

[REDACTED]

From: M [REDACTED] Challacombe [REDACTED]
Sent: 02 January 2019 19:36
To: Future Merton
Subject: Wimbledon Masterplan

Dear Sir / Madam.

As a long time Wimbledon resident I am writing to comment , as follows, on the available document re. the proposed Wimbledon Master Plan.

It is apparent that the current proposals are, as admitted, based wholly on attracting new businesses and commercial ventures into the Wimbledon town centre with very little, if no, attention paid to the residential environs adjacent to the 'grand' suggestions of high rise commercial blocks and the resultant increased transient population arriving for their daily work and undoubtedly extra traffic which will affect the increasingly high and damaging air pollution levels in the area.

It seems that the proposed Master Plan is seriously 'jumping the gun' as these grand new offices are predicated on being attractive to potential occupiers and therefore full of staff who are expected to be delivered by Crossrail 2 - not a done deal I would suggest. Having attended a number of public meetings and forums I am of the opinion that the question of Crossrail 2, not being completed has not been given the attention it requires as non-completion would seriously and adversely compromise the Master Plan.

Apart from this It requires a very clear crystal ball to foresee what office practices will be in the future especially with the growth in home working - so a diminished need for formal, physical office space. Also high street shops are disappearing as on-line shopping takes an ever and increasingly rapid hold.

The Master Plan states all of the standard sops to the local residents such as increased green spaces - presuming that there will be serious Council commitment to properly maintaining such greenery including keeping such spaces litter free - a requirement for high quality buildings. - good design and materials will be expensive and it's a reasonable presumption that any developers will resist paying a penny more than they have to. Looking at the quality of a number of the later buildings that have been approved and built in Wimbledon one can only doubt the will or the strength of the Authority insisting on good design and build quality.

I think that Master Plan starts to set out Wimbledon's future progress but the proposals are much too detailed and a broader brush strokes are need to deal with the future issues which may or not take place and that a much more sympathetic acknowledgement of the concern of local residents must be included.

M [REDACTED] Challacombe
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