

DEVELOPMENT IN MORDEN

7 Storey Hotel on 18-22 Crown Lane/Windermere Avenue

The Issue:

Planning Application **23/P2711** is to convert the existing 2 storey retail and residential premises into a hotel mainly at 7 storeys.

The Concern:

The proposed development is totally out of keeping with the existing townscape, character and heritage of our neighbourhood. It will dwarf the adjacent retail unit and 2 or 2.5 storey homes and will be completely overbearing and intrusive. It will represent an abrupt change in height which is inappropriate in the locality. Locals already experience the effects of wind gusting past the Civic Centre and this effect seems likely to worsen with greater height. Importantly, neighbouring properties will be encouraged to develop on a similar scale to the new hotel.

What can I do?

Morden needs regenerating and MPWRA supports this. However, we are opposed to excessive development which disadvantages existing residents without evidence of improved infrastructure or other benefits. If you wish to object to the proposed development, please write to one (or preferably more) of the following quoting the planning application number:

Planning.representations@merton.gov.uk

Development and Planning Applications Committee Members at Merton Council –

aidan.mundy@merton.gov.uk

matthew.willis@merton.gov.uk

simon.mcgrath@merton.gov.uk

sheriann.bhim@merton.gov.uk

michael.butcher@merton.gov.uk

edward.foley@merton.gov.uk

billy.hayes@merton.gov.uk

dan.johnston@merton.gov.uk

thomas.barlow@merton.gov.uk

martin.whelton@merton.gov.uk

THE MERTON LOCAL PLAN IN MORDEN

The Issue:

The latest draft of Merton's Local Plan was published in February. This draft document, of nearly 800 pages covers a wide range of policies across the whole borough and has gone through repeated iterations over the last 6 years. The national planning inspectors have

been pushing for more intensive residential development within the centre of Morden and the draft Local Plan now has a newly defined core area "... as indicative location of tall building cluster where buildings of around 71m could be appropriate".

The Local Plan will dictate the overall planning policies for the next 5-10 years.

The Concern:

71m is around 22 storeys high; for comparison, the Civic Centre is 15 storeys or 49m high. This sort of development would mean an abrupt transition from 2 storey homes of about 8 or 9m to new towers 9 times their size within a distance of about 150m.

Merton Council is required to meet housing targets issued by the London Mayor and 2,000 units are due to be provided within Morden town centre by 2037/38. The extent to which infrastructure and public services can currently, or will be improved sufficiently to, cope with such intensification is far from clear.

MPWRA has made strong representation to Merton for consideration by the planning inspectors. As we have said before, the association welcomes inward investment to Morden, but certainly not at any cost. The degree and density of development inferred by these policies, is, in the words of Cllr Stephen Mercer, "completely alien to the existing Character, Heritage and Townscape of the surrounding area".

We have argued that that no building should be taller than the Civic Centre and that the redevelopment of the whole of Morden should be less intense.

What can I do?

If you object to the proposed overly intensive development of Morden, you can make your opinion clear by:

Signing the current petition raised by Councillor Stephen Mercer <https://chnng.it/hjn7Jg28Vh>



The same petition can be reached via this QR code:

You can inform your MP for Wimbledon, Stephen Hammond;

stephen.hammond.mp@parliament.uk;

HAMMONDSP@parliament.uk

You can email the Leader of Merton Council and the responsible cabinet member:

ross.garrod@merton.gov.uk

Andrew.judge@merton.gov.uk

You can email the relevant department at Merton Council:

future.merton@merton.gov.uk