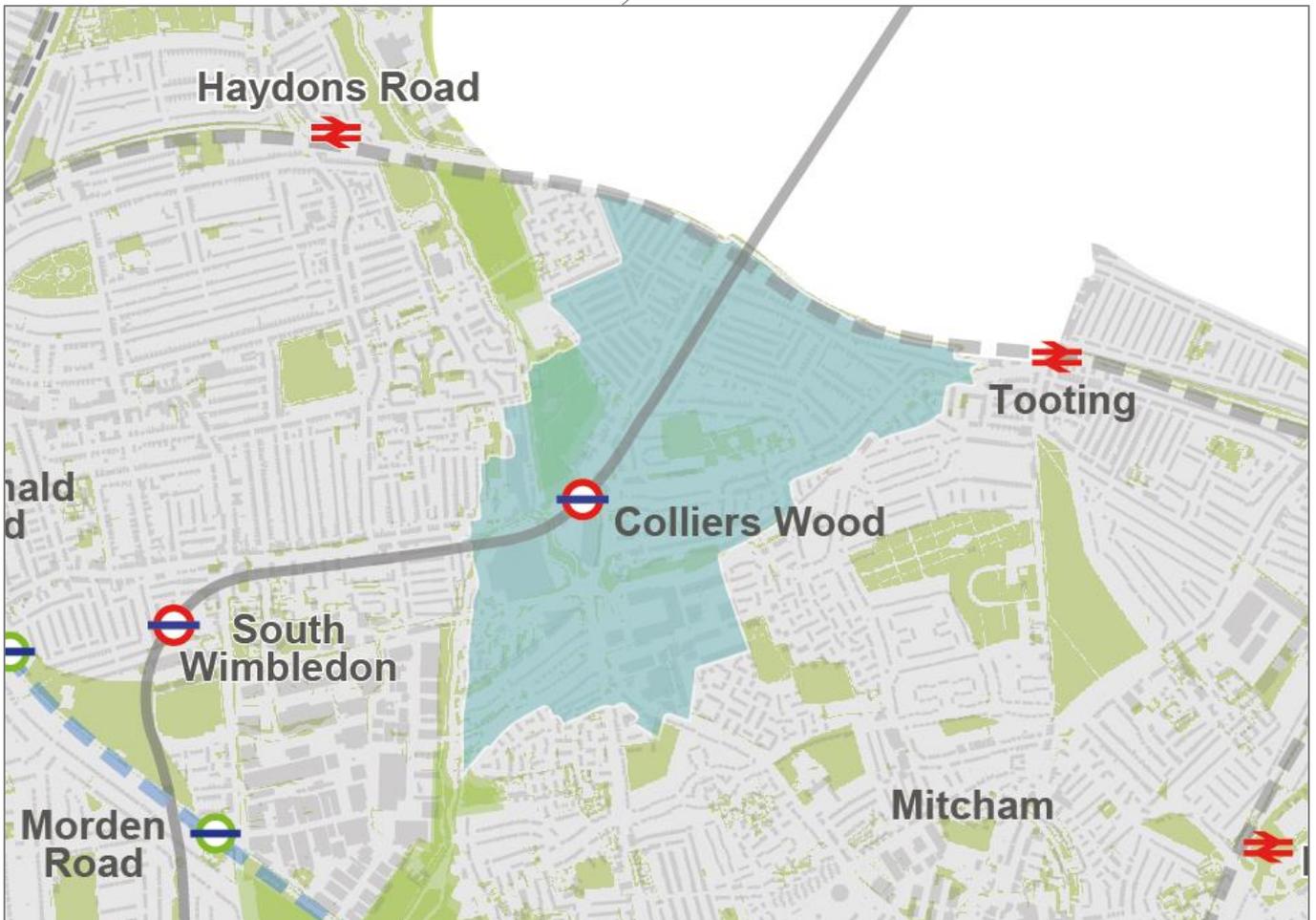
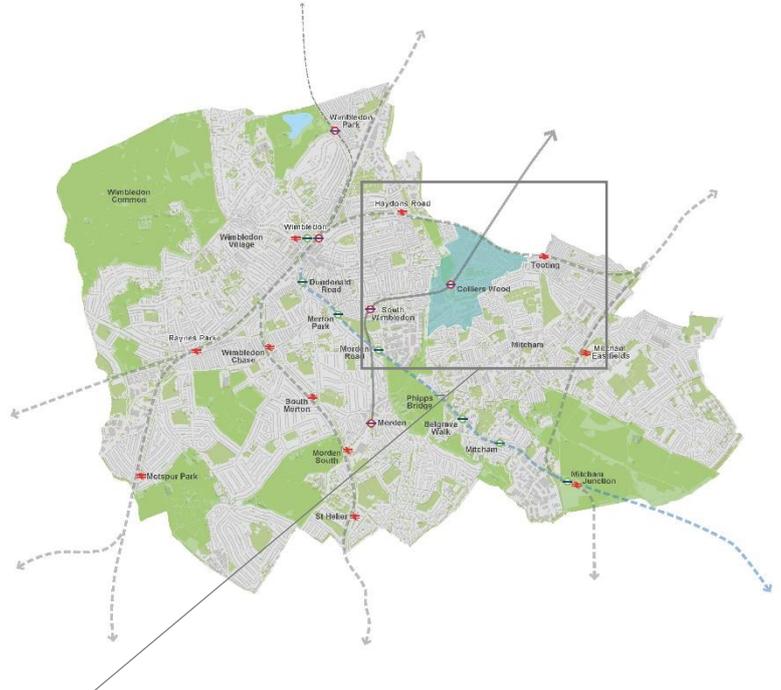


