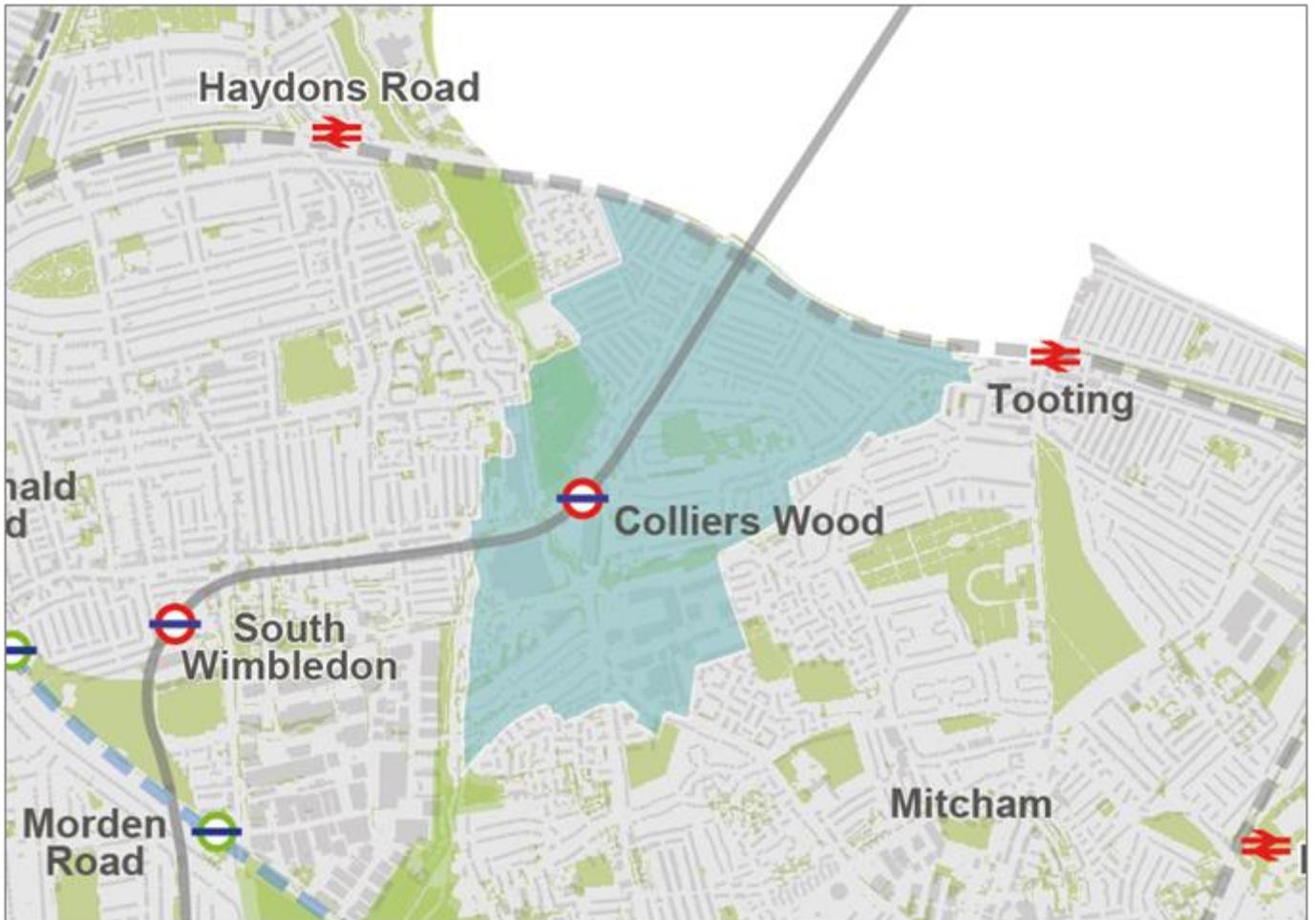


## 04. COLLIERS WOOD

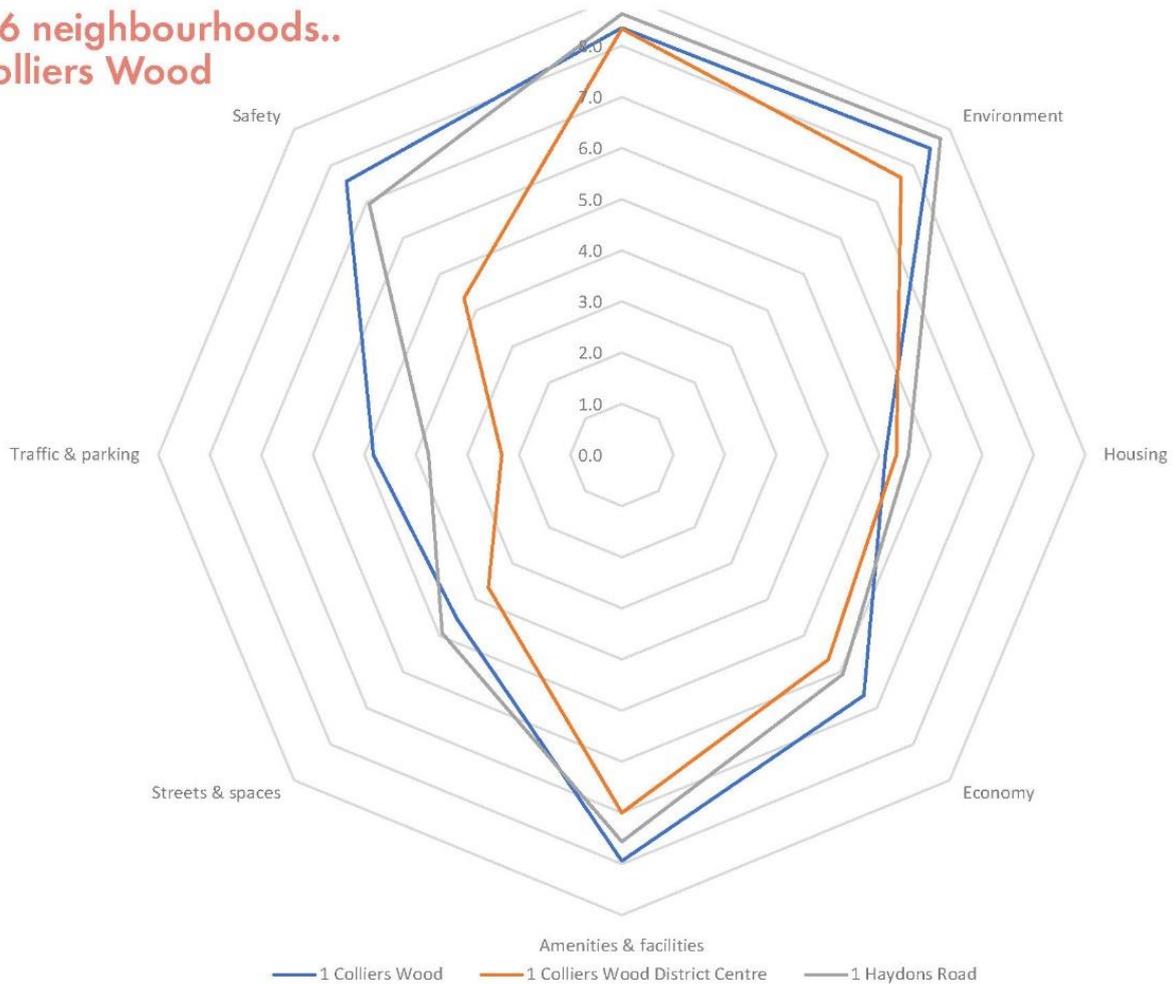


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## PLACE PROFILE: COLLIERS WOOD

As part of the Borough’s ongoing Character Study, 415 Merton residents took part in this survey, of which 37 people lived in Colliers Wood. The below diagram highlights how people felt about their neighbourhood based on a series of questions asked. More information will be found in the Borough Character Study (due to be published at the end of the year).

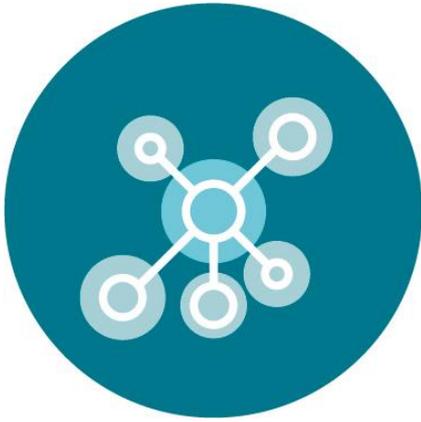
### Q6 neighbourhoods.. Colliers Wood



Results from residents of Colliers Wood rating their neighbourhood

## KEY OBJECTIVES: COLLIERS WOOD

The following objectives provide an overarching vision for Colliers Wood.



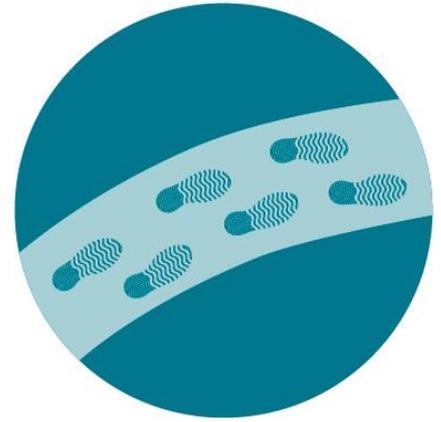
### **Create a new District Centre**

Building on the improvements led by 'Connecting Colliers Wood', support the redevelopment of retail outlets to create new streets and attractive public spaces providing homes above shops, and help make Colliers Wood easier to navigate for pedestrians and cyclists.



### **Better access to heritage**

Improve access to heritage assets, conserving and enhancing archaeological sites and recognising their positive contribution to regeneration and new development.



### **Promote active travel**

Support 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.

## CHARACTER: COLLIERS WOOD

These photos illustrate the diverse character found across Colliers Wood.





## **COLLIERS WOOD: POLICY N3.1**

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.

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- 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 that 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 2019 (chapter 7), the London Plan and Merton's own planning policies.

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- 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.

