

**From:**  
**To:** [Future Merton](#)  
**Subject:** Local Plan Modifications consultation  
**Date:** 21 March 2024 11:40:25  
**Attachments:** [Local Plan Modifications letter.pdf](#)

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Dear Future Merton Team,

I attach representations from the John Innes Society. It is very disappointing how things are turning out. The inclusion of Policy D12.6 2m. says it all.

Kind Regards,

Co-Chair John Innes Society.



# THE JOHN INNES SOCIETY

For Conservation in the John Innes Estate at Merton  
Registered Charity No. 803759



JohnInnesSociety.org.uk

20<sup>th</sup> March 2024

Future Merton Team,  
London Borough of Merton.  
Civic Centre,  
Morden, Surrey  
SM4 5DX

Dear Future Merton Team,

LOCAL PLAN Consultation on Modifications.

We wish to lodge strong objections to the current proposals for the development of Morden. No meaningful public consultation has taken place since 2021 and then it only registered very few responses from a catchment area of some 6,000 households, yet that has been used as evidence of public approval for massive intensification. It was not.

When that consultation was carried out, assurances were given that any tall new building within Morden Town Centre would be no higher than the Civic Centre (58m). Since then, a *Strategic Heights Diagram – Morden Regeneration Zone* has appeared, showing a core area in Morden where tall buildings of “circa 71m could be appropriate” and a Regeneration Zone boundary of a wider area, abutting residential areas, “where building of circa 39m could be appropriate”. Morden is in the flood plain of the River Wandle. Have any studies been undertaken to establish whether its subsoil would be capable of supporting a 71m high building without affecting the Water Table?

Building on that scale and density would transform Morden from a useful and functioning town centre and transport interchange, into an urban jungle lacking any attempt at human scale. Its only purpose would be to pacify those who set targets for new housing without any thought as to quality of life. Where are all those new residents going to work, be educated, seek Health Care or leisure and recreation? Unless appropriate sites are allocated and safeguarded for social infrastructure then these are plans for social unrest and poor health. The tall blocks of flats at Phipps Bridge had to be demolished because they caused just such problems. Policies referring to social infrastructure are hollow unless sites are provided. In this Local Plan, every potential site is allocated for high density housing throughout the Borough. That is unsustainable.

On the Plan as a whole, we have seen the representations from the Wimbledon Society and wish to register our support for them.

Yours faithfully,

- Co-Chair John Innes Society.