

Ravensbury extract of the London Borough of Merton draft Estates Local Plan

Stage 2 Consultation 1st February 2016 – 18th March 2016

London Borough of Merton

October 2016



1 Introduction

1.1. A consultation took place between 1st February and 18th March 2016 on the London Borough of Merton's Draft Estates Local Plan. Consultees were given the opportunity to comment on the detailed document put together by the council that outlined specific policies that would guide any regeneration proposals that may come forward for the estates of Eastfields, High Path and Ravensbury.

1.2. This document summarises the responses that were received on the High Path estate. The consultation documents and all responses received (minus personal details) can be found on Merton Council's website www.merton.gov.uk/estatesplan

2 The vision for Ravensbury

2.1. The draft plan's vision for the Ravensbury estate is to create a new Suburban Parkland setting that protects and enhances landscape quality and biodiversity. The plan suggested the estate be characterised by buildings arranged as traditional streets and spaces that improve links to the surrounding area. This would allow for the landscape to penetrate the site increasing the number of homes whilst retaining the character of the parkland setting. The plan also highlighted the need for improved flood mitigation.

3 Consultation responses received

3.1. The Ravensbury estate consists of 192 dwellings. Altogether 113 responses were received from people living on and around Ravensbury, statutory consultees, residents groups, businesses and others. These responses were received in a wide variety of ways: letters, emails, questionnaires and online surveys. Those who wrote letters and emails to the council outlining their opinions on the Draft Estates Plan but did not fill out a questionnaire or online survey specifically stating a preference for regeneration are included in the qualitative analysis section of this report. For the purpose of quantitative analysis, any response that did not specifically answer a question has been recorded as 'no response'; for example, where respondents provided a narrative but did not tick a box selecting a particular preference. Similarly where questions in the questionnaire and survey were left blank, entries have been recorded as giving 'no response' for that particular question.

3.2. All responses, including those of the statutory consultees (Greater London Authority, Environment Agency, Sport England, Historic England) National Grid and Circle Housing Merton Priority are available online via www.merton.gov.uk/estatesplan.

4 Who responded to the consultation

4.1. The estates are geographically separate and most respondents commented on just one neighbourhood. 113 responses were received that related directly to the Ravensbury section of Merton's Estates Local Plan.

Respondents were asked to indicate which category best described their position. Table 1 and Figure 1 below show the number and proportion of respondents from each category. 66% of respondents did not indicate their position, and the next largest proportion of respondents was 12% Circle tenants. Table 2 and Figure 2 show the breakdown of respondents according to Private (Resident Leaseholders and Resident Freeholders) and Affordable (Social Rent). This has been used to see if the proportion of responses received was representative of the proportion of residents of each category known to reside on the estate. However, 75 of the responses gave no indication of their tenure type or relationship to the estate. Therefore it is not known whether the responses received are representative of the types of residents and others with an interest in the estate.

Ravensbury respondents	Responses	Proportion
Resident Leaseholder on estate	2	2%
Resident Freeholder on estate	9	8%
Circle Tenant	14	12%
Statutory Organisation	3	3%
Private Tenant on estate	6	5%
Respondent Outside Estate	3	3%
Absent Landlord	1	1%
Unknown	75	66%
Total	113	100%

Table 1: Tenure of all Ravensbury respondents

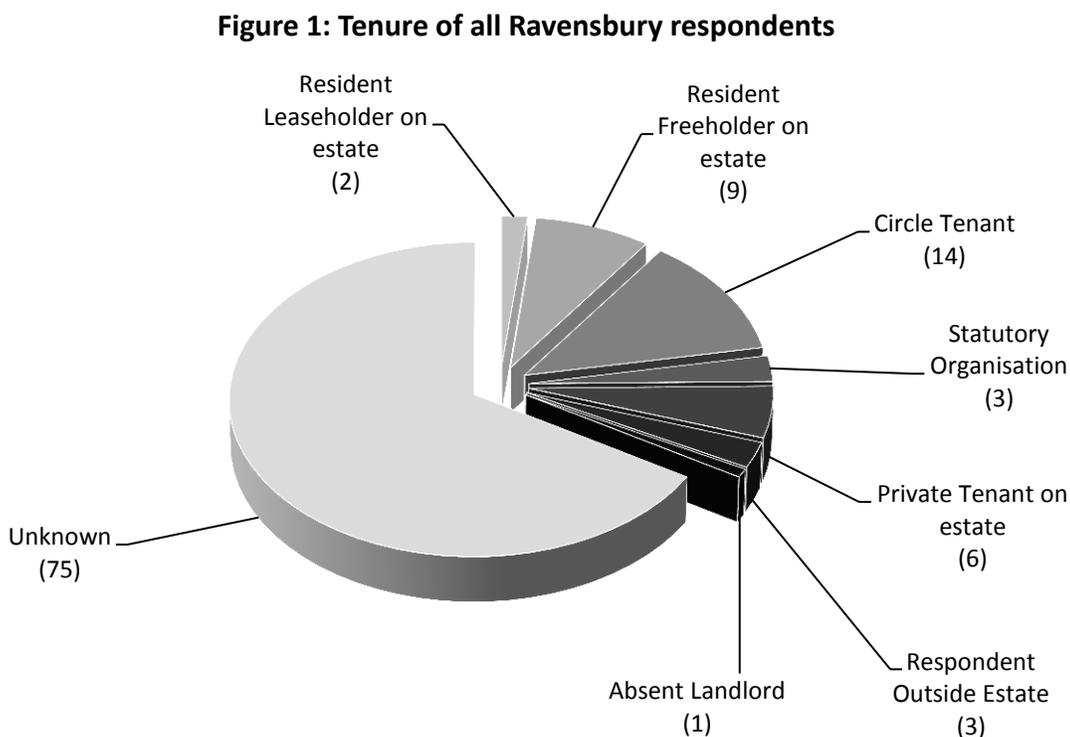


Figure 1

5 Question 1: Preference for regeneration

5.1. The first question on the questionnaire asked respondents for their preference for regeneration.

The question asked was:

5.2. **Having read and considered the council's draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration from the following options:**

5.2.1. Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings 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.

5.2.2. 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.

5.2.3. 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.

5.3. 110 of the 113 responses provided an indication of preference for regeneration, and 3 gave no response. The graph in Figure 2 below shows the preference for regeneration given by all respondents.