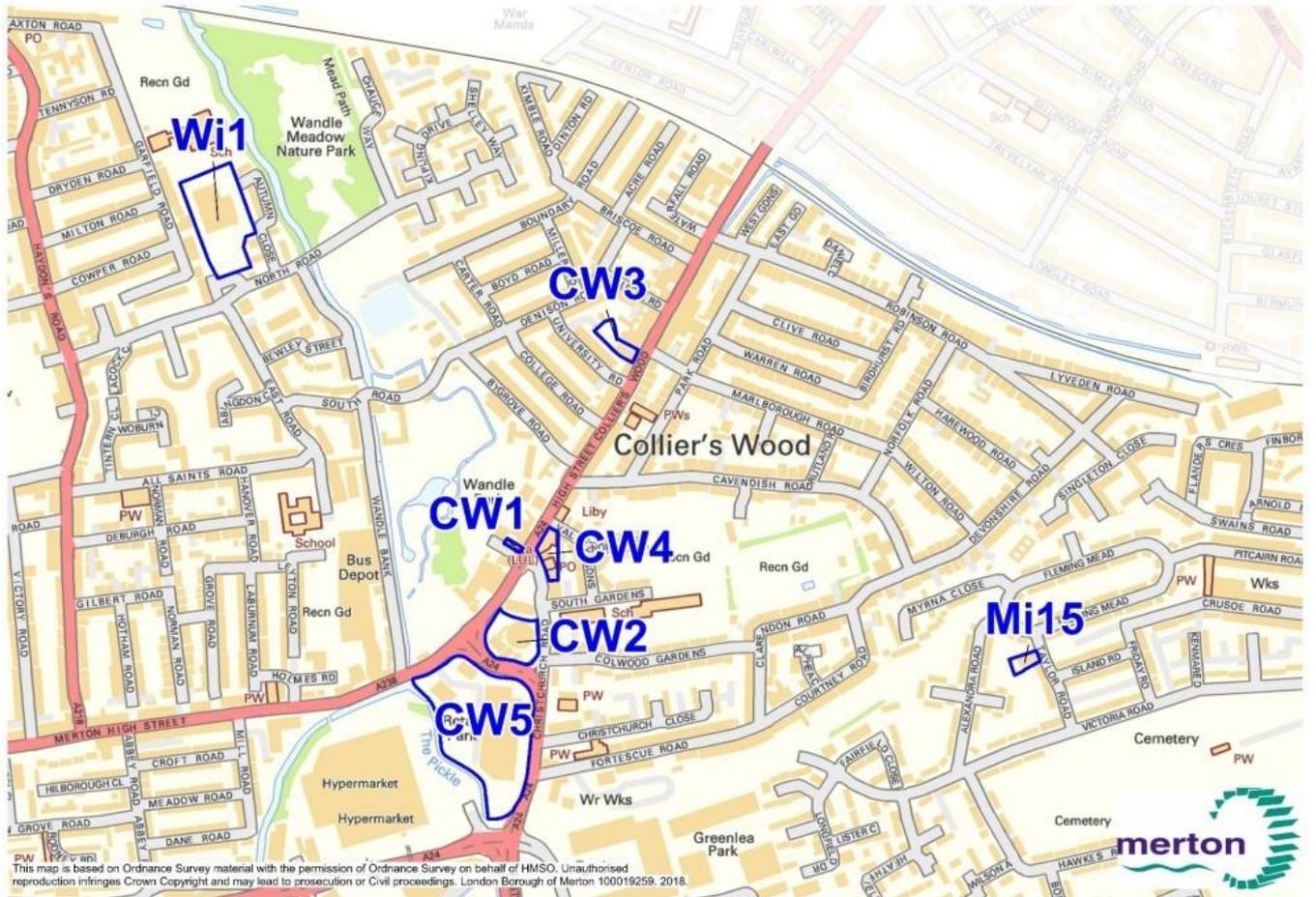
### **London's Opportunity Area at Wimbledon / South Wimbledon / Colliers Wood**

- 3.1.12.** The London Plan 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.
- 3.1.13.** Crossrail2 will not be finished until after 2036, therefore the benefits from over-station development or development on sites that are currently safeguarded by Crossrail2 will arise outside this Local Plan period.
- 3.1.14.** 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.
- 3.1.15.** 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 during the lifetime of this plan. 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.

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- 3.1.16.** 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.
- 3.1.17.** 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.
- 3.1.18.** Colliers Wood town centre may be an appropriate location to accommodate higher density development including tall buildings. Britannia Point should form part of a family of buildings of varying height, forming a coherent cluster. 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.
- 3.1.19.** 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.
- 3.1.20.** 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.

