

From:
To: [Future Merton](#)
Subject: Comments Local Plan
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I have been a resident Wimbledon Hillside for over 40 years and accept that change whether through evolution or regeneration are part of the urban landscape, but consider this latest version of the Local Plan gives no consideration to any harmony between residential property and what seems an accelerated drive to create “ tall buildings”

KEY OBJECTIVES: WIMBLEDON

Conserving character

Maintain the unique character and built form of the areas surrounding the Town Centre by supporting development of high quality that is commensurate with the scale.

In **1.2.43** the description has changed from “taller buildings” to “tall buildings” immediately changing the likelihood of any graduated building design to fit in with the existing layout of commercial and residential footprint.

D12.6

Tall buildings in the borough are defined as a minimum of 6 storeys or 18 metres measured from the ground to the floor of the uppermost storey now changed to Tall buildings in the borough are defined as a minimum of 21m from the ground level to the top of the uppermost storey. So the minimum has increased in size. Integra House, Alexandra Road developers have just this month produced their plans to be 46m in height, immediately massively higher than building close to it.

Policy N9.1

Supporting tall buildings within Wimbledon Town Centre, why has this been added ? It is carte blanche for creating a ghetto in the area regarded as the town centre despite it's residential and retail mix, and regardless of the key objective of preserving character.

Currently we have office blocks of new and older builds that have been vacant for long periods of time, yet on the plan Wi9 and Wi10 are currently sitting with planning of 40m height as office space, how does this meet targets of building new homes.

12.6.6

In instances where an applicant is proposing the redevelopment of a site immediately adjacent to the tall building boundaries and clusters identified in the Strategic Height Diagrams, local Design Guides or Design Codes may be used as part of a robust design led approach to demonstrate the appropriate stepping up of heights above or below those stated and avoid abrupt transitions in building heights.

This change also clearly signals the message build tall, and should be reconsidered.

Reading through the document I can see no reference to the wording "up to" in reference to the height of a building, everything is about the maximum therefore what opportunity would any group wishing to appeal against a proposed tall building have any grounds to do so.

This plan as it stands has removed most of the planning safeguards in place in relation to height of new buildings that are appropriate for a mixed residential and commercial area.