Policy N3.1 Colliers Wood



YOUR Park
Please Put All Your
RUBBISH in the Bin

Colliers Wood neighbourhood



Policy N3.1

Colliers Wood

To create a thriving and attractive District Centre at Colliers Wood.

We will do this by:

- a. Treating Colliers Wood as a District Centre in the town centre hierarchy;
- b. Building on the improvements led by “Connecting Colliers Wood” requiring development to help create coherent spaces of high quality design, reconfiguring the centre to create a focus and making the environment more attractive to town centre users, especially pedestrians;
- c. Supporting the redevelopment of single or two storey retail outlets to provide homes above shops, create new streets and public spaces and help make Colliers Wood easier to navigate and move around;
- d. Supporting a variety of different sized shop units and town centre uses to provide local services and encourage resilience;
- e. Working with the Environment Agency and, the GLA and developers to reduce flood risk and to explore viable and appropriate flood mitigation measures complementary with improving the public realm particularly for pedestrians and cyclists;
- f. Improving access to heritage assets including Merton Priory, Merton Abbey Mills and Wandle Valley Conservation Area, conserving and enhancing archaeological sites and recognising their positive contribution to regeneration and new development.

Surrounding area of Colliers Wood

- g. Supporting development which helps to optimise housing potential and quality, traffic flow and the public realm;
- h. Supporting improvements to the Wandle Trail and other transport infrastructure that will help to reduce road congestion and improve the public realm, particularly for pedestrians and cyclists;
- i. Working with the Environment Agency to reduce flood risk and to explore viable and appropriate flood mitigation measures complementary with improving the public realm;
- j. Supporting improvements to the Prince Georges' business area.

Justification

- 3.1.1. Colliers Wood, as a town centre, has many unique assets including Merton Priory, the Wandle Park and a vibrant market at Merton Abbey Mills.
- 3.1.2. The town centre is situated along the river Wandle, linked by the Wandle Trail and is at the heart of the Wandle Valley Regional Park.
- 3.1.3. It has excellent public transport and road links. Colliers Wood underground station and the frequent bus services give residents, visitors and workers a variety of travel options with excellent Public Transport Accessibility Level (PTAL). Colliers Wood is situated on the A24 road and is the start of the Mayor of London's Cycle Super Highway 7, an 8.5 mile cycle trail starting from Colliers Wood to the City of London.
- 3.1.4. The past 10 years has seen significant investment in Colliers Wood which has transformed the look and feel of the town centre, particularly at the point of arrival from the underground station. The catalyst was the redevelopment of Britannia Point, (formerly the Brown and Root building, winner of London's Ugliest Building vote) and over £3 million investment in "Connecting Colliers Wood" by the Mayor of London, Transport for London, Merton Council and developers.
- 3.1.5. Colliers Wood now has a new public square at the heart of the town centre, better connections to the surrounding neighbourhoods and the wider Wandle Valley Regional Park particularly at the Baltic Close entrance to the Wandle Park. Improvements to the streetscene, pedestrian crossings and junction improvements have provided better conditions for cyclists and pedestrians while smoothing the flow of traffic passing through the town centre, making Colliers Wood a safer place to walk and cycle to and around.
- 3.1.6. Other investments in the past 5 years include the new purpose built library, shopfront improvements and new homes on the high street, nearly 300 new apartments above shops and services.
- 3.1.7. There are some key sites within Colliers Wood which still feel disconnected from the Colliers Wood area and from each other, despite being adjacent or within easy walking distance of each other. Consultees to Stage 1 Local Plan identified Sainsbury's Supersaver, Priory Retail Park and the Tandem Centre as unattractive,

inward-looking, lacking in recent investment, car-dominated; they also identified the pavements and public realm along Merantun Way as in need of similar investment to encourage walking and cycling and improve the links between the sites.

