

RAWW NEWS

September 2018

The Residents' Association of West Wimbledon www.raww.org.uk

The RAWW AGM will take place on Tuesday 16th October at St Matthew's Church hall, Spencer Road Raynes Park. Refreshments will be served from 7.30pm and the meeting will start at 8.00pm.

Our guest speaker will be Tara Butler. Tara is the Deputy Head of Future Merton, Merton Council's placemaking and regeneration team. She has over 10 years of experience in planning policy and regeneration in Merton and is currently leading on Merton's New Local Plan. Tara will be presenting an update on the new Local Plan and would like to hear your views particularly on Raynes Park and Wimbledon.

Morley Park still closed

In the 2017 newsletter, we reported that Morley Park was about to open but sadly it did not. The Council did sign off all the works to be done in the park by Berkeley Homes (BH) as complete in September 2017 and issued a Completion Certificate in expectation of an imminent transfer. BH distributed a newsletter to residents saying the park was about to open. The legal issues around the ongoing liability for Japanese Knotweed in the park were then raised and the transfer has been on hold ever since.

Although the park remains closed there are signs of preparation for handover to the Council. Work is being carried out on the pavilion but there is still quite a bit of work to do elsewhere. Friends of Morley Park (FOMP) sent the Council a list of all the works that BH was required to complete before the transfer but which have not yet been completed. The list is lengthy and includes creating a sloped path between the playing fields and the meadow. Without the path, there is no

accessible route through the park from Copse Hill to Cottenham Park Road for people with buggies or those who cannot manage steps. The previous sign off does, unfortunately, raise questions about how much work BH can now be obliged to undertake. The Council has so far given no confirmation that it will require these works to be completed but has said that it will inspect the park before the transfer. Some of the works required could take weeks or even months to complete.

Continued efforts to get a definite park opening date from either the Council or BH have failed. FOMP were told that the park would be likely to open in September but an increase in the area of Morley Park being used by BH to facilitate the Wolfson development (discussed later in this article) suggests further delays. When the park does open, there should always be public access to all areas except the playing fields when they are in use. This is the public access requirement in the planning consent under which the park has

been created and will be transferred to the Council, but FOMP is concerned by the Council's current lack of clarity and reassurance.

Two substantial areas of Morley Park land have been 'enclosed' within the Wolfson building site. Elsewhere, a strip of approximately three metres of the park has been fenced within the building site. It is understood that this will be temporary during the construction work and that it will then be restored to the park. One of the areas enclosed appears to have been 'borrowed' without the prior agreement or knowledge of the Council. The use of this land will facilitate the development and be a financial benefit for the developer. FOMP is trying to establish what, if anything, the Council is doing about this.

The more members FOMP has, the more influence they can have with the Council and other parties. **Membership of FOMP is free** until

Wolfson planning application

Last year, we reported that BH had submitted a revised planning application for 77 flats on the Wolfson site. This was subsequently reduced to 75 flats and despite a massive number of objections from residents, as well as from local community groups including RAWW, FOMP, LUNG, NWWRA and the Wimbledon Society the application was approved by the Council in October 2017. In April, the groundworks commenced and have involved extensive excavations and piling. Construction of the southernmost block is now well advanced and expected to be completed by the middle of next year. The six other blocks are not expected to be

the park is open and, as a member, you will receive regular email updates. To join simply provide your contact details using the online membership form at www.friendsofmorleypark.org.uk/join.

FOMP persuaded BH to provide access for guided walks on 8th July. The meadow was then looking lovely, but the attenuation pond was overgrown and the playing fields were suffering from the drought despite some watering.



completed until the third and fourth quarters of 2020 meaning that there is at least another two years of noise and disruption.