Figure 2: All respondents - views on regeneration

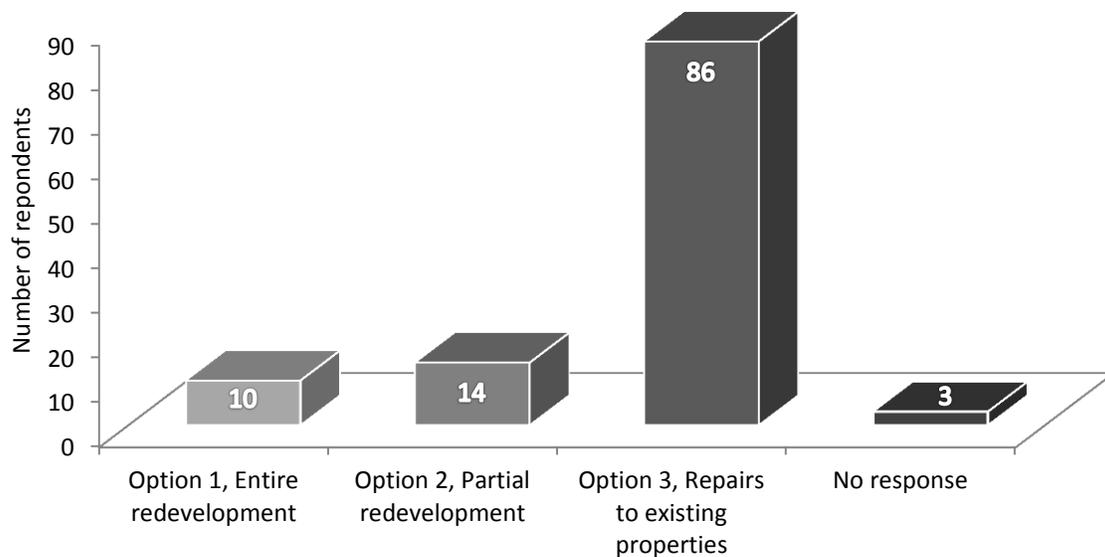


Figure 2: All respondents - views on regeneration

5.4. Figure 2 shows the preference for regeneration from all responses, including the views of statutory organisations and other respondents outside the estate. Of the three responses received from statutory organisations, two gave a preference for partial redevelopment and the other gave a preference to investment in existing properties. Of the 3 respondents outside of the estate one gave preference to partial redevelopment, one to investment in existing properties and the other gave no response. The absent landlord preferred entire redevelopment of the estate.

5.5. Table 3 below gives a detailed breakdown of the preferences for regeneration received from each tenure group.

Tenure	Option 1 Entire redevelopment	Option 2 Partial redevelopment	Option 3 Investment in existing	No response	Total
Resident Leaseholder on estate	0	1	1	0	2
Resident Freeholder on estate	0	2	7	0	9
Circle Tenant	2	0	12	0	14
Statutory Organisation	0	2	1	0	3
Unknown	7	7	60	1	75
Private Tenant on estate	0	1	4	1	6
Respondent Outside Estate	0	1	1	1	3
Absent Landlord	1	0	0	0	1
Total	10	14	86	3	113

Table 2

Figure 3 below shows the responses to Question 1. 86 of 113 respondents chose Option 3, to invest in existing properties. 14 respondents chose Option 2 for partial redevelopment and 10 chose Option 1 for entire redevelopment. This shows that there is little appetite for regeneration of the Estate, with a strong preference for refurbishment of existing properties to bring them up to minimum modern standards.

- From the information available it appears that Option 3 was the preferred choice for Resident Freeholders, Circle Tenants and Private Tenants on the estate
- Amongst Circle Tenants 12 chose Option 3, 2 chose Option 1 and none chose Option 2
- Of the Resident Freeholders 7 chose Option 3, 2 chose Option 2 and none chose Option 1
- Of the 3 Statutory Organisations, 2 chose partial redevelopment and 1 chose investment in existing properties.
- Of the 3 respondents from outside the estate 1 chose partial redevelopment, one chose investment in existing properties and 1 gave no response.
- The 1 respondent, who was an absent landlord, chose entire redevelopment.

Figure 3 shows the breakdown of the types of respondents that chose each option. These are all relatively small numbers compared to the 75 responses received with no indicated position.