- 3.1.8. These three sites at Sainsbury's Supersaver, Priory Retail Park and the Tandem Centre are in single freeholds but with multiple tenancies. These three sites currently support a significant number of jobs and businesses and provide town centre shops and services. However, should redevelopment opportunities come up within the lifetime of this Plan, the council would strongly support more efficient use of these sites, continuing to support shops, services and business floorspace and also providing new homes on upper floors where practicable. Creating more traditional street formats within these sites – with active frontages on the ground floor and offices or flats above shops - would make more efficient use of valuable land and help make Colliers Wood easier to navigate. We will also support measures that improve public transport access, walking, cycling, air quality and help minimise road congestion, noise and excess traffic within Colliers Wood.
- 3.1.9. Merton supports the Mayor of London's proposal Colliers Wood is part of the new London Plan's proposed Opportunity Area at "Wimbledon / South Wimbledon / Colliers Wood", with a target of 5,000 homes and 6,000 jobs.
- 3.1.10. Colliers Wood already functions as a District Centre, containing a broad mix of sizes and formats, a variety of town centre uses (shops, markets, restaurants, theatre, visitor attractions, public space, restaurants, library, etc.) and since the Connecting Colliers Wood investment is now well integrated into the surrounding area. The council proposes to treat it as a District Centre for planning purposes. The alternative would be for Colliers Wood to be considered an "out of centre" location in planning terms. In this circumstance, we would not be able to encourage new town centre uses in Colliers Wood as supporting large "out of centre" shops, offices and leisure development is contrary to the NPPF 2018 (chapter 7), the London Plan and Merton's own planning policies.
- 3.1.11. Given the existing volume of retail floorspace in Colliers Wood and the changing nature of how we all shop, it is not the council's intention to significantly increase the quantity of retail offer in Colliers Wood but to encourage the provision of a mix of different sized premises and a wider range of business types (e.g. gyms, restaurants,

social activities) to serve local residents and support a more resilient town centre.

3.1.12. London's Opportunity Area at Wimbledon / South Wimbledon / Colliers Wood

3.1.13. The London Plan (2017 draft, Figure 2.5) promotes new Opportunity Areas in London directly connected to Crossrail2, including "*Wimbledon, Colliers Wood / South Wimbledon*", with a target of 5,000 homes and 6,000 jobs.

3.1.14. Subject to government approval, Crossrail2 would not be constructed before the mid-2030s therefore the benefits from over-station development or development on Wimbledon sites that are currently safeguarded by Crossrail2 will arise outside this Local Plan period.

3.1.15. However there are opportunities outside the immediate Wimbledon area in Colliers Wood, South Wimbledon and Morden to work towards delivering the London Plan's proposed Opportunity Area targets for homes and jobs, even if the Crossrail2 sites will not be realised within this Plan period.

3.1.16. The regeneration of Morden is proposed to deliver circa 2,000 new homes and another c2,000 homes will be delivered around South Wimbledon, mainly via estate regeneration. For jobs growth, South Wimbledon Business Area is already one of south London's largest and most successful business areas (outside town centres) and the council will continue to support this Strategic Industrial Location

3.1.17. The primary location for business and jobs growth is Wimbledon town centre which is an internationally recognised, highly accessible and most attractive location for office-based business. There are clear opportunities for business space and jobs growth in Wimbledon town centre out with Crossrail2, for example along the Broadway, St George's Road and Worple Road within the. However, there are some significant sites (Wimbledon Bridge House, the area around Centre Court, Wimbledon Station and adjoining Alexandra Road, Dundonald Goods Yard) which are safeguarded for Crossrail2 development so won't provide significant new business space and job opportunities until Crossrail2 is finishing in the 2030s.

3.1.18. Colliers Wood has opportunities for new homes and jobs within the town centre. The town centre already supports a significant number of jobs in retailing and other town

centre uses, and the council will continue to support these.

3.1.19. At the time of writing Crossrail2 is aiming for Parliamentary approval by 2021-22 and should this occur, construction would be complete in the 2030s

3.1.20. Colliers Wood town centre may be an appropriate location to accommodate higher density development including tall buildings. Britannia Point should remain the pinnacle building in the centre in terms of height. This can then form the basis for a coherent group of buildings that relate well to each other in terms of scale, massing, form and architecture. New buildings must be designed, orientated and laid out within the site and within the context of nearby buildings and structures to mitigate the potential for uncomfortable wind conditions at ground level, which would particularly affect pedestrians and cyclists.

3.1.21. Locations that may be sensitive to tall buildings include the historic environments of the Wandle Park, Merton Abbey Mills and Merton Priory where the potential impact on the significance and scale of the historic environment and open spaces should be considered. For locations near to the edge of the town centre boundary the sensitivity of low rise residential neighbourhoods should be considered.