As well as the enclosure of various parts of Morley Park within the Wolfson site, referred to above, RAWW/FOMP has objected to the following matters:

- the site vehicle gate onto the north/ south path which poses a threat to the safety of those using the path;
- the proximity of the proposed site haul road to Morley Park which was a threat to park users (we are pleased to report that this proposal was dropped);

- site vehicles entering and exiting the site over the shared roadway that leads to the Atkinson Close gate to Morley Park which will be another threat to park users;
- the recent changes to the site gate from Atkinson Close which have forced pedestrians using the 200 bus to step into the path of construction vehicles and buses;
- site vehicles parking in Atkinson Close, opposite the bus stop, rather than in the designated waiting area on Copse Hill, which is another pedestrian safety concern and disrupts the bus service;
- inadequate protection for trees enclosed within the site, in particular, the avenue of London Plane trees adjacent to the north/south path and the removal of certain Morley Park trees to facilitate

construction (we are pleased to report that these trees have been saved);

- failure to put in place procedures to prevent the spread of Japanese Knotweed on the site; and
- increases to the mass and floor area of the largest block which will have an adverse impact on Morley Park.

There is serious concern that harm will be caused to residents and the environment by these matters if they are not addressed.

Other planning applications

The trend is for demolition of existing houses, many of them quite modern, and replacement with more or larger houses with basements and often with very small gardens. This has happened particularly extensively in Cottenham Park Road. On several occasions RAWW has objected to applications that do not meet the minimum guidance for outdoor amenity space or

provide poor quality living space in the basements. We are also seeing applications for backland developments.

35 Coombe Lane, adjoining Waitrose. The application was approved in 2014 and the 14 flats are nearing completion. Objections achieved modest improvements to the scheme.

40a Lambton Road, a backland site in a conservation area with no vehicle access. An application for three dwellings resulted in many objections from residents and RAWW. It was refused by the Planning Committee in April this year. RAWW objected on several grounds, including safety. There would have been no



access for emergency vehicles. It is likely there will be another attempt to develop the site.

3/3a Orchard Lane, an application for five houses on this backland site, which is currently gardens, was approved earlier this year. RAWW objected to the five houses due to the detrimental impact on the amenity of neighbours and Holland Garden, and the severe threat to a rare mature tree.

11 Orchard Lane has also recently had approval for the demolition and rebuild of a detached house.

41 Cottenham Park Road, demolition of one house and erection of two four bedroom, four storey houses with deep basements. RAWW objections include the negative impact on the

amenity of neighbours, and failure to comply with guidance on amenity space and basements. Site access would be via Orchard Lane meaning 3 building sites could be using this narrow cul-de-sac at the same time with inevitable inconvenience and safety issues for pedestrians. We are pleased to report the Council is minded not to approve the application without amendments.

4/4a Cottenham Park Road, site next to Christ Church. An application was approved for demolition of two 1930's houses and replacement with three houses with basements. Demolition started some time ago but stopped suddenly with the houses only part demolished. Development works are now back in progress.

Crossrail 2

Whilst little has been heard of this project in recent months, there has been a lot of activity. Crossrail 2 is, at the instigation of the Government, undertaking an "Independent Affordability Review" to make the scheme more affordable. An interim report is due to be submitted to the Department for Transport and Transport for London (TfL). The report will outline the options for reducing the cost of the project.

Media suggestions that the value of properties might be levied to help fund the project lack credibility as there are currently no processes, powers or legislation in place to enable land value capture but we will keep a close eye on this possibility.

Crossrail 2 is a joint project between TfL and Network Rail. The leader for the central London

element is TfL with Network Rail leading on the outer London area. The break point is Lower Downs Road between Wimbledon and Raynes Park.

The project is so large that it will affect the rail lines, the stations and level crossings and, if it proceeds, will have a major impact on the area in which we live. Equally important will be the number of trains using Crossrail 2 as opposed to going to Waterloo. The options available could vary greatly, so little is to be gained in speculating on the changes that we might expect. Whilst the objective of moving the inflow of passengers in to Euston and St Pancras is clear, the routing is not yet finalised nor the extent of the outer sections, although early maps suggest a network beyond Raynes Park based on the present rail system. The next thing that is likely to happen is feedback

on the affordability review which would be followed by consultation on particular concepts.

RAWW will keep you advised and will be involved in any local meetings.

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Wimbledon and Putney Commons Conservators

The triennial election for Conservators (i.e. Trustees) was held in February 2018. There was a good level of interest in the elections with ten candidates standing for the five elected Conservator places. Although voter turnout increased by 28% when compared with the 2015 election turnout, the percentage of the electorate voting was still only 21%. Of the five Conservators elected, four were new members of the Board. In addition, two of the three Conservators appointed by Government Departments have been newly appointed since June 2017. The new Chair of the Conservators is Diane Neil Mills, a Wimbledon resident. With 75% of the Board of Conservators having changed it is hoped that this will herald a period of relative calm in the governance of the Commons over the next few years.