Figure 3: All respondents - views on regeneration

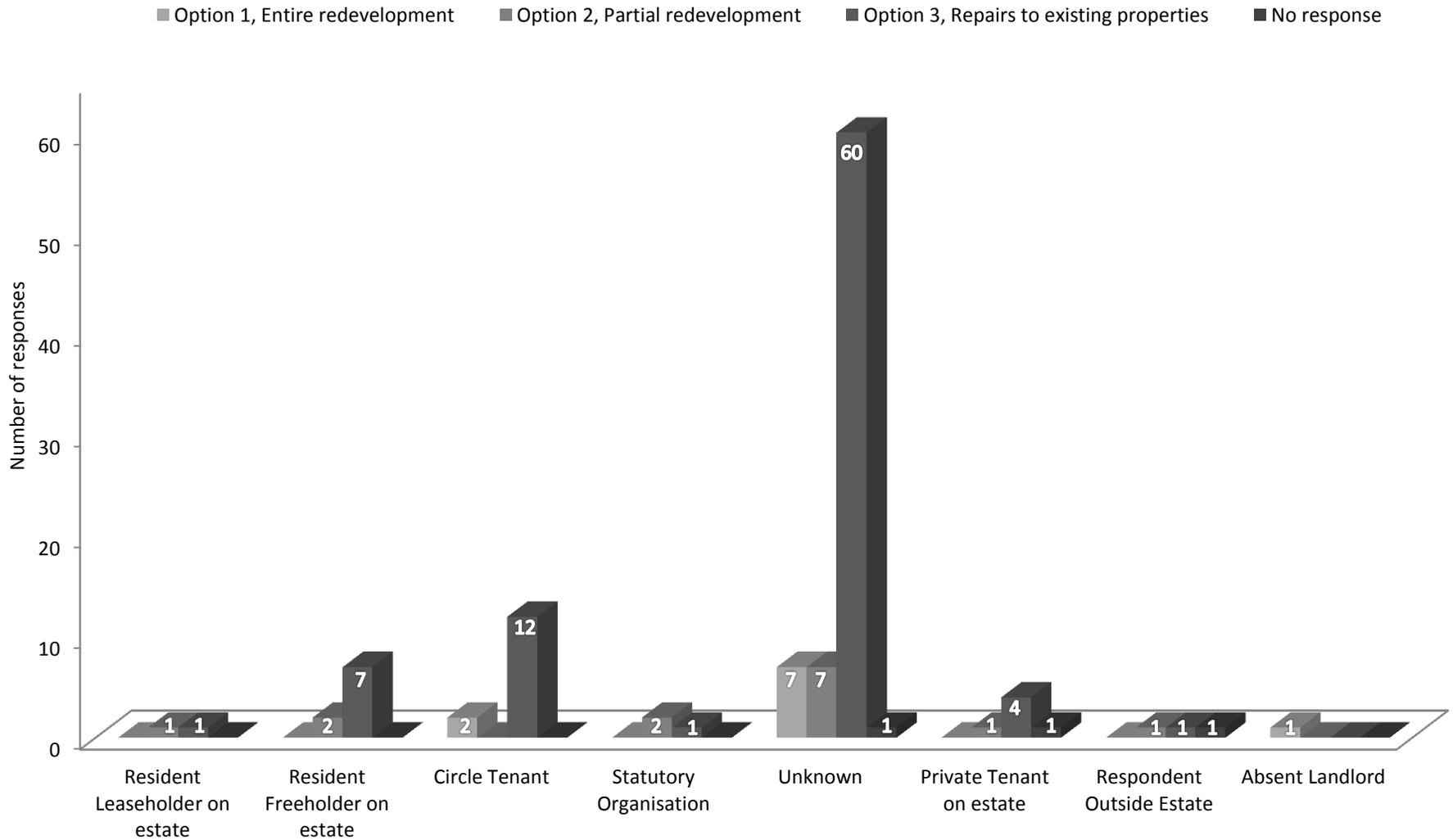


Figure 3: All respondents – views on regeneration

6 Respondents were then asked for their opinion on specific policies within the draft Estates Local Plan. The question asked was:

6.1. 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:

6.2. For each topic area respondents chose whether they strongly agree, agree, strongly disagree, disagree, and neither agree or disagree. For the purposes of this analysis ‘strongly agree’ and ‘agree’ have been combined as ‘agree’, and the same for ‘strongly disagree’ and ‘disagree’. When respondents did not specifically answer this question, this has been recorded as giving ‘no response’ to that particular question. A new category, ‘mixed’ was added for those responses that said they agree with some elements of the specific policy but not others.

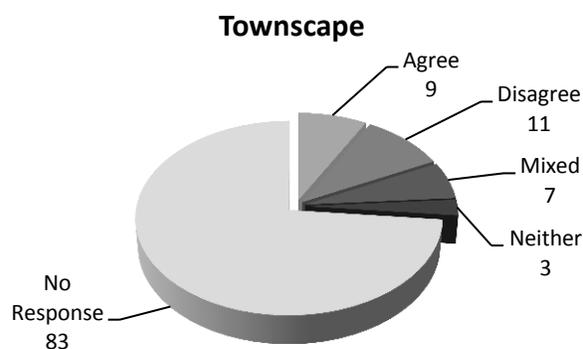
6.3. The number of respondents who gave no response to this section of the consultation was very high ranging from 83 to 93 out of 113 across each topic. The exact responses in agreement and disagreement for each topic area are listed in detail in the tables and figures below.

6.4. Many, but not all, respondents to the council’s Stage 2 consultation wrote comments as part of their responses. A summary of these comments are available below; this summary does not include responses from the statutory consultees or Circle Housing Merton Priory.

6.5. The council received an extensive 58 page response from the Ravensbury Resident’s association. This response has been summarised separately within this document.

6.6. Townscape: How buildings and spaces should be arranged and their general character.

Townscape	Agree/Disagree	%
Agree	9	8%
Disagree	11	9.7%
Mixed	7	6.2%
Neither	3	2.7%
No Response	83	73.5%
Total	113	100%



6.6.1. Responses from residents of Ravensbury

- Agree to policies apart from Ravensbury Court proposals to provide entrances facing Ravensbury Grove Road.
- In general supportive.
- Make clear that entrance to the park referred to is at mill p.146.

- Para. 3.246 Secondary woodland that has established within the foundations has value for wildlife and the proposal to uncover the foundations should be carefully considered by Greenspaces and others in relation to its impact on biodiversity and the character of the park. And item 3.225".
- Opposed to reconfiguration of Ravensbury Court flats para. 3.247.
- "Agree with para. 3.244, 3.245, 3.246, 3.249, 3.252 and 3.250 (pedestrian only access)
- Opposed to para. 3.247 reconfiguration of Ravensbury Court.
- Strongly disagree with para. 3.248 frontages will look uniformed.
- Para.3.251 disagree as tall buildings' will integrate well to mill context and the park will be overlooked.
- Para. 3.253 disagree with need to enhance setting of mill, already well known to those who visit it.
- Para. 3.254 disagree will make road more hazardous - dangerous bend with high speed traffic.
- Para. 3.255 disagree Ravensbury Manor is insignificant. Para. 3.256 opposed to reconfiguration of Ravensbury Court."
- "Agree with strengthening the Wandle Trail.
- Disagree with changing internal layouts to Ravensbury Court Flats - will increase noise and reduce security.
- Disagree that Ravensbury court has a dead frontage. No additional roads or paths should be created into the estate.
- View from Wandle Bridge into Ravensbury Park is fine and does not need widening.
- New buildings should not face Ravensbury Park.
- There is no need to enhance the setting of the Mill as it is quite clearly visible as it is.
- Removing the fence around Morden Hall Park will encourage people to park cars on Morden Road, which would be dangerous."
- Agree.
- Agree in principle with the ideas to improve the entrance to Ravensbury Park.
- Agree with using historical references to inform a design theme for the estate.
- Do not agree with proposals to change the layout of Ravensbury Court. Front doors near other front doors gives residents a feeling of security and enables them to know their neighbours.
- Agree to general architect proposals but not to Ravensbury Court proposal.

