

Your contact details

Your details	If you are submitting a representation on behalf of someone else please state your client's name and address
<p>Name: Jane Plant</p> <p>Address: 464 Kingston Rd.</p> <p>Postcode: SW20 8DX</p> <p>Email:</p> <p>Telephone:</p>	<p>Name: Tree Warden Group Merton</p> <p>Address:</p> <p>Postcode:</p> <p>Email: enquiries@treewardensmerton.org.uk</p> <p>Telephone:</p>

Consultation Stage 2

Hugh Parry

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.

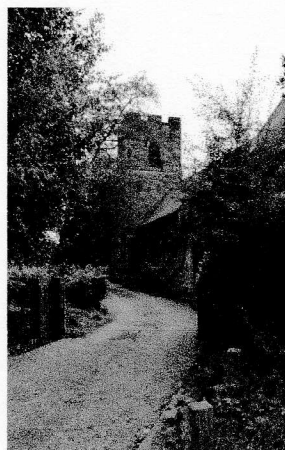
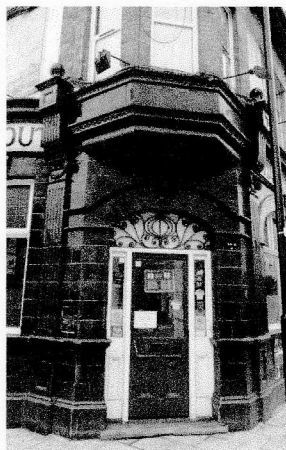
Option 2: Partial redevelopment

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.



Consultation Stage 2

High Path . Too general , see attachment for comments .

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:

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) Comments on Merton's draft Estates Local Plan (High Path).

There is much that we (Tree Warden Group Merton) agree with in this report and so only mention below where we disagree with your findings.

2) We are unable to complete this item as it is too general.

3) Comments about the council's draft Estates Local Plan for High Path.

7. Street and Frontages plan p92.

The item in the key titled Unclear Building Frontage line should take account of the row of fine London plane trees on Merton High Street and therefore be set back.

8. Townscape Analysis p94.

The item titled Spaces and Landscaping - Areas Lacking Character or Identity, should not apply to the area covered by the London plane trees and some other tree species on Merton High Street, which have both significant character and identity and should be highlighted to be retained at all costs.

9. Landscape Analysis p96.

Few existing trees have been shown on the plan, which should be rectified.

Item 3.127.

Merton High Street should not be referred to as a single item because it has at least two significant characters and it is therefore inappropriate to make only one proposal.

Also 3.133.

Item 3.137.

The assets (trees) should be shown on the plan.

Site Specific Policies a), p100.

Again due to the presence of significant trees, it is inappropriate to make a single proposal.

H1 Townscape plan, p101.

The opportunity should be taken to extend the planting of the existing London planes to the tube station.

Item 3.157.

Basement level parking will limit tree planting so should be carefully planned to enable strategic locations be allocated for trees.

Item 3.161.

Correction: Merantum Way crosses the River Wandle.

An omission of the report is that there is no proposal to combat existing heavy traffic pollution by increasing tree cover along the Merton High St. It may be that the proposals to create a "boulevard style street" on Morden Rd and Merantum way may involve tree planting but the document doesn't explain the term. Merton High Street is the most polluted of the three streets and should have priority for significant tree planting.

JP/TWGM/16.03.16

High Patts

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.)

See attached comments

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|--|--|
| <input type="checkbox"/> Email | <input type="checkbox"/> Newspaper |
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Other
(please specify) _____ |
| <input type="checkbox"/> Website | _____ |

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

Please select one

- | | |
|---|--|
| <input type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
| <input checked="" type="checkbox"/> Reasonably well | <input type="checkbox"/> Not at all |

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

Why was it not produced months ago, before any proposals by the housing association were publicised?