

**FW: MERTON LOCAL PLAN REPRESENTATIONS ON BEHALF OF ROMULUS**

Tara Butler &lt;Tara.Butler@merton.gov.uk&gt;

Mon 06/09/2021 3:22 PM

To: Future Merton &lt;Future.Merton@merton.gov.uk&gt;

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FYI

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**From:** Julian Stephenson <julian.stephenson@montagu-evans.co.uk>**Sent:** 06 September 2021 11:50**To:** Tara Butler <Tara.Butler@merton.gov.uk>**Cc:** Lauren Hawksworth <lauren.hawksworth@montagu-evans.co.uk>**Subject:** MERTON LOCAL PLAN REPRESENTATIONS ON BEHALF OF ROMULUS**Importance:** High

Dear Tara

On behalf of Romulus we have pleasure in setting out representations in relation to the site specific allocation for Centre Court Shopping Centre in Wimbledon.

Firstly I should emphasise that Romulus support the allocation and these comments are suggested drafting changes which are also consistent with the emerging changes to the centre being considered as part of its re-positioning and partial redevelopment.

**Existing uses**

The offices in the centre are ancillary at the moment including centre management.

**Site allocation**

We would like to suggest the following amended wording:

*A mixture of town centre uses such as community, retail, restaurants and take aways, leisure, financial and professional services, health and wellbeing, offices, hotel and residential and last mile distribution as well as ancillary facilities*

**Site deliverability:**

0-10 years

**Design and accessibility guidance**

The site provides an outstanding opportunity for the *repurposing and* redevelopment of...

... They must also look to *work with the Council to explore the potential of a road bridge...*

Since the SPD was produced and during the preparation of the Local Plan Romulus has bought the centre. Its plans are based on an occupier-driven re-purposing and partial redevelopment of Centre Court. The end of the centre where Merton is suggested a road bridge might potentially land is where the existing Debenhams building is being re-purposed and where the servicing and entrance/egress to the car park is located. This is unlikely to change during the plan period and is essential to the operation of the centre. Therefore Romulus asks that the sentence above should appropriately be removed as its intent would be to unfortunately prejudice the regeneration of the centre.. Furthermore, Romulus cannot facilitate a road bridge. That could only be delivered with the full support of Network Rail and TfL and would require CPO including land on the opposite side the railway on Alexandra Road. Romulus suggests that this is an appropriate time for Merton to review

the idea of the bridge and establish whether it is a deliverable project and whether its benefits would outweigh the potential negative impacts especially in relation to the future success of a reimagined Centre Court.

### Infrastructure requirements

Romulus support the wording relating to enhancing and expanding the public realm on Queens Road.. This is consistent with its own plans for improving Queens Road both in the short and longer terms with new landscaped Public Realm, traffic calming and with priority given to pedestrians and cyclists over buses and vehicle traffic. This will require a consistent approach between what can be delivered within Romulus's ownership and what could take place on highways land.

Romulus very much supports the opportunities for last mile distribution. We suggest that it should be listed in the appropriate uses in the site allocation. As outlined above.

There should be an explanation that on-site provision of play space only arises if the child yield dictates that it is required. Centre Court in its new role as a hub for and meeting place in Wimbledon town centre will already be providing a far greater variety of facilities for residents and users of the town centre but there is only a limited amount of space to accommodate those facilities. Therefore Romulus asks that play space should not be a requirement per se – only arising from the mix of uses.

Please do not hesitate to contact Julian Stephenson or Lauren Hawksworth if you have any queries.

Many thanks

Julian Stephenson

### **JULIAN STEPHENSON**

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