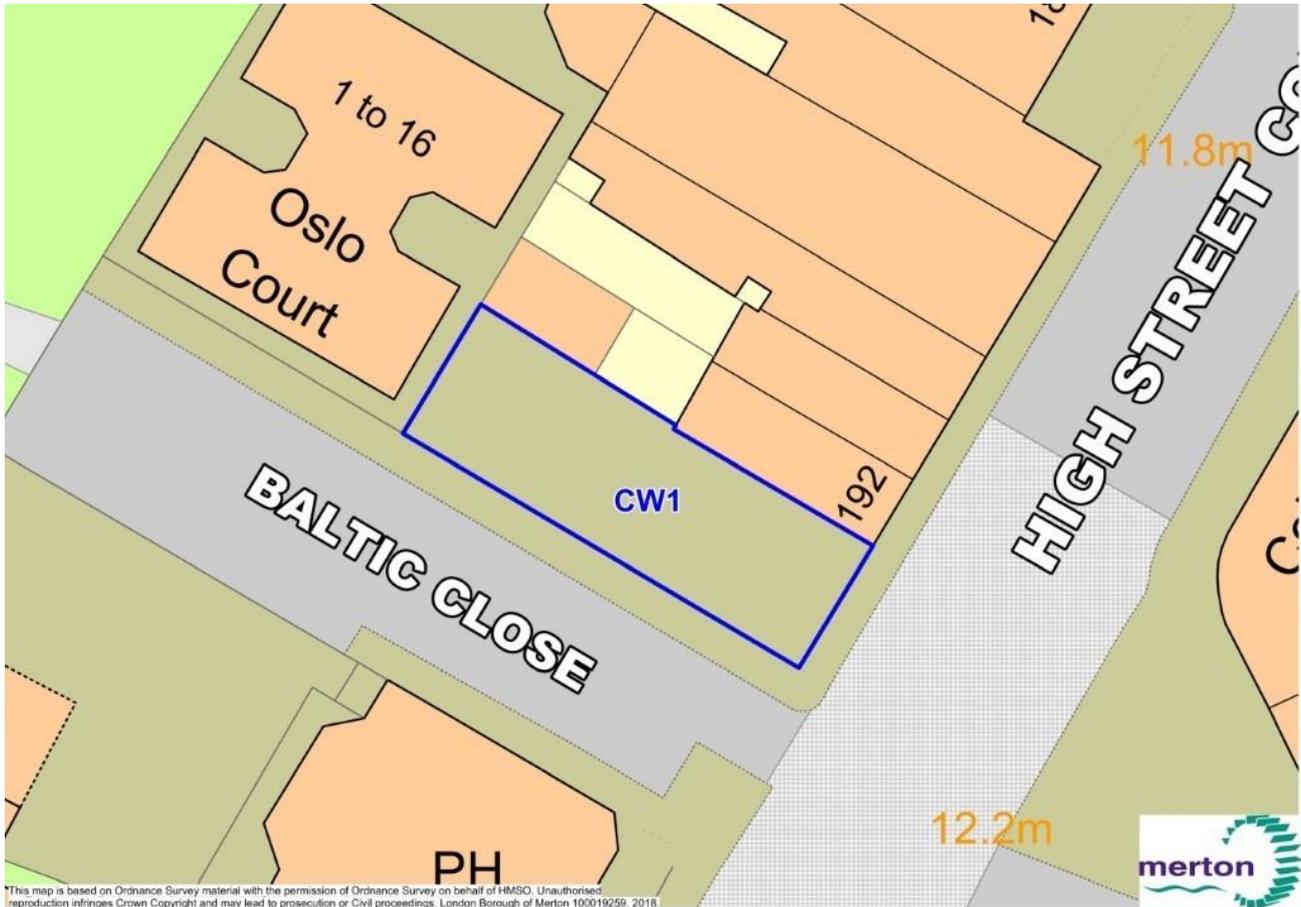
- 3.1.21.** Currently, Colliers Wood and the surrounding neighbourhood are not considered attractive to the office market. Creation of an attractive, permeable environment in central Colliers Wood with a better street layout, a greater mix and a wider range of non-retail uses could make Colliers Wood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



## SITE CW1

BALTIC CLOSE 194-196 HIGH STREET COLLIERS WOOD, SW19 2BH



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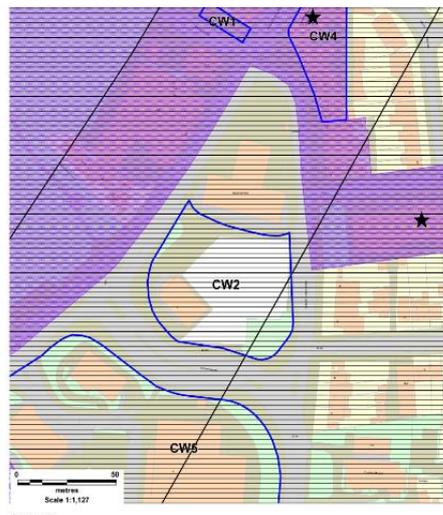


