

## South Park Esate Residents' Association (SPERA)

First to introduce myself. My name is \_\_\_\_\_ and I am Secretary of South Park Esate Residents' Association (SPERA) and I live at \_\_\_\_\_, \_\_\_\_\_. At a number of meetings our membership have discussed proposals by the YMCA to redevelop their existing site at 200 The Broadway. The proposals contained in the local plan are unacceptable to our members. This is site Wi15 in the plan document N3.6 and seems to be suggesting that residents in the adjacent areas including a Conservation Area do not deserve the same protection being offered to residents from Wimbledon Hill in terms of respecting views and the potential damage caused by taller buildings.

It is our view that any replacement building should not be higher than 9 stories in height in the east part of the Broadway. This precedent was only recently set by a government inspector when considering an appeal for the Premier Inn development a short distance away on the other side of the Broadway. Residents in the SPERA area are concerned that approval of this plan will make future planning applications for much taller buildings much easier for the entire Broadway because a new precedent would be set. The planning document definition of mid-rise is a fiction and is in fact high rise. We do not agree with the desire to make Wimbledon a Metropolitan Centre and this is not in the Mayor of London's plan and remains only a major centre. Our members wish Wimbledon to retain its feel in line with brand Wimbledon and its association with tennis and this is not reflected in this document.

There are other elements in the document which are desirable but impossible for a local authority to ensure delivery. Aspirations for green and public spaces are good but as Merton Council are not the owners of the land upon which much of these areas are located they cannot ensure delivery. Our association suspect that alternative financial payments will be made under planning rules which allows developers to ignore these physical elements. In section 3.6.26 Merton Council supporting improvements to business premises and the public realm in Haydons Road to bolster the local high street offer are desirable.

I have made similar comments in response to the Town Centre Plan but understand that the local plan will have more weight when it comes to planning applications. Please record my objections again.