

**Re: Stage 3 Local Plan Representation**

I live in Wimbledon (off W/don Hill Road) & am a member of the local residents association that covers this area (WEHRA). Consequently I was copied on the excellent representation our WEHRA Planning Officer sent to yourselves (re the above)

I agree 100% with everything that was said in this representation. However, I would ask that (moving forward) Merton consider the very real issue of flooding we have witnessed in our area (ie when moving to the next stage). This has been dramatically demonstrated in recent months (with both the Raynes Park Bridge section & the area outside the Bus Terminal in Colliers Wood getting coverage on BBC London News).

Even before the climate change escalation, I have been concerned about the impact of basement builds in my immediate area, not least because my house is located at the bottom of W/Don Hill. And, as we all know ....water runs down hills (!! ) & then congregates at the bottom.

And the newly installed sunken garden @ the corner of Woodside has done absolutely nothing to counteract this. So with basement builds added to the mix & with many front gardens concreted over 100% (ie those that were done before the law came in forbidding this) the soil areas (for water to drain into) is massively depleted.

The water table in Wimbledon is high, which also exacerbates the flooding issue. And I detail the following, by way of an example, of what has happened over recent years within a few minutes' walk from my house:

1. **Wimbledon Library:** Their basement was once flooded so badly that the water level rose to the height of the keyhole.
2. **Health Zone:** Immediately opposite the Library, this establishment has had basement flooding on three occasions. The last time it was flooded so badly that the final cost (to themselves) was in the region of £100K. All their treatment rooms (contained in the basement) needed replacing (including their equipment) + there was the loss of income whilst the work was taking place & (of course) they then saw their insurance premiums rise considerably.

However, despite being alerted to all the above, as recently as end 2019 the Planning Division completely ignored the potential flooding dangers and granted the owners of the listed Bank Buildings (at the base of Wimbledon Hill Road) permission to build a DOUBLE basement build from the corner of Alwyne Road to the corner of Compton Road. This double basement build will occupy a massive amount of land & will (of course) be "cased". Which means that flood water will be displaced into surrounding homes & gardens.

And as if more evidence of the dangers of basement builds were needed, when a while back a water pipe broke in Finsbury Park & flooded the surrounding homes/shops causing huge amounts of water damage (with resultant high costs to resolve & taking many months to implement) local residents/shop owners firmly laid the fault for the excessive amount of damage caused at the door of their local Council, who had given approval for numerous basement builds in the immediate area.

Many Councils are now restricting the building of basements in areas prone to flooding (which Wimbledon is). And I would therefore ask that Merton Council act similarly responsibly when moving forward to the next stage of the Wimbledon Town Plan.

Regards.

AVERY

CC: WEHRA; Daniel Holden (Hillside Councillor); Stephen Hammond (MP for Wimbledon)