- Legend**
- Site boundary
  - Metropolitan Open Land
  - SINC

<b>Ward:</b> Colliers Wood	
<b>Site description:</b> 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. 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. 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 directly opposite Colliers Wood underground station.  Site is located 140m east of the River Wandle	
<b>Site area:</b> 0.02ha	
<b>Existing uses:</b> Hard standing area – fenced off.	
<b>Site allocation:</b> Residential and commercial mixed-use scheme	
<b>Site deliverability:</b> Site owned and put forward by Transport for London. Limited capacity given site size. Deliverable in +5 years.	
<b>Design and accessibility guidance:</b> Development proposal must respect the character, heritage assets and the views into and from the neighbouring conservation area and the setting of the listed building (Colliers Wood tube station) found to the east of the site.  The site is within Flood Zone 2 however, it is noted that when considering the impact of climate change, the site is shown to be at risk of flooding from the River Wandle. Development proposals must incorporate the recommendations of Merton’s Strategic Flood Risk Assessment (SFRA).  The site is within an Opportunity Area (designated in the London Plan). The OA needs to accommodate 5000 new homes and 6000 new jobs. All sites found in the OA are expected to contribute to its growth.	
The site location	
Impacts Listed Buildings or undesignated heritage assets	Opposite Colliers Wood underground station building which is Grade II listed.
Impacts a Conservation Area	Wandle Valley Conservation Area.
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument	No
Impacts flooding on flood from all sources	Flood zone 2 and in an area of critical drainage issues.
Is in a town centre	Yes
Is in an Opportunity Area	Yes
Impacts on a designated open space	Site is within the Wandle Valley Regional Park 400m buffer area. The site is close to Wandle Park a designated Open Space, Metropolitan Open Land, Wandle Valley Regional Park.
Impacts ecology designation	Site is close to a Site of Importance for Nature Conservation (SINC) and Green Corridor at Wandle Park.
Public Transport Accessibility Level (PTAL)	PTAL 6A excellent access to public transport.

## SITE CW2

CAR PARK SOUTH OF BRITANNIA POINT, 125 HIGH STREET COLLIERS WOOD, SW19 2JG



<b>Ward:</b> Colliers Wood
<p><b>Site description:</b> A prominent site within the 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 was a multi-storey car park and formerly a small retail shed, now both demolished. 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 east lies Christchurch Road with a church and homes facing the site. To the west, across the A24 lies the Wandle Park.</p> <p>The site is within 100m of Colliers Wood underground station and served by a variety of bus routes. The site is within c50m of London Underground subsurface tunnels and infrastructure, therefore London Underground Infrastructure Protection must be consulted.</p> <p>Significant investment has been made in the public realm for walking and cycling in and around the site by the adjacent Britannia Point landowners, Merton Council and TfL (Transport for London) as part of the <a href="#">Connecting Colliers Wood</a> regeneration project.</p> <p>The site is within an Opportunity Area (designated in the London Plan). The OA needs to accommodate 5000 new homes and 6000 new jobs. All sites found in the OA are expected to contribute to its growth.</p>
<b>Site area:</b> 0.26ha
<b>Existing uses:</b> Vacant
<b>Site allocation:</b> Delivery of new homes as part of a mixed use development. Residential on upper floors with any of the following on the ground floor (financial and professional services, food and drink, office, assembly, health/day centre) or other sui generis use that is a suitable mix right for a town centre.
<b>Site deliverability:</b> Owned by Criterion Capital. Delivery 0-5 years
<p><b>Design and accessibility guidance:</b> Delivery of new homes within the Wimbledon/Colliers Wood Opportunity Area in a universally accessible sustainable location on an unused brownfield site.</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, based on the principles of a family of buildings of varying height, forming a coherent cluster that enhances the wider Colliers Wood area.</p> <p>Development will need to continue and contribute to the public realm improvements delivered via Connecting Colliers Wood with Britannia Point landowners, Merton Council and Transport for London.</p> <p>In a mixed-use development, residential uses should be on the upper floors.</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.</p> <p>Development will need to create and provide an active street frontage along Christchurch Road, Priory Road and High Street Colliers Wood on the ground floors adding natural surveillance.</p> <p>Development will need to complement the surrounding area including Britannia Point and the views from the Metropolitan Open Land at Wandle Park</p>

Development proposals will need to incorporate all the site-specific flood mitigation recommendations in the Merton’s Strategic Flood Risk Assessment (SFRA) associated with the site and surrounding area. A sequential approach should be applied within the site, steering development towards those areas where the hazard rating is lower and at lower risk of surface water flooding.

The potential impact of any proposed development on archaeological heritage needs to be investigated.

The site is within an Opportunity Area (designated in the London Plan). The OA needs to accommodate 5000 new homes and 6000 new jobs. All sites found in the OA are expected to contribute to its growth.

The site location	
Approach to tall buildings	A mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape and based principles of a family of buildings of varying height, forming a coherent cluster that enhances the wider Colliers Wood area.
Impacts Listed Buildings or undesignated heritage assets	Site is 100m away from the Colliers Wood Station listed building.
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	Yes, Wandle Valley/Colliers Wood Archaeological Priority Zone Tier 2.
Impacts a Scheduled ancient Monument	No
Impact on flooding from all sources	Yes, Flood Zone 2 and within an area susceptible to surface water flooding in a critical drainage area.
Is in a town centre	Yes
Is in an Opportunity Area	Yes
Impacts a designated open space	Yes, within Wandle Valley Regional Park 400m buffer zone. Wandle Valley Regional Park, Metropolitan Open Land and designated Open Space at Wandle Park is nearby.
Impacts on an ecology designation	Site within 500m of a Sites of Importance for Nature Conservation (SINCs) and Green Corridor.
Public Transport Accessibility Level (PTAL).	PTAL 5 Very good access to public transport.

