

From: Haynes. P

(Questions from comment form added in blue text to this response by Tara Butler for clarity)

My answers to the questions posed in the Comment Form, provided at the Exhibition June 29th and 30th 2012, are as follows:

1. What should be the most important objective from any new development on the Rainbow Estate?
 - a. Better employment space
 - b. Better environment of the site
 - c. Provision of housing (including affordable housing)
 - d. Improvements to the site access and provision of kiss n ride
 - e. Reducing the numbers of HGV vehicles visiting the site
 - f. Other (please specify)

Q1 The most important objective should be to reduce pollution in the area by the most expedient means possible. e.g. less HGV.

2. How do you view proposals to create an employment zone providing light industrial workshops and offices in new buildings?

Positive
Negative
Don't know

Q2. Positive

3. Is it important to you that employment numbers increase in a regenerated Rainbow Estate?

Yes
No
Don't know

Q3 Yes

4. There have been discussions about whether the business space should be based around a single block to be enclosed and contained (Option A) or in two blocks to make it more permeable (Option B). Do you have a preference?

Option A
Option B

No preference

Q4 No preference

5 . Do you support proposals for mixed-use on the Rainbow Estate – i.e. homes alongside employment?

Yes

No

I don't know

Q5 No

6 . The proposals are for 200-250 homes on the site, situated around courtyards and gardens including affordable homes and a mix of one, two and three bedroom homes. What is your view this?

Positive

Negative

I don't know

Q6 Negative. I do not consider this is a good site for housing. It should be used only for light industry.

7 . The proposals show two options, and has a maximum height of 6 storeys (Option A) and the other allows for a maximum height of 7 storeys (Option B). Do you have a preference?

Option A

Option B

No preference

Q7 I do not welcome Option A or B . If housing does go ahead it should be no higher than the Waitrose development.

8 . What is your view of the proposals to reconfigure the entrance to the site and Station Approach?

Positive

Negative

I don't know

Q8 Positive. This entrance is in a prominent position next to the station and should made to look attractive, with trees and shrubs etc. In addition, seats and a tree, as provided on the

other side, should be included near the entrance to the Cattle Arch. (I realise this is not strictly within this remit but it is important to consider now, since it is in close proximity.)The image of Raynes Park – how do we want it conveyed? In this area there should no hint of the new light industry situated past the bridge over the entrance. In particular, a big Sign Board with names of the industries should NOT be erected next to the station entrance, but nearer to the industrial area. I support the proposals to reconfigure the entrance, with drop off, kiss and drive, increased width, turning point etc. Particular attention should be made to ensure the safety of pedestrians in this area.

9 . What sustainability measures would you like to see incorporated into any development on the Rainbow Estate:

- a. renewable energy to supply buildings on site;
- b. combined heat and power plant;
- c. energy efficient building materials;
- d. sustainable urban drainage systems;
- e. a car club;
- f. rainwater harvesting;
- g. any other suggestions (please let us know below)

Q9 Sustainability I favour all the latest techniques if it can be demonstrated that they are cost effective. I would not support a car club.

10. Do you have any other comments about the outline proposals for the Rainbow Industrial Estate

Q10 Re the Outline Proposals. We have enough flats in the area and the Industrial Estate is not ideal for people to live in. Every effort should be made to fund this development without the flats. Light industry and flats does not make for good partners. The impact of the flats on school places, GP's/health services , drains and sewers in a very low area, additional cars, compounds problems we already have. The lack of a through road and a narrow entrance increases the problems for Emergency Services. Illegally parked vehicles could mean all the difference between life and death
