

[REDACTED]

---

**From:** M [REDACTED] Quinnen [REDACTED]  
**Sent:** 03 January 2019 14:27  
**To:** Future Merton; Councillor David Simpson; Councillor David Williams; Councillor Daniel Holden; [REDACTED]  
**Subject:** The Wimbledon master plan  
**Attachments:** image004.jpg

As a resident living within the outline of the draft future master plan for Wimbledon I would comment as follows:

Judging by this 136 page document it is the council's clear ambition to convert our small suburban town into some towering metropolis. But how will this benefit us residents? If implemented it will certainly be a boon for developers and in the long term add to the council's coffers. There are vague promises of 'greening' and improving traffic flows, but the main thrust seems to be about demolishing large parts of the centre, some of which is relatively new, to erect tower blocks of office accommodation.

We live [REDACTED] close to Wimbledon station and over the last 41 years here have seen the centre grow ergonomically. In this context the master plan looks like some fantasy dreamt up by people with no connection to this place.

There is too much to comment on in detail, so I will focus on how it might have bearing on our situation. If I look at the detail of building locations and heights on page 93 of the document, it looks like the intention is to erect a 12 storey block with an 18 storey building just behind it over the station which will be about 20 metres from the back of our house, placing it about 10 metres from the end of our south facing garden. (The artist's impression on page 76 appears to show a 7/8 storey building with a 11/12 storey one behind it which is misleading.) As a construction/planning professional, I know that if I proposed such a scheme in close proximity to houses it would fall at the first hurdle. What about the lose of privacy from being overlooked by 12 storey's of office windows? If it were to go ahead, our house and those of our neighbours would be left in total shade until mid afternoon. We recently installed solar panels under the Merton Council promoted 'Solar Together' scheme, so they would be rendered useless at a stroke. On that basis, while being no expert on Right of Light legislation, it looks like that this part of the scheme could be blocked even if it had planning consent. Therefore, the only way to deal with that problem would be to demolish our row of houses, which is not a prospect we relish. So it seems that we are now subject to planning blight as a result of Merton Council's enthusiasm for this useless plan.

If we consider the suggested proposals further along this side of Alexandra Road, it appears that it is the intention to replace the Network Rail maintenance yard, the law courts, Waitrose supermarket and the housing adjacent to the end of Gap Road with a series of new four storey residential blocks. What purpose would this serve other than to feather the nest of some developers?

It may be worth noting that back in the 1960s a toxic mix of corrupt and/or gullible councils working with rapacious developers hollowed out the hearts of many northern towns wreaking more destruction on those local communities than the Luftwaffe could ever have managed. As usual, the lessons of history are rarely ever learned.

In conclusion, this so called 'future master plan' is too poorly thought through to be taken seriously.

M [redacted] Quinnen  
[redacted]

