

Tayar-Watson.

Dear Merton Council,

We would like to provide input to your local plan. We already emailed you about the masterplan, and most of the items we addressed are also relevant to the local plan - especially the building heights and materials and the desire to maintain the character of Wimbledon and not become like metropolitan centres like Croydon and Kingston. So we reiterate these items here below:

1. Building heights should be limited to 8 storeys - otherwise this will cause the town centre to become overly busy and be detrimental to its current character. The YMCA is the highest in Wimbledon and is the exception rather than the rule. An earlier planning permission to replace it with a 24-storey or a 14 storey were rejected overwhelmingly by residents so was rejected by the council. So your plans for middie buildings up to 18 storeys is not acceptable (where 14 storeys was already rejected by residents).

It would also be wise to have gradual increases up to the 8 storeys as one gets towards the centre. Also perhaps limits of only 50% increases in heights of existing lower buildings that are demolished and replaced with higher buildings.

It would be preferable to agree a proper zoning with maximum heights in each area. We are British but lived for many years on The Netherlands. They had strict zoning for each type of usage that included maximum heights. At present, Merton does not have this so each building project that wants to request planning permission and be higher than the norm gets a chance and the residents have to fight each one.

2. Building materials - should include brick and other traditional materials used commonly in Wimbledon (which can still look very modern and I have seen many modern buildings in London that blend in nicely with the traditional using brick elements) and not ultra-modern and cheap facades like the Premier Inn (which does not suit Wimbledon's character).

3. Character - Wimbledon is different from Croydon and Kingston - and should not try to compete. It needs to retain a character of a town and not a metropolitan center. The attraction for everyone is that it has everything it needs but with a local friendly character - and access to green spaces. If it becomes too dense the traffic would footfall on the centre streets may become unbearable.

4. Capacity/growth - The masterplan does not show any studies to demonstrate what the growth would be and seems to overestimate the needs. Surely if you build lots of new real-estate then it will stimulate growth but that does not mean that what the centre needs. Since TFL owns the station, then building large/tall buildings there would generate a massive income from them (the government) so perhaps the

plan is driven by the government/council's desire to generate revenue rather than benefit for the community?

5. Concert Hall - this would be a great idea - and could be built over the morrisons car park - as long as parking is retained and expanded - perhaps an underground multi-storey car park. Wimbledon has just celebrated its 10th Wimbledon Music festival and growing each year. So would be great to continue this. But properly planning to parking is needed. At present car parking is tricky in the centre and with further growth would be stretched more.

6. CrossRail - this would be welcomed to increase public transport/train capacity for the future, but we did not support the original proposals which would have seen must demolition of historic parts of the town centre. Crossrail can be realised but needs to be tunnelled underground instead of parallel to the existing tracks to save money. Crossrail would need to have many more bridges across the railway line to reduce traffic pressure especially in the town centre. But if this does not go ahead, then the masterplan still needs to construct more bridges since the Wimbledon bridge in the centre is too congested already. So with extra buildings, workers and visitors that the town masterplan brings, you will need to address traffic and bridges. So you cannot develop the masterplan without linking with the cross rail project outcomes.

best regards,