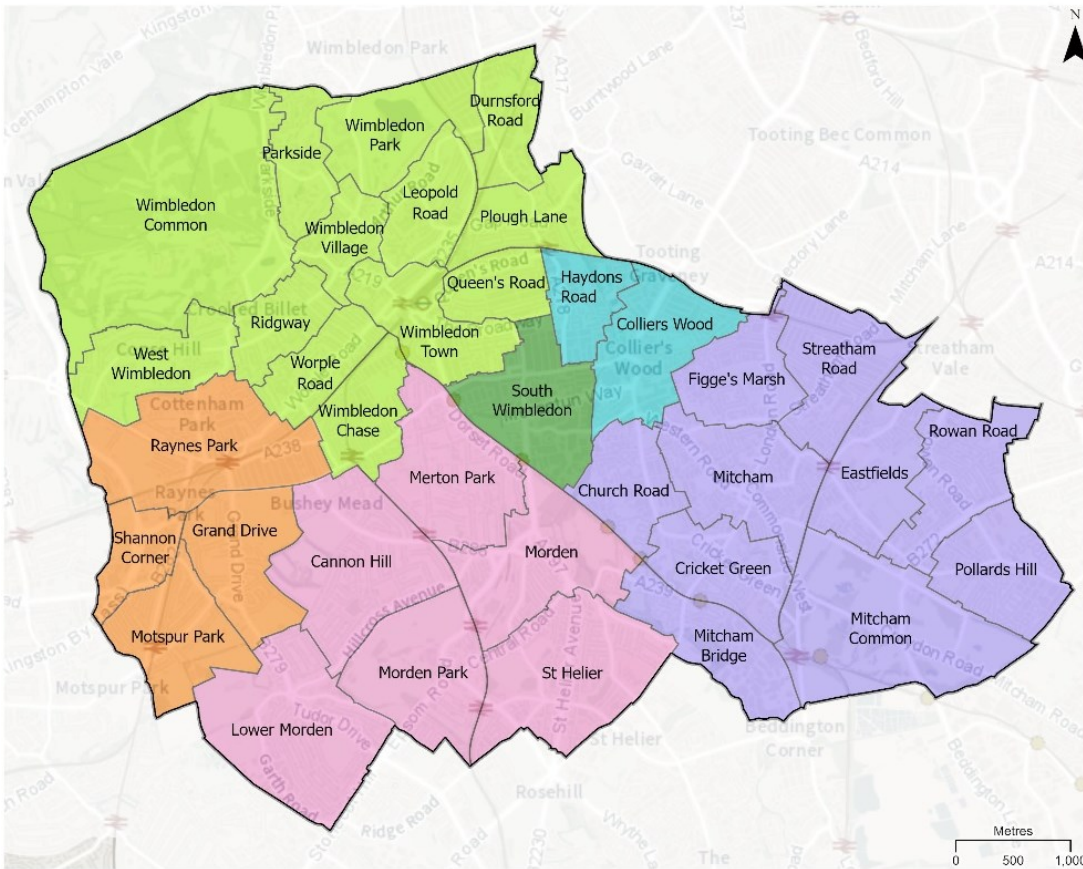


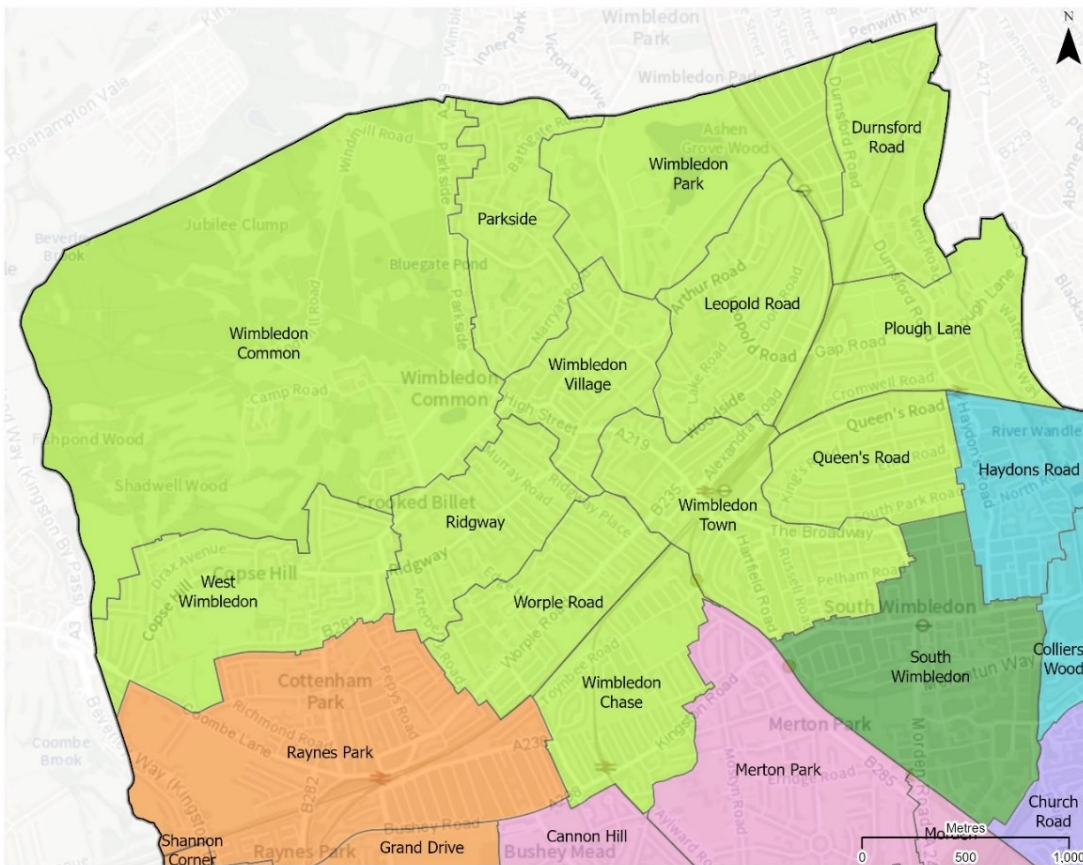


## Chapter 09. **Wimbledon**





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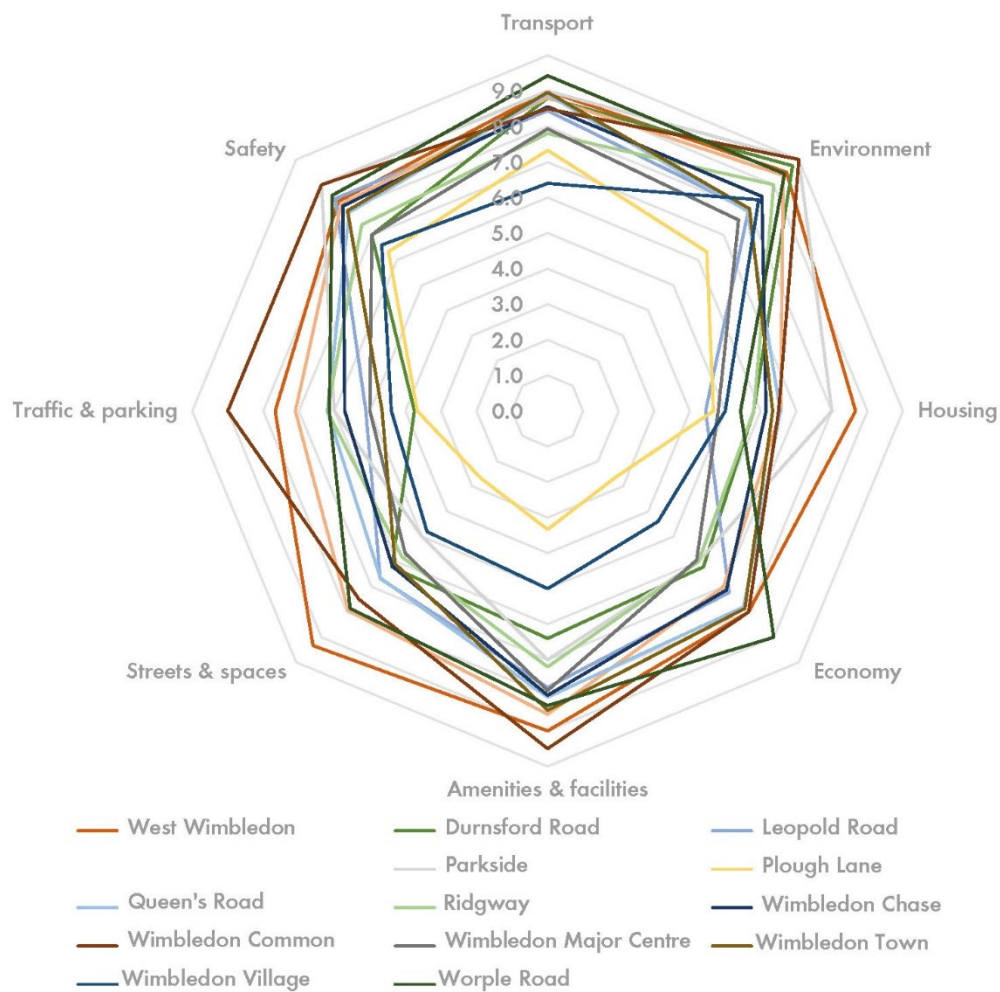


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## Place profile: Wimbledon

As part of the borough’s ongoing Character Study, 415 Merton residents took part in this survey, of which 136 people lived in Wimbledon. The diagram below highlights how people felt about their neighbourhood based on a series of questions asked. This work was also used to inform [Merton’s Borough Character Study 2021](#).



Results from residents of Wimbledon rating their neighbourhood

## Key objectives: Wimbledon

The following objectives provide an overarching vision for Wimbledon.



### A vibrant town centre

Encourage appropriate development to support businesses and attract visitors and tourism to the area all year round.



### Greening Wimbledon

Enhance the experience of Wimbledon by requiring exemplary design and landscaping, street scene and public realm investment.



### 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.



## Character: Wimbledon

These photos illustrate the diverse character found across Wimbledon.







## **Policy N9.1 Wimbledon**

### **Wimbledon Town Centre**

- 1.** To ensure that Wimbledon continues to be a thriving destination for businesses, residents and visitors.
- 2.** We will do this by:
  - a.** Promoting Wimbledon as southwest London's premier location for business, leisure, living and culture: an exemplar for good quality and sustainable placemaking.
  - b.** Driving investment and innovation in workspaces to support the local economy and jobs in the town centre commensurate with Wimbledon's role as a Major Centre. Encourage development that attracts residents, businesses, visitors and tourism to the area all year round, including high quality hotels, conference facilities and cultural activities.
  - c.** Enhancing the experience for people coming to Wimbledon commensurate to its international reputation by requiring exemplary design and landscaping, street scene and public realm investment, taking the Healthy Streets Approach including opportunities to green Wimbledon.
  - d.** Supporting high quality architecture and design with traditional urban blocks with active frontages.
  - e.** Supporting tall buildings within Wimbledon Town Centre in accordance with the details in the Strategic Heights Diagram for Wimbledon Town Centre and the requirements in Policy D12.6 Tall Buildings.
  - f.** Respecting views from Wimbledon Hill through the Town Centre and beyond, with taller developments at St George's Road, away from the historic core, located around the station.
  - g.** Strengthening the position of Wimbledon as a Major Centre in south London through the redevelopment of key sites within the centre.
  - h.** Promoting a vibrant daytime, evening and night-time economy through a mix of commercial and community uses.

- i. Promoting good placemaking by providing places for people to meet, relax, enjoy events and participate in the Town Centre.
- j. Improving health and wellbeing by promoting walking and cycling: making the Town Centre more attractive, greener, safer, easier to get around for pedestrians and cyclists.
- k. Securing improvements to public transport and investment in Wimbledon station to improve the passenger experience. Any proposals for Wimbledon Station should provide links to neighbouring sites and enable the creation of new public realm, including an enhanced station forecourt/town square.
- l. Creating a more pleasant environment for shopping and leisure activities by reducing traffic dominance and managing delivery and servicing needs in a safe, efficient and sustainable way, including through exploring the use of freight consolidation and last mile delivery solutions.

#### **Surrounding neighbourhoods of Wimbledon**

- m. Maintaining the unique character and built form character of Wimbledon Village, supporting development that is commensurate with the scale and the significant quality of this Local Centre.
- n. Supporting development that attracts greater footfall and boosts the visitor experience to Wimbledon Village and Arthur Road Local Centre.
- o. Supporting environmental improvements and maintaining the day-to-day shopping and other services at Wimbledon Chase and Arthur Road Local Centre.
- p. Supporting improvements to business premises and the public realm in Haydons Road to bolster local high street offer.
- q. Conserving and enhancing the quality of neighbourhoods through Conservation Area character protection, and by supporting development that respects the character and Heritage Assets within the area.
- r. Supporting proposals to improve walking and cycling between the neighbourhoods of South Wimbledon, Colliers Wood, Wimbledon, Wimbledon Village, Raynes Park, Wimbledon Chase



and outside the borough to Tooting, Southfields and Kingston.

- s. Recognising the importance of Wimbledon Tennis Championships, support the continued upgrade and improvement of the AELTC's facilities in Wimbledon and at Raynes Park to maintain its global position as a world-class sporting venue of national and international significance and to provide economic, community and sporting benefits locally.
- t. Supporting accessible local services including step-free access at Haydons Road and Wimbledon Chase stations.

## Supporting text

- 9.1.1. Wimbledon is southwest London's best known town centre, with a reputation for quality recognised internationally due to the 150-year-old Wimbledon Tennis Championships. Wimbledon is also Merton's only Major Town Centre, and the heart of its successful economy. The area is served by tube, train, tram and bus, is surrounded by high quality homes set in attractive streets and well served by local infrastructure.
- 9.1.2. The [Future Wimbledon Supplementary Planning Document \(SPD\) 2020](#) outlines the priorities for Wimbledon Town Centre:
- **Design quality** - Design quality underpins good growth. The future of Wimbledon should draw inspiration from its past. With many existing high quality listed buildings, future development should enhance their character and setting. Buildings should respond to the principles and materials from their context. Careful consideration to building heights and scale must be given, in particular when relating with Heritage Assets and views from neighbouring conservation areas.
  - **Public realm** - Spaces to dwell, socialise and relax are vital for the life of a town centre and the wellbeing of people. Wimbledon does not currently have many public spaces. The piazza is the main focus for outdoor events and markets. Feedback from the public suggested spaces such as a new town square and multiple smaller spaces are desirable.
  - **Urban greening and sustainability** - Creating a sustainable and environmentally focused town centre was highlighted as a key priority during consultation. The redevelopment of the town centre gives Wimbledon the opportunity to be a leader in

sustainable design. Sustainable drainage systems should be used where possible and planting species that improve air quality and biodiversity should be integrated into the design of the public realm.

- **Future of the high street** - Wimbledon already has a variety of uses spread across the Town Centre. However, feedback from the consultation suggested that the public would welcome more uses that compliment what is already existing. Suggestions such as spaces that provide opportunities for independent shops and affordable workspaces were mentioned as uses that would add to the vibrancy and vitality of the Town Centre and in the shorter-term assist with post COVID-19 recovery.
- **The station and railway** - There are long-term ambitions to overcome the severance caused by the railway tracks, therefore creating a more accessible and connected Town Centre. Consultees highlighted the need to reduce traffic dominance throughout the Town Centre and to humanise the public realm. A world-class station that has a sense of arrival with access to rail, underground, tram and buses was desired.

