

Consultation questions

Tell us what you think of the council's draft Estates Local Plan

1) Having read and considered the council's draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.

Please tick **one** of the following options:

Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy

efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

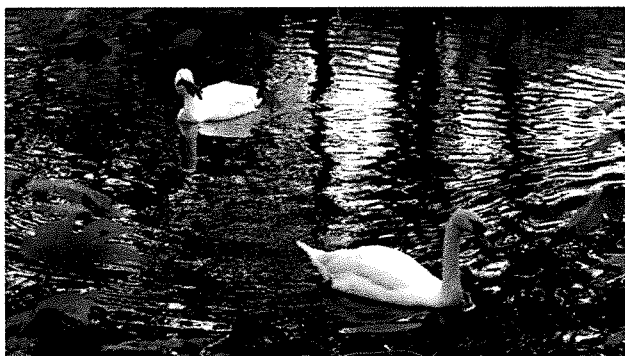
Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



2) To what extent do you agree or disagree with the following aspects of the council's draft Estates Local Plan? Please select one of the following ratings for each topic area:

Please see letter attached - building heights for Ravensbury Gorges area are excessive

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Townscape - How your neighbourhood looks and feels					
Street Network - Where the streets will go					
Movement and access - How people will move around					
Land use - What uses can go in the new neighbourhood					
Open space - How much and what sort of open space will there be					
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes					
Landscape - How open space, trees and planting should be provided					
Building heights - How high buildings should be					



3) Please tell us if you have any other comments about the council's draft Estates Local Plan?

(Please include details of the page number(s) and paragraph number(s) of the council's draft plan to which your comments relate. Please continue on a separate sheet and attach to this form clearly indicating the question you are writing about.)

Please see full
letter/comments
attached.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Letter

Website

Newspaper

Other
(please specify) _____

5) How well did you understand the council's draft Estates Local Plan?

Please select one

Very well

Reasonably well

Not very well

Not at all

Planning jargon & volume of documentation is creating real stress for local residents

6) Do you have any other comments about the council's consultation process that you would like considered?

Please see full letter attached.

Making a stressful crisis out of what was an opportunity?

We are private residents on the Ravensbury Estate. Over the last two years, (along with what we believe is a majority of the other residents of the estate) we have been horrified by the bullying, clumsy and stressful way in which Circle Housing/Merton have conducted what should surely have been a transparent and calm/humane dialogue with residents. Your reasons for this initiative (the 'once in a generation opportunity for improvement, and the optimal use of public funds) are perfectly understandable.....so why allow residents to be turned into 'victims'? :

- Bombarded with technical/hard to follow 'planning' jargon
- Upset by 'hard-line' attitudes to what should be a rational and civilised process
- Confused by frequently repeated 'mailings' that seem to be repeating the same messages
- Feeling that residents views are 'just a nuisance'

And now in 2016 we are shocked by the sudden arrival of Circle Housing plans for the hitherto 'missed out' Ravensbury Garages area, and which feature grossly intrusive and overbearing development proposals.

These proposals illustrate blocks of flats that would be effectively 4-5 stories high and built within 6 metres of our garden fence....seriously overshadowing our home and resulting in complete loss of privacy both in our home and garden.

Does Circle Housing listen?

Just a few days later Merton invites us to 'Have your say'...with a document loud in its claims that Ravensbury's existing landscape and positive townscape features will be **strongly protected!**

Density: 2.45

"Development that is too dense may result inoverlooking or daylight issues"too true!....why allow Circle to develop such irresponsible plans?

Ravensbury Estate : 3.201

"It is almost entirely enveloped by a skyline of large mature trees that define its setting as a kind of breathing space in a wooded landscape. This landscape character is reinforced by the River Wandle running nearby'true, but the current Circle Housing plan for the Ravensbury Garages area with its over-sized blocks of flats will completely destroy this skyline for hundreds of residents!

Site Analysis: 3.225

"With the exception of the Ravensbury Court flats, all other flats and houses are two storeys with pitched roofs".....so why allow Circle to propose an oversized 4 storey block in an area of 2 storey housing? (in fact it will appear as 5 storeys due to the lie of the land...does anyone realise this???)

NB: this area is also identified by your own document (3.228) as an area where the views and prospects are important!

Ravensbury Park: 3.241

"Blocks should be arranged to maximize the visual and natural amenity provided by the park,Proposals should ensure landscaping setting of the estate is not undermined".....we refer you to our comments above and to our letter (copy attached) to Circle Housing concerning their totally unsuitable proposals.

Conclusion

Unsurprisingly we (along with most other Ravensbury residents) are now feeling bruised, stressed and distrustful.

We would be grateful if you and your team would be kind enough to explain a) whether the consistent 'landscape-friendly' strategy in your Local Plan is serious (and therefore the oversized landscape-destructive flats in the Ravensbury Garages area will be reduced to 2 storeys and will respect the trees and nearby houses) or b) whether Circle are right, and none of these fine words really matter....?

