

**From:**  
**To:** [Future Merton](#)  
**Cc:**  
**Subject:** Local Plan - Morden  
**Date:** 22 March 2024 15:25:47

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Dear Future Merton team,

I would like to object on behalf of the residents of Merton Park to the proposed Local Plan insofar as it relates to the potential height of development in the centre of Morden.

The Local Plan has been under consideration for years and throughout that time the councillors for Merton Park have argued against permitting buildings of excessive height. The Civic Centre itself is a complete outlier in this area with 14 floors whilst the next tallest building in the centre is the underground station with just 4 floors. The character of the area is not defined by the Civic Centre but by all the other buildings in the area, ie 2 or maximum 3 storey buildings which are largely residential.

The aspiration to improve and develop Morden town centre is widely supported and a source of optimism in the vicinity and in wider Merton. The desire to build accommodation to relieve some of the intense surplus of demand over supply is understandable and can be accommodated. However, this does not justify development which is completely alien to the existing Character, Heritage or Townscape of the surrounding neighbourhood.

A development from 2 to 6 storeys self-evidently represents a considerable intensification and encroachment from the perspective of an adjacent 2 story building. The Plan anticipates a cluster of buildings at the core which might extend from 13-22 storeys. The Plan acknowledges the need for tapering of building heights across the town centre but, if these sort of heights are permitted, developments of only 6 storeys will be dwarfed by the buildings around them. Such destructive overdevelopment would completely change the character of the area and no high quality design expectations would be likely to produce an overall improvement.

The prospect of such an extreme change in the area is a constant fear expressed to me by residents. As part of this consultation the MPWRA is submitting a measured and reasonable response to the Plan. This response should not give you the impression that residents in the vicinity of Morden feel any less passion than is felt by those in Colliers Wood who have argued for the moderation of heights there. If the Plan does not take such concerns into account, the Council can expect considerable opposition to developments for decades to come.

In summary I would ask that you

- a. Amend the Plan to limit the maximum height of any building in Morden to the height of the Civic Centre
- b. Ignore pressure from the inspectors to accept heights which will inevitably change Morden for the worse

I am sure we all want the redevelopment of Morden to result in an exemplar of excellent suburban rejuvenation rather than a disastrous bloated block of high rises with inadequate infrastructure.

Best regards

Merton Park Ward Independent Residents

[www.mertonpark.org.uk](http://www.mertonpark.org.uk)

London Borough of Merton

[www.merton.gov.uk](http://www.merton.gov.uk)

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