3.1.22. The heritage of the Wandle Valley is a particularly important part of the history of the borough and an important element of Merton's identity. Development proposals in Colliers Wood and its surrounds should strengthen the character and local distinctiveness of the area by playing a positive role in relation to the heritage assets, which include Merton Priory and the Wandle Valley Conservation Area.

3.1.23. Currently, Colliers Wood and the surrounding neighbourhood are not considered attractive to the office market. Creation of an attractive, permeable environment in central Colliers Wood with a better street layout, a greater mix and a wider range of non-retail uses could make Colliers Wood a more desirable destination for office based businesses, in turn increasing the employment potential of the centre.

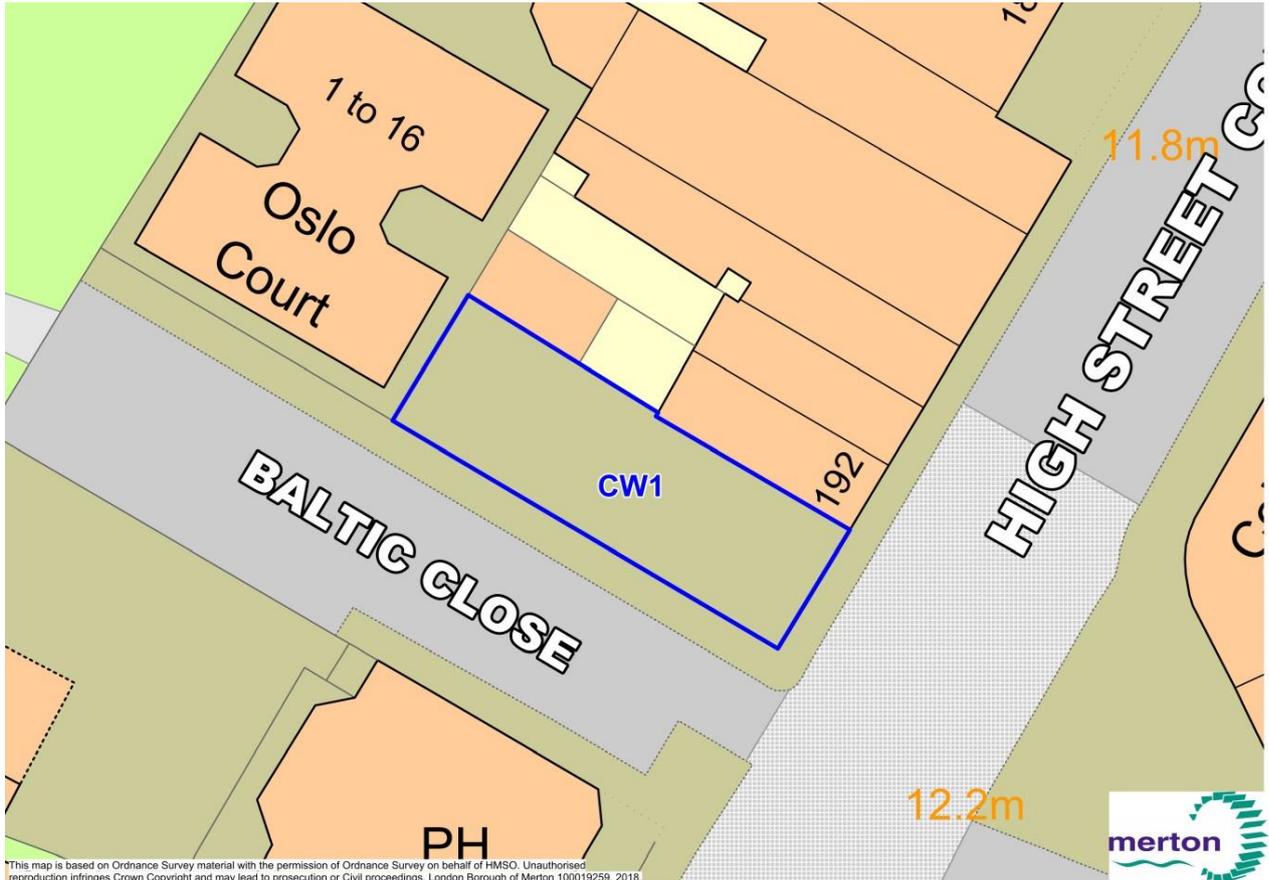
3.1.24. The council supports the improvement to the quality of office development in Colliers Wood, appropriate to its status as a District Centre with Wimbledon remaining the borough's main location for major office development.

3.1.25. Environmental factors, particularly the risk of flooding, as identified in the Sustainability Appraisal and the Strategic Flood Risk Assessment 2018, will need to be mitigated against before Colliers Wood can deliver to its full potential. Flood mitigation measures and any other environmental considerations will have to be economically viable and in line with the overall aim of creating a thriving and attractive town centre, if they are to benefit the area.

