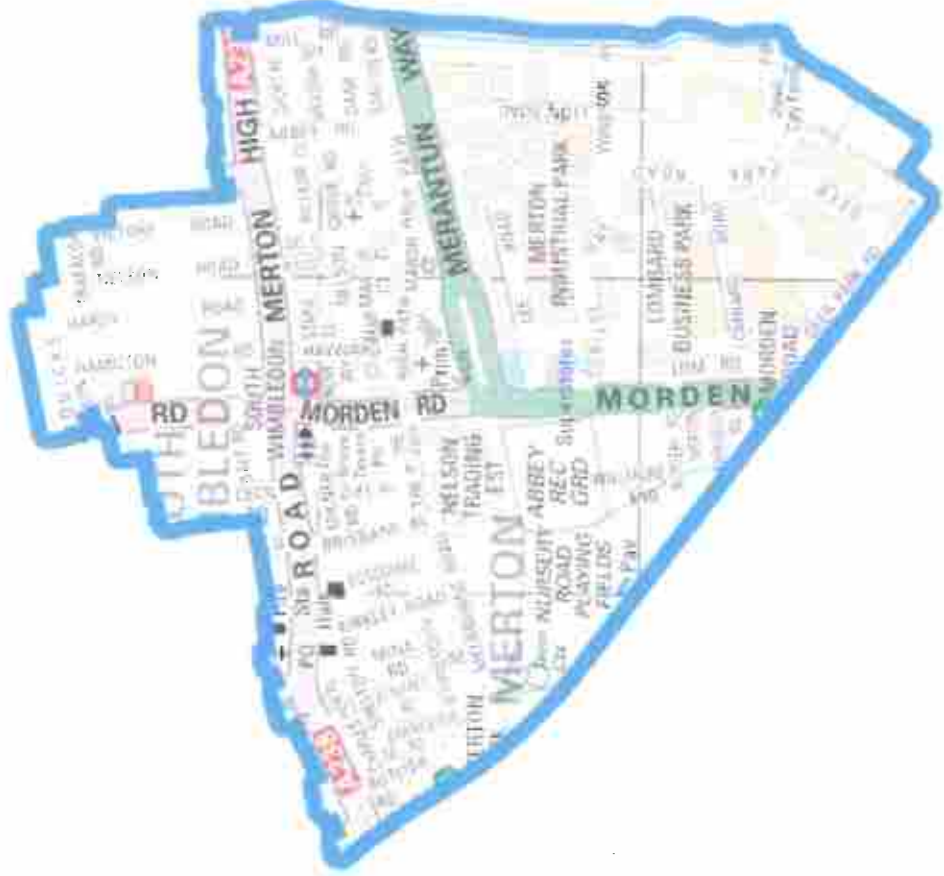
- All South Wimbledon current shopping parades are within the proposed Local Centre boundary
- Also includes all commercial development proposed in the regeneration of High Path estate (which stretches to opposite Haydon's Road to the east and to High Path to the south)
- Includes not only South Wimbledon station as the hub but also all major bus stops in all directions.

Issues

- Large area, questionable footfall in some parts (e.g. just north of The Path)
- Quite a lot of residential frontages included (e.g. Evolve housing on Kingston Road; Morden Road opposite petrol station, existing High Path estate. Makes it more difficult to understand Local Centre's purpose.
- The part of High Path estate opposite Nelson Road are in the later phases of regeneration. Currently residential. Should this Local Centre include this area now or in a future boundary extension?
- Funding bids would be spread over a large area.