- 9.1.3. A fundamental theme throughout the engagement on the Future Wimbledon SPD, workshops, landowners' forums and responses to planning applications, community feedback and general participation in civic life has been the desire to improve the look and feel of Wimbledon Town Centre and the quality of the experience people have there, commensurate with the Wimbledon / SW19's international reputation. The Wimbledon area has a rich historical significance with high quality neighbourhoods and open spaces including Wimbledon Common. The Town Centre itself has pockets of well-loved and well-designed buildings but also parts that do not reflect the quality of the surrounding area.
- 9.1.4. Improvements to the public realm, street scene with more business and professional services and quality shops, balanced with community, leisure, arts, culture and associated facilities including tourism will achieve a noticeable uplift in the quality of the centre.
- 9.1.5. Greening Wimbledon, whether by creating new landscaped pocket parks within a new development or by adding planters, street trees or climbers to existing spaces, is a key priority. Greening has multiple benefits: it can improve the attractiveness and sense of calm and safety of a place, particularly for pedestrians, it adds to visual interest and it can benefit air quality. The council will encourage all developments in Wimbledon to optimise the greening of their site and the creation of parklets and other human-scale spaces for people



to enjoy. We will support measures outside the planning system that help make Wimbledon more attractive and foster a sense of community ownership, such as the re-use of planters and community planting of street trees.

- 9.1.6. We need growth in Wimbledon, and we need to plan it to secure the best quality we can for our town centre. Wimbledon is a long, linear Town Centre set at the bottom of Wimbledon Hill and tightly bound by attractive, established residential terraces, some of which are within conservation areas. With the exception of development sites at Dundonald Yards and Gap Road that will only be unlocked by Crossrail 2, Wimbledon has no scope to accommodate growth by expanding outwards. The local topography and quality townscape mean that Wimbledon is not suitable for high rise towers: therefore, to accommodate growth in keeping with the area, sites within Wimbledon Town Centre need to become denser and accept a moderate increase in heights.
- 9.1.7. We encourage dense mid-rise urban blocks similar to those of Bloomsbury where Heritage Assets are complemented by new buildings of quality design.
- 9.1.8. Views through the Town Centre and beyond from Wimbledon Hill will be respected, with taller developments set away from the historic core, located at the station.
- 9.1.9. New developments should contribute to creating great streets and spaces. We experience cities at ground level and street activation is key to a successful place. Interpreting Victorian detailing is important for shop fronts, whatever the end occupier. More advice on designing a quality shop front can be found in Merton's shop front guidance 2017.
- 9.1.10. Developers who look to build in Wimbledon must demonstrate a commitment to quality and design. Great contemporary design and materials that reflect, respect and enhance the historic buildings is encouraged.
- 9.1.11. Growth can be achieved by occupying more of the site and adding floors. The council will also support the redevelopment or refurbishment of offices and other buildings, usually built since the 1960s that are nearing the end of their useful life.
- 9.1.12. In the future, Crossrail 2 may be a key driver of change in Wimbledon. In particular, it will open up new opportunities for creating new public space around the station and improving links across the railway lines, helping to create more space for cycling and walking and alleviating congestion currently on and around Wimbledon Bridge.
- 9.1.13. However, at this stage Crossrail 2 is unfunded and will not be completed prior to 2040, outside the lifetime of this Local Plan. Should Crossrail 2 preparation progress during the

lifetime of this Local Plan, we will work with everyone in Wimbledon, including Love Wimbledon, residents, the Crossrail 2 team, Network Rail and others to ensure that the solution for Crossrail 2 at Wimbledon station is the best result for Wimbledon and Crossrail 2, not only the train service.

- 9.1.14. Passengers using Wimbledon station experience congestion and it is not easy to navigate, particularly at peak times, and the look and feel of the station has not been improved even though it serves a vast number of passengers through train, tram and underground. While Crossrail 2 remains at the planning stage, we will seek greater investment in Wimbledon station and its surrounds, helping to improve the attractiveness, movement and services within the station for the increasing number of visitors.
- 9.1.15. As set out in Policy N3.1 Colliers Wood, the London Plan proposes an Opportunity Area at *Wimbledon / South Wimbledon / Colliers Wood* with an indicative aim to provide 5,000 homes and 6,000 jobs. Prior to Crossrail 2's opening, for the lifetime of this Local Plan it is likely that many of the opportunities for delivering new homes will be realised through the regeneration of Morden and on sites within Colliers Wood and the wider Wimbledon area.
- 9.1.16. Wimbledon offers a range of shop types and sizes that enhance its character and distinctiveness, from smaller shop fronts that are part of South Park Gardens conservation area, fronting the Broadway to purpose built spaces such as Centre Court and Victoria Crescent. Although planning policies can't specify the brand, quality or ownership of any retailer, having a range of different sized and types of premises helps to support a greater variety of town centre offers.
- 9.1.17. We will maintain and enhance the retail core of the centre, especially within the Primary Shopping Area around the Wimbledon Station and Centre Court Shopping Centre to ensure that the centre remains competitive and meets the needs of visitors.
- 9.1.18. However, we recognise that consumer behaviour is changing rapidly. While this is having a seismic impact on the traditional high street retailers, improvements in the speed and management of servicing and deliveries are increasing the viability of niche stores and smaller restaurants.
- 9.1.19. To ensure Wimbledon remains competitive and is resilient in this challenging environment, we will continue to support development which enhances the shopping offer and retail experience in Wimbledon while working with landowners to ensure that eventually all shop fronts can support a range of different activities inside the premises, whether shops,



restaurants, leisure, cultural or a mix of all the above. As set out in the transport policies, we will also plan for the changes to pick-up, delivery and servicing that has come with multi-channel shopping, such as motorbike collection and drop off space.

- 9.1.20. Wimbledon Town Centre accommodates the majority of major office development in the borough, presenting as an attractive location for investment in southwest London. There are two distinct clusters of office development around Wimbledon Bridge and Worple Road, and a developing cluster east of the station along The Broadway. We will continue to support the development or refurbishment of major offices in these locations, including for flexible working. Due to its location with easy access by public transport, strong, recognisable name and attractive surroundings for homes, schools, recreation and leisure, Wimbledon is expected to be a more resilient location for offices than central London should the trend be for greater flexible working.
- 9.1.21. Despite its proximity to central London, the tennis championships and its significant leisure and cultural pursuits and associated valued status Wimbledon lacks quality hotel accommodation. Quality hotel and conference space is encouraged as a means to boost the business and tourist trade in the area and attract visitors to Wimbledon all year round.
- 9.1.22. Evening night-time activity, including leisure, entertainment and cultural activities can play a significant role in supporting the local economy in Wimbledon and ensuring that the centre serves a wide range of users.
- 9.1.23. A balanced approach is however needed to ensure that the competitive advantage that the night-time economy offers the centre is recognised, as well as ensuring that the potential negative impacts in relation to noise, disturbance and anti-social behaviour are addressed.

### **Surrounding neighbourhoods**

- 9.1.24. Wimbledon Village is a Local Centre with a unique and attractive environment: high quality physical fabric and landscaping, protected by conservation area designations. It has a rich heritage and period buildings, with Wimbledon Common.
- 9.1.25. Unlike other Local Centres it has few grocery stores but several high end 'chic' comparison retailers, cafés and restaurants, with business, legal and other commercial firms operating from upper floors. Wimbledon Village is not directly served by rail but is close to Wimbledon Town Centre.
- 9.1.26. It attracts high quality comparison brands however, in the long term, it also needs to be economically resilient and adaptable to changing consumer habits. While households in the

surrounding residential areas have very high spending power, these beautiful neighbourhoods are relatively low density so there are fewer consumers living locally than in other parts of southwest London.

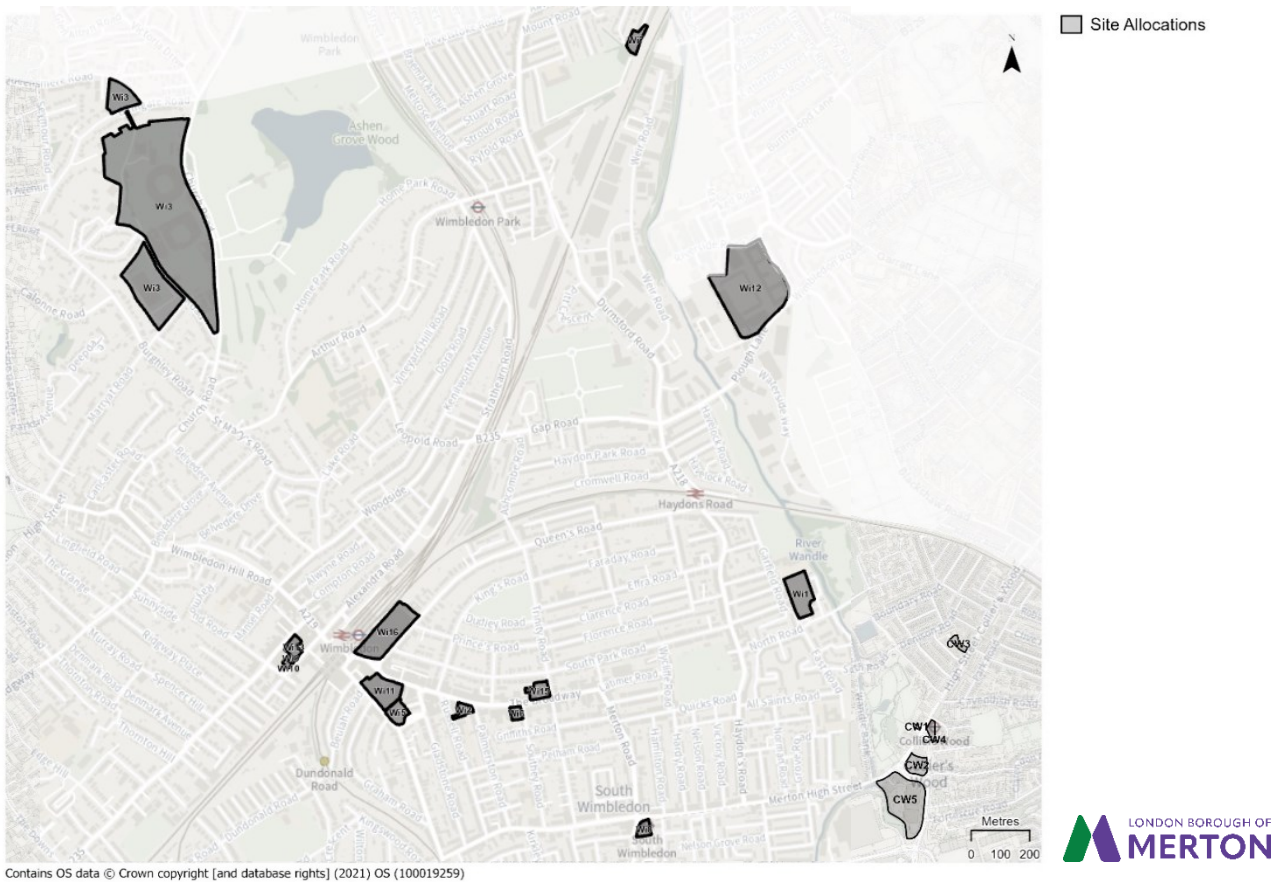
- 9.1.27. Businesses in the Village attract additional footfall from visitors to the nearby attractions of Wimbledon Common and the All England Lawn Tennis Club (museum and Championships) all year round, higher during the championships. The Wimbledon Village Business Association's priorities are to promote Wimbledon Village as a commercial centre and as a visitor destination and to enhance the environment and amenity of the Village.
- 9.1.28. The approach for Wimbledon Village is to maintain the uniqueness of the centre by supporting development that is commensurate to the scale and quality of the Local Centre.
- 9.1.29. Arthur Road is a smaller, more compact Local Centre than Wimbledon Village, serviced by Wimbledon Park Tube station on the District Line. It provides grocery and other facilities that cater for the day-to-day needs of residents. We will continue to support environmental improvements and the convenience nature of the centre.
- 9.1.30. Haydons Road runs from South Wimbledon to Plough Lane and is generally characterised by late Victorian terraces with later infill development. Haydons Road rail station gives access to Wimbledon, Sutton and central London. There are designated neighbourhood parades along Haydons Road but like many London arterial roads, many former shop fronts have been converted into residential uses. Merton's Shop Front Guidance 2017 provides useful information for applicants to improve the restoration or design of their shop front. Chapter 8 of the guide can be used to help design an attractive frontage at street level if the owner is converting the property into residential use. We will support planning applications that improve shop fronts and business premises along Haydons Road and improve the public realm.
- 9.1.31. The attractive terraces immediately surrounding Wimbledon Town Centre, some of which are within conservation areas, will be protected for residential amenity by focusing town centre activity within its boundaries, and by partnership working on public protection measures including community safety and public realm improvements.
- 9.1.32. The high-quality residential areas to the north and west of the Town Centre will continue to be conserved and enhanced by enforcing conservation area designations, and ensuring that new development responds to the scale, historic value and distinctive character of these neighbourhoods.



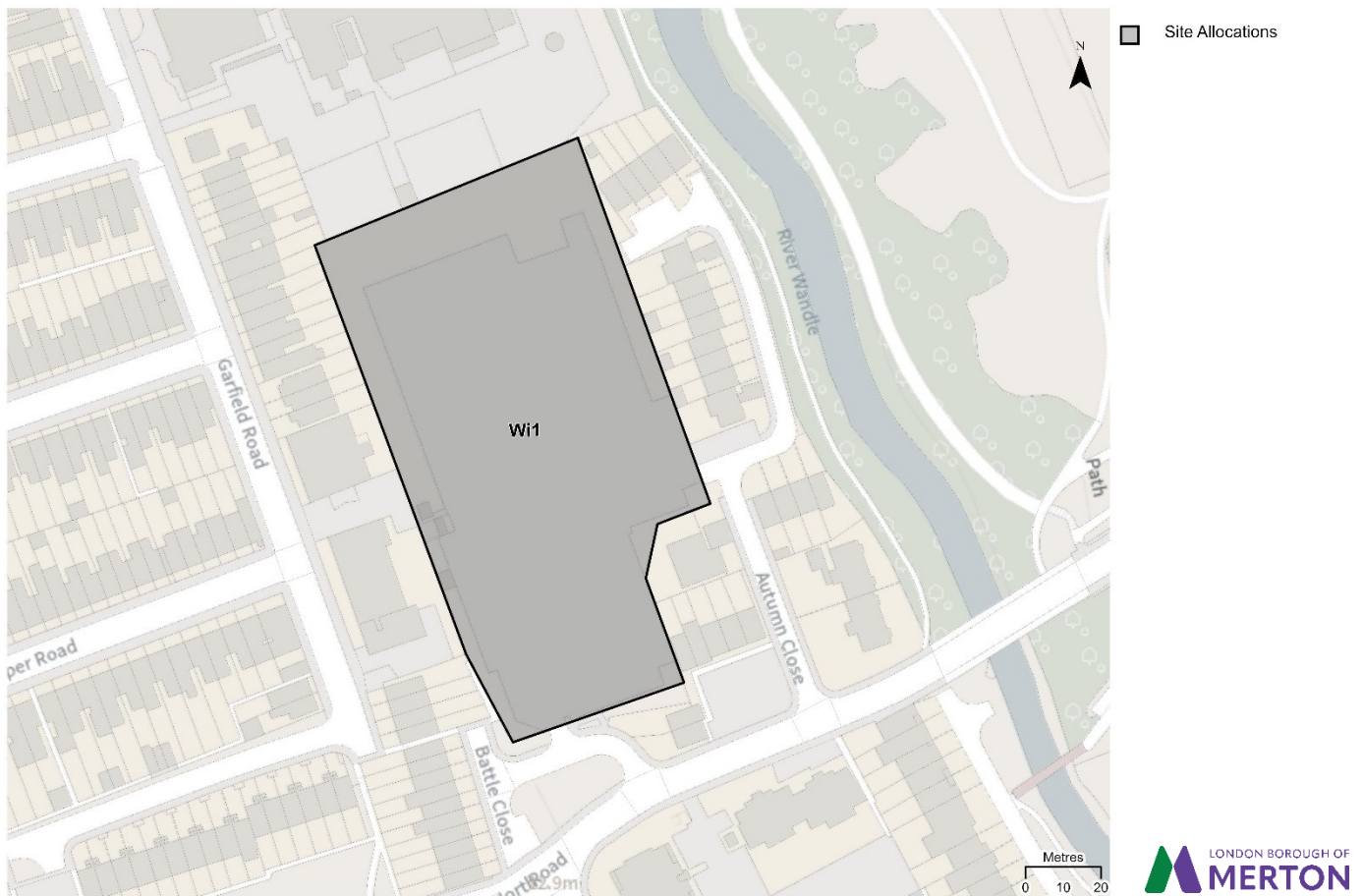
- 9.1.33. The wider Wimbledon area is relatively compact and close to other neighbourhoods in Colliers Wood, South Wimbledon, Wimbledon Chase, Southfields, Tooting, Raynes Park, Morden, Kingston and beyond. We will encourage proposals that enhance walking and cycling across south London, requiring large sites to be permeable and support public access.
- 9.1.34. Wimbledon Chase Neighbourhood Parade is served by a rail station but could benefit from environmental improvements. Transport improvements for the Wimbledon Chase area have already been identified, including provision of better facilities for buses, pedestrians and cyclists, with planting to improve the quality of the environment. We will continue to lobby for step-free access to Wimbledon Chase train station so that all residents can make equal and effective use of their local station.
- 9.1.35. The Wimbledon Tennis Championships is a world-class sporting event and is important to Wimbledon, Merton and the UK (United Kingdom). The AELTC activities not only provide a significant economic benefit and jobs boost to Merton, London and the UK in the weeks around the Wimbledon fortnight but has benefits throughout the year. The main site acts as a draw for the 100,000 visitors to the Wimbledon tennis museum, some of whom will spend in the nearby Wimbledon Town Centre, Wimbledon Village and in the businesses at Arthur Road. The Raynes Park site supports free tennis coaching for Merton and Wandsworth schoolchildren and community access for residents to pay and play outside the Championships.
- 9.1.36. We will support the continued upgrade and improvement of AELTC's facilities to maintain its global position as a world-class sporting venue of national and international significance.