6.6.2. Responses from the Ravensbury Residents Association

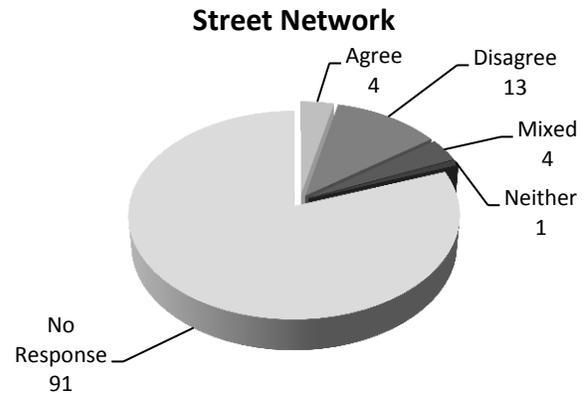
- a) In agreement to improvements to park entrance into Ravensbury Park however must be carefully designed to maintain the peaceful character of the park. Opportunity to create underpass 'animal subway' on Morden Road to facilitate wildlife crossing safely. Suggestion to replace current bridge on Morden Road to serve higher capacities during flooding and wildlife needs, well designed bridge could become landscape feature allowing for better views into park and could also be designed as a traffic management feature.

- b) Agree that all buildings should be designed with sensitivity and relevance to local architectural focal points. Use of bricks on all facades is preferred. Buildings should be designed to scale which respects existing. 3 storeys plus a tiled pitched roof should be maximum height. 4 storeys with flat roof would not be in keeping with the character of the area. Roof design part of character of area, all roofs in Ravensbury are tiled pitched roofs, all new roofs should utilise this theme potentially as mansard roofs to accommodate increased building heights.
- c) In agreement with need for development to be sensitive to 'The Surrey Arms', any new building that occupies site opposite pub should be restrained to 3 storeys plus tiled roof so as not to overwhelm key buildings and Morden Hall Park.
- d) Scale is important therefore expect a 3 storey pitched tiled roof maximum height. Flat roofs to be avoided however mansard roofs and dormer windows could allow for increased height.
- e) In agreement with utilising local history, in addition street and building names should reflect existing.
- 3.244 Opposed to railings on Morden hall park as would affect tranquillity of park-retain wooden fence however enhance and increase visibility to Morden Hall Park around entrance with decorative brick wall forming the base to railings as per other entrance.
- 3.246 In agreement information panels within park would be of great benefit.
- 3.247 Opposed to this suggestion.
- 3.248 In agreement with design housing which faces Morden Road. Tiled roofs, two storey construction and reasonable density lend themselves towards promotion of the landscape. New development should not obstruct views to the landscape. Not in agreement of description of Ravensbury Court frontages as 'dead'. Residents feel appearance of Ravensbury Court & Hengelo Gardens and the spaces around them are attractive. Landscape management of these spaces has been poor and residents feel that cannot take ownership of landscaped spaces.
- 3.249 In agreement with strong building line of Orlit houses which define the curvature of Morden Road. Residents appreciate the seclusion of the estates design and do not want any additional vehicle or pedestrian routes through the estate.
- 3.250 In agreement with well-considered enhanced entrance into Ravensbury Park disagree with visibility of entrance by mill; entrance by doctor's surgery is less visible.
- 3.251 in agreement with utilising brick facades and tiled roofs as per mill however there should be an emphasis on mansard roof design rather than flat.
- 3.252 in agreement.
- 3.253 Generally agree however would like height limit or design code to ensure buildings in close proximity to mill are designed to minimise impact on both the park environment and mills location.
- 3.254 As before opposed to change in boundary treatment however welcome enhanced park entrance.
- 3.255 as before (3.246) in agreement.
- 3.256 see 3.247 strongly opposed.

- R1 Townscape map location opp. Surrey Arms requires sensitivity in terms of scale and massing, building should take cues from Surrey Arms and White Cottage. 3 storeys max with tiled mansard roofs. Area around mill dangerous for new crossing unless adequate traffic calming measures implemented. Restrict scale of any new building in proximity to mill to minimise impact on mill and park. Reconfiguration of flats is a bad idea.

6.7. **Street Network:** The arrangement and layout of streets and what they should look and feel like.

Street Network	Agree/Disagree	%
Agree	4	3.5%
Disagree	13	11.5%
Mixed	4	3.5%
Neither	1	1%
No Response	91	80.5%
Total	113	100%



6.7.1. Responses from residents of Ravensbury

- Don't believe the estate is isolated and current layout is what creates village feel.
- No new footpaths or streets needed and existing street layout should be retained.
- The parallel access lane on Morden Road should be kept and more parking is needed, not less.
- Ravensbury Grove should not be extended to the park.
- Agree cautiously with enhancing Hengelo Gardens.
- Less height to new buildings will ensure good views.
- Disagree with idea of 'opening up' the estate as it will undermine the 'relative isolation' which is what makes it a nice place to live.
- • We do not want any extra through-roads or unnecessary traffic or people coming through the estate.
- No need to remove access lane on Morden Road - the parking is needed and there are plenty of trees already, as well as an existing cycle route."
- Disagree. Existing network proven to be very safe and secure. New east-west roads are not needed at all.
- Supports EPR2 a) + c). Opposed to EPR1 b) + e) opposed to new roads. Opposed to new streets.
- Supportive of EP R2 a) Opposed do EP R2 b) Support the retention of Hengelo gardens Opposed to the introduction of new roads or walkways.
- Supportive of EP R2 a-b) Opposed to the introduction of new roads or walkways.

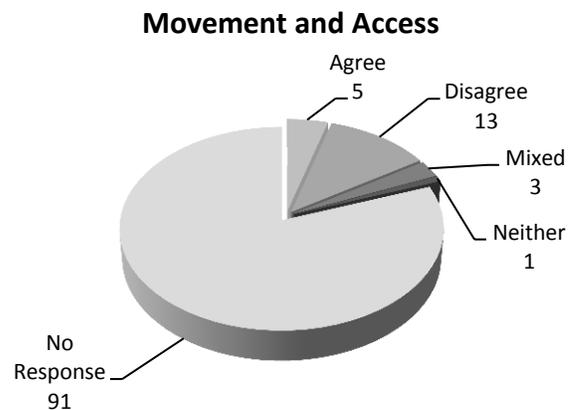
- Strongly disagree: RP.R2 opening up Ravensbury to vehicles will create rat runs and contradicts "quiet and peaceful" aspirations.
- Strongly disagree. Do not like the proposal for more street access due to crime concerns.

