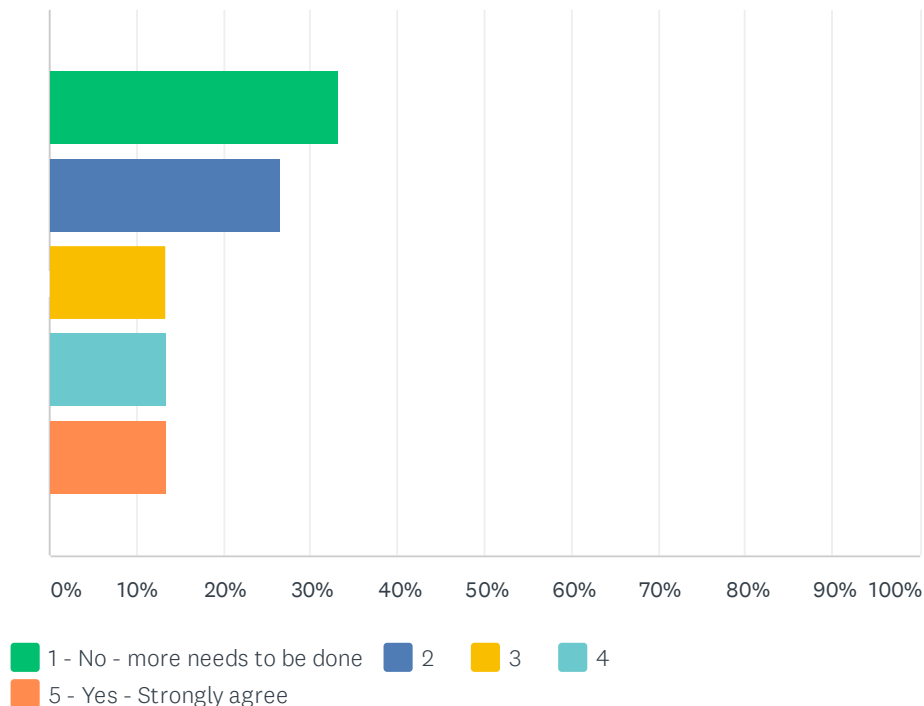


## Q1 Do you agree with the contents of this chapter?

Answered: 15 Skipped: 2



|            | 1 - NO - MORE NEEDS TO BE DONE | 2      | 3      | 4      | 5 - YES - STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|------------|--------------------------------|--------|--------|--------|--------------------------|-------|------------------|
| (no label) | 33.33%                         | 26.67% | 13.33% | 13.33% | 13.33%                   | 15    | 1.00             |
|            | 5                              | 4      | 2      | 2      | 2                        |       |                  |

| # | PLEASE TELL US WHY   | DATE               |
|---|--|--------------------|
| 1 | Need to include more policies that specifically relate to the climate, flooding/drains and air quality: - The Mayor has committed to increasing tree canopy cover by 10 per cent by 2050 - London Sustainable Drainage Action Plan," 2016. : Thames Water has modelled the impact of London's projected population growth and climate change on its drains and sewers. The modelling shows that for a relatively common rainfall event in 2050 (one that would be expected on average once every other year), some areas of London, would not have sufficient drainage or sewerage capacity to manage the expected flows, leading to an increasing risk of surface water and sewer flooding. (page 36) Mayor of London, "London Sustainable Drainage Action Plan," 2016. [Online]. Available: <a href="https://www.london.gov.uk/sites/default/files/lldap_december_2016.pdf">https://www.london.gov.uk/sites/default/files/lldap_december_2016.pdf</a> . Small sites must consider increasing the number of trees and improving drainage (i.e. residential storm drains). | 3/23/2021 9:45 PM  |
| 2 | Overuse of idea of intensification until more is known about effect of Brexit, home-working and changing shopping habits on town population growth   | 3/23/2021 3:17 PM  |
| 3 | Need to include more policies that specifically relate to the climate, flooding/drains and air quality: - The Mayor has committed to increasing tree canopy cover by 10 per cent by 2050 - London Sustainable Drainage Action Plan," 2016. : Thames Water has modelled the impact of London's projected population growth and climate change on its drains and sewers. The modelling shows that for a relatively common rainfall event in 2050 (one that would be expected on average once every other year), some areas of London, would not have sufficient drainage or sewerage capacity to manage the expected flows, leading to an increasing risk of surface water and sewer flooding. (page 36) Mayor of London, "London Sustainable Drainage Action Plan," 2016. [Online]. Available: <a href="https://www.london.gov.uk/sites/default/files/lldap_december_2016.pdf">https://www.london.gov.uk/sites/default/files/lldap_december_2016.pdf</a> . - Needs to take into   | 3/23/2021 10:02 AM |