## Site allocations

9.1.37. Identifying sites for a specific land use or type of development helps give certainty to what is likely to happen in that neighbourhood and helps provide homes, business space, town centre type uses, infrastructure, community facilities, sports, parks and open spaces and other types of development to help meet the borough's and London's needs. These sites are contained in the development plan as site allocations.



## Site Wi1: Battle Close, North Road, Wimbledon, SW19 1AQ



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<b>Ward:</b> Wandle
<b>Site description:</b> <ol style="list-style-type: none"> <li>The site is a large, regular shaped vacant site in a residential area, with Garfield primary school and its playground to the north. The site is situated within a residential area, characterised by terraced housing, dating from between the early 20th century to the early 2000s. The former use of the site was a purpose-built gym (now demolished) and a large car park.</li> <li>To the east, south and west are two to three-storey homes. The River Wandle and Wandle Park lie beyond the eastern boundary. The only site entrance lies to the south of the site with a small, vegetated traffic island partly obscuring the site entrance from the road. Until 2017 Virgin Active were the site's leaseholders and ran the site as a private gym and fitness club. Virgin Active looked to return their leasehold to the council as freeholder and closed the facility in December 2017. The site is approx. 10 minutes' walk (0.4) miles from Colliers Wood underground station.</li> </ol>
<b>Site owner:</b> Merton Council
<b>Site area:</b> 0.97
<b>Existing uses:</b> Vacant
<b>Site allocation:</b> any of the following uses or a suitable mix of community (including education) sport / leisure facilities and residential
<b>Site deliverability:</b> 0-5 years
<b>Indicative site capacity (new homes):</b> 70–103 new homes
<b>Design and accessibility guidance:</b> <ol style="list-style-type: none"> <li>The size of the site gives rise to a variety of opportunities for different layouts of new buildings.</li> <li>The site provides an excellent opportunity for the planned redevelopment of a substantial brownfield site in a</li> </ol>



residential area.

3. Redevelopment should protect the amenity of the adjacent residential occupiers and the primary school.
4. The site is classified as at risk of medium contamination from its former use for laundries and dry cleaning, however the risk will be reduced as contamination issues will have been addressed for the development of the site as a leisure centre.
5. Investigate the potential impact of any development on archaeological heritage. Vehicle access on to the site is restricted by the traffic island and the residential location.

#### **Infrastructure requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. This site is in an area identified as being deficient in access to children's play space for ages 0-4 years. The council will require on-site provision in accordance with the infrastructure policies and London Plan.
3. The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.
4. Despite a poor PTAL rating, the site is within easy walking distance of Haydons Road and Colliers Wood stations and vehicle access is through residential streets from a single access point, so parking provision could be reduced below maximum standards. The site is also located in close proximity to key routes on the cycle network including the Wandle trail and Cycle Superhighway 7, so development proposals should maximise opportunities for cycling through the provision of exemplary cycle parking provision and any required contribution towards local network improvements.
5. Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of engagement with Thames Water with any submitted planning application. Merton Council will also engage with and seek advice from Thames Water about the development of this site.

#### **The site location**

**Impacts Listed Buildings or undesignated Heritage Assets:** No

**Impacts a Conservation Area:** No

**Impacts an Archaeological Priority Area:** Within the Wandle Valley/Colliers Wood Archaeological Priority Area Tier 2, and the 400m buffer of the Wandle Valley Regional Park boundary

**Impacts a Scheduled Ancient Monument:** No

**Impacts on flooding from all sources:** Fluvial Flood zone 1. All sites require sustainable drainage measures

**Is in a Town Centre:** No

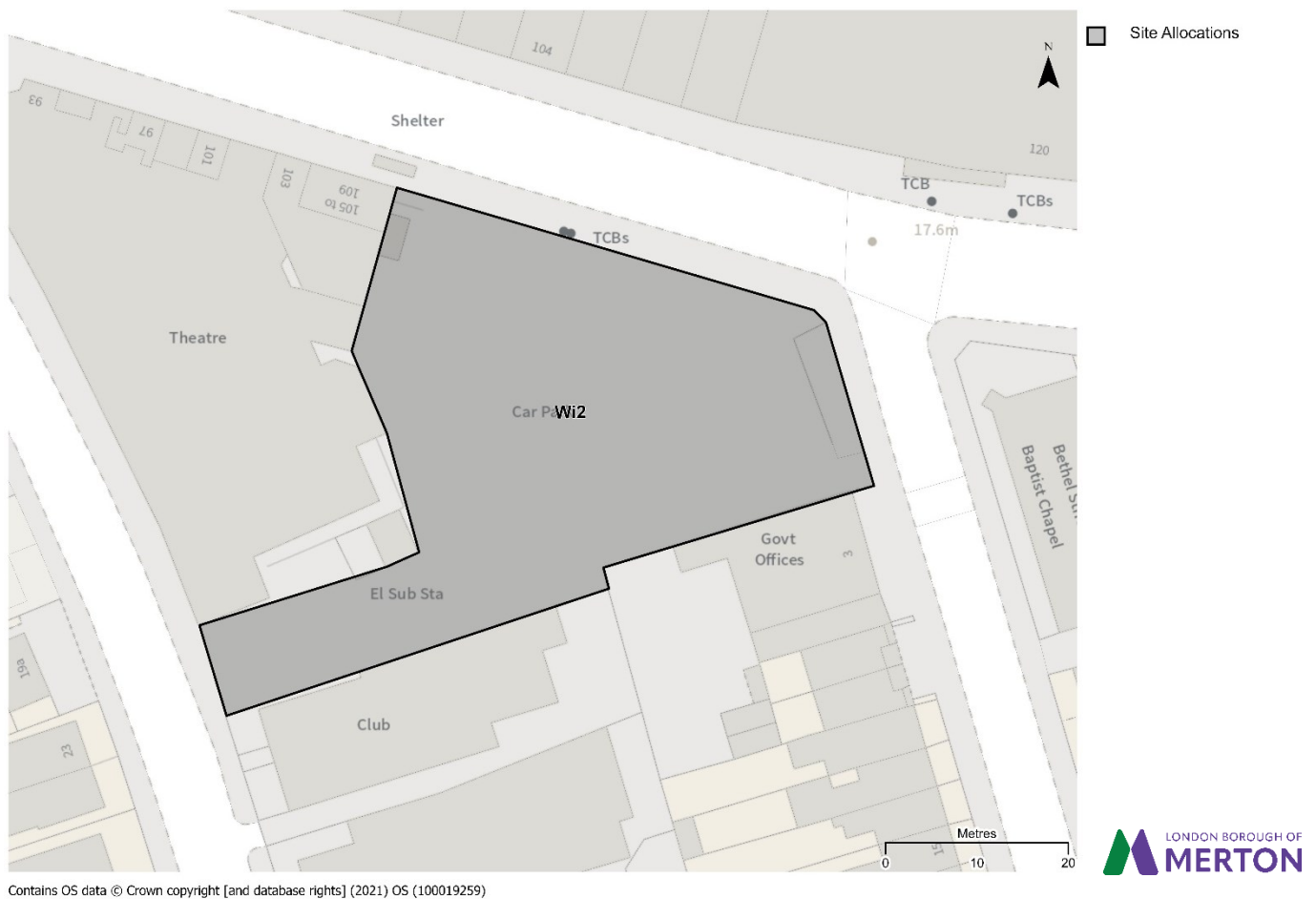
**Is in an Opportunity Area:** No

**Impacts a designated open space:** No. The homes at Autumn Close act as a barrier between the site and the nearby designated open space

**Impacts an ecological designation:** Not on site. Within 100m of Metropolitan Open Land and a Site of Importance for Nature Conservation at Wandle Park

**Public Transport Accessibility Level (PTAL):** PTAL 2, poor access to public transport

## Site Wi2: Broadway Car Park, Land Adjoining New Wimbledon Theatre, 111-127 The Broadway, Wimbledon, SW19



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### Ward: Abbey

**Site description:** This site is a surface car park found off The Broadway in Wimbledon town centre. Adjoining the site boundary to the west is the New Wimbledon Theatre (Grade II listed). The South Wimbledon Club and St Mary's Primary RC School lie to the south of the site. Facing the site on the northern side of The Broadway is a shopping frontage with a series of small units. The site is surrounded by four-storey buildings.

**Site owner:** Merton Council

**Site area:** 0.21ha

**Existing uses:** Car park

**Site allocation:** a suitable mix of Town Centre Type Uses such as retail, café and restaurants, community, cultural, leisure and entertainment, offices and hotel

**Site deliverability:** 0-5 years

### Design and accessibility guidance:

1. Development proposals must have regard to the Future Wimbledon SPD (Supplementary Planning Document) 2020.
2. The site boundary is adjoined to the west by the Grade II listed building, New Wimbledon Theatre. Development proposals will need to be sensitively designed to show how they conserve and enhance the significant landmark of the New Wimbledon Theatre.
3. Development proposals must create an active frontage to enhance the Town Centre.

4. Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.
5. The site is within an Opportunity Area (designated in the London Plan). The London Plan ambition for our OA is to deliver 5,000 new homes and 6,000 jobs (indicative figures) up to 2041. Any site within the OA (Opportunity Area) is expected to positively contribute to its environmental, social and economic growth.

**Infrastructure requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. The developer should contact SGN and Thames Water to discuss requirements for any improvements to the water, wastewater and gas infrastructure network from non-residential development.
3. A cycle hanger for use by local residents is located on the eastern boundary of the site. Development proposals should protect and enhance publicly available cycle parking provision.

**The site location**

**Approach to tall buildings:** The Strategic Heights Diagram for Wimbledon Town Centre, in D12.6 'Tall buildings', sets out the appropriate height for this site.

All building heights will be subject to their impact on existing character, townscape and heritage in accordance with the chapter on Places and Spaces for a Growing Borough and have regard to the Future Wimbledon SPD.

**Impacts on Listed Buildings or undesignated Heritage Assets:** Adjacent Grade II listed building New Wimbledon Theatre

**Impacts a Conservation Area:** No

**Impacts an Archaeological Priority Area:** No

**Impacts a Scheduled Ancient Monument:** No

**In a Flood Zone:** No

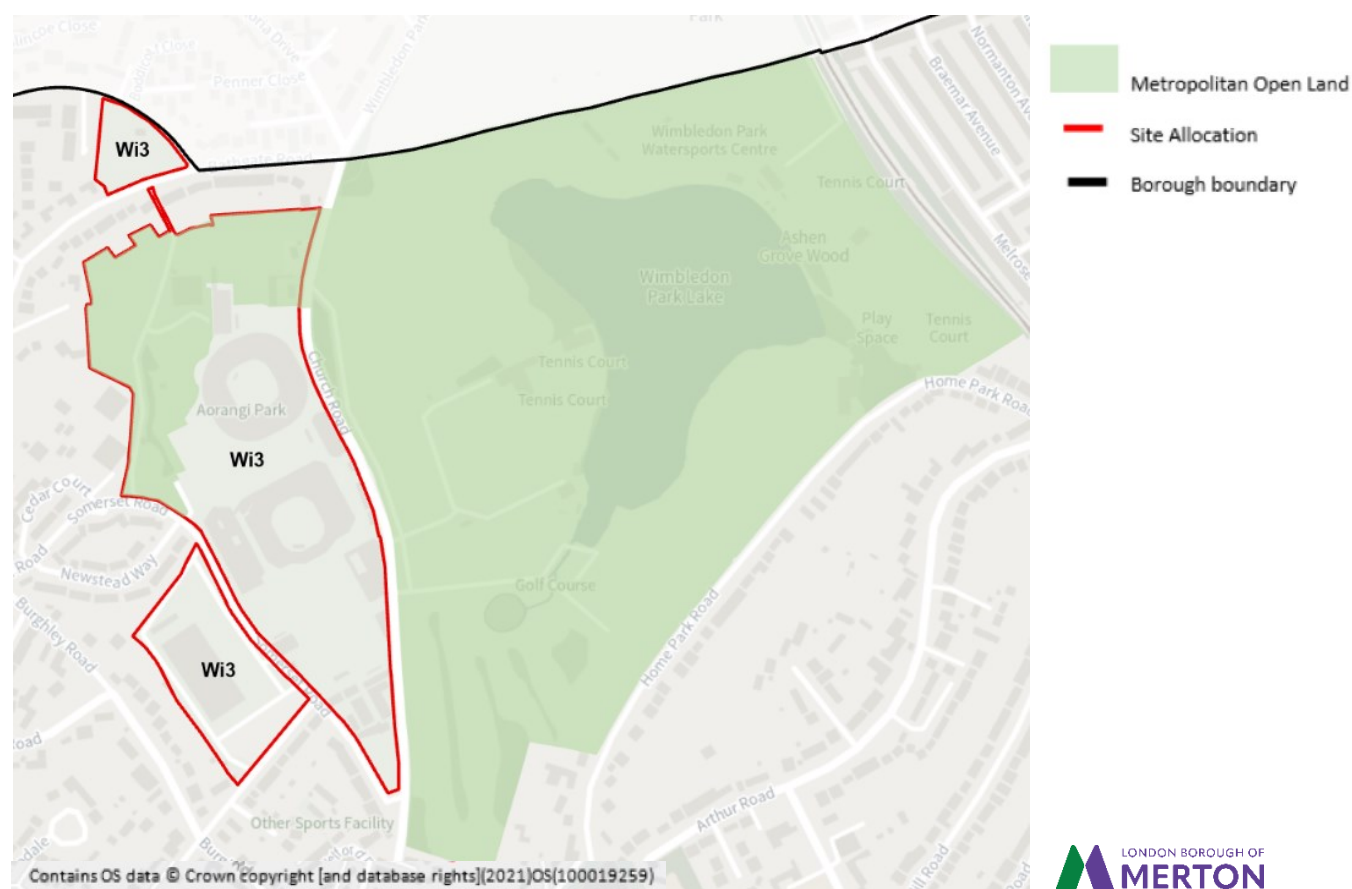
**Is in a Town Centre:** Yes

**Is in an Opportunity Area:** Yes

**Impacts a designated open space:** No

**Public Transport Accessibility Level (PTAL):** PTAL 6a, excellent access to public transport



**Site Wi3: All England Lawn Tennis Club - Church Road, Wimbledon, SW19 5AE****Ward:** Village**Site description:**

1. The All England Lawn Tennis and Croquet Club site, and specifically the Wimbledon Championships has long been internationally recognised as the premier tennis tournament in the world on grass. This long-established competitive tennis venue is the reason that “Wimbledon” is an internationally recognised and valued brand.
2. The site is the All England Lawn Tennis Club (AELTC), an internationally recognised tennis venue with 18 Championship courts, 14 grass practice courts, 10 clay courts, 10 acrylic courts and 3 croquet lawns and supporting hospitality, offices, catering, press, players, security etc in a series of buildings and structures across the site.
3. The site is occupied all year around but is used intensively and in its entirety during the two weeks of the Wimbledon Championships when it employs more than 10,000 people on site, is visited by more than 500,000 spectators and broadcasts to more than a billion people in +200 countries. The combined annual economic activity associated with The Championships and the activities of the AELTC was estimated in 2015 to be £180m for London and £280m for the UK (based on figures provided by AELTC).
4. The main site is approximately 14ha containing 18 Championship courts, 14 practice grass courts and 8 acrylic / clay courts. A smaller site of approximately 3ha is situated across Somerset Road to the west, housing 6 acrylic covered courts and 6 outdoor clay courts. Three croquet lawns are located to the north adjoining Bathgate Road; all of which are part of the AELTC site. The topography of the site and the surrounding area undulates, rising to the north-west and the site is overlooked by tall buildings located mainly in the London Borough of Wandsworth.