Colliers Wood Sub Area Neighbourhoods

SOUTH WIMBLEDON



Shops Merton Road

Walking up from *The Broadway/Latimer Road* towards the tube

RHS

- 115 flat and grocery shop and pizza, kebab and grill takeaway
- 117 accountants
- 119 SW19 estate agents
- 121 block of flats **Montague Court**
Phoenix Hotel
Methodist Church

Griffiths Road

- 139-145 block of flats **The Zone**
facial botox treatments etc & training (old laundrette)
sushi restaurant & takeaway
house – entrance from **Pelham Road**

Pelham Road up to end of Esso garage

- ? 2 blocks of flats with house between
- 157 big house or flats
- 159? “
- 161? “
- 163? “
- ? 2 blocks of flats **Consortia House & Concord House** (opposite Esso garage)

LHS

- St Winifred's Church
- 126 pilates classes
- 128 Chinese takeaway
- 130-132 dentist

Ridley Road

- 134 empty shop
- 136 Indian restaurant
- 138 & 138a Latitude restaurant/flat above
- 140 & a,b,c children's hairdresser/flats above
- 142 interior design workshop
- 144 & 144a ballet shop/flat above
- 146 Noodle Foodle
- 148 solicitors
- 150-152 former kitchen and bathroom shop
- 154a & b flats above

Quicks Road

- 156 watch and clock shop & repairs/flats above (NB to be developed)
158 laser clinic
160-162 empty – formerly motorbike shop
164 & 164a,b accountants/flats above
166 & 166a hairdresser/flat above
168 & a,b,c face and body clinic/flats above
170 & 170a vet/flat above

Orton Place leads to small development modern houses

- 174 2 blocks converted houses to 7? flats
180-190 6 houses
192 Air Training Hall

-0

Now starting afresh from south end of Esso garage.

This is the southern end of Merton Road. It is proposed the shopping parades below will be included in the new Local Centre but not the garage or residential blocks or houses

LHS

- Esso garage
modern block of flats
6 houses
228 & 228a Japanese restaurant/flat above
230 tanning studio
232 & 232a hairdresser/flat above
234 & 234a café/flat above
236 graphic design business
238 & 238a estate agent/flat above
240 Dance Council HQ

Hamilton Road Mews

- 242 & 242a Japanese takeaway/flat above
244 spa and beauty shop
246 door to flat above shop
248 barber

RHS / see next page

RHS

173 & 173a and 173b	big house or flats <i>just beyond south end of Esso garage</i>
175	very big old block of flats
177	upholstery shop
179 & 179a	estate agent/flat above
181	English and Maths tuition shop
183	kebab restaurant and takeaway
185 & 185a	empty shop/flat above
187 & 187a	“ “
189	fish and chip café and takeaway
191	solicitors

Balfour Road

193 & 193a	Lebanese bakery/flat above
195-197	Lebanese restaurant
199	empty shop
201	Chinese restaurant Mr Clutch autocentre old bank building – accountants
209	flats above (entrance in Kingston Road)

Merton High Street

Walking up to tube from *Mill Road*

LHS

10 Kitchen Studio
12 & 12a Pharmacy
Merton Medical Practice

RHS

78-86 5 empty shops with flats above all in very bad state of repair

Continuing walk up to tube from *Grove Road*

LHS – This block is called *Abbey Parade*

18 & 18a converted shop > 2flats
19 “ “
20 “ “
21 dentist
22 & 22a converted shop to 2flats
23 closed cycle shop
24 & 24a converted shop to 2flats
25 & 25a “ “
26 & 26a&b solicitors/2 flats above
27 & 27a converted shop to 2flats
28 & 28a “ “
29-30 closed lighting shop Abbey Electrical
31 & 31a closed shop/flat above
32 & 32a closed lighting shop Abbey Electrical
33 closed shop

RHS

Blue Cross Vets Hospital
94-96 insurance brokers
100 Indian takeaway
102 laundrette

Hotham Road with *Abbey Road* almost opposite

LHS

Nelson Arms
17-19 Marc Charles Carpets
17a & 19a flats above
21 & 21a estate agent/flat above

RHS

104 tattoo shop

106	estate agent
108 & 108a	tax accountants/flat above
110 & 110a	grocery/flat above
112	halal meat and fish shop
114	Indian restaurant/takeaway
116 & 116a	Supplied & Fitted.com
118 & 118a	closed carpet shop/flat above
120 & 120a	barber
122	converted shop Advantage Motorbikes

