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**From:** [REDACTED] Sheppard [REDACTED]  
**Sent:** 31 October 2018 08:24  
**To:** Future Merton  
**Subject:** Wimbledon Master Plan  
**Attachments:** Wimbledon Master Plan Observations.doc

Hello

Please find attached my views on the Master Plan.

Regards

[REDACTED] Sheppard

[REDACTED]

## Wimbledon Master Plan Observations

1 The emphasis on turning Wimbledon into a major business centre is wrong. Wimbledon is primarily a residential and shopping area, and its pavements and road crossing points are already overfull. A major increase in office space, to the extent suggested by the master plan, would lead to more dangerous conditions within the town centre. The centre is already constricted by railway lines, the tram system and the geography of the hill, and cannot accommodate a large influx of office workers.

2 Wimbledon must not become a high-rise area. It is a place to **live**, and the present building heights are sufficient. An 18-storey centre will ruin the character of the town. I believe this is being suggested as a way of raising council income through business rates, but this would be the tail wagging the dog. There is ample opportunity for higher-density housing, of about 5 stories, between the Broadway and the Kingston Road, which would further emphasize that it is a place for living in.

3 A tech-based work centre is a good idea, but these generally have low-employment requirements, so office tower blocks would not be needed.

4 There is a shortage of open space in the centre. The 'piazza' is a major disappointment, and the shopping selection is also inadequate, relying on major brands that are also present in Kingston and Sutton. More opportunities for small shops are needed.

5 Wimbledon should also be a major cultural centre. The proposed concert hall is one idea, but I would prefer a more general arts centre, with a performance space but also workshops, meeting rooms and social functions to create a welcoming place both day and evening.

6 There is a hint of making Hartfield Road two-way. I don't know where this has come from, but it is a retrograde step. The one-way system limits the amount of traffic automatically. However, cycling routes through Wimbledon urgently need improvement.

7 Finally, the actual plan is appallingly laid out. The absence of page numbers and paragraph numbers makes it almost impossible to make responses to specific aspects of the plan. Was this deliberate?

J ■ Sheppard

30<sup>th</sup> October 2018