

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.

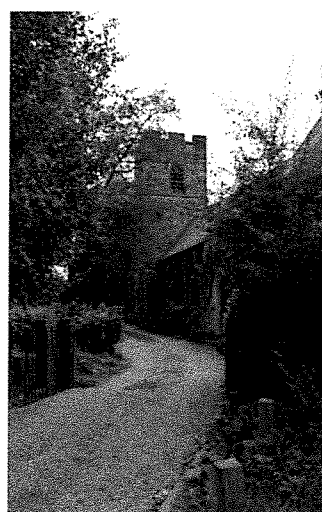
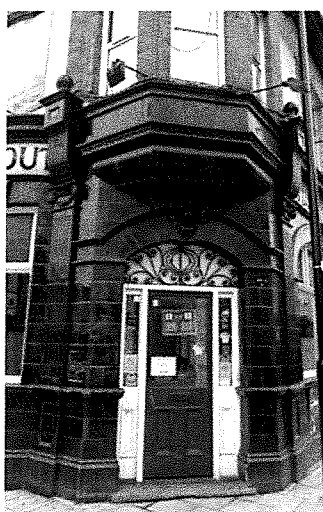
Option 2: Partial redevelopment

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.

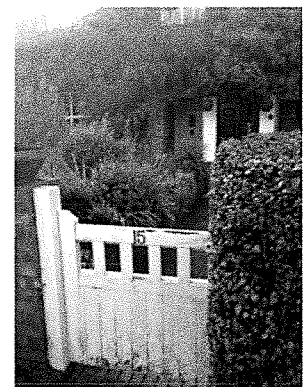
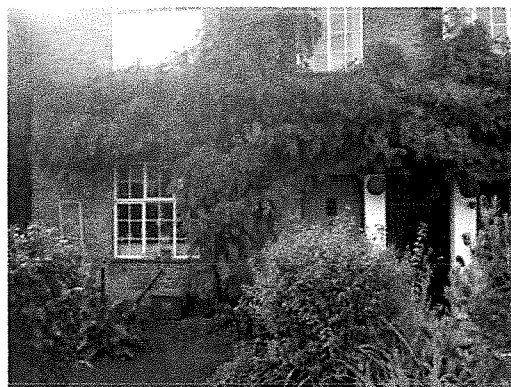


Consultation Stage 2

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					

SEE MY LETTER.



Comments about the council's Draft Estates Local Plan (HIGH PATH)

(a) Ref: p.104/105 – POLICY EP H3 MOVEMENT and ACCESS

CAR PARKING

- Taking into account the number of car parking spaces available on High Path presently and
- Increasing the number of parking spaces to accommodate the increased number of residents who will be living in the area after the Regeneration.
- 3.157/3.169 – off street parking. I think basement level car parks under the blocks of flats would be a good use of space.
- 3.168 – **Parking controls.** The present problem is that non-residents park on the road and block the residents car parking bays. Then residents are unable to use the parking bays !

Residents need parking permits for all the members of their household who have cars, and also business permits for their vehicle used for work. eg: We have a large van for work, and 2 cars. My adult son is also learning to drive. In a few years my daughter will have a car as well. So in a few years we will be a family of 4 adults with 4 cars and a work van.

Since young adults are unable to afford to buy property and will have to live at home with their parents for longer it should be acceptable that one household will need 4 or more residents parking permits per household.

Guest parking permits would be needed in addition to the resident permits.

(b) p.112 - OPEN SPACE - POLICY EP H5

3.177, 3.179, 3.182, 3.183

I think that the mid-sized spaces / pocket play areas for children would be the best use of open space to provide play areas for children and Sports courts for teenagers (known as "football pens").

Play areas and sports courts that are well overlooked by residents flats are safer for children and discourages anti-social behaviour. The play areas for children should also have fences and gates around them, like they do now, which are great to keep children safe from cars, and to keep dogs out.

The teenagers are always playing football in the sports courts all through the year. You don't have to worry about your windows being broken, or your car windows

being broken, or that you'll be hit by a ball when you're walking along the road, because the ball stays inside the sports court. The teenagers don't cause trouble when they're playing football, they're not noisy either.

Also it's good for younger children to be in a play area that's different to the older kids and teenagers.

We have had these small parks and the sports courts for many years and they are very well used (except for one which was badly designed and in a poor location, out of sight and near a bin area, near Eleanor House – it was originally a skate board 'well' but became a meeting place for drug users etc Then they changed it to a toddler park).