Site CW1

Baltic Close

194-196 High Street Colliers Wood,
SW19 2BH



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Site id	CW1
Site name	Baltic Close
Site address	194-196 High Street Colliers Wood, SW19 2BH
Ward	Colliers Wood
Ownership	Transport for London
Site area	0.02 hectares
Site description	<p>The site is a hardstanding area on the corner of High Street Colliers Wood and Baltic Close, a recently refurbished pedestrian and cycle route from High Street Colliers Wood to the Wandle Park</p> <p>At the opposite side of Baltic Close to the southwest of the site is a three storey public house (The Charles Holden). To the west of the site is a four storey residential block (Oslo Court) with the Wandle Park beyond.</p> <p>The High Street Colliers Wood frontage of the site is adjoined on the northern side by a three storey shopping parade with shops at the ground level and flats above. The site is almost directly opposite Colliers Wood underground station.</p>
Current use	Hardstanding, fenced off.
Consultee's suggested use	Residential – Transport for London (the site is allocated for residential as Site Proposal 59 in Merton's Sites and Policies Plan 2014)
Council's proposed site allocation	Residential and commercial mixed use scheme
Strategic planning factors	<p>The site is within the Wandle Valley conservation area, an archaeological priority zone, an area with an excellent level of public transport accessibility (PTAL 6a), flood zone 2 and a small part of the eastern corner of the site is within a critical drainage area.</p> <p>The Colliers Wood Underground Station building to the east of the site is a Grade II listed building.</p> <p>Baltic Close and the surrounding areas has benefited from significant investment in public realm, street scene and shopfronts, designed to open up Colliers wood town centre into the surrounding area including Wandle Park and to improve the look and feel of the town centre.</p>
Issues	Respecting the character and the views into and from the neighbouring conservation area and the setting of the listed building (Colliers Wood tube station) located to the east of the site.

Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site, particularly in relation to Oslo Court to the west of the site and the car parking associated with Oslo Court.

The site is surrounded by noise-generating uses in the busy road, the public house, the nearby shops. New development should be designed and built to minimise the effects of this noise on new occupiers and the potential for complaints against the established uses, in line with the London Plan “agent of change” approach.

Minimise impact on highway capacity, safety and movement.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the location within a flood zone and a critical drainage area.

Investigating the potential impact of any proposed development on archaeological heritage.

Recognise the National Grid power lines running under Baltic Close.

Opportunities

Any development should take the opportunity to complement the improvements carried out in Baltic Close and the gateway to Wandle Park.

Site CW2

Brown and Root Phase 2

Car park south of Britannia Point, 125 High Street Colliers Wood, SW19 2JG



Site id	CW2
Site name	Brown and Root Phase 2
Site address	Car Park south of Britannia Point, 125 High Street Colliers Wood, SW19 2JG
Ward	Colliers Wood
Ownership	Private ownership
Site area	0.26 hectares
Site description	<p>The site was a multi-storey car park and formerly a small retail shed, now both demolished.</p> <p>The site lies due south of Britannia Point (formerly Brown and Root), a development of c170 apartments with commercial on the ground floor. To the south lies Priory Road with Priory Retail Park at the other side. To the west lies Christchurch Road with a church and homes facing the site. To the east, across the A24 lies the Wandle Park.</p> <p>The site is within 100m of Colliers Wood underground station.</p>
Current use	Vacant
Consultee's suggested use	Residential on upper floors with commercial ground floor – suggested by the London Borough of Merton
Council's proposed site allocation	Residential on upper floors (C3 use class) with any of the following or an appropriate mix of town centre uses on the ground floors (use classes A1, A2, A3, A4, B1a, D1, D2 or sui generis appropriate to a town centre).
Strategic planning factors	<p>The site is a prominent site within Colliers Wood town centre boundary, to the south of the existing Britannia Point as the second phase of the same development. The council has proposed the site allocation to give certainty to the delivery of this site for town centre type uses on the ground floor with residential development on upper floors.</p> <p>The site is within 100m of Colliers Wood underground station and served by a variety of bus routes. The A24 road and Cycle Superhighway 7. It has excellent public transport access (PTAL 5).</p> <p>The site appears to be within 50m of London Underground subsurface tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.</p> <p>The site sits within the Wandle Valley/Colliers Wood Archaeological Priority Tier 2, within the Wandle Valley Regional Park.</p> <p>The site is within flood zone 2 and within an area that is susceptible to surface water flooding.</p> <p>Significant investment has recently been made in the public realm for walking and cycling in and around this site by the adjacent Britannia</p>