The Conservators have decided to adopt a policy of greater transparency and now publish the resolutions passed at Board meetings on their website. They have also decided to hold an additional open meeting in the winter to augment

the regular annual open meeting held in June each year.

Users of Wimbledon Common will have noticed that the main track across the centre of the common running from the Windmill to Sunset Road was re-surfaced during the spring with the result that access is much improved for walkers, buggy pushers, runners and cyclists who no longer have to navigate a series of rain filled potholes. Several horse rides were also refurbished earlier in the year.

Readers will be aware of the impact of the introduction of GDPR (General Data Protection Regulations) in May 2018 on all mailing and subscription lists. For the Conservators, this resulted in a need to delete the existing personal data held on their email lists. Therefore, if you used to subscribe to the Conservators' regular email newsletter and have recently stopped receiving it, you can sign up to it again at www.wpcc.org.uk/main/subscribe.

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Wheelies and Waste Management

The large number of protests and surveys of local public attitudes conducted by RAWW and many other local groups plus the involvement of our MP, Stephen Hammond, have unfortunately had little impact on the new system of waste management. Major local concerns continue to be the move from weekly to fortnightly collection, for all but food waste, and the impact of wheelies on the street scene, particularly for roads of terraced houses with small front gardens and maisonettes. However, Merton Council has given priority to standardisation to reduce costs and conform with the South London Waste Partnership that also covers Croydon, Kingston and Sutton.

The new scheme is due to begin largely unchanged, across Merton from October 2018.

It involves two large wheelie bins (one with a blue lid for paper and card and the other for non-recyclable household waste), plus your previous recycling container (now for glass, tins, cartons and plastics) and a food waste bin. If any of these items is missing or damaged you can apply for a replacement (www.merton.gov.uk/rubbish-and-recycling/bins-bags-and-collection-services/get-a-new-bin-box-or-recycling-bags). If you have difficulty moving your wheelies to the boundary of your property for collection you can complete a

currently available. However, if you think you need help but are turned down because the Council says you are not eligible, please contact RAWW.

Finally, fly tipping is becoming an increasing issue. If you see this or major build-ups of litter please report the street that needs cleaning to the Council to ensure that action is taken by Veolia, the new contractor (www.merton.gov.uk/rubbish-and-recycling/litter-fly-tipping-and-street-cleaning).



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RAWW contact details

If you have any questions or comments about the articles in the Newsletter or would like to know how you can help to protect the local area, contact the Chairman of RAWW or committee members via email.

Max Gladwyn (Chairman)

enquiries@raww.org.uk

Pat Keith (Secretary)

enquiries@raww.org.uk

Jane Barnes (Deputy Chairman)

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Sarah Field (Membership Secretary)

membership@raww.org.uk

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2018/19 Subscriptions for Renewals Due Now - New Members Welcome

The RAWW annual subscription is £5 per household. Your subscription and any additional donations you can make will go directly towards assisting our campaigning activities to protect your environment on your behalf. Subscriptions can be paid by standing order, bank transfer, online by PayPal at www.raww.org.uk/join, cash, or cheque payable to "RAWW". For all online payments please use your house number and the last 3 digits of your postcode as reference e.g. 570DR.

To join: Please complete the subscription/donation amounts below and the form overleaf and return it to Sarah Field, RAWW Membership Secretary, 57 Cottenham Park Road, London SW20 0DR, or email this information to membership@raww.org.uk

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RAWW Updates

RAWW sends out e-mail updates to residents as issues arise. Quite often the e-mails are about issues where a quick response is required, so e-mail is the ideal method of communication.

All RAWW members who provide an e-mail address will automatically be added to this list.

Street Trees - help needed

If a new street tree is planted near your house, or you see a young tree in distress, please water it during dry weather and let us know you are doing so by contacting enquiries@raww.org.uk. The Council's contractor waters new trees but often not enough for them to survive. RAWW is helping the Merton tree wardens find volunteers to water and is monitoring the recently planted trees in the RAWW area. Please help us to help our trees.

RAWW Membership Form

Please complete in BLOCK CAPITALS

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