

Q10 What are your thoughts on the Housing policies?

Answered: 27 Skipped: 138

#	RESPONSES	DATE
1	More space needs to be allocated for homes to be developed under the guidance of the community. Too many homes have been given to large housing associations who construct homes which in the main have a poor record of sustainability. Procurement of contractors have also to be looked at more extensively as workmanship in the main is poor too. Homes developed by the community will have a stronger level of accountability and therefore longer lasting structures and happier communities.	1/28/2019 4:46 PM
2	Please see our earlier comments, submitted 6 January 2019	1/27/2019 6:35 PM
3	Need to add residential parking on surrounding streets.	1/22/2019 6:46 AM
4	no comment	1/7/2019 2:54 PM
5	H4.2 quality of design is very important - design must reflect the local community, no more hideous cladding or glass box style development.	1/6/2019 11:05 PM
6	It is disappointing that no mention is made of the need for public or active transport options to serve the increase in homes and residents; the policy should explicitly reference measures that encourage the reduction of car parking and the increase of cycle parking and charging points for electric bicycles. Given the pressure on land and shortages of development sites which the Plan references it is disappointing that there is no recognition that many car parks could be used for housing and car parking spaces take away from land available for housing. If we prefer to house people instead of cars, then sustainable transport infrastructure including Continental-quality cycle routes are a prerequisite. People who live car-free should not be socially or economically excluded due to poor transport alternatives.	1/6/2019 10:12 PM
7	The allowed number of units where a financial contribution is acceptable should be lowered. Currently the cap is high enough that, given the size of available plots for development, developers are largely able to avoid provision of affordable housing. Also, the Council should itself aim to provide more affordable housing.	1/6/2019 9:50 PM
8	-	1/6/2019 4:36 PM
9	It is a bit concerning to have 2000 new homes to be built in Morden, but as long as they are good quality and will be attractive enough for highly skilled London workers, and will contribute to gentrification and financial growth of the area, it might be acceptable.	1/5/2019 10:27 PM
10	The High Path development is critical to provide low cost, high quality housing for low wage and critical service personnel. As such, it should also be sensitively done and use the same quality of materials - to provide high quality, efficient, eco housing that will last. High density housing deserves the highest attention to detail in terms of noise pollution, climate changing temperatures, and higher costs of living.	1/5/2019 8:20 PM
11	Please ensure that 'affordable' housing includes housing for those on low and uncertain incomes	1/5/2019 6:31 PM
12	I am concerned that new housing may be too dense; unaffordable for the children of local residents; lack gardens; put pressure on local transport and infrastructure such as schools, hospitals etc.	1/5/2019 2:34 PM

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13	More housing and sheltered housing for adults with additional needs.	1/5/2019 1:35 PM
14	Chapter 4 Housing H4.1 Housing Choice. Support all policies a to j. Strong support for i which requires affordable housing to be provided on site for schemes of 11 houses or more. H4.2(b) **Very strong support for b "provision of a minimum of 6,165 additional homes for the period 2020 to 2035." Also support the Council's reasons and calculations for this policy and its rejection of target (1,328 homes pa) in the London Plan as being "unrealistic to achieve". H4.3 Housing Mix Support the policy to provide, small, medium and larger homes in equal proportions. H4.6 Accommodation for Gypsies and Travellers. Support any steps to ensure adequate dedicated accommodation for Gypsies and Travellers, provided all steps are taken to make it attractive for them to use it rather than illegally entering other public or private open spaces. H4.7 Built to Rent Strong Support for c) " All affordable housing elements of the scheme must be affordable in perpetuity".	1/5/2019 11:36 AM
15	Strong support, especially for the reduced target spread over 15 years. No point in having a target which is unachievable. That will only distort planning decisions.	1/5/2019 10:26 AM
16	Not convinced by increasing density.	1/4/2019 2:02 AM
17	The policy is not in accordance with NPPF 63 which says Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. The required target for social rent/mayor London rent is pointless - at 70% - a reasonable landowner would get a better return for alternative uses. I see little evidence base to support this target. The number of wheelchair uses in the UK is 1.9% of the population. DCLG figures show 3.3% of households have wheelchair users (including those in care) home. The 10% target is not evidence based at a time prosthetic technology has made significant advances and more importantly continues to do so. In Merton fewer than 3000 use wheelchairs and even fewer use it outside their home. The policy should promote adaptable homes.	1/3/2019 9:01 PM
18	It's not clear if the 2000 unit new housing target is for the area around Morden station or for all of the areas identified . I presume it is for the wider area as 2000 units in just the regeneration zone would be almost impossible. If it were physically possible to fit that many units using skyscrapers in such a small zone it would have zero chance of success. Has this number of homes or social housing ever been successfully delivered before? Not in the UK, it is rarely attempted, you have to look at the ghettos of Paris to find anything similar. These are now no go areas for police. Aside; the shadows cast would put Morden in darkness, the wind tunnels would make it unbearable to loiter. The crime would make it preferable to alight at Colliers Wood to avoid the area. Looking at recent high density projects in London recently, the Bishops Gate project was considered obscene that 1200 units were considered for the middle of the city where there are already lots of high rise, it has now been reduced to 250 units after plans were rejected. You can expect the same resistance for Morden, it will not become a dumping ground so the mayor can say he met targets with no regard for the ghettos left behind! Once people see what the plans for 2000 units look like (including I expect Merton Council) as it is just a meaningless number right now, there will be uproar.	1/3/2019 3:26 PM
19	I would support developments in the Morden Regeneration Area where there is at least 50% Affordable housing provision on public land and 35% on private land. In this mix of affordability the Council should recognise a need for 60% to be social housing with the remainder made up of London Living Rent and affordable home ownership linked to local incomes. The Council should also commit to including community land trusts as a recognised form of housing in Merton's Local plan.	1/2/2019 3:15 PM
20	Needs to make more of the following: - policies to prevent the blight of shops being converted to residential use - designs / measures to prevent poor waste management and flytipping	12/30/2018 10:57 PM
21	Looking good on paper but 'Cash in Lieu' of proper social housing included in developments should not be allowed so readily. Social housing MUST happen - stop being wooed by this word 'affordable' which poor people can't begin to afford.	12/28/2018 6:08 PM

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22	As the population grows housing will inevitably be needed. As London grows the outer areas become gentrified and I see this in the 20 years I have lived in Sth Wimbledon. I recognise the need for more housing but want it to be sympathetic, low rise and I believe the ideology that everyone will use public transport and not need a car park space an ideal and not a reality for those with children.	12/27/2018 4:32 PM
23	I think there should be government caps on how much landlords can charge	12/25/2018 11:54 PM
24	If we must build house we should build semi detached houses with gardens.	12/24/2018 12:54 PM
25	1328 homes per year from 2017 to 2036 is 25000 new homes, this does not match the 6200 by 2036 in the Strategic vision and objectives file. Also to note, 25k new home is almost 30% population increase.	12/13/2018 12:21 PM
26	There definitely needs to be a move towards larger properties 3 bed+ for families. Consideration should also be given to more shared ownership schemes in the area for key workers.	12/12/2018 4:45 PM
27	-	12/10/2018 3:04 PM