## SITE CW3

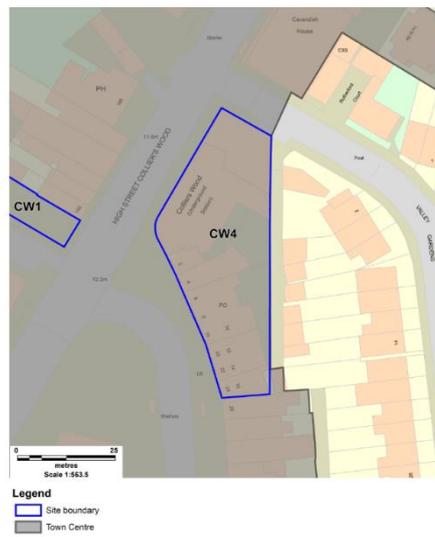
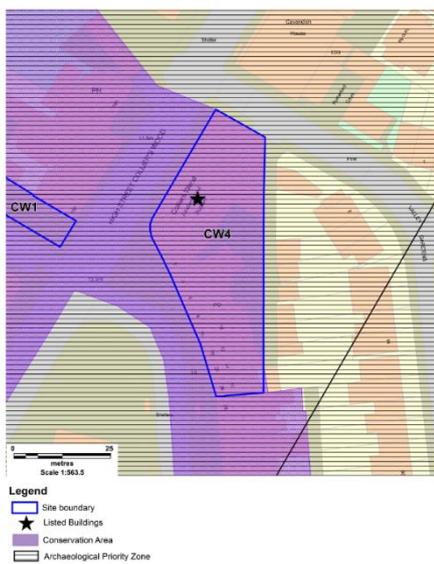
COLLIERS WOOD COMMUNITY CENTRE, 66-72 HIGH STREET COLLIERS WOOD, COLLIERS WOOD, SW19 2BY



<b>Ward:</b> Colliers Wood	
<b>Site description:</b> Colliers Wood Community Centre is a detached two storey building with a hexagonal rear car park. It is found on the west side of High Street Colliers Wood and is surrounded by terraced housing adjoining the site to the rear and mixed use residential and commercial buildings of two or three storeys in height along the High Street. Immediately next to the site is a new development with small supermarket on the ground floor and apartments above.	
<b>Site area:</b> 0.13ha	
<b>Existing uses:</b> Community Centre	
<b>Site allocation:</b> Mixed-use community and residential (as allocated in <a href="#">Merton's Sites and Policies Plan 2014</a> )	
<b>Site deliverability:</b> Council own site – delivery proposed between 5-10 years	
<p><b>Design and accessibility guidance:</b>                  Development needs to supply active frontages on the ground floor, a mix of uses including community uses on lower floor and residential on upper floors or to the rear of the site creating a more secure environment.</p> <p>Development will need to appropriately manage access arrangements, parking demand, traffic and road safety impacts on neighbouring streets and local amenity.</p> <p>Development proposals will need to protect the residential amenity of those properties next to, and in the vicinity of the site.</p> <p>The site is within c50m of London Underground tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted. Investigation of the potential impact of any proposed development on archaeological heritage will also be needed.</p> <p>The proposed use of the site is compatible with the flood zone therefore the Exception Test is not needed. However, several site-specific recommendations are made in the Merton's Strategic Flood Risk Assessment (SFRA) which must be incorporated in development proposals. Development proposals must include sustainable drainage measures.</p> <p>The site is within an Opportunity Area (designated in the London Plan). The OA needs to accommodate 5000 new homes and 6000 new jobs. All sites found in the OA are expected to contribute to its growth.</p>	
<b>The site location</b>	
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument	No
Impacts flooding from all sources	Yes, Flood Zone 2 (eastern side of the site – running north to south).
Is in a town centre	The site is within Colliers Wood town centre.
Is in an Opportunity Area	Yes
Impacts a designated open space	Located within the 400m buffer of the Wandle Valley Regional Park.
Impact an ecology designation	No
Public Transport Accessibility Level (PTAL)	PTAL 5, good access to public transport services.