I think that providing sufficient and suitable spaces for children and youths is extremely important for the good of everyone living in the area, and considering the success of the current provision (except for that one place mentioned above) it would be good to do like for like in the new Regeneration plan.

Outdoor MULTIFUNCTIONAL / BROAD RANGE LARGE SPACE – NO thank you

Multi / broad range / general use / flexible spaces outside ? – this is the kind of space that's intended to be used for different things for good purposes, but because it has no specific use, ends up not being used, or is misused. That would be a waste of space or a magnet for trouble, or a space for people to dump rubbish on.

If someone wants to have a party or some other gathering, it would be a hall we would want to hire cheaply. A community centre with a small hall, kitchen, and an outdoor terrace or patio that we could hire cheaply would be better because of our cold UK weather.

PUBLIC GARDENS FOR ADULTS – NO thank you

There's one in Norfolk house that's hardly ever used most of the year. It's a waste of space. Most residents I know just like to sit outside on their own doorstep or on their own private balcony when we do get some warm weather.

There is already an outdoor public space at Merton Abbey Mills where people can sit outside by the river.

Spaces for growing vegetables ??

Should that be a priority for the Regeneration on High Path? I thought the whole point of Regeneration is to bring homes up to the Decent Homes Standards. I'm unclear how growing vegetables has become a part of this Regeneration plan for High Path.

(c) p.108/109 – POLICY EP H4 - LAND USE

3.175, 3.176

I think it's important that shops / café's / restaurants / convenience shops / newsagents / public houses / retail shops / professional services and other commercial units etc are kept on the main road of Merton High Street and around the South Wimbledon tube station.

The other main shopping areas near to High Path estate residents are the Tandem Centre, the Sainsbury's and M&S at Merton Abbey and the other shopping commercial park behind Sainsbury's. People are in the habit of going to a large supermarket or to shopping centres like these to do their shopping or they do shopping online.

The shops/pubs/ businesses should be kept away from the residential areas so that the residential areas are quieter and don't have problems with people making a noise at night or other industrial noise, and litter from take-aways / fast food.

(d) p.120 - Policy EP H8 (c) BUILDING HEIGHTS

item C – Morden Road, 3.199, 3.200

The building fronting Morden Road (the other side is Priory Close).

This building should be the same height, or not much taller than the one it is replacing, which is presently only 4 storeys high. The suggested height of 7-9 storeys will be too tall, and together with the other buildings in the plan for Priory Close, will leave Priory Close completely in the shade/ shadows all day.

Building tall tower blocks along Morden road is not going to improve the appearance of that road. If anything, it will make the road appear narrower and darker.

Also, tall buildings create other problems with the wind.

The only tall building fronting on Morden Road which is that tall (over 9 storeys high?) is that new tall building (which is an eyesore) and it's further along Morden Road on the opposite side of the road to the tube station – It's the new white and green tall tower block next to Barclays Bank which is currently being built.

A tall building in Priory Close won't even out the appearance of the heights of the buildings in Morden Road.

(e) p.170 – MATERIALS – 4.5

One of the main problems of the present housing is the dampness and condensation (ref: p.20 – 2.26 Case for Regeneration) This is because the buildings have solid walls and don't have cavity walls.

Will the building materials and design for the new buildings solve that problem?

Will they have good thick walls and noise insulation?

Also how long will the new buildings last? This is such a big project that will take 10 – 12 years to complete, I think the buildings should be built to last for 70 years.

The whole reason for this Regeneration project is because the buildings are unable to come up to the Decent Homes Standard through maintenance and repair, and maintenance has become very costly and under heavy demand. It would be a false economy and a waste of time if in 20 years the new homes also require heavy maintenance because the buildings only conform to the most basic building material design requirements and so start to seriously deteriorate in their structure after only 20 years like a lot of modern houses do. (Things like the walls moving so doors don't fit into the door frames any more, and holes in interior walls).

The council should ensure that these buildings are being built strong, and built to last - that the materials and design exceed the basic and minimum requirements.

(f) p.170 – WASTE DRAINAGE

Presently there are lots of problems with blocked toilets in Priory Close because the trap in the interceptor (the last drain before the sewer) keeps getting blocked. We regularly have to call maintenance to get the interceptor and our drains cleared.

The council needs to investigate the situation about the waste drainage pipes – will the pipes and drains be able to cope with the large increase of flats and residents?

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 attached sheets
(all regarding High Path)

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 checked="" type="checkbox"/> Not very well |
| <input 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?

The council's meeting on Saturday 5th March at Elin church was very helpful.