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**From:** R [REDACTED] Batson [REDACTED]  
**Sent:** 30 December 2018 12:03  
**To:** Future Merton  
**Subject:** Future Wimbledon Masterplan

I would like to take part in the consultation on the Council's Future Wimbledon Masterplan.

My comments are as follows:

1. Many aspects of the Masterplan are to be welcomed. In the list of "Emerging Priorities" (page 66), I support the emphasis on greening the town centre, the need for high quality architecture, independent retailers and cultural space.
2. I also support the use of natural and traditional building materials such as wood, Portland stone and London stock bricks, as opposed to synthetic materials.
3. I do not support the Council's aspiration for "Wimbledon to be recognised as a Metropolitan Centre" (page 50). In my view this is neither necessary nor desirable. As the Masterplan states, Wimbledon has grown organically and the town centre is bounded by residential streets on all sides. The scale of development envisaged in the Masterplan is not appropriate for Wimbledon and risks compromising the very reasons people want to live here.
4. The Masterplan refers to proactively managing "good growth" in Wimbledon, but contains little or no data to justify the assumed growth. The proposals amount to around a 50% increase in commercial space in the town centre. It is hard to see where such demand will come from. In fact the economic and social trends point in the opposite direction - new technologies and more flexible ways of working are likely to reduce the demand for traditional office and retail space over the next 20 years.
5. The building heights proposed in the Masterplan, particularly around St George's Road, Worple Road, the station and the area around the current YMCA, are significantly higher than existing buildings and would represent over-development of the town centre. Such buildings would tower over neighbouring residential streets and would exacerbate traffic congestion and air pollution problems in the town centre. **I suggest the height of all new buildings should be capped at 8 storeys.**
6. The workshops which fed into the Masterplan showed that Wimbledon's heritage and sense of community are highly prized by residents. The preservation of Wimbledon's remaining historic buildings should be a high priority for the Council.

Thank you

R [REDACTED] Batson  
[REDACTED]

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**From:** R [REDACTED] Batson [REDACTED]  
**Sent:** 06 January 2019 11:47  
**To:** Future Merton  
**Subject:** Local Plan consultation

I would like to comment on the draft Local Plan and in particular Policy N3.6 relating to Wimbledon Town Centre.

I support the emphasis on "exemplary design and landscaping", taking opportunities to green Wimbledon and requiring developers to have regard to quality and design excellence in new buildings.

But I have the following concerns about other points in the draft plan:

1. I do **not** support the Council's desire to "strengthen the position of Wimbledon towards being a Metropolitan Centre in south London" (N3.6 f.). In my view this is neither necessary nor desirable. Wimbledon has grown organically and the town centre is bounded by residential streets on all sides. The scale of development associated with being a Metropolitan Centre is inappropriate for Wimbledon.
2. The draft Local Plan refers to "encouraging office development to support businesses and jobs". As with the Masterplan, it is hard to see where such demand will come from. In fact the economic and social trends point in the opposite direction - new technologies and more flexible ways of working are likely to reduce the demand for traditional office and retail space over the next 20 years.
3. I do not support the suggested need for a "moderate increase in building heights". Certainly the building heights proposed in the Masterplan, particularly around St George's Road, Worple Road, the station and the area around the current YMCA, are significantly higher than existing buildings and would represent over-development of the town centre. Such buildings would tower over neighbouring residential streets and would exacerbate traffic congestion and air pollution problems in the town centre. I suggest the height of all new buildings should be capped at 8 storeys.

Thank you

R [REDACTED] Batson  
[REDACTED]