

From:
To: [Future Merton](#)
Subject: Comment on Merton's Local Plan
Date: 20 March 2024 20:39:07

To: Future Merton Local Plan, LB Merton, Civic Centre, Morden

Response to the Inspectors' proposed main amendments

Dear Future Merton Team,

My comments for consideration by the Inspectors are primarily twofold: First, the plan allows for buildings that are simply too high. I don't want Wimbledon to become a second Croydon. Second, there needs to be more environmental protections.

The Hillside/Wimbledon Strategic Heights Diagram outlines an area marked in black where inspectors suggest that heights of up to 24 meters may be appropriate. This area extends from the gardens in Mansel Road, down a portion of Malcolm Road (where Luma used to be), through the alleyway to the east side of Tabor Grove, and down Alt Grove to the railway line. It encompasses the high end of Mansel Road (excluding the school) and the beginning of Woodside, both of which currently have tall buildings. Additionally, it includes the conservation area around Wimbledon Hill Road and St. Mark's Square, which predominantly features pretty, low-rise, locally listed, or residential structures. We need lower buildings in this area, not higher ones!

Within this area, there are two designated development zones that overlap due to computer-generated ellipses. In these zones, inspectors consider buildings of up to 40 meters and 49 meters to be appropriate. However, these proposed heights are not absolute maximums. The discretion exists to build shorter or taller structures as deemed appropriate. Nevertheless, the combination of this provision and the stepping provision concerning land adjacent to the allocated strategic height areas **raises concerns about potential height creep**. Specifically, there is apprehension that taller buildings may encroach upon the quiet residential streets behind St. George's Road, near Tabor Grove, and within the low-rise areas around St. Mark's Square and certain parts of Alexandra Road.

Thank you for considering my comments.