	<p>Point landowners, Merton Council and Transport for London as part of Connecting Colliers Wood.</p>
<p>Issues</p>	<p>Phase 1 (Britannia Point) completed in April 2017 and most of the flats are occupied.</p> <p>Development will need to be of a scale, layout and design to minimise harm to the residential amenity of the existing residents in Britannia Point and on Christchurch Road and create a more permeable environment at this part of Colliers Wood.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with flood zone 2 and surface water flooding to minimise flood risk for future occupiers.</p> <p>Investigating the potential impact of any proposed development in archaeological heritage.</p> <p>In a mixed use development, residential uses should be on the upper floors.</p> <p>Any new proposal should provide active street frontages on the ground floor to contribute towards the vibrancy and vitality of the town centre.</p>
<p>Opportunities</p>	<p>Optimising the delivery of new homes in a highly accessible sustainable location on an unused brownfield site.</p> <p>Opportunity to create active frontage along Christchurch Road, Priory Road and High Street Colliers Wood, adding to natural surveillance in this area, providing space for businesses and jobs.</p> <p>Development should optimise the use of the site and compliment the surrounding area, including the existing building at Britannia Point and the views from the Metropolitan Open Land at Wandle Park.</p> <p>Opportunity to continue the public realm improvements delivered via Connecting Colliers Wood with Britannia Point landowners, Merton Council and Transport for London.</p>

Site CW3

Colliers Wood Community Centre

66-72 High Street Colliers Wood, SW19

2BY



Site id	CW3
Site name	Colliers Wood Community Centre
Site address	66-72 High Street Colliers Wood, Colliers Wood, SW19 2BY
Ward	Colliers Wood
Ownership	London Borough of Merton
Site area	0.13 hectares
Site description	Colliers Wood Community Centre is a detached mainly two storey building with a hexagonal rear car park. It is located on the west side of High Street Colliers Wood and surrounded by terraced housing abutting the site to the rear and mixed use residential and commercial buildings of two or three storeys in height along the High Street. Immediately adjacent to the site is a new development: small supermarket on the ground floor and apartments above.
Current use	Community centre
Consultee's suggested use	Community and residential - London Borough of Merton
Council's proposed site allocation	Mixed use community (D1 use class) and residential (C3 use class) or residential if the community space was provided elsewhere. Could also include commercial uses such as a café at street frontage (as allocated in Merton's Sites and Policies Plan 2014)
Strategic planning factors	<p>This site is allocated in Merton's Sites and Policies Plan 2014.</p> <p>The site is within High Street Colliers Wood neighbourhood parade and within 400m of the Wandle Valley Regional Park.</p> <p>The site is within an archaeological priority zone.</p>
Issues	<p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the flood risk and the critical drainage area.</p> <p>Protecting the residential amenity of those properties adjacent to, or in the vicinity of the site.</p> <p>Requirement to appropriately manage access arrangements, parking demand, traffic and road safety impacts on neighbouring streets and local amenity.</p> <p>The site appears to be within 50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.</p> <p>Investigating the potential impact of any proposed development on archaeological heritage.</p>

Opportunities

There is scope for residential development either on upper floors or to the rear of the site. Active frontages should be on the ground floors.

A mix of uses including community uses on lower floors and residential on upper floors will ensure the building is occupied over 24 hours, creating a more secure environment, helping to minimise vandalism.