6.7.2. Responses from the Ravensbury Residents Association

- a) In agreement with retention of historic streets however need to also retain the current curve on Ravensbury Grove Road southern end which serves to slow traffic. Street should be designed with traffic management taken into consideration as road has served as incidental play space.
- b) Opposed to this suggestion, as glazed area at end of Ravensbury Grove Road provides attractive line of sight for pedestrians and forms part of the park entrance.
- c) In agreement with the retention of Hengelo Gardens however consideration must be given to grassed area, swales could degrade grassed area. Potential to improve parking arrangement here in consultation with residents.
- d) Opposed to new streets from Morden Road to Ravensbury Grove Road. Permeable layout has security risks, existing layout on positive effect in reducing burglary style crime relative to other areas.
- 3.257 In agreement focus should be made on the park entrances and pathways to nearby tram stops.
- 3.258 Opposed to the removal of Morden Road access lane as it is useful for residents as parking area, play area and cycle path.
- 3.259 Residents feel the estates isolation is a strong positive aspect.
- 3.260 Opposed to opening frontage onto Morden Road via new street & footpath connections.
- 3.261 Opposed to east-west streets, residents do not want through traffic.

6.8. **Movement and access:** How streets should work in terms of how people get around, by foot, cycle and vehicles.

Movement and access	Agree/Disagree	%
Agree	5	4.4%
Disagree	13	11.5%
Mixed	3	2.7%
Neither	1	0.9%
No Response	91	80.5%
Total	113	100%



6.8.1. Responses from residents of Ravensbury

- A new bridge over the River Wandle will be of no benefit to residents and create a rat run that will affect the safety and security of residents and pedestrians.
- Fewer bridges to park are preferred as this has caused anti-social behaviour in the past by motorbikes.
- Believe there are plenty of options to access the estate.
- All roads and paths are adequate and no changes are needed to them.
- General worry about security and that more routes would mean less security.
- Disagree that estate has low accessibility - transport links are very accessible.
- The alley to Morden Road is perfectly fine and it is not easy to get lost on the estate.
- Road crossings and signage between Morden Hall Park and Ravensbury Park are perfectly adequate.
- Provide an extra bus stop on Morden Road.
- Extra traffic is forced onto Morden Road because you cannot turn right from Wandle Road onto Bishopsford Road."
- Parking will become a major issue as spaces are not being increased in line with more people. More parking is necessary. Many people also have vans and trucks for work and this has not been accounted for.
- No need to restrict traffic movement on Morden Road.
- Cyclists don't use the parks because flies get in their mouths.
- Do not support an extra bridge across the river as an open and less overgrown area encourages burglaries because back gardens are more visible.
- Disagree. Existing design is of a very high standard. Alley is well lit and prevents motorcycle use. Enhance existing only.
- Unsupportive of proposed changes.
- Disagree - can achieve greater park access, bridge over Wandle, improve access to tram stop etc. without knocking down homes.
- Strongly disagree. Reduction in parking is a major concern and needs to be addressed.
- Reduction in parking is a major concern and needs to be addressed.
- Better signs for the Wandle Trail are supported.
- Entrance to the park has already been widened. More cut-throughs/entrances to the park will attract anti-social behaviour and litter.

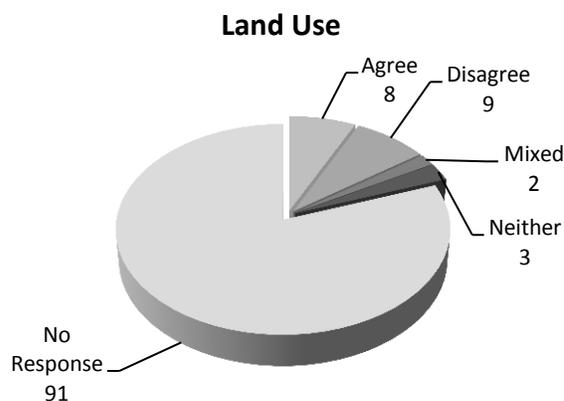
6.8.2. Responses from the Ravensbury Residents Association

- a) Opposed to increase in pedestrian routes due to anti-social & criminal access. Residents near Hengelo Gardens are strongly opposed additional bridge due to anti-social & criminal access. Keeping area to the rear of Hengelo Gardens closed off will ensure security and protect biodiversity.
- b) Residents have annotated map with potential crossing points, position 1 near mill is thought to be dangerous, and position 2 is potentially better location as bend relatively more open.

- c) Not in agreement, existing slip road acts as shared space, propose new stretch of road should be shared space.
- d) In agreement with retention of Morden Road slip road as access for residents however opposed to creation of east-west through route to Ravensbury Grove Road.
- 3.262 In agreement with speed management however opposed to new pedestrian bridge.
- 3.263 Opposed to additional bridges due to anti-social behaviour.
- 3.264 In agreement however may be need for speed attenuation measures if cycle lane is within carriageway.
- 3.265 Not in agreement with statement that River Wandle is barrier and feels that through passage for pedestrians from Wandle Road is overstated.
- 3.266 Footpaths to nearby tram stops could be safer if they were overlooked by homes however this would require the demolition of the industrial estate and Deer Park Gardens. The need for extended pedestrian routes via Ravensbury and onwards to Wandle Road has been overstated.
- 3.267 Opposed to additional connections Morden Road.
- 3.268 Disagreement back alley is extremely well lit, chicane arrangement prevent motorbikes. Wider footpaths might improve walking experience.
- 3.269 Not in agreement with improvements to movement around the estate. Crossing points should be improved. Improvements to Wandle Trail should not be detrimental to space for residents.
- 3.270 In agreement in general however must be carefully considered. Opposed to new pedestrian bridge.

6.9. **Land use:** Suitable land uses for each neighbourhood.

Land use	Agree/Disagree	%
Agree	8	7.1%
Disagree	9	8%
Mixed	2	1.8%
Neither	3	2.7%
No Response	91	80.5%
Total	113	100%



6.9.1. Responses from residents of Ravensbury

- Agree with Land use policy. Do not want any commercial or retail uses on the estate.
- Agree there should be a mix of homes but the height should be no more than three storeys - no 4-storey blocks of flats."
- Do not support anything other than residential use.

