

[REDACTED]

---

**From:** A [REDACTED] Hill [REDACTED]  
**Sent:** 01 January 2019 09:45  
**To:** Future Merton  
**Subject:** Masterplan for Wimbledon

Dear Sirs

Having seen the proposed plans for Wimbledon, I have many serious concerns. The three most important are:

***Building heights***

The proposed scale and intensity of development are wholly inappropriate for Wimbledon town centre. They would adversely impact neighbouring residential areas and would change the essential character of Wimbledon, whilst exacerbating current traffic congestion and pollution issues in the town centre.

Any increase in heights of buildings should be undertaken with great caution. The council could adopt a formula whereby it permits the lesser of a % increase in the height of the current building and a cap; and the formula should apply to buildings which are shown in the plan as intended to be more than 4 storeys high. For example, with a maximum 50% increase in height with a cap of 8 storeys, then:

- Any building on the plan proposed to be up to 4 storeys high stays as it is.
- Any current 3 storey building, other than those included in the point above above, could become 6 storeys, 4 could become 8, but 5 could only be 8 as well.

***Evidence base***

The Masterplan contains little or no data to justify the suggested need for a projected extra 8,000 jobs and proposed 50% increase in commercial space in the town centre. Growth in demand appears to be assumed, on the basis that 'if we build it, they will come'.

No account appears to have been taken of new technologies, more flexible ways of working and changing shopping patterns, which taken together are likely to reduce the demand for traditional office and retail space over the next 20 years.

***Metropolitan or Major centre?***

In the Mayor of London's draft London Plan, Wimbledon is defined as a "Major Centre", with high commercial and residential growth potential. However in the draft Masterplan, Merton Council states that it would like to see Wimbledon recognised as a "Metropolitan Centre". thus allowing much larger scale development akin to centres such as Croydon. I strongly reject this vision for the future of Wimbledon. Part of the what makes Wimbledon special is that the town centre is bounded by residential streets on all sides. The scale of the redevelopment proposed would destroy this vital component of Wimbledon's identity.

Yours faithfully

A [redacted] Hill

[redacted]