

[REDACTED]

From: L [REDACTED] Robinson [REDACTED]
Sent: 31 December 2018 09:43
To: Future Merton
Cc: [REDACTED]
Subject: Future Wimbledon Masterplan

Dear Sir/ Madam

I write in response to your recently published and much anticipated Future Wimbledon Masterplan.

Given the amount of input from all sectors of Wimbledon in the consultation period, the proposed Masterplan is very restricted in its scope of rendering it more a *Supplementary Planning Document* rather than a *Masterplan*. Also, it lacks clarity in its definitions and use of colour coding which makes it misleading in many places.

It lacks coherent plan for:

- Roads, traffic and transport.
- Sustainability and the environment
- Accompanying infrastructure e.g. schools, medical support, drainage, affordable homes etc.
- Cultural development, notably the planned performance venue
- Development of green spaces
- Retail regeneration

Instead, the Masterplan concentrates on the proposed development of very tall office buildings to address the 'demand' that will be created once CR2 is completed.

The proposed building heights of 14/16/18 stories are far too high and would destroy the character and heritage of Wimbledon. Any new buildings should be limited to 6-8 stories which falls within the usual definition of mid-rise.

The high rise scale of these proposals seem to be motivated by the desire for developers 'to make money' and the Council then to gather high business rates. Again, there is no solid business forecasts on whether this excess of space can be let, particularly given the scale of development and the high comparative cost of any office space located in Wimbledon itself and also the future changes in office space requirements due to the evolution in agile working practices. There is also no guarantee that CR2 will go ahead at all which then would totally change future planning needs.

In summary, Wimbledon does need a Masterplan but this is not it.

Any plan should be far broader, taking a comprehensive and integrated view across buildings, transport, traffic, culture, sustainability, future security etc. It should be based on solid business proposals including a no CR2 option. It should be sympathetic to the character and heritage of Wimbledon and address the interests of residents, businesses and visitors.

Whilst we can sympathise with the revenue needs of Merton Council, this current proposal is incomplete, deeply flawed in its logic and could leave Wimbledon as a proverbial white elephant with an excess of expensive office space in a poorly serviced area of oppressively high buildings.

If more office space is required then it should be spread more evenly across all Merton so that other areas can benefit first hand from this investment.

Yours faithfully

L [REDACTED] Gordon