

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 07 December 2018 15:19  
**To:** Future Merton  
**Cc:** Councillor David Simpson; Councillor David Williams; Councillor Daniel Holden  
**Subject:** Masterplan

Dear Sirs,

I have been made aware of the Masterplan and am concerned that this has not been publicised enough to local residents.

I would comment:

- It appears that there is an assumption made by the plan that there is a requirement in Wimbledon for an enormous increase in office space. Where is the data for this? Can the towns infrastructure actually cope with what will be a huge influx? One only has to look at Wimbledon Bridge now to see what chaos it is likely to entail. Our roads will not be able to cope. Indeed they cannot cope at busy times now. The projected 8,000 jobs - where is the need for these? We live in a technological society with traditional office spaces reducing in requirement, not increasing. The same sadly is true for retail. Many of us shop predominantly online now. Where is the demand for this additional space going to come from?
- What is your definition of "mid-rise"? It is unclear. The area around St George's Road, over the Railway Station, Alexandra Road etc envisages buildings up to eighteen storeys high. This surely cannot be realistic? These proposed buildings surely are high rise and not mid-rise? Clear definitions need to be stated. These heights should not be referred to in unclear terms; please can you make them much more specific. Many of these areas border on residential streets and this cannot be satisfactory or manageable.
- These enormous buildings would be completely out of character with the town centre and the heritage and history and Wimbledon as we know it would be completely swamped, if not lost completely.
- What about traffic management and the increase in pollution? Both are already poor in Wimbledon and do not need to be made considerably worse. There is very little scope to pedestrianise Wimbledon as has been proved on many an occasion and can be seen by anyone walking through the area today.
- The plan appeared just to be for the town centre and does not cover other areas such as the Plough Lane site.
- Where is affordable housing in the plan? The masterplan cannot just cover one specific area and should include all areas and all concerns and needs.
- Historically the YMCA building has been a problem and a close eye needs to be kept on this and any future planning applications.
- Does the Masterplan tally with the London Mayor's draft London plan? It would seem not. Intensive development of Wimbledon Town Centre is not required. We do not want to be another Kingston or Croydon.
- Is the Masterplan being used to help the economic case for Crossrail 2? Clearly the Masterplan is unlikely to get funding for any regeneration without Crossrail 2 and equally the Masterplan would

help the case for Crossrail 2. The two projects seem to be heavily intertwined. Can you confirm this? If you deny this please could you outline clearly from whence the funding is coming for such an massive project?

- We do not want or need these mid or high rise buildings and an enormous amount of office space which very well may never be fully occupied. There is no data to suggest that there is a requirement and that all the space will be filled on completion.
- Residents should individually be made aware of your proposals and have sufficient time to respond.

Yours faithfully,

F [REDACTED] Hunter  
[REDACTED]