Site CW4

Colliers Wood Station

2-24 Christchurch Road, Colliers Wood,
SW19 2HR



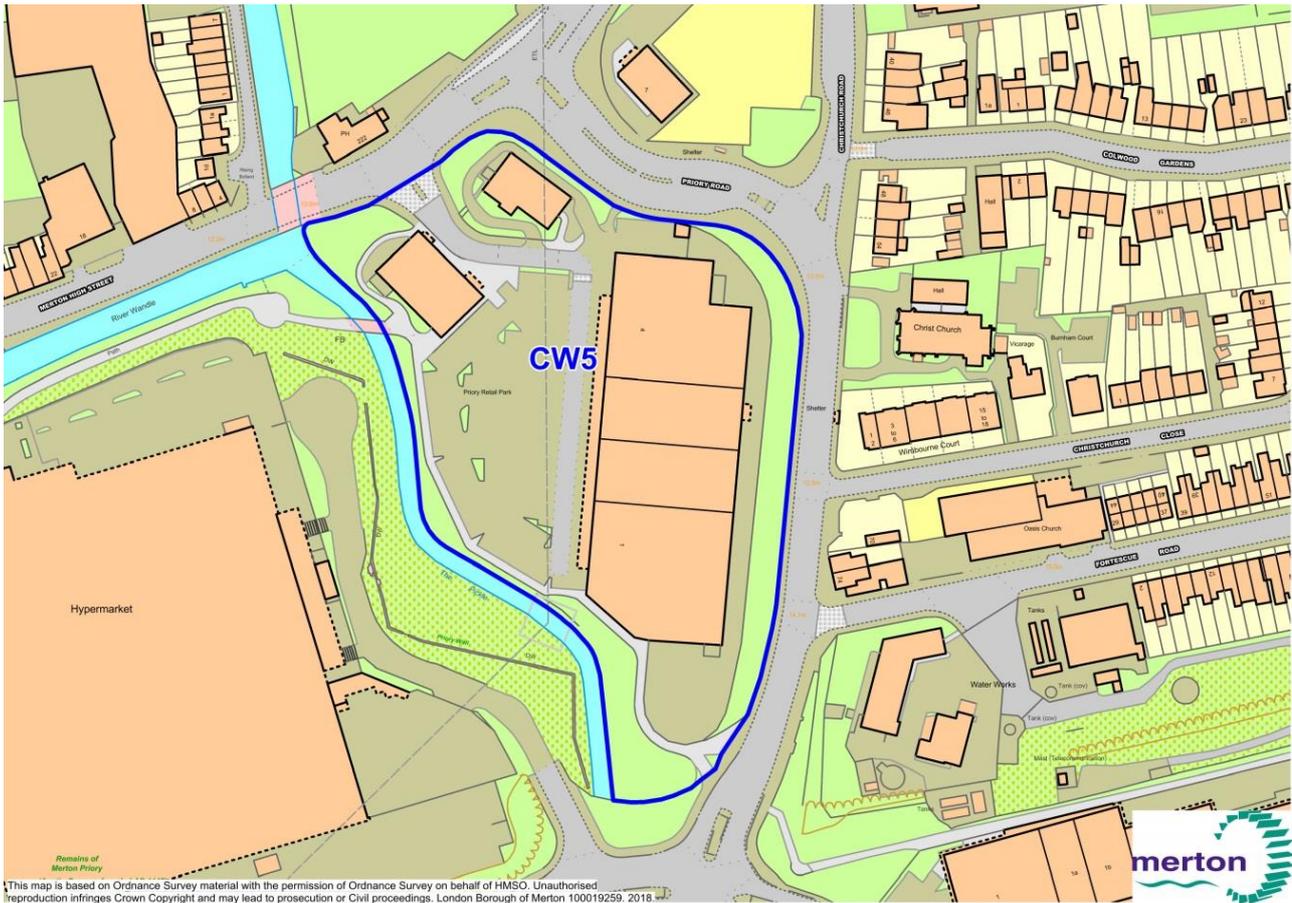
Site id	CW4
Site name	Colliers Wood Station
Site address	2-24 Christchurch Road, Colliers Wood, SW19 2HR
Ward	Colliers Wood
Ownership	Transport for London
Site area	0.15 hectares
Site description	<p>The proposed site includes Colliers Wood underground station made of Portland stone and adjacent commercial premises, numbers 2-24 Christchurch Road. The commercial premises are occupied by a wide variety of uses including a Post Office, shops, bar / restaurant, estate agent, laundrette and takeaway.</p> <p>The site faces Britannia Point (former Brown and Root building), a 19 storey residential development with commercial units on the ground floor. To the east of the site on the other side of High Street Colliers Wood are the Charles Holden public house, the Baltic Close entrance to the Wandle Park and a terrace of three storey shops.</p> <p>To the north of the site is Valley Road and beyond is a single storey commercial building and then the new Colliers Wood Library with apartments above which extends to 6 storeys.</p> <p>To the west of the site are the rear gardens of terraced houses in Valley Road.</p>
Current use	Station and commercial premises
Consultees suggested use	Residential or mixed use development, subject to feasibility studies (taking into account the listed nature of the station) – Suggested by Transport for London
Council's proposed site allocation	Any of the following or a suitable mix of retail (A1 Use Class), financial and professional (A2 Use Class), restaurant or café (A3 Use Class), hot food take away (A5 Use Class), drinking establishment (A4 Use Class), offices (B1 [a]) and residential (C3) on upper floors. The Post Office should be retained.
Strategic planning factors	<p>The site is a prominent site within Colliers Wood town centre boundary. The station itself is Grade II listed, Charles Holden.</p> <p>As well as the site being Colliers Wood underground station, it is served by a variety of bus routes. The A24 road and Cycle Superhighway 7. It has excellent public transport access (PTAL 5).</p> <p>The site is within 50m of London Underground subsurface tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.</p>

	<p>The site sits within the Wandle Valley/Colliers Wood Archaeological Priority Tier 2, within the Wandle Valley Regional Park. The site is within flood zone 2 and within an area that is susceptible to surface water flooding.</p> <p>Significant investment has recently been made in the public realm for walking and cycling in and around this site by the adjacent Britannia Point landowners, Merton Council and Transport for London as part of Connecting Colliers Wood.</p>
<p>Issues</p>	<p>Development proposal will need to incorporate suitable mitigation measure to address the issues associated with the location within a flood zone.</p> <p>Development proposals will need to conserve and enhance the fabric and setting of the listed building. The Charles Holden stations were designed to be built over and there are examples in London of where this has happened.</p> <p>Development must Investigate the potential impact of any development on archaeological heritage.</p> <p>Not harm the residential amenity of homes along Valley Road.</p>
<p>Opportunities</p>	<p>Optimising the delivery of new homes in a highly accessible sustainable location.</p> <p>Opportunity to compliment the Charles Holden designed listed London Underground station.</p> <p>Development should optimise the use of the site and compliment the surrounding area, including the existing building at Britannia Point and the views from Baltic Close and the amenity of the residents in Valley Road</p>