5. Wimbledon Park, including Wimbledon Park Lake, lies at the other side of Church Road to the east of the site. The remaining surrounding area is made up of detached, semi-detached and terraced homes, many set in large plots in tree-lined streets. The topography of the site and the surrounding area undulates, rising to the north-west and the site is overlooked by tall buildings located mainly in the London Borough of Wandsworth.

**Site owner:** All England Lawn Tennis and Croquet Club

**Site area:** 17.83 hectares

**Existing uses:**

1. Part of the AELTC estate used mainly between May to September and intensively during the two weeks of the internationally recognised Wimbledon Championships.
2. Outside The Championships period the site remains in use for member, club and charitable activities and includes the AELTC's Wimbledon Lawn Tennis Museum which attracts 100,000 visitors per year.

**Site allocation:** World-class sporting venue of national and international significance with support for continued and long-term investment in this site.

**Site deliverability:** 0-15 years

**Design and accessibility guidance:**

1. Development of the site provides an opportunity to create environmental, social and economic benefits to the wider area, to host more sporting activities, upgrade and improve AELTC's facilities to continue the prominence of The Championships. Other benefits are:
  - a. Make the most of the substantial economic benefits (directly and indirectly) of the site for the borough and for London.
  - b. In combination with the AELTC Raynes Park site, to support the capacity of the Wimbledon Junior Tennis Initiative, in providing better facilities for the free tennis coaching programme for primary school aged children in Merton and Wandsworth schools.
2. Development proposals must respect the site's historic setting including the views to St Mary's Church and the surrounding area and the views from the Grade II\* listed Wimbledon Park, from Bathgate Road conservation area and those views identified in the Wimbledon North conservation area appraisal.

**Infrastructure Requirements:**

1. The AELTC site is used in a highly intensive manner, usually for less than two months per year, and relatively little outside the tennis grass court season given its size, scale and bespoke use. Any assessments relating to buildings or structures (e.g. transport assessments, carbon savings etc) should take account of any unusual usage patterns prevalent at the time and predicted for its future use.
2. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
3. A travel plan will be required to incorporate all the AELTC's landholdings and The Championships, which should support how people access the site in a sustainable way.
4. The developer should contact Thames Water and SGN to discuss requirements for any improvements to the water, wastewater and gas infrastructure network.
5. This site is in an area of deficiency in access to nature. The council will expect proposals to address this deficiency in accordance with the Green Infrastructure policies.
6. To assess any potential environmental impacts to Wimbledon Common (Special Area of

Conservation), any substantial development proposal must be supported by measures set out in planning policies for on-site and off-site environmental monitoring proportionate to the scale of development proposed. Such proposals will be required to submit a full Construction Logistics Plan - outlining all phases of construction and proposals must support the installation of air quality monitoring devices along the A219 (Parkside) during the construction of the site.

**The site location**

**Impacts Listed Buildings or undesignated Heritage Assets:** Various listed buildings and structures including Grade II\* listed St Mary’s Church and Wimbledon Park, a Grade II\* listed Historic Park on the “Heritage at Risk Register” are also visible from the site.

**Impacts a Conservation Area:** Yes. The north end of the site sits within Bathgate Road conservation area. Wimbledon North conservation area lies to the west and the south of the site

**Impacts an Archaeological Priority Area:** No

**Impacts a Scheduled Ancient Monument:** No

**In a Flood Zone:** No

**Is in a Town Centre:** No

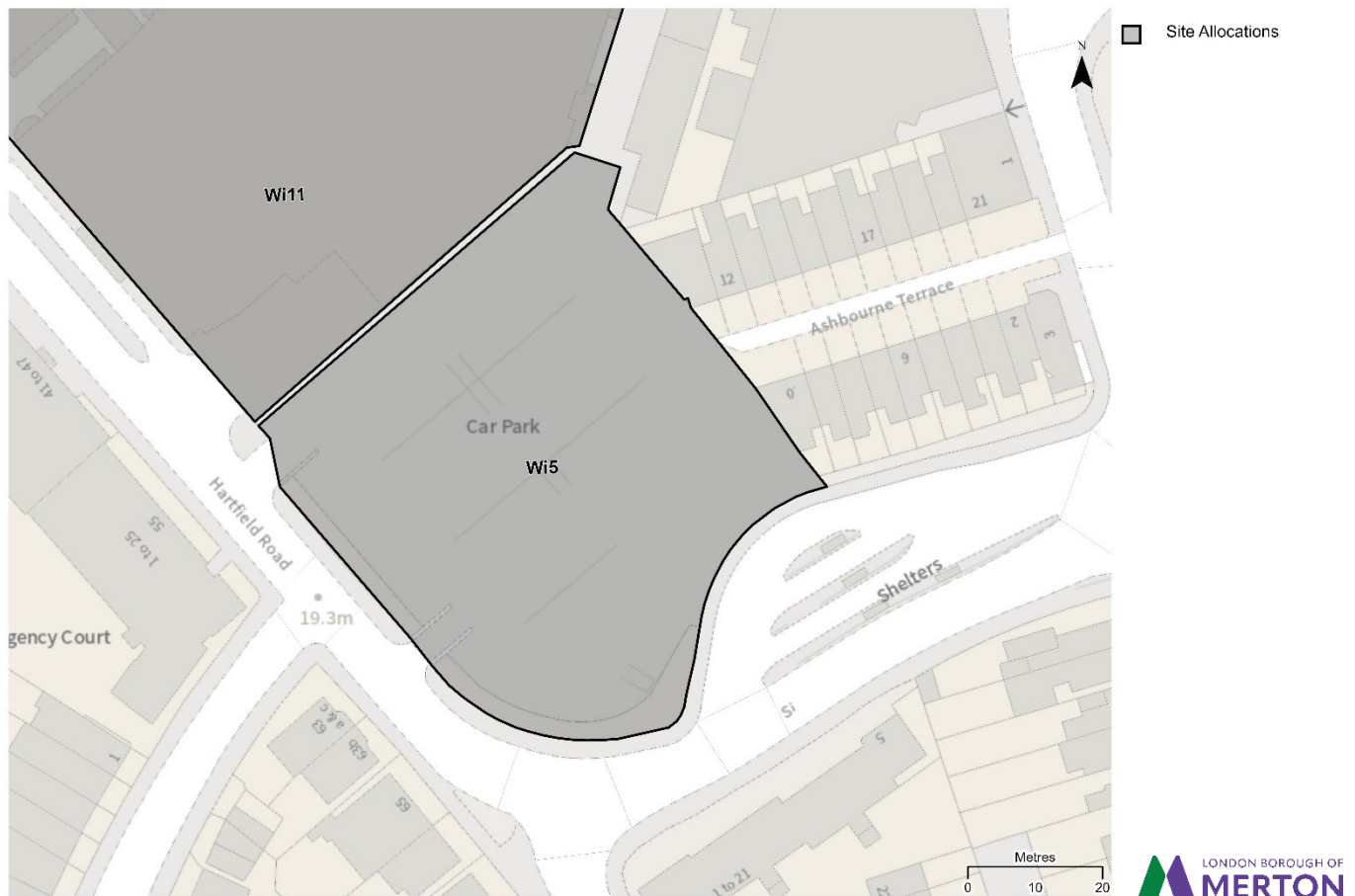
**Is in an Opportunity Area:** No

**Impacts a designated open space:** Yes, part of the site to the north and north-west is designated as Metropolitan Open Land (MOL) and open space

**Impacts ecology designations:** No

**Public Transport Accessibility Level (PTAL):** PTAL 2, poor access to public transport



**Site Wi5:** Hartfield Road Car Park, 42-64 Hartfield Road, Wimbledon, SW19 3RG

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**Ward:** Wimbledon Town and Dundonald

**Site description:**

1. This site forms a surface car park and is next to the Sir Cyril Black Way bus interchange. There is dual pedestrian access to the car park from The Broadway and Sir Cyril Black Way and vehicular access is obtained from Hartfield Road. To the north is Victoria Crescent (also proposed as a site allocation Wi11 in this Local Plan) containing purpose-built retail units fronting Wimbledon Broadway (including Morrison's supermarket, Uniqlo). Nearby are a wide range of Town Centre Type Uses including shops, offices, café and restaurants, leisure, recreation and residential uses.
2. The site is found within the Wimbledon Town Centre boundary and the surrounding buildings have a range of building heights, from tall commercial premises to the north to the two-storey residential houses in Ashbourne Terrace to the east. The site is close to, although not wholly visible from, The Broadway and Wimbledon station (c100m). The south of the site faces residential properties at the other side of Hartfield Road.
3. There are a range of building heights and differing built character next to the site and the adjacent site is allocated for redevelopment as Site Wi11 in this Local Plan.

**Site owner:** Merton Council

**Site area:** 0.45ha

**Existing uses:** Surface car park

**Site allocation:** A mix of uses appropriate to a Town Centre including retail, offices, assembly and

leisure and hotel. There may be some scope for residential on upper floors facing Hartfield Road where this improves viability.

**Site deliverability:** 5-10 years

**Design and accessibility guidance:**

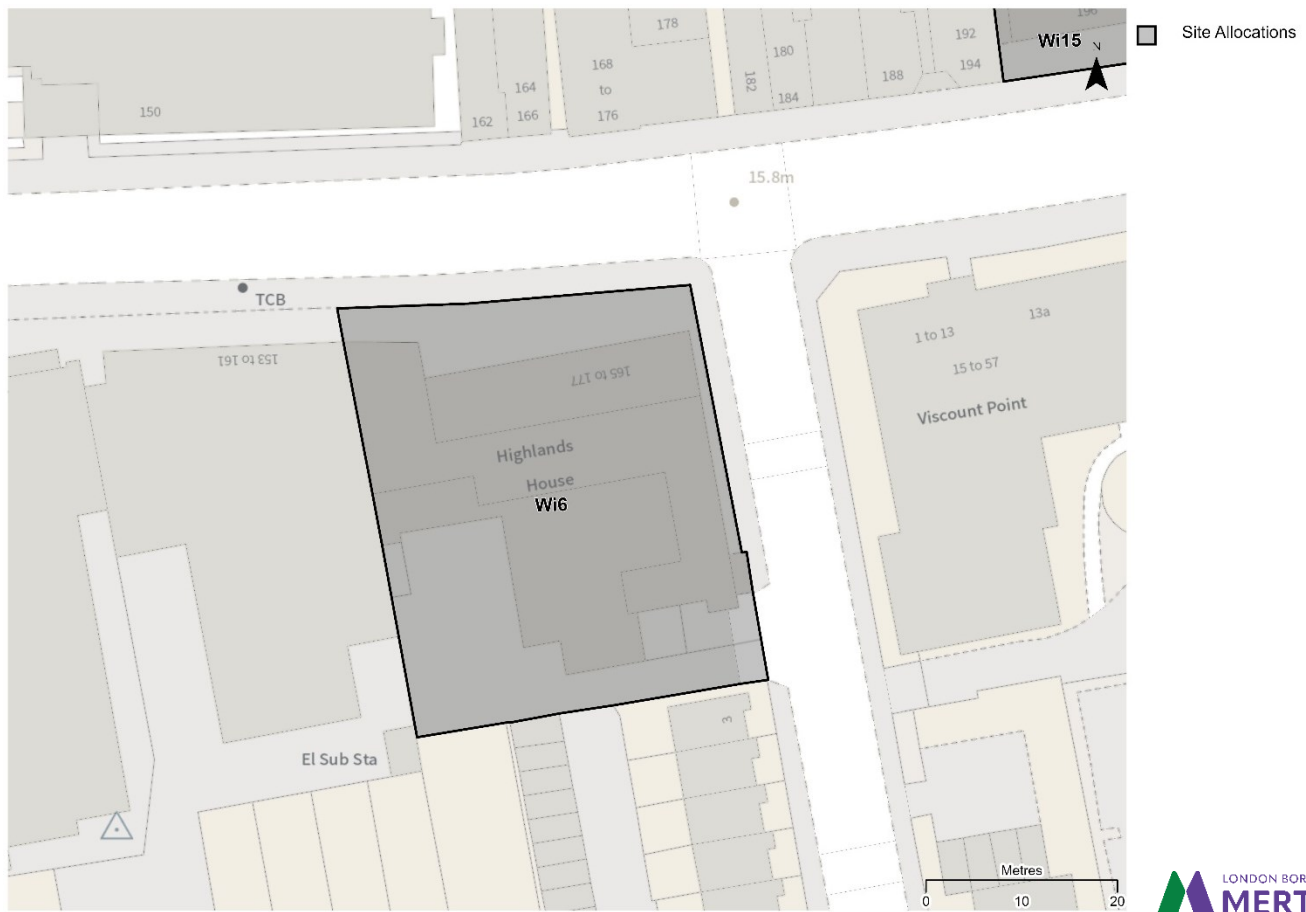
1. Development proposals need to have regard to the Future Wimbledon SPD (Supplementary Planning Document) 2020.
2. The site to the north (Victoria Crescent) is also proposed for allocation by its freeholder in this Local Plan as site Wi11). A comprehensive redevelopment of this site and site Wi11 together could optimise development on both sites and provide much-needed public space in the heart of Wimbledon Town Centre.
3. The pedestrian route from the car park and The Broadway is found within the Wimbledon Broadway conservation area.
4. Hartfield Road and Sir Cyril Black Way suffer from congestion at peak times. A small part of the southern corner of the site is within a critical drainage area.
5. Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.
6. The site is within an Opportunity Area (designated in the London Plan). The London Plan ambition for our OA is to deliver 5,000 new homes and 6,000 jobs (indicative figures) up to 2041. Any site within the OA is expected to positively contribute to its environmental, social, and economic growth.

