

**From:**  
**To:** [Future Merton](#)  
**Subject:** Consultation regarding Merton local plan  
**Date:** 11 March 2024 18:14:11

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Dear Sir/Madam,

I am writing to submit a written objection to the suggested removal of a clause (3.1.18, and point 3 in 'Design and accessibility guidance' section of the discussion of the CW2 site) in the Merton Local plan by the Planning Inspectorate. The removal of this clause, which would prevent the construction in Colliers Wood of any building taller than the 19 storey Britannia Point, is not required to increase housing stock at the required rate, and the construction of such buildings would have a significant negative impact on the area. As a resident of Colliers Wood, I ask you to ensure that this clause remains in the Plan.

As a private renter who would like to be able to buy a property in Colliers Wood in the future, I recognise the need to build more houses in the local area. The removal of the Clause noted above would leave open the possibility that this aim might be achieved through the construction of another very tall tower block in the area, dwarfing even Britannia Point. In my view, it is important to explicitly rule such an option out in the Local Plan. Britannia Point is 19 storeys tall, and far, far taller than any of the surrounding buildings or other major blocks in the area. It would still be possible within the terms of the Clause to build tall residential blocks, if necessary. It is therefore puzzling why the Planning Inspectorate would wish to keep the option of building an even taller block on the table. Any block of this size would have an enormous impact on the character of the area, and would likely exacerbate some of the issues which have been caused by the Britannia Point developed in the first place (including regarding wind tunnels in the surrounding area), especially if built on the CW2 Site discussed in the Plan.

The recent structural issues with Britannia Point should also be a wake-up call about developing housing plans which give too much weight to the aims of developers, rather than the long-term character of the area and the preferences of residents. There is no need or justification for a 20+ storey block on the CW2 site. In my view, smaller developments on this site would be very welcome, especially if mixed with non-residential. Such a development might improve the ambience of the area immediately by the underground station. Any tower higher than Britannia Point would undermine these aims. As such, I ask you to retain the relevant Clauses within the Local Plan.

Thank you for taking the time to read this objection.

Kind regards,