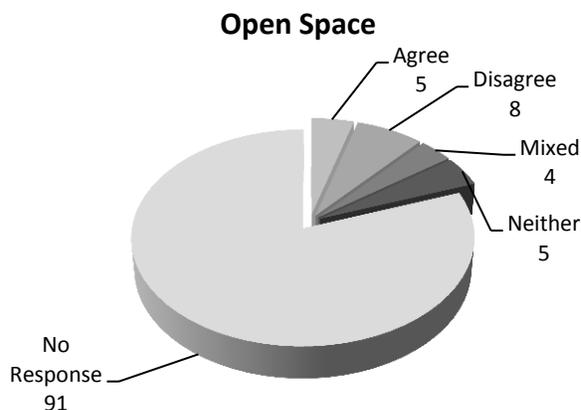
- Strongly Agree.
- Concerns that too dense development will result in overlooking and daylight issues. Serious overshadowing of home and complete loss of privacy in the home and garden.
- Strongly agree to restrict only to residential usage. Retain current mix.
- Supportive of Policy EP R4. Opposed to the addition of retail to the estate. Supports lower densities with higher proportions of socially rented
- Supportive of Policy EP R4. Opposed to the addition of retail to the estate. Supports lower densities with higher proportions of socially rented
- Units/blocks either side of block containing the community hall on Ravensbury Grove Road.
- Supportive of Policy EP R4. Supports lower densities
- Disagree - p158, p.3.277 - if want to retain linear pleasant open space why knock buildings on Ravensbury Grove Road?

6.9.2. Responses from the Ravensbury Residents Association

- a) Agree.
- 3.271 Neither agrees nor disagrees.
- 3.272 Agree.
- 3.273 Disagree- density plan matrix is at odds with the character of Ravensbury.
- 3.274 disagree with the level of choice -suspicious of policy.
- 3.275 Disagree with Ravensbury Estate being used for cycle hire location due to parking demands. Agree with such use in Morden Hall Park.

6.10. **Open space:** The location and type of spaces that should be provided for each neighbourhood.

Open space	Agree/Disagree	%
Agree	5	4.4%
Disagree	8	7.1%
Mixed	4	3.5%
Neither	5	4.4%
No Response	91	80.5%
Total	113	100%



6.10.1. Responses from residents of Ravensbury

- All current green space should be retained
- No on-site play space is necessary as the estate is close to the park and existing playground.

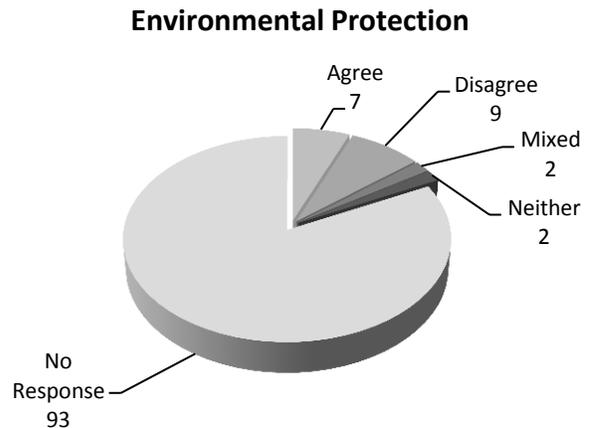
- The estate has a nice open feel with green spaces and trees. The estate is perfectly fine as it is.
- There is no need to include a play area for children as the two parks cater for them."
- Ravensbury Park - letter sent from resident to Circle re: totally unsuitable proposals.
- Generally agree but more details needed.
- Opposed to Policy EP R5 a- c. Supportive of EP R5 d) No need for new public space
- Opposed to Policy EP R5 a) and c). Supportive of EP R5 b) and d) No need for new public space.

6.10.2. Responses from the Ravensbury Residents Association

- b) Agree however swale areas should not result in the loss of green space, residents should be consulted.
- c) Agree however residents living beside play spaces should be consulted.
- Additional car parking spaces - some homes should have two car parking
- 3.276 Agree however would need to be shown possibilities to form opinion.
- 3.277 Agree also please retain mature trees in and around Ravensbury.
- R1 Open Space diagram indicates that residents object to Hengelo Gardens access to Ravensbury park.

6.11. **Environmental protection:** How to maximise opportunities for biodiversity and prevent flooding.

Environmental protection	Agree/Disagree	%
Agree	7	6.2%
Disagree	9	8%
Mixed	2	1.8%
Neither	2	1.8%
No Response	93	82.3%
Total	113	100%



6.11.1. Responses from residents of Ravensbury

- Strongly agree but flood risk not fully appreciated. Larger building footprint increases flood risk. New channel potentially increases flood risk. Do not want reinstatement of historic water channel. Environment Agency development buffer zone between the river and development site is important

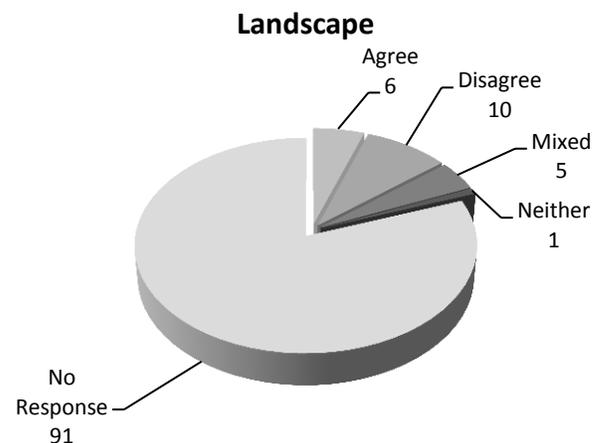
- Believe that reinstating the historic river channel will make flooding worse. Concerned that development of the garages site will increase the risk of flooding.
- Concerned the reinstatement of the historic river channel will increase flood risk
- Concern about flooding and that the new building will impact on the river, particularly the back channel tributary.
- Building on the garages site could make flooding worse.
- Building on the garages site could destroy the habitats of the cranes, woodpeckers and bats that live next to it.
- Opposed to a new bridge. Opposed to 3.288 on the basis that it would increase flooding.
- Supportive of Policy EP R6, no new footbridge wanted. Opposed to 3.288 on the basis that I would increase flooding.
- Opposed to 3.288 (restoration of historic river). Supporting of wildlife habitat improvements.
- Questions the validity of plan with regards to flooding.

6.11.2. Responses from the Ravensbury Residents Association

- a) Resident notes refers to specifically to swales as flood mitigation however policy does not read as such.
- b) Again residents specifically questions the effectiveness of swale however policy includes a range of measures. Green roofs the preferred option.
- c) Agree however want flow routes compared with specifically locations of older person homes.
- d) Residents require consultation of species to be introduced
- e) Comment appears to reinforce policy.
- f) Require clarification on the definition of 'undeveloped'.
- g) Bridge and path propositions in the ELP encroach on habitat, these should be removed to preserve habitat.
- 3.281 Opposed to reinstatement of tributary due to flooding concerns.
- 3. 282 Agree with policy.
- 3.283 Opposed due to concerns about wildlife habitat.
- 3.284 Request to review EA reports.
- 3.285 Agree.
- 3.286 Opposed due to habitat concerns.
- 3.287 Agree however concerns regarding habitat disruption
- R6 annotated map illustrates landscape buffer as significant habitat zone which needs minimum intervention.
- 3.288 Opposed preferred method is to rebuild road bridge.
- 3.289 no comment.
- 3.290 Request to be informed if redevelopment is being considered within 8m strip.