**Infrastructure Requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. This site is in an area identified as being deficient in access to children's play space for ages 0-4 years and 5-11 years. The council will require on-site provision in accordance with the infrastructure policies and London Plan.
3. The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.
4. A connection for pedestrians and cyclists between The Broadway and Hartfield Road should be maintained through the site.
5. TfL (Transport for London) requests that redevelopment of this site does not prejudice access to or the operational efficiency of the adjoining bus interchange. The council recommends the developer engages with TfL Buses prior to the submission of a planning application. The council will need evidence of engagement with TfL as part of any submitted planning application.
6. Thames Water have indicated that the scale of development for this site is likely to require upgrades of the water supply network infrastructure, but they do not have concerns about the wastewater network or wastewater treatment infrastructure capability. It is recommended that the developer engages with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to engage with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be needed to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water Developer Services website (<https://www.thameswater.co.uk/developers>). The council will need evidence of engagement with Thames Water with any submitted planning application. Merton Council will also

engage with and seek advice from Thames Water about the development of this site.
<b>The site location</b>
<p><b>Approach to tall buildings:</b> The Strategic Heights Diagram for Wimbledon Town Centre, in Policy D12.6 'Tall buildings', sets out the appropriate height for this site.                  All building heights will be subject to their impact on existing character, townscape and heritage in accordance with chapter 12 on Places and Spaces in a Growing Borough, and have regard to the Future Wimbledon SPD.</p>
<p><b>Impacts Listed Buildings or undesignated Heritage Assets:</b> New Wimbledon Theatre on Wimbledon Broadway is a Grade II listed building</p>
<p><b>Impacts a Conservation Area:</b> No</p>
<p><b>Impacts an Archaeological Priority Area:</b> No</p>
<p><b>Impacts a Scheduled Ancient Monument:</b> No</p>
<p><b>In a Flood Zone:</b> No</p>
<p><b>Is in a Town Centre:</b> Yes</p>
<p><b>Is in an Opportunity Area:</b> Yes</p>
<p><b>Impacts a designated open space:</b> No</p>
<p><b>Public Transport Accessibility Level (PTAL):</b> PTAL 6a, excellent access to public transport</p>

## Site Wi6; Highlands House, 165-171 The Broadway, Wimbledon, SW19 1NE



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**Ward:** Abbey

**Site description:**

1. The site is occupied by a mix of retail and offices within a 1960s style building that has a maximum height of seven storeys. The upper floors of the building are currently set back from the street line in a podium-block format. The site is a corner site between the Broadway and Southey Road.
2. To the south of the site are residential terraces. On the opposite side of The Broadway are similar mixed-use developments with a range of building heights from three to six storeys. The site is found within Wimbledon Town Centre and is next to mixed-use developments of retail, offices and residential uses.
3. This is a significant corner site with an active frontage facing on to The Broadway.

**Site owner:** ORION and BFL Management Ltd

**Site area:** 0.16ha

**Existing uses:** Retail, commercial and flexi office use

**Site allocation:** A suitable mix of retail, financial and professional services, restaurants, cafes, drinking establishments, offices, community (including health/day centre), sporting/leisure use, residential and hotel.

**Site deliverability:** Private ownership. 10-15 years

**Design and accessibility guidance:**

1. Development proposals must have regard to the Future Wimbledon Supplementary Planning Document (SPD).



2. Development of this site must be of exemplary design providing a high-quality office space on upper floors. In a mixed-use development, residential uses should be on the upper floors. The ground floor should have an active frontage, respecting the dual aspect and the corner site.
3. Development of the site provides an opportunity to make better use of this site in a well-connected Town Centre location, including upgrading the commercial space and public realm/frontage to The Broadway and Southey Road.
4. Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.
5. Servicing facilities should be provided on site to minimise impacts on traffic movement, congestion and road safety. Mitigate and manage impacts of parking on neighbourhood and amenity.
6. The site is within an Opportunity Area (designated in the London Plan). The London Plan ambition for our OA is to deliver 5,000 new homes and 6,000 jobs (indicative figures) up to 2041. Any site within the OA is expected to positively contribute to its environmental, social and economic growth.

**Infrastructure Requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.
3. Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer engage with Thames Water at the earliest opportunity to advise the developments phasing. The council will need evidence of engagement with Thames Water with any submitted planning application. Merton Council will also engage with and seek advice from Thames Water about the development of this site.

**The site location**

**Approach to tall buildings:** The Strategic Heights Diagram for Wimbledon Town Centre, in D12.6 'Tall buildings', sets out the appropriate height for this site. All building heights will be subject to their impact on existing character, townscape and heritage in accordance with Chapter 12 on Places and Spaces in a Growing Borough and have regard to the Future Wimbledon SPD.

**Impacts Listed Buildings or undesignated Heritage Assets:** Grade II listed Wimbledon Theatre is visible further up The Broadway

**Impacts a Conservation Area:** No

**Impacts an Archaeological Priority Area:** No

**Impacts a Scheduled Ancient Monument:** No

**Impacts on flooding from all sources:** Area susceptible to surface water flooding

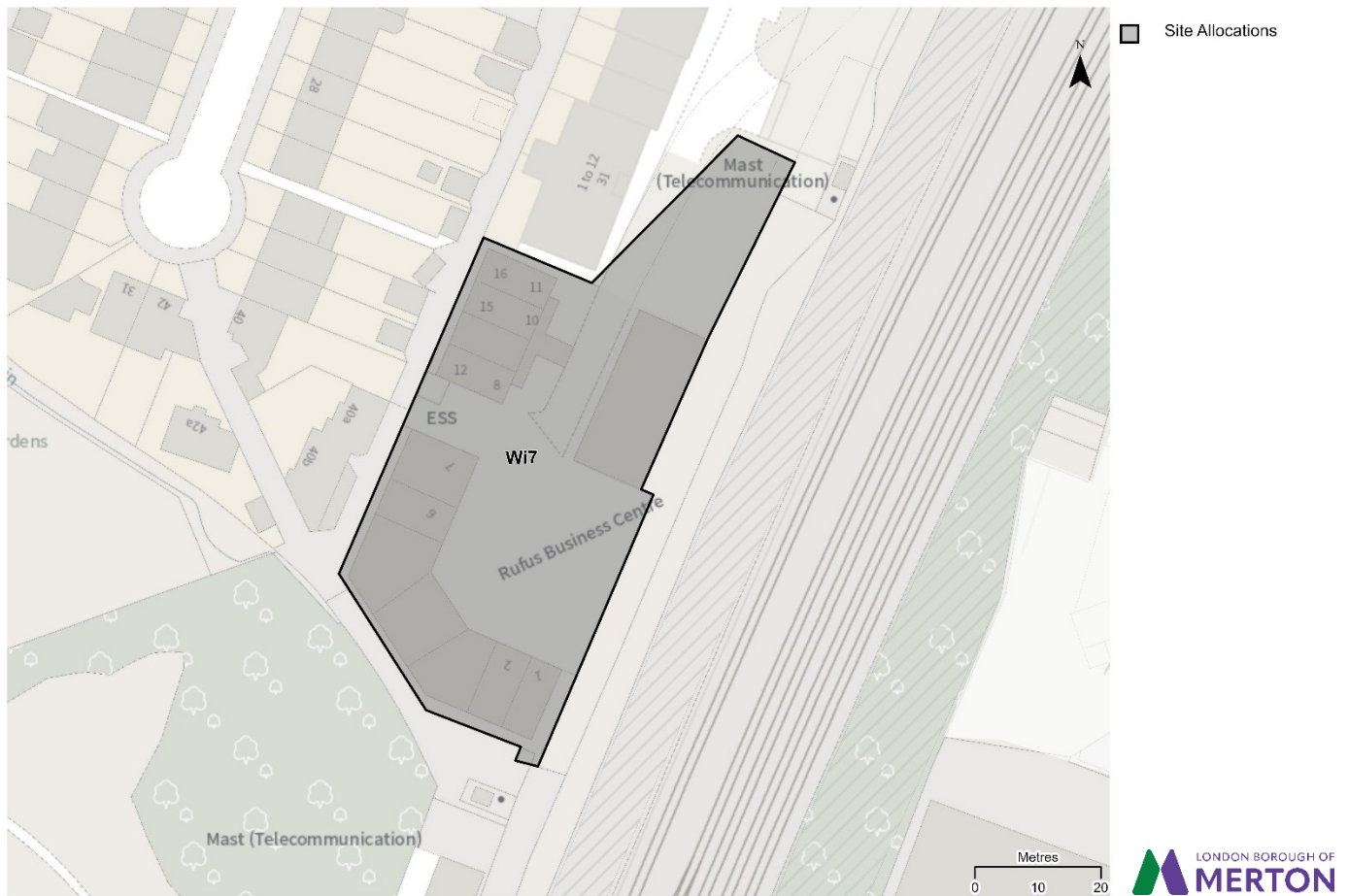
**Is in a Town Centre:** Yes

**Is in an Opportunity Area:** Yes

**Impacts a designated open space:** No

**Impacts on an ecology designation:** No

**Public Transport Accessibility Level (PTAL):** PTAL 6, excellent access to public transport

**Site Wi7: Rufus Business Centre, Ravensbury Terrace, Wimbledon Park, SW18 4RL**

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**Ward: Wimbledon Park****Site description:**

1. The Rufus business estate is a small site with residential neighbours in close proximity and a shared single access point for vehicles and pedestrians via Ravensbury Terrace through a site known as Haslemere Estate, which has been redeveloped for 139 homes, 1,100sqm of office floorspace and associated servicing, laid out on either side of the site (permission reference 16/P2672).
2. The site is situated near the northern boundary of Merton and is close to Wandsworth boundary. The site is adjacent to the railway lines to the east and residential to the west. The west of the site is bounded mostly by the gardens of short residential terraces on Dawlish Avenue with one existing residential property abutting the site. To the south is a strip of private land and then Durnsford Road Recreation Grounds although access to these recreation grounds is via Ravensbury Terrace to the north.
3. The site is occupied by several businesses and has capacity for circa 17 workshop and light industrial businesses.
4. There is a single access from Ravensbury Terrace which runs through Haslemere estate.
5. The site has moderate access to public transport and lies within 10 minutes' walk of Earlsfield train station. However, pedestrian and vehicle access to the site is down a single passageway off Ravensbury Terrace, shared with the development at 12a Ravensbury Terrace and through Haslemere estate.

6. In May 2020 a planning application ([reference 21/P1780](#)) was submitted for the redevelopment of the site to provide 96 homes and 880 square metres of commercial floorspace. In June 2022 the application was approved by Merton's Planning Application Committee, subject to a Section 106 Agreement.

**Site owner:** Astranta General Partner Ltd

**Site area:** 0.2ha

**Existing uses:** Commercial uses, predominantly storage

**Site allocation:** allocated as a mixed-use development consisting of both employment (business/light industrial and residential uses

**Deliverability:** 0-5 years

**Indicative site capacity (new homes):** 90-106 new homes

**Design and accessibility guidance:**

1. Development of the site must be co-ordinated with the adjacent planning permission on the Haslemere estate (reference 16/P2672); construction of Haslemere will be complete prior to planning permission on this site W17.
2. Development proposals will need to have regard to the Crossrail 2 safeguarding on the eastern side of the site.
3. Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the functional floodplain to minimise flood risk for future occupiers and the potential for water pollution from this site. Development proposals must have regard to both level 1 and level 2 of Merton's Strategic Flood Risk Assessment (SFRA). For this site allocation, development proposals must incorporate the site-specific recommendations on managing and mitigating flood risk from all sources, including the suitability of sustainable drainage systems (SuDS). These can be found in the SFRA level 2 in Appendix A.
4. To ensure safe and secure access for pedestrians, vehicles and emergency vehicles in perpetuity, access must be co-ordinated in perpetuity with the adjoining site at Haslemere estate (ref 16/P2672).
5. Due to the heavily restricted access, particularly for emergency vehicles, development proposals involving residential will need to be brought forward and closely co-ordinated with the redevelopment of Haslemere estate. This would also address access and egress issues associated with the functional floodplain covering much of the site.
6. Mitigating potential access, parking, traffic and safety impacts on neighbouring streets and amenity, particularly the adjacent residential development.
7. The site's restricted access and location beside railway lines and within a residential area will require a detailed Construction and Environmental Management Plan and construction methods that minimise noise, disturbance and traffic movements to be used.
8. The site may be contaminated due to its previous industrial uses; however, risk will have been reduced as the site has already been redeveloped for business space.

**Infrastructure Requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. This site is in an area identified as being deficient in access to public open space. The council will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in

accordance with the Green Infrastructure policies. Proposals will be required to explore the opportunity to improve pedestrian and cycle access between the Wandle Trail and Durnsford Recreation Ground, in accordance with the active travel policies.

3. The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.
4. The site is adjacent to rail tracks used by the South West Main line and land safeguarded for Crossrail 2. Transport for London requires that London Underground Infrastructure Protection, Network Rail and the Crossrail 2 team must be fully consulted about any works or development proposals that may impact on rail infrastructure. The council will need evidence that the developer has engaged with London Underground and Network Rail as part of a planning application.
5. Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing.
6. The council will need evidence of engagement with Thames Water with any submitted planning application. Merton Council will also engage with and seek advice from Thames Water about the development of this site.

**The site location**

**Impacts Listed Buildings or undesignated Heritage Assets:** No

**Impacts a Conservation Area:** No

**Impacts an Archaeological Priority Area:** A small part of the site to the north site in an Archaeological Priority Area

**Impacts a Scheduled Ancient Monument:** No

**Impacts on flooding from all sources:** Yes, flood zone 2 and 3

**Is in a Town Centre:** No

**Impacts a designated open space:** No, however the site is within 400m of the Wandle Valley Regional Park.

**Impacts on an ecology designation:** Yes. The eastern boundary of the site (against the railway sidings) is designated as a Site of Importance for Nature Conservation and Green Corridor.

**Public Transport Accessibility Level (PTAL):** PTAL 4, moderate access to public transport



## Site Wi9: 28 St George's Road, Wimbledon, SW19 4DP



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<b>Ward:</b> Hillside
<b>Site description:</b> This site is currently vacant. It held the former Wimbledon community centre, which was vacated during 2012 and demolished in summer 2013. It is surrounded to the east by four to five-storey mixed use buildings (commercial/offices), to the west by four-storey offices and to the south by office buildings ranging from five to nine storeys in height.
<b>Site owner:</b> Merton Council
<b>Site area:</b> 0.06ha
<b>Existing uses:</b> This site has been vacant since 2013. It is surrounded to the east by four to five-storey mixed use buildings (commercial/offices), to the west by four-storey offices and to the south by office buildings ranging from five to nine storeys in height.
<b>Site allocation:</b> a suitable mix of Town Centre Type Uses such as community use, retail, financial and professional services, offices, hotel and residential.
<b>Site deliverability:</b> 0-5 years
<b>Design and accessibility guidance:</b> <ol style="list-style-type: none"> <li>1. Development of the site provides an opportunity for a co-ordinated approach to design and delivery from three sites proposed in this plan: Wi9, Wi10, and Wi13.</li> <li>2. Development proposals must have regard to the Future Wimbledon Supplementary Planning Document (SPD).</li> <li>3. Development of the site provides an opportunity to provide modern floorspace for businesses, complementing the surrounding area and provide an active street frontage to contribute towards the</li> </ol>

vibrancy and vitality of Wimbledon Town Centre.

4. Development proposals must protect the amenity of occupiers next to the site.
5. Development proposals will need to provide an active street frontage to contribute towards the vibrancy and vitality of the Town Centre. In a mixed-use development, residential uses should be on upper floors.
6. The development proposal must manage and mitigate the parking and servicing impacts on traffic movement, congestion and road safety.
7. The site is within an Opportunity Area (designated in the London Plan). The London Plan ambition for our OA is to deliver 5,000 new homes and 6,000 jobs (indicative figures) up to 2041. Any site within the OA is expected to positively contribute to its environmental, social and economic growth.
8. Development proposals must address issues associated with localised surface water flooding and the critical drainage area.

