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**From:** [REDACTED]  
**Sent:** 04 January 2019 21:50  
**To:** Future Merton  
**Subject:** MASTER PLAN

1.

I fully support the response by the Wimbledon Town Centre Neighbourhood Forum.

I wish to add two comments based on my personal and professional experience.

2.

I have lived in Wimbledon for forty years but was raised in Croydon by parents brought up in the town. I remember Croydon of sixty years ago as an elegant town of character. Like most people, for me the subsequent changes were firstly a surprise, then a horror and in the end left a feeling of shame. A motto for the future of Wimbledon could be WE ARE NOTHING LIKE THE NEW CROYDON.

3.

The draft MP makes much of Crossrail 2 but perhaps relies too closely on briefings by Crossrail's own planning team, who were naturally and understandingly keen to see the project progress. Guidance on a realistic time scale and property development can be obtained from recent history.

Crossrail 2 is at about the same stage as was Cross rail (1) in 1985.

The latter was always a "goer".

So we may expect Crossrail 2 to open sometime after 2055, if all goes well.

The Wimbledon draft MP includes a very significant over station property development. Such developments are very expensive and in Wimbledon would require extensive infrastructure works which would probably be beyond both the developer's and the Crossrail 2 project's resources to finance.

If in doubt on the difficulties of promoting over station developments, consider London's Edgware Road (Circle and Hammersmith) Station and South Kensington Station, both potentially very valuable sites.

Transport for London and its antecedents have been trying to negotiate development of the sites since almost the end of the 2nd. World War. No success in over 60 years!

The lessons for the MP are that the arrival of Crossrail 2 will be too late for medium term planning and that the over station development may not arrive at all.

Regards

T [REDACTED] Tardrew