6.12. **Landscape:** How each neighbourhood can use and building upon existing landscape assets to create high quality places.

Landscape	Agree/Disagree	%
Agree	6	5.3%
Disagree	10	8.8%
Mixed	5	4.4%
Neither	1	1%
No Response	91	80.5%
Total	113	100%



6.12.1. Responses from residents of Ravensbury

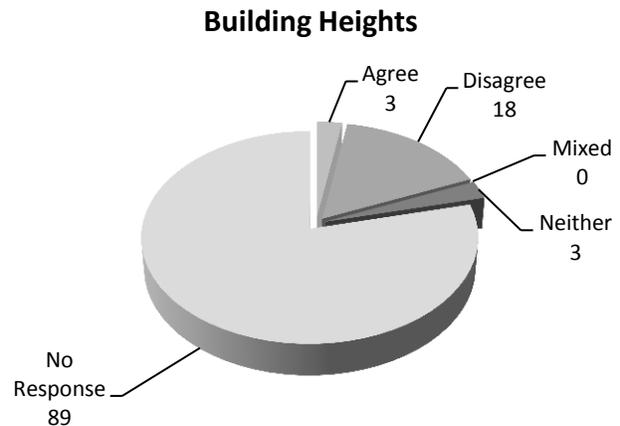
- Agree with parts a, b & d of the policy.
- Part c - widening the park entrance - is not necessary."
- Agree with policy but not about the gateways into Ravensbury Park.
- There are enough entrances into the park and they are wide enough and can be seen just fine."
- Strongly agree but retain existing glade at Ravensbury Grove. Retain as many existing trees as possible. No enhanced access to existing public open space. Agree that proposals should retain existing open spaces. No play spaces - parks exist already. Yes to all houses/flats having garden or amenity space that meet/exceed current standards.
- Opposed to EP R7 c) Supportive of EPR7 d).
- Opposed to EP R7 c) Supportive of EPR7 d).
- Opposed to EP R7 a-b) and c).

6.12.2. Responses from the Ravensbury Residents Association

- a) Agree however concern about excessively linear street layout as indicated by proposals.
- b) Agree
- c) no comment.
- d) Agree however resident should be consulted on tree species.
- 3.291 no comment.
- 3.292 Generally agree with intent to preserve landscape, provides suggestions to increase habitat. Opposed to building heights over 3 storeys.
- 3.293 Opposed to increased accessibility to and along river.
- 3.294 Disagree-residents feel entrances are overlooked. Image provided indicating overlooking.
- 3.296 Generally agree, note regarding the relationship between rear gardens and wildlife habitat.

6.13. **Building heights:** Appropriate height of buildings in different parts of the neighbourhood based on the analysis of the area.

Building heights	Agree/Disagree	%
Agree	3	2.7%
Disagree	18	15.9%
Mixed	0	-
Neither	3	2.7%
No Response	89	78.7%
Total	113	100%



6.13.1. Responses from residents of Ravensbury

- Totally disagree with proposed building heights range.
- My home will be 'towered by 'wrap-around' balconies and multi-storey development suggested.
- My views will be ruined.
- Anything above 2 storeys will affect views and privacy.
- The garages site is higher than the surroundings and 4-storeys is unacceptable here.
- The building proposed for No.54 Ravensbury Grove has been turned by 90 degrees and will now overlook my gardens.
- Disagree with building heights proposal. Heights should be 2 storeys only, particularly on the garages site.
- Anything over 2 storeys will block out our sunlight, Ravensbury Court takes a lot of our natural sunlight already.
- Building heights for Ravensbury Garages are excessive. The current plan with oversized blocks will destroy the skyline. Why allow 4 storey block in area of 2 storey housing where views and prospects are important? Four storeys will appear as five storeys due to the landscape.
- Strongly disagree. Heights should be restricted to 2-3 storeys. Proposals map must include garage areas as these proposals are of a greater height than the rest. No scope for 4 storeys along Ravensbury Park boundary and within Ravensbury Village estate. Of high importance as height will ruin the character and visual amenity.
- No increase in building heights. Three storeys max.

6.13.2. Responses from the Ravensbury Residents Association

- a) Agree note that 3 storeys should be maximum limit with mansard roof / dormer window. Note made regarding importance of retaining mature trees. Images provided of areas with established trees.
- b) Opposed- 3 storeys should be maximum height. Residents note that the garage area of Ravensbury Grove is the highest part of Ravensbury. Annotated map provided which provides resident's guidance on heights.
- 3.297 Agree.
- 3.298 Agree subject to height limit of 3 storeys.
- 3.299 Comments appear to reinforce policy.
- 3.300 Agree.
- R8 annotated building height map provided showing resident's guidance on heights. Residents provided 3D renders of their understanding of the proposals.

7 Response to Policies

The table below summarises the results of respondents' opinions of specific policies within the draft Estates local plan.

Policy	Townscape	Street Network	Movement and Access	Land Use	Open Space	Environmental Protection	Landscape	Building Heights
Number who agree	9 (8%)	4 (3.5%)	5 (4.4%)	8 (7.1%)	5 (4.4%)	7 (6.2%)	6 (5.3%)	3 (2.7%)
Number who disagree	11 (9.7%)	13 (11.5%)	13 (11.5%)	9 (8%)	8 (7.1%)	9 (8%)	10 (8.8%)	18 (15.9%)

Table 3: Number and proportion of respondents who either agree or disagree with specific policies

- 7.1. The response to the policies had a very high no-response rate, at approximately 78%. However, there was a detailed qualitative response, including a 58 page document submitted by the Ravensbury Residents Association.
- 7.2. Of those who answered this section of the consultation, the proportion of those who disagreed with the policies was higher than those who agreed, across all policies.
- 7.3. Disagreement was highest for the policies on Street Network, Movement and Access and Building Heights.

8 Other matters

The following points were raised by respondents during the consultation and relate to the regeneration and its delivery, but not to specific policies in the consultation document.