**Infrastructure requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. This site is in an area of deficiency in access to nature. The council will expect proposals to address this deficiency in accordance with the Green Infrastructure policies.
3. This site is in an area identified as being deficient in access to children’s play space for ages 0-4 years and 5-11 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.
4. Proposals should improve the public realm and pedestrian and cycling facilities around the site.
5. The developer should contact Thames Water and SGN to discuss requirements for any improvements to the water, wastewater and gas infrastructure network arising from their proposals.

**The site location**

**Approach to tall buildings:** The Strategic Heights Diagram for Wimbledon Town Centre, in D12.6 ‘Tall buildings’, sets out the appropriate height for this site. All building heights will be subject to their impact on existing character, townscape and heritage in accordance with Chapter 12 on Places and Spaces in a Growing Borough, and have regard to the Future Wimbledon SPD.

**Impacts Listed Buildings or undesignated Heritage Assets:** Yes

**Impacts a Conservation Area:** Yes

**Impacts an Archaeological Priority Area:** Yes

**Impacts a Scheduled Ancient Monument:** No

**Impact on flooding from all sources:** Yes, site is within a critical drainage area

**Is in a Town Centre:** Yes

**Is in an Opportunity Area:** Yes

**Impacts a designated open space:** No

**Impacts on an ecology designation:** No

**Public Transport Accessibility Level (PTAL):** PTAL 6b, excellent access to public transport

**Site Wi10:** Prospect House, 30 St George’s Road, Wimbledon, SW19 4BD



<b>Ward:</b> Hillside
<b>Site description:</b> The four-storey office building is part of a large block of commercial development between Worple Road and St George’s Road, with varying building heights, uses, designs and land ownership. It is surrounded to the west and north by other four-storey office blocks and to the south by offices ranging from five to nine storeys in height. To the northeast of the site lies the vacant site at 28 St George’s Road, also proposed for redevelopment in this plan. The site lies in a commercial area of Wimbledon Town Centre. Opposite is Tuition House, a substantial office block housing many businesses. The adjacent site 1-4 Francis Grove has a planning proposal for office redevelopment (planning reference 19/P3814).
<b>Site owner:</b> Henderson UK (United Kingdom) Property PAIF and T H Real Estate
<b>Site area:</b> 0.05ha
<b>Existing uses:</b> Offices
<b>Site allocation:</b> Offices or hotel
<b>Site deliverability:</b> 0-5 years
<b>Design and accessibility guidance:</b> <ol style="list-style-type: none"> <li>1. Opportunity for a co-ordinated approach to design and development delivery with the following site allocations - Wi9, Wi10, and Wi13 as set out in the London Plan.</li> <li>2. Development proposals must have regard to the design led Future Wimbledon Supplementary Planning Document (SPD).</li> <li>3. Development proposals will need to provide an active street frontage along St George’s Road to</li> </ol>

contribute towards the vibrancy and vitality of the Town Centre.

4. Provide well-designed modern commercial floorspace to support businesses and create jobs in Wimbledon.
5. Development proposals must address issues associated with localised surface water flooding and the critical drainage area.
6. The site is within an Opportunity Area (OA) (designated in the London Plan). The London Plan ambition for our OA is to deliver 5,000 new homes and 6,000 jobs (indicative figures) up to 2041. Any site within the OA is expected to positively contribute to its environmental, social and economic growth.

**Infrastructure Requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. This site is in an area of deficiency in access to nature. The council will expect proposals to address this deficiency in accordance with the Green Infrastructure policies.
3. The developer should contact Thames Water and SGN to discuss requirements for any improvements to the water, wastewater and gas infrastructure network arising from their proposals.
4. Proposals should improve the public realm and pedestrian and cycling facilities around the site.

**The site location**

**Approach to tall buildings:** The Strategic Heights Diagram for Wimbledon Town Centre, in D12.6 'Tall buildings', sets out the appropriate height for this site. All building heights will be subject to their impact on existing character, townscape and heritage in accordance with chapter 12 on Places and Spaces in a Growing Borough and have regard to the Future Wimbledon SPD.

**Impacts Listed Buildings or undesignated Heritage Assets:** No

**Impacts a Conservation Area:** No

**Impacts an Archaeological Priority Area:** No

**Impacts a Scheduled Ancient Monument:** No

**Impact on flooding from all sources:** Site within a critical drainage area

**Is in a Town Centre:** Yes

**Is in an Opportunity Area:** Yes

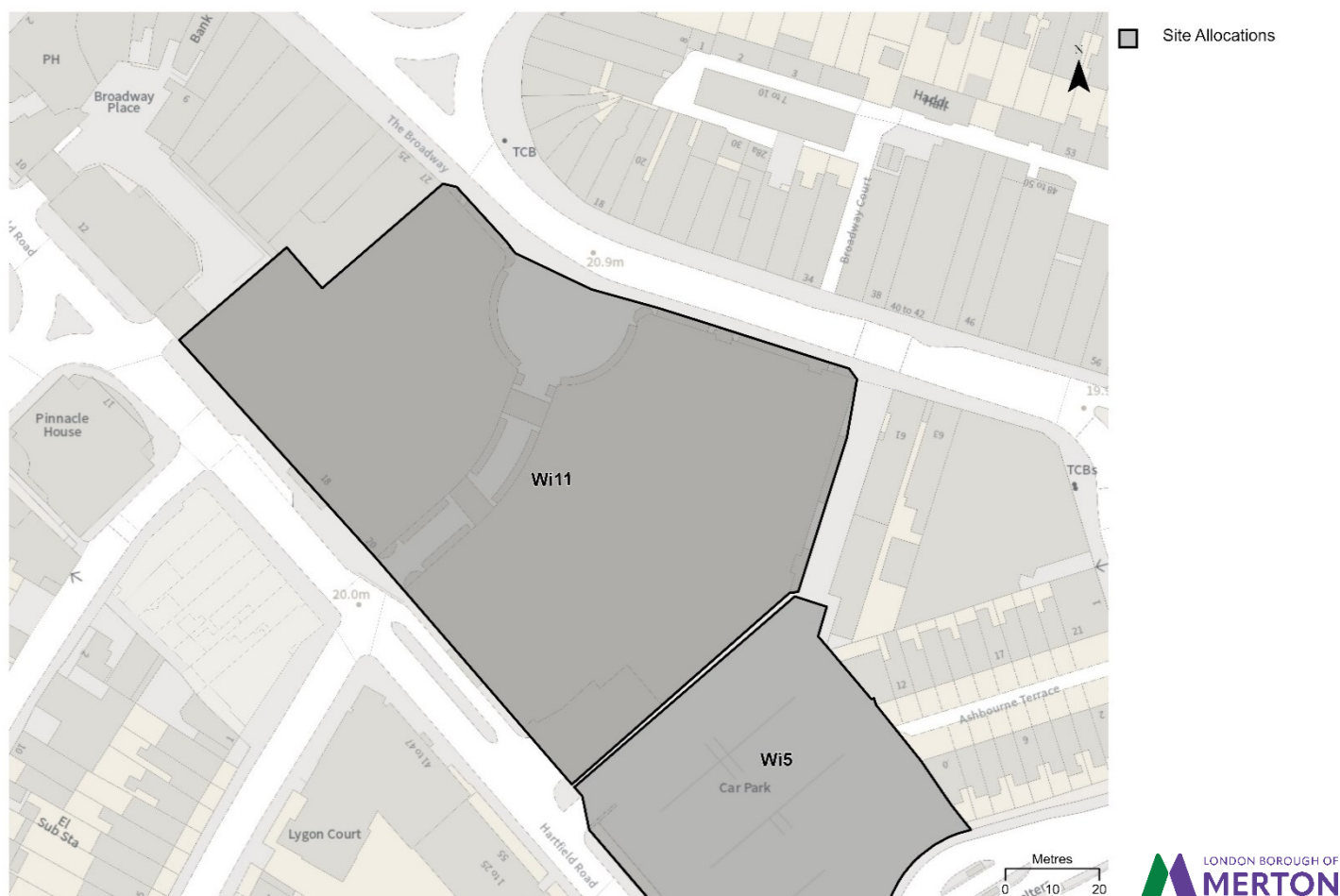
**Impacts a designated open space:** No

**Impacts on an ecology designation:** No

**Public Transport Accessibility Level (PTAL):** PTAL 6a, excellent access to public transport



**Site Wi11:** Victoria Crescent, 39-59 The Broadway, 1-11 Victoria Crescent, Wimbledon, SW19 3RG



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**Ward:** Wimbledon Town and Dundonald

**Site description:**

1. The site sits in the heart of Wimbledon Town Centre with core shopping frontage facing The Broadway and Wimbledon station. It is prominent within the Town Centre and is highly visible from the eastern exit of Wimbledon station.
2. Together with Wimbledon Bridge House, it is one of the few purpose-built premises having street frontage space of a standard size for larger retailers. It holds a significant amount of retail and leisure floorspace. The Piazza is one of the few public spaces in Wimbledon Town Centre and is periodically used by food markets and for events such as Love Wimbledon summer tennis screenings and Winter Wonderland.
3. To the north of the site and on the other side of The Broadway lies The Broadway conservation area with multiple small shopping frontages occupied by a range of shops and services.
4. The site is divided into two main buildings, laid out in a crescent shape with a piazza fronting The Broadway and residential walkway running from The Broadway through to Hartfield Road. Both parts of the site consist of commercial units on the ground and upper floors. The south-eastern side of the crescent is occupied by Morrison's supermarket on the ground floor and purpose-built large shop fronts

leading west, occupied by brand retailers and ancillary offices and storage above. Hartfield Road and Sir Cyril Black Way (the back of the site) suffers from congestion at peak times.

5. This unit backs on to a council-owned car park off Hartfield Road, known as P3, which is also proposed for redevelopment. The western side of the crescent is occupied by Odeon cinema on the upper floors with a variety of shop fronts on the ground floor, occupied by food and drink uses.
6. The site is within an Opportunity Area (OA) (designated in the London Plan). The London Plan ambition for our OA is to deliver 5,000 new homes and 6,000 jobs (indicative figures) up to 2041. Any site within the OA is expected to positively contribute to its environmental, social and economic growth.

**Site owner:** Owned by F&C Commercial Property Holdings Ltd and asset managed on their behalf by BMO Real Estate Partners

**Site area:** 1 hectare (approx.)

**Existing uses:** Mixed use retail and leisure

**Site allocation:** A mix of Town Centre Type Uses including retail, cafes and restaurants, pub or drinking establishment, financial and professional services, assembly and leisure, hotels and offices with the re-provision of public realm. The priority for the site should be Town Centre Type Uses. There may be some scope for residential on upper floors facing Hartfield Road where this improves viability.

**Site deliverability:** 5-10 years

**Design and accessibility guidance:**

1. The development is subject to occupational leases and as these come up for renewal, the landowners have identified the opportunity for phased mixed-use redevelopment of the site.
2. Development proposals must have regard to the design-led Future Wimbledon Supplementary Planning Document (SPD).
3. Development of the site provides an opportunity to deliver a comprehensive redevelopment together with the council-owned adjacent Hartfield Road car park to optimise the site layout, access, design and use.
4. Development proposals must recognise the sites proximity to nearby site allocations (Hartfield Road and Victoria Crescent) and provide new purpose-built Town Centre uses to support businesses, jobs and cultural activities, and re-provide much needed public space.
5. Development proposals must recognise the site's proximity to, and must consider the setting of, nearby Heritage Assets.
6. Development proposals must provide enhanced accessibility to bus stops and links to cycle routes.
7. Any servicing facilities must be provided on site to minimise impacts on traffic movement, congestion and safety.
8. The site is within an Opportunity Area (designated in the London Plan). The London Plan ambition for our OA is to deliver 5,000 new homes and 6,000 jobs (indicative figures) up to 2041. Any site within the OA is expected to positively contribute to its environmental, social and economic growth.

**Infrastructure requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. The new layout of the site must facilitate pedestrian access from The Broadway to Hartfield Road including to consider accommodating cyclists and to link better to the surrounding cycle and pedestrian networks particularly by supporting a north-south link through the Town Centre.
3. There is an opportunity to provide enhanced public cycle parking facilities, including a secure hub for

commuters and make provision to accommodate cycle/ scooter hire schemes.

4. The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.
5. Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply and wastewater network infrastructure. It is recommended that the developer engage with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to engage with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be needed to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water Developer Services website (<https://www.thameswater.co.uk/developers>).
6. The council will require evidence of engagement with Thames Water with any submitted planning application. Merton Council will also engage with and seek advice from Thames Water about the development of this site.

**The site location**

**Approach to tall buildings:** The Strategic Heights Diagram for Wimbledon Town Centre, in D12.6 ‘Tall buildings’, sets out the appropriate height for this site.

All building heights will be subject to their impact on existing character, townscape and heritage in accordance with Chapter 12 on Places and Spaces in a Growing Borough and have regard to the Future Wimbledon SPD.

**Impacts Listed Buildings or undesignated Heritage Assets:** The frontage of the site is within the setting of listed former town hall and Grade II listed Wimbledon Theatre

**Impacts a Conservation Area:** Yes

**Impacts an Archaeological Priority Area:** No

**Impacts a Scheduled Ancient Monument:** No

**Impacts from flooding from all sources:** Yes, site is within a critical drainage area

**Is in a Town Centre:** Yes, Wimbledon Town Centre

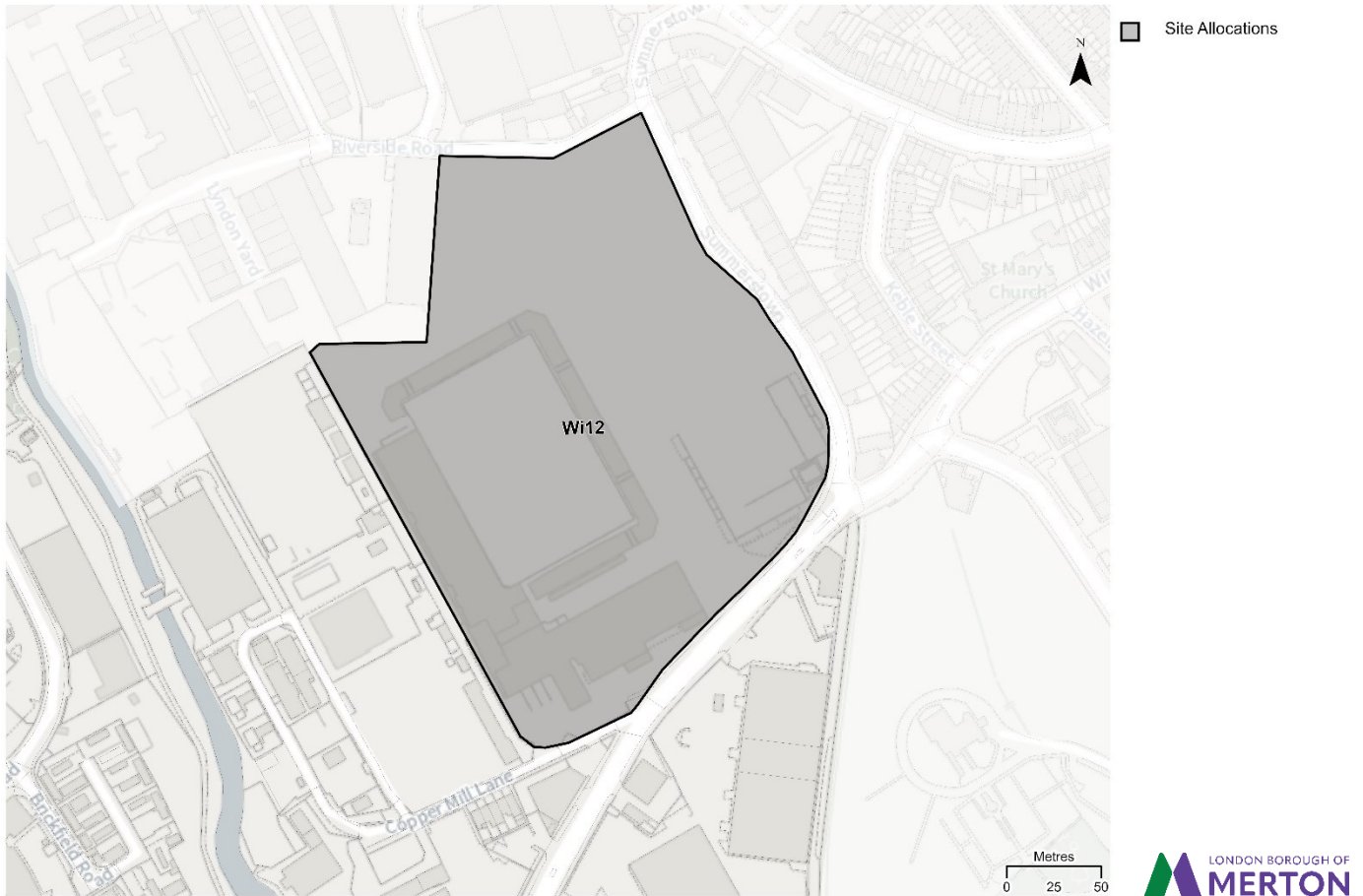
**Is in an Opportunity Area:** Yes, designated in the London Plan