## Have your say on Merton's Small Sites Toolkit

consideration: Supplement Housing Strategy Presentation 02112020 1915 Sustainable Communities Overview and Scr (1) (2) and the need to increase housing capacity (ie conversions that reduce housing capacity should be seriously questioned and discouraged)

|    |  |                    |
|----|--|--------------------|
| 4  | Is the definition of a small site also include a small green space between 2 houses? Could this mean that any bit of green space can potentially be built on?  | 3/22/2021 8:01 PM  |
| 5  | In principle this is a good idea. I think the flaws lie in the section around utilising rear gardens for additional property. This area used to require a certain ratio of home to garden. By allowing extensive building on rear gardens will diminish the green areas that people and neighbourhoods benefit from. | 3/21/2021 10:50 PM |
| 6  | The use of this Toolkit depends on the accuracy of the Merton Character Study. The Study will need considerable revision before it can be used, as its so deficient and misleading.  | 3/20/2021 6:34 PM  |
| 7  | We support the concept of a small sites toolkit  | 3/20/2021 5:29 PM  |
| 8  | Looks pretty comprehensive   | 3/4/2021 11:29 AM  |
| 9  | Totally a bad idea!  | 3/3/2021 1:18 PM   |
| 10 | Affordable good quality housing should be the main priority  | 2/10/2021 10:23 AM |
| 11 | The planning that has been approved for new homes on London Rd (close to Crown Road) show a terrible sense of planning on the councils part. The area may hold more homes but the design isn't in keeping with what is already there. The area looks disjointed and slum like.                                       | 2/9/2021 7:16 PM   |

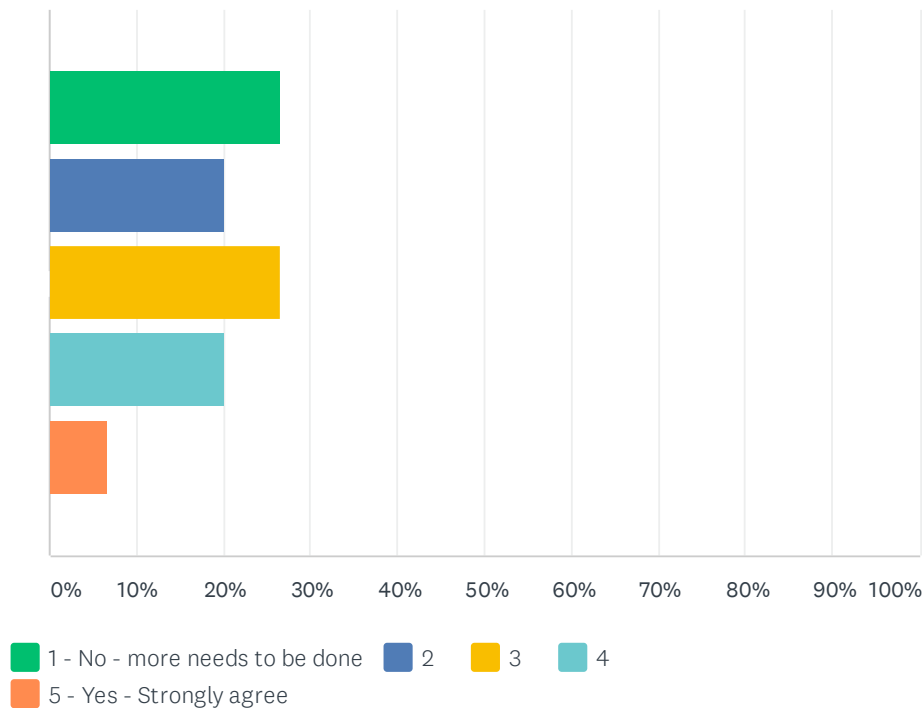
## Q2 Do you have any additional comments?