Continuing walk up to tube from Haydons Road

LHS only (**RHS** is open space)

128	Bargain Store
130-132	dentist
134	Halal butcher closed
136	accountants
138 & 138a	tailoring shop/flat above
140	very nice café
142 & 142a	run down estate agent
144	Lebanese restaurant
146	Wimbledon Lighting and Electrical

Victory Road

148-150	lighting business
152	grocery
154	delivery business
156-158	shopfitting business and shop
156a	flat above
160	hairdresser
162	Thai yoga & massage parlour
164 & 164a	Sri Lankan restaurant & takeaway
166	signage and printing business
168	closed off-licence (purchased by 166 above)

Nelson Road

170	printers
172 & 172a	closed shop/flat above
174 & 174a	betting shop/ “
176 & 176a	Epos scanning system for shops (part of business 166 above) + flat
178 & 178a	accountants/flat above
180 & 180a	solicitors/ “
182 & 182a	offices/ “
184 & 184a	nails shop/ “

188 & 188a supermarket/ “

Hardy Road

190 & 190b solicitors/flat above
192 & 192a dry cleaners and tailoring/flat above
194 & 194a estate agents/flat above
196 accountants
198 & 200 residential? - run-down/flat above
202 hairdresser
204 barber
206 & 206a shop/flat above
208 & 208a insurance broker/flat above
210 & 210a Vapes shop/ “
212 mobile phone and computer repairs

Hamilton Road

214-216 former Wimbledon Sewing Machine shop
218 & 218a hairdresser/flat above
220 & 220a accountants/ “
222 & 222a Little Brasil cafe/flat above
224 & 224a Eggs Benedict cafe/ “
226 & 226a estate agent/ “
238 gift shop
240 Dallas Ribs – ribs & chicken takeaway

RHS (same block as tube station)

Kilkenny Tavern
large shop premises – empty

South Wimbledon tube station – Bonjour Brioche cafe

Kingston Road

Walking up to tube from *Montague Road*

LHS

National Tyre Centre on corner of Montague Road

Montague Road

51-55 Schmidt Kitchens and Interiors
49 shop Wimbledon Lifestyle
47 converted shop
45 & 45a Massage and Beauty Parlour plus 4 flats above
43 entrance to car park for flats above 51-47
41 house and flat
39,37,35 houses

Cecil Road

33 solicitors
31 fish & chips café and takeaway
29-27 & 29a stained glass shop and studio/flat above
25 & 25a hairdresser/flat above
23-21 & 23a, 21a Sri Lankan & Indian supermarket/flats above
19 & 19a solicitors/flat above
17 & 17a barber “
15 & 15a estate agent “
13 & 13a hair and make-up salon/flat above
11-7 Sainsburys
11a & 7a flats above
5 & 5a closed restaurant/flat above
3 dry cleaners and tailoring
1 Vietnam restaurant
209? old bank building – accountants and flats above

RHS

Audi garage
40 & 38 house and flat
36 & 34 “
32 & 30 “
28 & 26 “
24 & 22 “
Evolve Housing Support
Kwik-Fit
8 & 6a/8a Aino Health Centre/flats above
6 Vape shop
Tesco Local

Shops Morden Road

Walking up to tube from Nelson Trading Estate

LHS

The Path

38 house
36 house (2 flats)
34 house empty?
30 block of 12 flats
block of flats Falcon House
Barclays Bank building now closed
Spur house 2 retail units empty and 39 flats

Milner Road

huge block of flats with retail unit Hot Pod Yoga below
Costa
4 9 flats above Costa
Tesco

RHS

High Path (NB Nelson Gardens and are to south of High Path)

huge block of Clarion Housing flats Priory Close
" " " " Gilbert Close
Kendall self-drive office and car park

Alleyway

South Wimbledon tube station and Bonjour Brioche