

[REDACTED]

From: [REDACTED] Bech [REDACTED]
Sent: 09 December 2018 17:16
To: Future Merton
Subject: Masterplan

Dear sir/madam

Having reviewed the Masterplan I have the following feedback:

There are many good aspects in the proposed Masterplan including the focus on increasing green areas, planting, street cleaning, pavement repairs etc. However, it is essential that Wimbledon city centre is not blighted with >10 storeys high office or residential buildings and that you carefully consider the impact that the increase in density will have on already high levels of traffic and pollution. Moreover, I fully concur with the views already expressed by Mr Terrafranca and thus submit a copy of his letter below.

I wish to object to both the recommendation and justification for building a new group of tall buildings (up to 16 storeys) around Worple and St George's Road, and also for the YMCA to be permitted to build up to 14 storeys here in Wimbledon.

At a community meeting with our MP on Saturday, 24 November 2018 it was suggested by a Council representative that 'these proposals are already part of existing plans.'

I am aware of no Council document that exists today identifying sites for tall buildings in Wimbledon town. Indeed the latest Core Strategy, adopted December 2014 says:

"Recognising the growth potential of Merton, the policy designates Colliers Wood and Morden as appropriate locations for tall buildings. Wimbledon Broadway is also identified as being capable of accommodating a small increase in building height" (NB: no mention of Worple/St Georges).

Any expansion of Wimbledon Town and environs must be sensitively designed. The Council has a duty to provide good growth: organic, healthy, sustainable growth.

A group of shiny steel steroid-enriched towers for 8,000 new workers adjoining low buildings and homes is wrong. Any further commercial space must be accompanied by associated hard and soft/social infrastructure. Council insistence on intensification of such a tiny space will degrade residential amenities and damage the stability of the existing community.

Surely a document entitled a Masterplan must contain a Mission Statement and Positioning Statement for the Town, and include all aspects of town life - traffic, air quality, policing and security, peak tourism planning, public realm/pocket parks, and of course committing the P3 site to a new concert hall.

At the HEART of the new town, Wimbledon requires a performance venue to replace the hall stolen from our community by local government. Why is this new Hall not identified in the Masterplan? Cllr Alambritis certainly forced through his football stadium; why has he refused to back this excellent venture? Instead he shouts that Westfields in Wimbledon ("great stuff") is all it will take to make the future town a success.

If these issues outlined above are excluded from the Masterplan, the 136 page document is incomplete, a smokescreen for what is just a poorly justified 'supplementary planning document' for the Council to sneak in developer CIL money - without regard for the vast social and economic damage it will undoubtedly bring to Brand Wimbledon - Merton and the Southwest's golden goose.

Yours sincerely,

J [redacted] Bech
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