Site CW5

Priory Retail Park

High Street Colliers Wood, SW19 2PP



Site id	CW5
Site name	Priory Retail Park
Site address	High Street Colliers Wood, SW19 2PP
Ward	Colliers Wood
Ownership	RDI REIT
Site area	2.1 hectares
Site description	<p>Priory Retail Park is a large purpose-built single storey retail warehouse with dedicated car park, divided into five retail units. Within the north of the site is a low-rise single storey drive thru' Burger King restaurant. The site is bounded by Priory Road to the north and at the other side of the road is a cleared site, (proposed for allocation as CW2 in this draft plan), then the 19 storey Britannia Point.</p> <p>Within the north western boundary of the site lies a two storey building with a bar / restaurant on the ground floor and a children's soft play area on the upper floor. The site is bounded by Merton High Street and beyond views from Wandle Park.</p> <p>The western boundary of the site is formed by the Pickle Ditch, a tributary of the river Wandle, a riparian green space and remnants of the historic Merton Priory Wall. Sainsbury's and Marks and Spencer are located beyond that in a single purpose-built podium supermarket with car parking underneath.</p> <p>The centre of the site is occupied by a large surface car park. The site is accessible by car mainly from Merton High Street to the north.</p> <p>The A24 road sets the eastern and northern boundary, with a substantial amount of landscape left to the eastern boundary, on which advertising hoardings sit.</p> <p>Electricity wires cross the site and a pylon lies within the site boundary.</p>
Current use	Retail sheds and surface car park.
Consultee's suggested use	<p>The allocation of a small (0.2ha) area of land adjacent to the freestanding commercial premises in Priory Retail Park currently occupied by Whacky Warehouse and Kiss me Hardy's restaurant to be used as a café/restaurant (A3 use class) - suggested by RDI REIT</p> <p>Town centre type uses, public space, residential - London Borough of Merton.</p>
Council's proposed site allocation	Optimising this underused site to provide uses compatible with its town centre location (use classes A1, A2 A3, A4, B1a D1, D2) public space and residential on upper floors.

Strategic planning factors	<p>Small parts of the site are allocated as Metropolitan Open Land in Merton's Site and Policies Plan 2014. The council is undertaking a review of MOL boundaries and will consider the future designation against the characteristics of this site and the London Plan criteria.</p> <p>The site has excellent access to public transport (PTAL 5)</p> <p>Parts of the site contain a listed structure of Merton Priory wall remnants and are within archaeological priority zones. The Stane Street Roman Road ran along High Street Colliers Wood.</p> <p>Parts of the site to the south are allocated as green chains and green corridors and the site sits within the Wandle Valley Regional Park.</p> <p>The site is designated Flood Zone 2 and 3 for fluvial flooding.</p>
Issues	<p>Small parts of the site are currently designated as Metropolitan Open Land ('MOL') and Protected Open Space ('POS') in the Merton Policies Map.</p> <p>The site is within fluvial Flood Zone 3; any development proposal will need to incorporate mitigating measures to address the issue associated with the location within a flood zone.</p> <p>Any development would have to investigate the local archaeological heritage respect the historic setting including the remnants of the Merton Priory Walls.</p> <p>The overhead power lines supported by electricity pylons will influence the layout, massing and potential uses on parts of the site.</p>
Opportunities	<p>The commercial units within the site are currently fully occupied, providing a range of jobs and services. These opportunities for this site will only arise if the current businesses vacate during the 15-year lifetime of this plan.</p> <p>The site is an underdeveloped site at the heart of Colliers Wood town centre. Significant investment has been made via Connecting Colliers Wood to the public realm and street scene including the Wandle Park.</p> <p>This site represents an opportunity to optimise its use for retail and other commercial uses in a more resilient, adaptable and attractive layout, providing much-needed mix of uses including residential.</p> <p>Opportunity to retain existing retailers and increase footfall through the provision of much needed new homes.</p> <p>There is an opportunity to change the look and feel of this area through a different layout and design, reducing car parking and thereby improving air quality, improving the experience for shoppers and visitors.</p> <p>Designation of a fragment (0.2ha) part of the site could compromise the opportunity for a comprehensive review of the site, particularly optimising frontage and views onto Merton High Street and the river Wandle.</p>

Colliers Wood sites