**Impacts a designated open space:** No

**Impacts on an ecology designation:** No

**Public Transport Accessibility Level (PTAL):** PTAL 6b, excellent access to public transport

## Site Wi12: Wimbledon Stadium and Volante Site - Plough Lane and Summerstown Road, Wimbledon Park, SW17 OBH



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### Ward: Wandle

#### Site description:

1. The site is surrounded by strategic industrial locations (all sides). To the north and east of the site is Summerstown Road strategic industrial location (London Borough of Wandsworth), which includes a waste management site to the northwest. To the south and west is part of Durnsford Road/Plough Lane Strategic Industrial Location (London Borough of Merton).
2. Most of the site (stadium, squash and fitness, shop and homes) was completed in 2021/22 (main planning permission references 14/P4381 and 18/P3354). Planning permission 15/P4798 applies to the portion of the site formerly known as the Volante land fronting Summerstown Road.
3. The site and buildings on the eastern boundary are in separate ownership fronting Summerstown road in Wandsworth with planning permission including residential development (reference 15/P4798).
4. The site adjoins businesses along the northern and eastern boundary within the London Borough of Wandsworth. To the south of the site in Merton on the other side of Plough Lane is an industrial estate (Garrett Park) which is part of a Business Improvement District.



5. Running along the western boundary of the site is a large operational electricity substation owned by National Grid. National Grid has also advised that this is unlikely to extend into the boundary of this site.

**Site owners:** Privately owned – various landowners

**Site area:** 5.29ha

**Site allocation:**

1. Intensification of sporting activity with enabling development. Developments that facilitate more sporting activity may be enabled by more viable uses, subject to meeting planning policy, evidence and consultation (same allocation as Merton's Sites and Policies Plan 2014 site 37). The council proposes to continue with the site allocation to give certainty to the multiple landowners and surrounding business and residential occupiers that it continues to support the allocated use.
2. Most of the site (stadium, squash and fitness, shop and homes) was completed in 2021/22 (main planning permission references 14/P4381 and 18/P3354). Planning permission 15/P4798 applies to the portion of the site formerly known as the Volante land fronting Summerstown Road.

**Indicative site capacity (new homes):** 700-750 new homes across all ownerships

**Site deliverability:** 0-5 years (the majority of the site – 634 homes - due to be completed by the end of 2021). Approximately two thirds of the site is due to complete construction in 2021 associated with the delivery of planning permission reference 14/P4381, 18/P3354 and associated applications for a variety of uses including a football stadium for AFC Wimbledon, over 600 homes and other facilities.

**Design and accessibility guidance:**

1. Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020.
2. Development of the site provides an opportunity to deliver sporting intensification with enabling development on a large brownfield site is being exercised by the landowners.
3. Development proposals should seek to improve the accessibility opportunities to improve bus infrastructure, walking and cycling facilities to and from the site and provide improved links to Wimbledon Town Centre.
4. Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the functional floodplain and with the critical drainage area to minimise flood risk for future occupiers and the potential for water pollution from the site. A flood risk assessment will be required as set out in the NPPF and should also have considered the treatment of the non-main rivers that pass through the site and incorporate sustainable drainage systems into development proposals.
5. Development proposals must have regard to both level 1 and level 2 of Merton's Strategic Flood Risk Assessment (SFRA). For this site allocation, development proposals must incorporate the site-specific recommendations on managing and mitigating flood risk from all sources, including the suitability of sustainable drainage systems (SuDS). These can be found in the SFRA level 2 in Appendix A.
6. Development proposal should seek to resolve and improve the road network capacity, movement and local safety concerns.
7. Redevelopment proposals should take account of the electricity substation to the west of the site to minimise the effects on amenity of future occupiers.
8. Development proposals must investigate the potential impact of any proposed development on archaeological heritage.

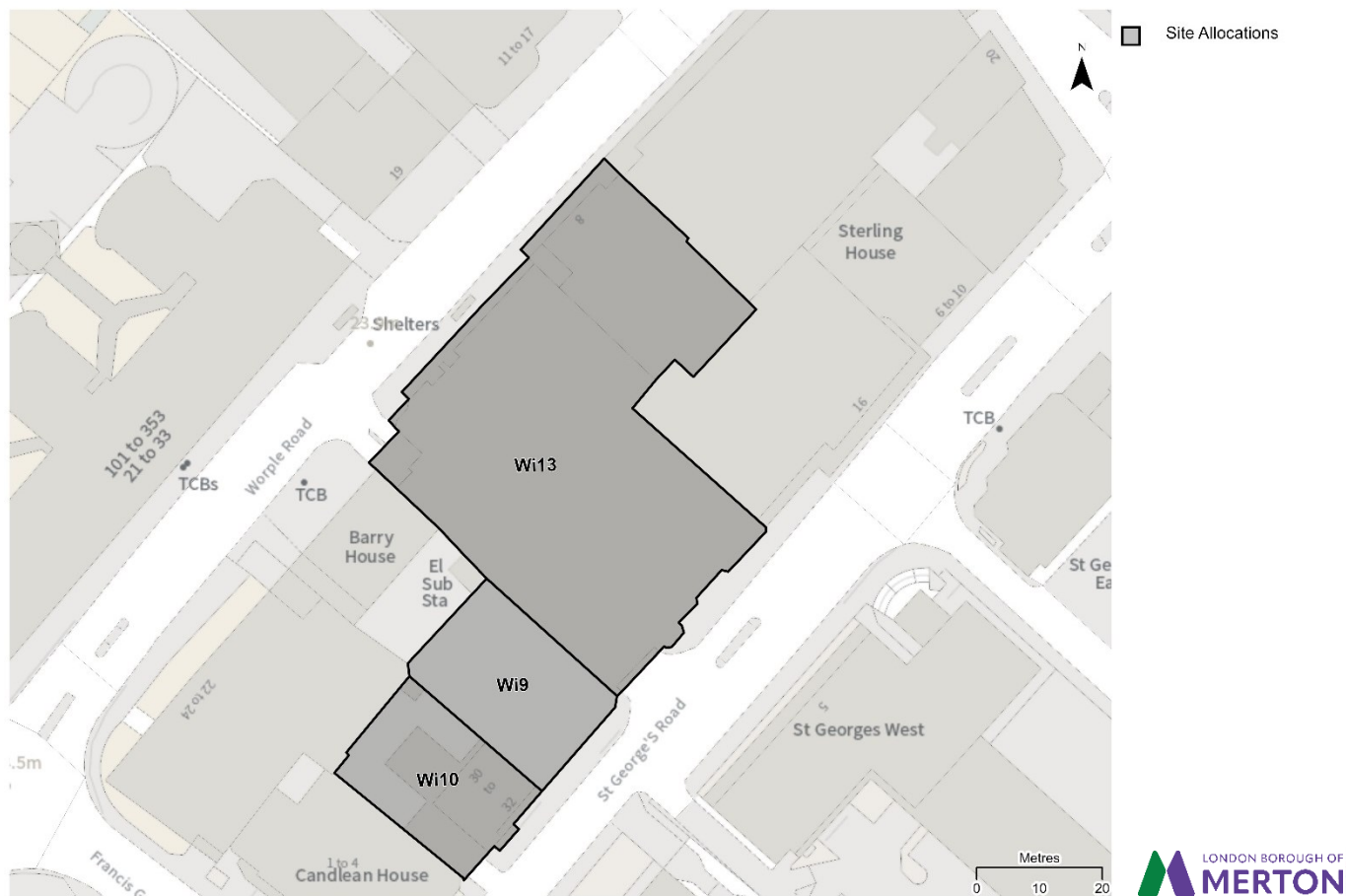
9. Facilitating improved accessibility including improving bus infrastructure, walking and cycling facilities. Resolving road network capacity, movement and safety concerns. Site access arrangements require careful scrutiny/improvement.
10. A squash and fitness club existed on the site. Proposals should include the provision for an equivalent or enhanced squash and fitness club as part of sporting intensification.

**Infrastructure requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. This site is in an area identified as being deficient in access to public open space. The council will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in accordance with the Green Infrastructure policies.
3. This site is in an area identified as being deficient in access to children's play space for ages 0-4 years, 5-11 years and 12+ years. The council will require on-site provision in accordance with the infrastructure policies and London Plan.
4. The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.
5. This site is in close proximity to National Grid infrastructure 33Kv Underground Cable route Earlsfield Rail Feeders 427, 440 & 443 Section 3 and 33Kv Underground Cable route Wimbledon 33Kv D S/S Electrical Substation Wimbledon 132KV. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances, the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. It is recommended that the developer liaise with National Grid at the earliest opportunity to discuss the infrastructure on site. The council will require evidence of liaising with National Grid with any submitted planning application.
6. Any development proposals for this site are expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links, ensuring that the development positively enhances accessibility to the park. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.
7. Thames Water have indicated that, given the scale of development for this site, upgrades of the water supply network infrastructure and wastewater network are likely. It is recommended that the developer engage with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to engage with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be needed to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water Developer Services website (<https://www.thameswater.co.uk/developers>). The council needs evidence of engagement with Thames Water with any submitted planning application. Merton Council will seek advice from Thames Water about the development of this site as part of the planning process.

<b>The site location</b>
<b>Approach to tall buildings:</b> Development of the site could include tall buildings (circa 36m, approx.10 storeys, could be appropriate), subject to their impact on existing character, townscape and heritage in accordance with the chapter on Places and Spaces in a Growing Borough, and taking into account the council's Future Wimbledon SPD.
<b>Impacts Listed Buildings or undesignated Heritage Assets:</b> No
<b>Impacts a Conservation Area:</b> No
<b>Impacts an Archaeological Priority Area:</b> Yes, the entire site
<b>Impacts a Scheduled Ancient Monument:</b> No
<b>Impacts from flooding from all sources:</b> Yes, the site and its surrounds are within the functional floodplain of the River Wandle (Flood Zone 3a). The majority of the site is within a critical drainage area for surface water flooding
<b>Is in a Town Centre:</b> No
<b>Is in an Opportunity Area:</b> No
<b>Impacts a designated open space:</b> Yes, within Wandle Valley Regional Park 400m buffer zone
<b>Impacts on an ecology designation:</b> No
<b>Public Transport Accessibility Level (PTAL):</b> PTAL 2/3 poor/moderate access to public transport

## Site Wi13: 8-20 Worple Road and 20-26 St George's Road Wimbledon SW19 4DD



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**Ward:** Hillside

**Site description:** The site is a Sainsbury's supermarket with car park. The site is part of a large block of commercial development sites between Worple Road and St George's Road, with varying building heights, uses, designs and land ownership. The site has frontage on to both Worple Road and St George's Road, Elys department store adjoins the northeast boundary of the site, fronting Wimbledon Hill Road and Worple Road. Offices in Barry House connect the northeast of the site fronting St George's Road. Offices, a gym and shops lie opposite the site.

**Site owner:** Eskmuir Group

**Site area:** 0.22ha

**Existing uses:** Supermarket with ancillary car parking, and offices

**Site allocation:** A mix of Town Centre Types Uses such as retail, financial and professional services, offices, hotel or community (including health/day centre), residential on upper floors to enable commercial led development

**Site deliverability:** 5-10 years

**Design and accessibility guidance:**

1. Opportunity for a co-ordinated approach to design and delivery from three sites proposed in this plan: Wi9, Wi10 and Wi13.
2. Development proposals must have regard to design-led Future Wimbledon Supplementary Planning Document.



3. The site provides an opportunity to deliver a well-designed modern commercial floorspace to support businesses and create job opportunities within Wimbledon Town Centre.
4. Development proposals must provide an active street frontage along either Worple Road or St George's Road to contribute towards the vibrancy and vitality of the Town Centre.
5. Development proposals must address and manage parking, improve road safety, traffic movement, reduce or minimise congestion around the site and nearby roads.
6. Provide a new pedestrian route to improve permeability in this area that connects Worple Road and St George's Road, breaking up the existing large block.
7. The site is within an Opportunity Area (designated in the London Plan). The London Plan ambition for our OA is to deliver 5,000 new homes and 6,000 jobs (indicative figures) up to 2041. Any site within the OA is expected to positively contribute to its environmental, social and economic growth.

**Infrastructure requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.
3. Proposals should improve the public realm and pedestrian and cycling facilities around the site.
4. Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply and wastewater network infrastructure. It is recommended that the developer engage with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to engage with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water Developer Services website (<https://www.thameswater.co.uk/developers>). The council will require evidence of engagement with Thames Water with any submitted planning application. Merton Council will also engage with and seek advice from Thames Water about the development of this site.
5. This site is in an area of deficiency in access to nature. The council will expect proposals to address this deficiency in accordance with the Green Infrastructure policies.

**The site location**

**Approach to tall buildings:** The Strategic Heights Diagram for Wimbledon Town Centre, in D12.6 'Tall buildings', sets out the appropriate height for this site.

All building heights will be subject to their impact on existing character, townscape and heritage in accordance with the chapter on Places and Spaces in a Growing Borough and have regard to the Future Wimbledon SPD.