## SITE CW4

COLLIERS WOOD, 2-24 CHRISTCHURCH ROAD, COLLIERS WOOD, SW19 2HR

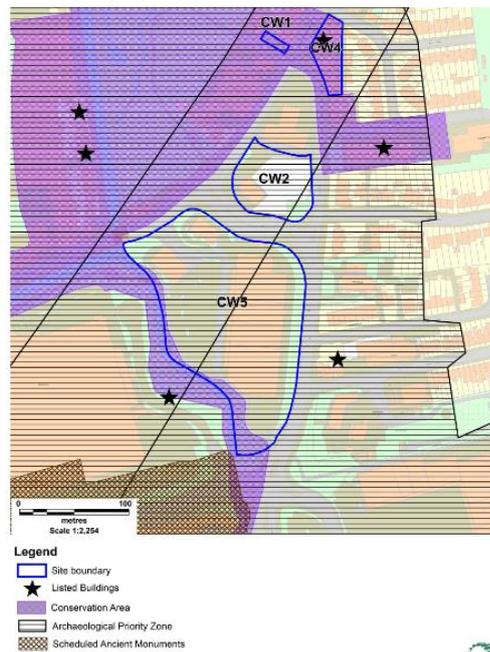
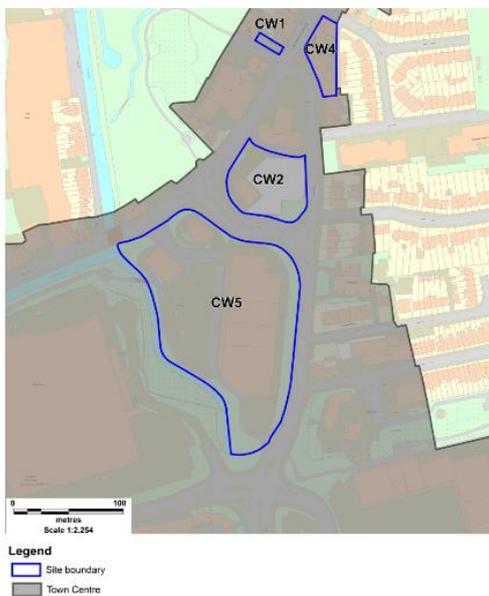
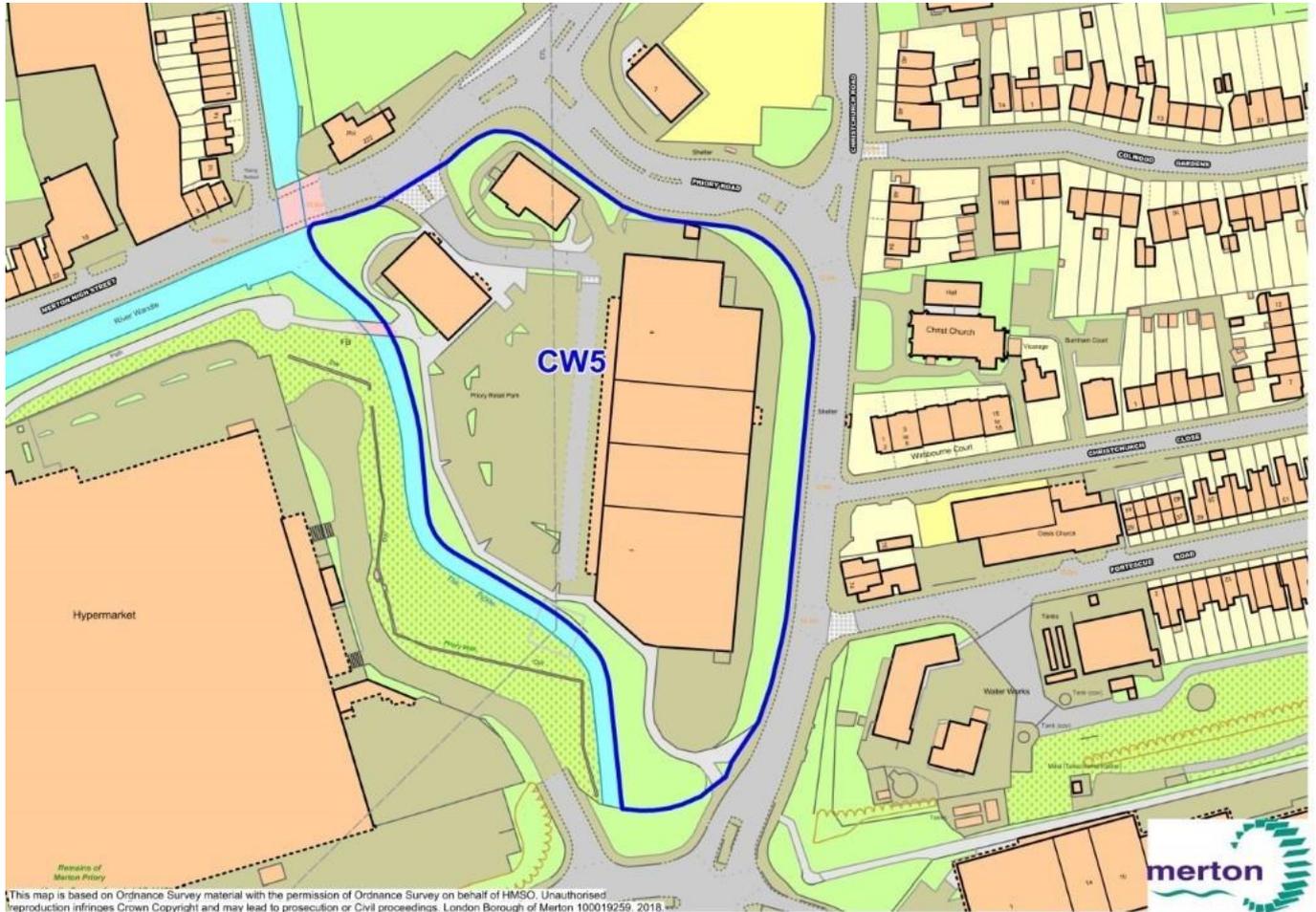