- Feel that residents' concerns have been overlooked and ignored by the Council and their concerns have not been addressed or answered by the Council.
- Please listen to Tenants on the estate before allowing Circle Housing to destroy our homes.
- Fear of noise and dust from work going on for 10 years.
- The estate has a lovely green, quiet character, due to the green space, wildlife and cul-de-sac. The proposals will mean a complete redesign of the estate which double the number of people, making it busier, noisier and no longer resemble how it is now. It will destroy the character and community feel there is currently.
- Would be happy to continue living on the estate after rebuilding of estate.
- Horrified at the bullying, clumsy and stressful approach to dialogue with residents. Bombarded with technical 'planning' jargon. Upset by 'hard line' attitudes. Confused by frequent repeated mailings. Ravensbury residents are feeling bruised, stressed and distrustful.
- Strongly disagree with proposed bridge between 10 & 11 Hengelo Gardens due to security implications. Suggest using existing bridges. Also note nature conservation status of land adjacent to 11 Hengelo Gardens (correspondence with LBM attached). This should remain untouched. Do not increase security risk to Hengelo Gardens with new park entrance. Need for extension of off-road parking provision.
- Orlit homes are structurally sound. Council consultation is a farce and council have bullied elderly residents into moving.
- Council should send representative to Circle housing consultations.
- Supportive of ; Better transport signage, tidying access points, architectural inspiration from Ravensbury Mill, Surrey Arms and white Cottage, mix of housing, increasing parking whilst protecting greenspace. Suggestions made on potential steps to improve the estate, e.g. keep washing lines, refurbish community hall and increase the number of bin collections.
- Doesn't want property demolished. Not informed of case for regeneration.
- Strongly disagrees with P12 para 2.1 and page 20 paras 2.25-2.26 - no evidence presented as to why regeneration only option? P140 site analysis reveals positive views, landmarks, character; very few negatives so why regenerate?
- Respondent has concerns about reconfiguring the ground floor flats in Ravensbury Court in order for the front doors to face Ravensbury Grove - "seem[s] totally unnecessary and would involve extra cost for leaseholders. There is also concern that an extra vehicular entrance from Morden Road would make the estate a rat run. She says the proposed 288 homes will be too dense and too high. Any means to mitigate flooding should be FULLY investigated.
- It is awful. Disrupting. Not wanted. If the demolition and rebuild of homes and changes to the surrounding area goes ahead, it will increase the amount of people living here, no

one will know neighbours, as they do now and will turn into a 'bad' area with all sorts of nasty people who will change the tranquillity of life here. I choose to live here because it was a 'good' area. Circle wants to segregate the elderly and disabled from other residents, which, I find, is totally disgusting. Shove us in a corner to die! Personally I LOVE being part of Ravensbury the COMMUNITY, with its 'good' neighbours. Circle have been conning residents into answering questions the way they want to hear the answers and not ONE of them actually LISTENING to us residents and they hell bent in going ahead with these disgusting proposals, even though the majority of residents living here don't want ANY of them, including myself. Circle have been totally dishonest, from the outset, when we were being asked questions, at the beginning and have continued to do so all through every consultation. Being too secretive, they should have been more transparent, let us in on 'secret' meetings, etc. to let us learn what real plans they have. I've seen the plans and think they are awful, increasing it way too much. I've heard residents say, and agree with them, 'Land gran', 'to make money', 'it's social cleansing', 'build for profit' and more, even though Circle Housing says it isn't. Plus absolutely NO consideration to the welfare and consideration of what today's residents actually WANT. So I say refurbish and leave us alone to enjoy our lives, as we have been since moving here, some people from 1960's!

- Too Speed.
- “All the plan will do is increasing housing, more families, children, vehicles, noise. It will ruin the whole ethos of the estate as it is now. It will not improve the area just overcrowd it. Elderly people living here at present will be lost in the expansion and lose their present security. Just bring the area up to standard for all present residents then leave us alone!!!”
- No one wants it to go ahead.
- Ravensbury estate is just fine as it is, as far as I am concerned the only reason that regeneration is being considered is for financial gain by (CHMP) because we have good transport links, local schools, local doctor's surgeries and hospitals, this estate therefore qualifies for a good area for sale of homes.
- Hengelo Gardens should not be demolished. Ravensbury Court should not be demolished. Increase flood defences and protection along River Wandle for Ravensbury Estate.
- Consultation should have been clearer and should have been more open about the long term implications of resident on the estate.
- The document has been a nightmare to complete.
- However thanks for having the drop-in sessions to explain how to fill it in.
- Feels that the design of the booklet has not enabled her to fully voice her opinion for each category, so has had to write within the booklet.
- Respondent did not understand the Estates Local Plan. Points raised were unclear, put together different points which confused respondent. Respondent feels that plan was intentionally confusing. The consultations are pointless; at every meeting it's the same questions, same replies and question dodging no real information being offered.

8.1. Responses from the Ravensbury Residents Association

8.1.1. Other Matters:

- 'Have Your Say' document was poorly designed and difficult for residents to understand. Questions do not reference page numbers in Estates Local Plan. Residents name and address should be near front of document. Table in questionnaire not fit for purpose. Document requires proof-reading.
- Residents queried why the process moves to Stage 2 when response to Stage 1 was opposed to redevelopment. Little mention of Stage 1 in pamphlet.
- Preference for regeneration should include an option for self-build.
- Residents responding to policy on the assumption that option 1 goes ahead despite residents opposition to option 1.
- The response is accompanied by a petition signed 54 residents.

8.1.2. Circle Matters:

- Not a resident led regeneration; residents do not have proper access to design professionals.
- Residents feel method of consultation by Circle Housing officers was arrogant.
- Residents have observed a decline in repairs and maintenance standards which reinforces the housing association argument for regeneration.
- Lack of choice in housing offered to meet family needs.
- Residents note the inclusion of street benches in Circle proposals-concerns regarding anti-social behaviour outside homes, residents should be consulted on the position of benches.
- Residents living beside play spaces should also be consulted. Some residents require 2 parking spaces-this has been dismissed by Circle, explore avenues to meet resident needs.
- Residents have insufficient access to Circle Housing architects during their own consultation.
- Residents would like to review the 8m buffer strip from the River Wandle in Circle Housing proposals for Ravensbury Garages.
- Case for regeneration on the basis of structural faults or environmental deficiencies has been overstated.
- Degree of neglect in regards to proper repairs and maintenance.
- Residents group provided detailed response to CHMP Reports on Ravensbury Estate.