**Impacts Listed Buildings or undesignated Heritage Assets:** No

**Impacts a Conservation Area:** No

**Impacts an Archaeological Priority Area:** No

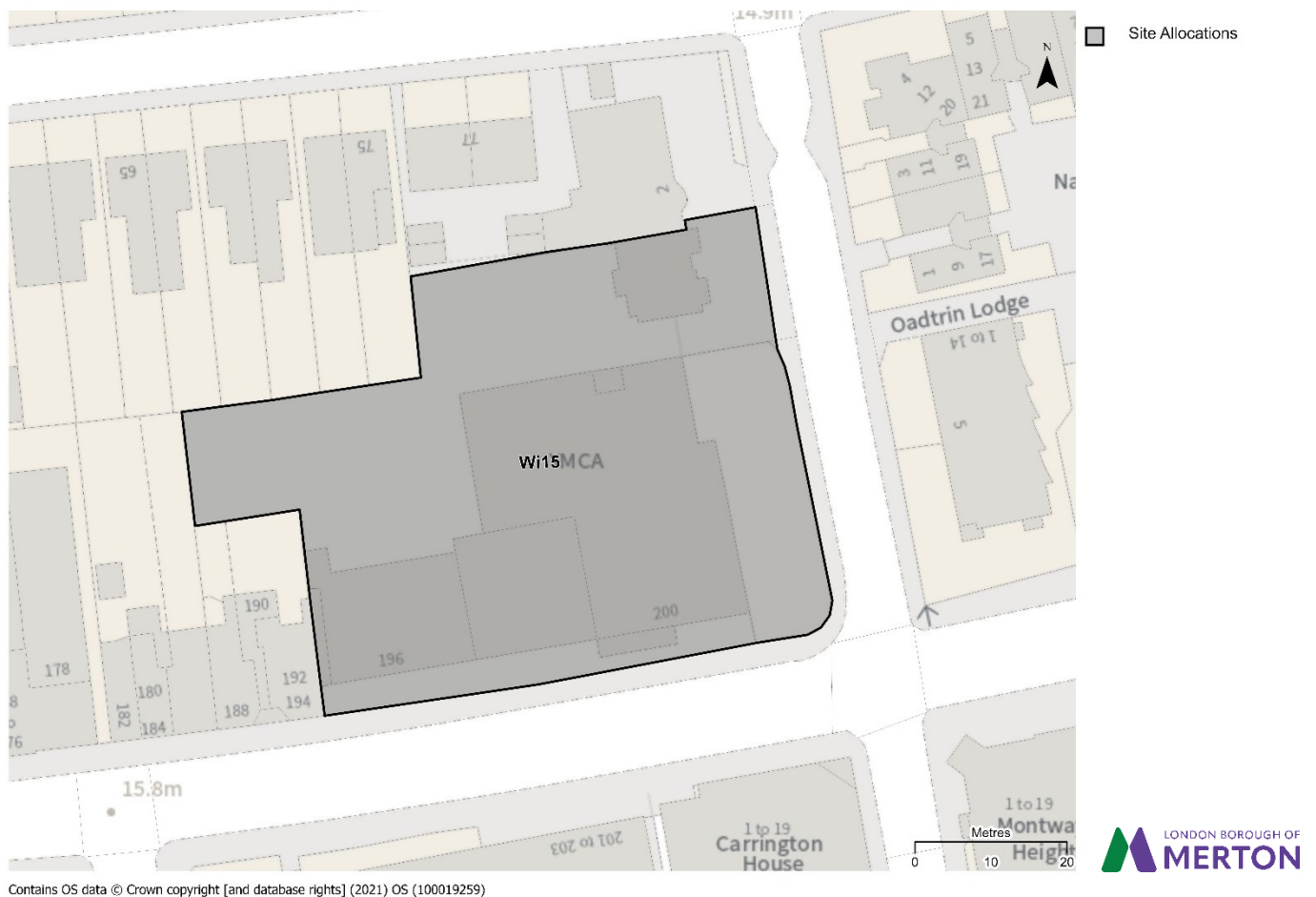
**Impacts a Scheduled Ancient Monument:** No

**Impacts on flooding from all sources:** Yes, site is in a critical drainage area

**Is in a Town Centre:** Yes

<b>Is in an Opportunity Area:</b> Yes
<b>Impacts a designated open space:</b> No
<b>Impacts an ecology designation:</b> No
<b>Public Transport Accessibility Level (PTAL):</b> PTAL 6a, excellent access to public transport

**Site Wi15:** YMCA Wimbledon 196-200 The Broadway, Wimbledon, SW19 1RY



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**Ward:** Wimbledon Town and Dundonald

**Site description:**

1. The site is in use as a YMCA with a wide range of uses, including a youth advice centre with hostel space and a café. The buildings on site range up to eight storeys with seven storeys fronting The Broadway.
2. The site is a prominent corner site with an active frontage facing on to The Broadway and acts as the eastern gateway to Wimbledon Town Centre.
3. The site is found within Wimbledon Town Centre. To the east the site adjoins mixed-use developments including retail, offices and residential uses. The southern side of The Broadway opposite the site has a range of building heights, up to six storeys. The site is bounded on the east by Trinity Road. To the north of the site is the former Conservative Club (recently sold) and residential properties (two to three-storey semi-detached homes).
4. A planning application (ref: 20/P1738) was granted permission for a 121-room hostel, 135 apartments, gym, café and other ancillary uses.

**Site owner:** YMCA London South West

**Site area:** 0.21ha

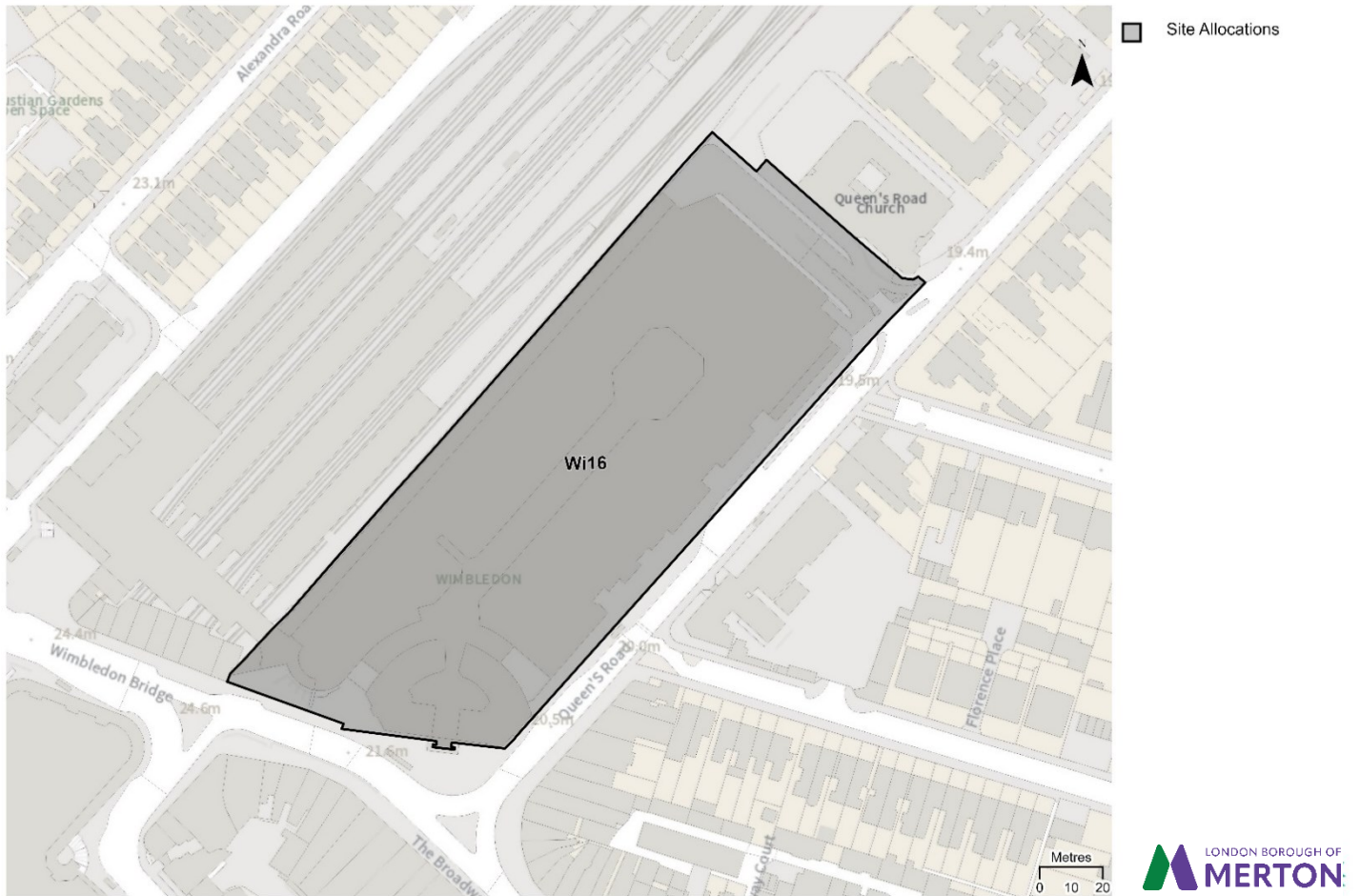
**Existing uses:** YMCA with hostel space, gym, sports hall and café

**Site allocation:** A suitable mix of retail, financial and professional services, restaurants /cafes, drinking

establishments, offices, community use and residential (including hostel or hotel)
<b>Site deliverability:</b> 0-5 years
<b>Indicative site capacity:</b> 135 new homes plus 121 bed hostel space (A planning application (ref: 20/P1738) was granted permission for a 121-room hostel, 135 apartments, gym, café and other ancillary uses
<p><b>Design and accessibility guidance:</b></p> <ol style="list-style-type: none"> <li>1. Development proposals will need to consider the amenity of neighbouring residential uses to the north of the site.</li> <li>2. Any servicing facilities should be provided on site to minimise impacts on traffic movement, congestion and road safety. Mitigating and managing the impacts of parking on neighbourhood and amenity will need to be addressed.</li> <li>3. Due to the site prominence (active frontage facing on to The Broadway and gateway to the Town Centre) redevelopment must be of exemplary design.</li> <li>4. The site provides an opportunity to provide modern, well-designed hostel type accommodation and support services for vulnerable people in an accessible location.</li> <li>5. Public space would be welcomed as part of any development proposal.</li> <li>6. Development proposals must have regard to the design-led Future Wimbledon SPD (Supplementary Planning Document).</li> <li>7. Development proposals must ensure links and access to the nearby bus stops.</li> <li>8. The site is within an Opportunity Area (designated in the London Plan). The London Plan ambition for our OA is to deliver 5,000 new homes and 6,000 jobs (indicative figures) up to 2041. Any site within the OA is expected to positively contribute to its environmental, social and economic growth.</li> </ol>
<p><b>Infrastructure Requirements:</b></p> <ol style="list-style-type: none"> <li>1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.</li> <li>2. The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.</li> <li>3. Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer engage with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of engagement with Thames Water with any submitted planning application. Merton Council will also engage with and seek advice from Thames Water about the development of this site.</li> </ol>
<b>The site location</b>
<p><b>Approach to tall buildings:</b> The Strategic Heights Diagram for Wimbledon Town Centre, in D12.6 'Tall buildings', sets out the appropriate height for this site. All building heights will be subject to their impact on existing character, townscape and heritage in accordance with the chapter on Places and Spaces in a Growing Borough and have regard to the Future Wimbledon SPD.</p>
<b>Impacts Listed Buildings or undesignated Heritage Assets:</b> No
<b>Impacts a Conservation Area:</b> No
<b>Impacts an Archaeological Priority Area:</b> No



<b>Impacts a Scheduled Ancient Monument:</b> No
<b>Impact from flooding from all sources:</b> No
<b>Is in a Town Centre:</b> Yes
<b>Is in an Opportunity Area:</b> Yes
<b>Impacts a designated open space:</b> No
<b>Impact on an ecology designation:</b> No
<b>Public Transport Accessibility Level (PTAL):</b> PTAL 6a, excellent access to public transport

**Site Wi16: Wimbledon Quarter, The Broadway, Wimbledon SW19**

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**Ward:** Wimbledon Town and Dundonald**Site description:**

1. Centre Court is a purpose-built shopping centre in Wimbledon Town Centre. The shopping centre runs along a major transport infrastructure - Wimbledon Station (underground, tram and railway services). The railway lines and platforms run along the western side of the shopping centre.
2. The main site entrance is found to the southwest of the site along The Broadway. Secondary accesses are found along Queen's Road. The site is surrounded by several building types ranging in height from two to four storeys.
3. The east of the site is Queen's Road which provides access to nearby residential roads, to the shopping centre car park, a church and residential shelter home. Nearby residential roads are made up of a mixture of semi-detached, two to three-storey homes and detached homes.
4. The corner of Queen's Road and The Broadway is made up of retail and financial services businesses with either office or homes on upper floors.
5. To the south of the site is the Broadway, the main road that runs through the centre of the Town Centre. The Broadway is a mixture of retail uses and mixed-use buildings, typically retail at street level with either residential or offices on upper floors.

6. The site includes two Grade II listed buildings (Old Town Hall facing The Broadway and the frontage of the Old Fire Station facing Queens Road) and falls within the Broadway conservation area.

**Site owner:** Romulus

**Site area:** 1.8ha (approx.)

**Existing uses:** a mixture of town centre uses – retail, restaurants, financial and professional services and ancillary offices

**Site allocation:** A mixture of Town Centre Type Uses such as community (including health and wellbeing), retail, restaurants and cafes, financial and professional services, leisure, offices, hotel, residential and last mile distribution.

**Site deliverability:** 0-5 years (phase 1) 5-10 years (phase 2)

**Design and accessibility guidance:**

1. The site provides an excellent opportunity for the repurposing and redevelopment of a substantial brownfield site within the heart of the Town Centre.
2. The site provides an excellent opportunity to contribute towards a significant improvement to the public realm on Queens Road with priority for pedestrians and cyclists and less traffic dominated.
3. Development proposals must have regard to the design-led Future Wimbledon SPD (Supplementary Planning Document), the Broadway conservation area design guide and design considerations relating to the two Grade II listed buildings on site.
4. Development proposals must provide links and access to Wimbledon Station and nearby bus stops, which surround the site.
5. Development proposals must be sensitive, protect and enhance listed buildings on the site and improve their setting.
6. The site is within an Opportunity Area (OA) (designated in the London Plan). The London Plan ambition for our OA is to deliver 5,000 new homes and 6,000 jobs (indicative figures) up to 2041. Any site within the OA is expected to positively contribute to its environmental, social and economic growth.

**Infrastructure requirements:**

1. Development proposals for this site must refer to the Merton Infrastructure Delivery Plan and ensure infrastructure requirements have been addressed by the proposal.
2. Enhance and expand existing public realm around the site, particularly at Queens Road and on part of The Broadway. Provide enhanced public cycle parking facilities, including a secure hub for commuters and make provision to accommodate cycle/ scooter hire schemes. The site also provides opportunities to explore options to incorporate “last mile” sustainable consolidation delivery solutions serving the site as well as the wider town centre and area.
3. This site is in an area of deficiency in access to nature. The council will expect proposals to address this deficiency in accordance with the Green Infrastructure policies.
4. The developer and Merton Council must engage with the Metropolitan Police Service (MPS) as part of any pre-application and planning application for this site, due to the proximity of the site to the Wimbledon Police Station.
5. The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

6. The site is adjacent to rail tracks which are used by National Rail and District Line services and will also form part of Crossrail 2. The developer will have to consult and engage with Transport for London, Network Rail and Crossrail 2 as part of any emerging proposals on this site.
7. Thames Water has identified the scale of development/s in this catchment is likely to require upgrades of the water supply and wastewater network infrastructure. It is recommended that the developer liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water Developer Services website (<https://www.thameswater.co.uk/developers>). The council will require evidence of engagement with Thames Water with any submitted planning application. Merton Council will also engage with and seek advice from Thames Water about the development of this site.
8. The developer must consult and engage with the Metropolitan Police Service (MPS) on any development proposals to prevent future development from adversely affecting the MPS's operational facilities. The council will also engage to seek advice from the MPS during any pre or planning application processes.

**The site location**

**Approach to tall buildings:** The Strategic Heights Diagram for Wimbledon Town Centre, in D12.6 'Tall buildings', sets out the appropriate height for this site.

All building heights will be subject to their impact on existing character, townscape and heritage in accordance with the chapter on Places and Spaces in a Growing Borough and have regard to the Future Wimbledon SPD.

**Impacts Listed Buildings or undesignated Heritage Assets:** Yes

**Impacts a Conservation Area:** Yes

**Impacts an Archaeological Priority Area:** No

**Impacts a Scheduled Ancient Monument:** Yes

**In a Flood Zone:** No

**Is in a Town Centre:** Yes

**Is in an Opportunity Area:** Yes

**Impacts a designated open space:** Yes

**Public Transport Accessibility Level (PTAL):** PTAL 6a, excellent access to public transport