<b>Ward:</b> Colliers Wood
<p><b>Site description:</b> Site CW4 is owned by Transport for London as a freeholder and includes Colliers Wood underground station made of Portland stone and adjacent commercial premises, numbers 2-24 Christchurch Road. The commercial premises are occupied by a wide variety 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. 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. To the west of the site are the rear gardens of terraced houses in Valley Road.</p> <p>Significant investment has 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>
<b>Site area:</b> 0.15ha
<b>Existing uses:</b> Underground station (Northern Line) and commercial premises
<b>Site allocation:</b> Any of the following or a suitable mix of retail, financial and professional restaurant or café, hot food takeaway, drinking establishment, leisure/health centre, offices and residential on uppers floors. The Post Office should be retained
<b>Site deliverability:</b> 5-10 years
<p><b>Design and accessibility guidance:</b></p> <p>The site is within an Opportunity Area (designated in the London Plan). The OA needs to accommodate 5000 new homes and 6000 new jobs. All sites found in the OA are expected to contribute to its growth.</p> <p>A variety of town centre use and retail should be accommodated at ground floor to supply active frontage along High Street and Christchurch Road.</p> <p>Development proposals must be of a suitable density and design that responds positively to its context.</p> <p>Development proposals will need to compliment the Charles Holden designed listed Underground station.</p> <p>Development must 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> <p>The site is within 50m of London Underground subsurface tunnels and infrastructure therefore London Underground Infrastructure Protection must be consulted.</p> <p>Development will need to incorporate flood management measures as set out in Merton's Strategic Flood Risk Assessment within the design and layout to ensure the operation of this critical infrastructure (the station) and surrounding buildings.</p> <p>The station is classified as critical infrastructure therefore development proposals must incorporate sustainable drainage measures. The proposed use for the site is mixed-use including residential which is defined as More Vulnerable (which is allowed in Flood Zone 2). The Exception Test is not needed; however, development proposals must incorporate the recommendations of Merton Strategic Flood Risk Assessment for this site and surrounding area.</p>

sThe site location	
Approach to tall buildings	A mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on neighbouring properties, existing character, heritage, townscape and environmental issues (including air quality and flooding) in the area or on site.
Impacts Listed Buildings or undesignated heritage assets	Yes, station building Grade II listed
Impacts a Conservation Area	Yes
Impacts an Archaeological Priority Area	Yes, the Wandle Valley/Colliers Wood Archaeological Priority Tier 2, within the Wandle Valley Regional Park.
Impacts a Scheduled Ancient Monument	No
In on flooding from all sources	Yes, flood zone 2 (75% of the site) and within an area that is susceptible to surface water and groundwater flooding.
Is in a town centre	Yes
Is in an Opportunity Area	Yes
Impacts a designated open space	Yes.
Impacts an ecology designation	No
Public Transport Accessibility Level (PTAL)	PTAL 5, very good access to public transport.

## SITE CW5

PRIORY RETAIL PARK, COLLIERS WOOD, 2-24 CHRISTCHURCH ROAD, COLLIERS WOOD, SW19 2HR



<p><b>Ward:</b> Colliers Wood</p>
<p><b>Site description:</b>                  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. 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. 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 found beyond that in a single purpose-built podium supermarket with car parking underneath. The centre of the site is occupied by a large surface car park. The site is accessible by car from Merton High Street to the north. 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. Electricity wires cross the site and a pylon lies within the site boundary.</p>
<p><b>Site area:</b> 2.1ha</p>
<p><b>Existing uses:</b> Retail sheds and a surface car park.</p>
<p><b>Site allocation:</b> Creation of streets - a suitable mix of town centre uses on the ground and lower floors (shops financial and professional services, food and drink, office, assembly, health/day centre or other sui generis use appropriate for a town centre), residential on upper floors and public space.</p>
<p><b>Site deliverability:</b> Part of the site proposed by RDI RET. Delivery 10+ years.</p>
<p><b>Design and accessibility guidance:</b>                  Significant investment has been made via Connecting Colliers Wood to the public realm and street scene including the Wandle Park. Development proposals will need to contribute to and compliment the Connecting Colliers Wood in its design, layout and public realm, creating a recognisable street pattern.</p> <p>Development proposals must optimise the site's use for town centre type uses in a more resilient, adaptable and attractive layout.</p> <p>Active frontages must be provided on the ground floor including along Colliers Wood High Street and the River Wandle to enhance Colliers Wood's attractiveness as a town centre.</p> <p>Development proposals must incorporate sustainable drainage measures to address the issue associated with the location within a flood zone and other flooding issues. Development proposal will need to incorporate all the recommendations in the Merton's Strategic Flood Risk Assessment (SFRA) associated with the site and surrounding area.</p> <p>The impact of development on archaeological heritage must be investigated and development proposals must 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> <p>The site is within an Opportunity Area (designated in the London Plan). The OA needs to accommodate 5000 new homes and 6000 new jobs. All sites found in the OA are expected to contribute to its growth.</p>

	The site location
Impacts Listed Buildings or undesignated heritage assets	Yes
Impacts a Conservation Area	Yes
Impacts an Archaeological Priority Area	Parts of the site hold a listed structure of Merton Priory wall remnants and are within archaeological priority zones.
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources	Yes, site is within Flood Zones 2 and 3.
Is in a town centre	Yes
Is in an Opportunity Area	Yes
Impacts a designated open space	Parts of the site to the south are Metropolitan Open Land and Priory Wall Open Space Walk. The site sits within the Wandle Valley Regional Park 400m buffer.
Impacts on ecology designation	Parts of the site to the south are Green Corridor and a Site of Importance for Nature Conservation.
Public Transport Accessibility Level (PTAL)	PTAL 5, very good access to public transport.