

Statement of Common Ground between

London Borough of Merton and

Historic England

October 2022

On Stage 2 Inspectors' Matters, Issues and Questions: Matter 5 'Site allocation Wi3'

1. Historic England and Merton Council entered into a statement of common ground dated 10th June 2022 on Site allocation Wi3 (link to [Statement of Common Ground](#)).

2. Page 2 of this statement contained an action point for the council.

Action point: The Council to produce a supplementary evidence document for the Local Plan that summarises the historic and current information from a heritage perspective and clearly defines the parameters for the allocation, taking on board the opportunities and constraints present on site.

It is important that the supplementary document is not seen to predetermine the planning applications. Both parties agree that the relevant information likely exists, but it is not easily identifiable or readily accessible as part of the new local plan's evidence base.

3. Merton Council produced a topic paper as supplementary evidence and it is submitted to Merton's Local Plan examination as part of the council's Hearing Statement on Main Matter 5 – dated September 2022. ([see link to Merton Council's Stage 2 Main Matter 5 Hearing Statement plus appendices including the topic paper](#))

Areas of agreement

4. Historic England and Merton Council agree that the topic paper accompanying the council's statement on Main Matter 5 – Stage 2 accords with the requirements of the above action point with the addition of the following sentence to the "Views" section: **Church Road approximately follows the course of the historic main approach to the Marlborough House / Wimbledon Park House site, with the intended views of the lake obscured by twentieth century golf course planting.** The extract overleaf shows the sentence in its proposed location.
5. Historic England welcomes the work carried out in relation to the Topic Paper and the subsequent proposed modifications to the policy. Historic England support the proposed modifications to Site Wi3 as set out in the Schedule of Main Modifications ([LBM13](#)), incorporated into the Local Plan ([LBM15](#)) and in the [council's Stage 2 Hearing Statement to Main Matter 5](#).

Main sources of information (for Local Plan Examination)	Constraints on site – and whether the allocation can address them	Opportunities arising from the allocation	Proposed modifications
<p><u>Views</u></p> <p>Wimbledon Park was originally designed as a parkland setting including the lake, relating to Marlborough and then Wimbledon Park house which lay to the south of the site (junction of Arthur and Home Park Road, also now Ricards Lodge school playing fields). Prior to both, an Elizabethan manor also stood in the same area. Original views are since obscured by C19th and C20th development and vegetation. Due in part to reservoir dam face, trees, and C20th buildings and structures built within the park, the parkland and lake are difficult to see from key publicly accessible points, including Home Park Road, the closest entrance to Wimbledon Park Station. St Mary’s Church spire is visible from many parts of the site but not vice versa at ground level. The topography (rising at either end and including the lake’s dam face) both helps and hinders views across the area. Church Road approximately follows the course of the historic main approach to the Marlborough House / Wimbledon Park House site, with the intended views of the lake obscured by twentieth century golf course planting. Currently views from the lake shoreline across the lake are only publicly accessible from a limited area of the public park. Buildings on or adjacent the lakeshore in the public park and the Wimbledon Club site, including temporary domes in winter, obscure views across the lake.</p>			

Signed for on behalf of Historic England by:

Name – Katie Parsons

Job Title – Historic Environment Planning Adviser

Signature 

Signed for on behalf of Merton Council by:

Name – Tara Butler

Job Title – Deputy FutureMerton manager

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