

From: g [redacted] phillips [redacted]
Sent: 06 January 2019 21:00
To: Future Merton
Subject: Future Wimbledon Master Plan - Comments

Dear Sirs,

This represents comments on the Wimbledon Master Plan.

1. It is quite incredible how little effort the Council has put into publicising the existence of the Draft Plan and the associated consultation period. One would think that a major project such as this would be well publicised through posters, billboards, posting of leaflets, social media and indeed feature on the Merton [website.as](#) a prominent issue throughout the consultation period.
2. Even today this topic does not feature prominently on the Merton website and when you do find the page concerning the Master Plan, there are no clear instructions on how to respond.
3. There is mention of consultation workshops being held but again there has been limited publication of these which is very surprising considering the importance and impact of this plan on the Wimbledon community.
4. These failings in broadcasting the existence of this Draft Plan and publicising the consultation process, inevitably means that there has been insufficient consultation with the wider Wimbledon community.
5. As regards the document it is extremely poorly constructed. Most of the statements and goals are not supported by clear analysis. Although the team is mentioned, there are no details of their CVs or qualifications so as to determine their suitability for preparing this document and running the consultation process.
6. One suspects that the team does not have adequate experience or qualifications because of the foregoing facts about the consultation process. Indeed, there is a clue in the document in that it refers to a " Masterplan" which is not a word that appears in the English Dictionary; it should be Master Plan - two separate words - and this basic error reflects on the quality of the document and its preparation.
7. I totally disagree with some of the proposals concerning the heights of buildings. It is totally ridiculous to consider allowing tower blocks that might be 14 to 16 storeys high. How can the team possibly conclude this is sensible? There is nothing in the history of Wimbledon development to date (as detailed in the document) that would suggest this is the appropriate way forward.
8. The whole Master Plan allows far too much development with a focus on office space and housing with little about future cultural facilities. There is scant attention or mention or indeed rigorous analysis as to the impact that such development would have on the infrastructure.
9. Where is the analysis on what will be the needed for:
increased schooling.
increased policing.
increased doctor surgeries, medical and hospital facilities.
increased fire service capabilities (tall buildings need specialised equipment).
increased traffic flows and associated maintenance of roads.

increased social care.

10. Indeed where is the economic analysis to support the fact that businesses and individuals will be attracted to this new "high rise" Wimbledon centre and why. Where is the analysis that supports the fact that additional rates and council taxes will support the increased spending on infrastructure? Where is the sensitivity analysis associated with the whole proposition? The answer is that it has not been done and therefore the document is massively deficient in this respect.

11. Overall, the so called Master Plan is built on poor analysis, unsupported assertions and no fundamental economic projections. The lack of comprehensive consultation through an organised and representative process means that it does not properly reflect the views of residents or businesses in the Merton Borough. The deficiencies in the document shows clearly the inexperience of the team that has prepared it. The Team should be replaced with appropriately experienced people.

12. For all these reasons, the Master Plan should be rejected and totally re-written to address all the aforementioned deficiencies. It is not fit for consideration by the Council; its use would preclude rational and fact based discussion.

Yours faithfully,
G [redacted] Phillips

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