Answered: 0 Skipped: 17

| # | RESPONSES               | DATE |
|---|-------------------------|------|
|   | There are no responses. |      |

### Q3 Do you agree with the contents of this chapter?

Answered: 15 Skipped: 2



|            | 1 - NO - MORE NEEDS TO BE DONE | 2      | 3      | 4      | 5 - YES - STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|------------|--------------------------------|--------|--------|--------|--------------------------|-------|------------------|
| (no label) | 26.67%                         | 20.00% | 26.67% | 20.00% | 6.67%                    | 15    | 1.00             |
|            | 4                              | 3      | 4      | 3      | 1                        |       |                  |

| # | PLEASE TELL US WHY   | DATE               |
|---|--|--------------------|
| 1 | As 3D modelling can be very useful to all concerned and even make site visits optional (which may be the norm due to COVID), the planning portal should provide 3D modelling software at minimal (or no) cost for applicants (and objectors) to use.   | 3/23/2021 9:47 PM  |
| 2 | please add more - it should include "minimum standards" rather than just Guidance, specifically where it relates to climate, trees, overlooking etc. Many people are pushing the boundaries on what is acceptable and it is causing grief between neighbours.  | 3/23/2021 10:03 AM |
| 3 | It seems a useful set of suggestions for builders and planning teams but is very general without clarifying which kind of land is not available for building on  | 3/22/2021 8:04 PM  |
| 4 | It's a bit long...   | 3/21/2021 10:51 PM |
| 5 | This survey is impossible to answer because you have not referred to pages. Do you expect respondents to remember the contents of the Toolkit off by heart, or have two computer screens, side by side, when they look at the questions? The Toolkit is too large to print off on an ordinary printer. | 3/20/2021 6:39 PM  |
| 6 | Sets out clearly the operation of the toolkit  | 3/20/2021 5:30 PM  |

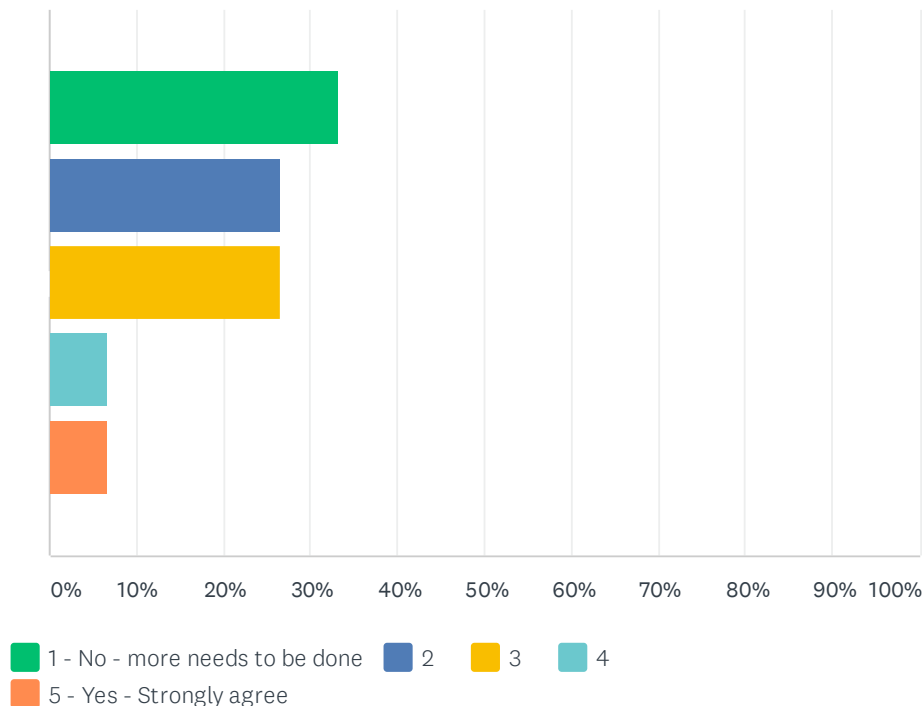
## Q4 Do you have any additional comments?

Answered: 2 Skipped: 15

| # | RESPONSES  | DATE               |
|---|--|--------------------|
| 1 | Should be shortened and summarised better  | 3/21/2021 10:51 PM |
| 2 | At the end of the Survey, it does not explain that if you don't sign up for Merton emails and give your name and contact details, your answers are likely to be ignored. If you are already signed up for emails, you might well skip signing up again, and fall into the "anon" trap. That is a serious administrative error calling into doubt the validity of the consultation. | 3/20/2021 6:39 PM  |

## Q5 Do you agree with the contents of this chapter?

Answered: 15 Skipped: 2



|            | 1 - NO - MORE NEEDS TO BE DONE | 2      | 3      | 4     | 5 - YES - STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|------------|--------------------------------|--------|--------|-------|--------------------------|-------|------------------|
| (no label) | 33.33%                         | 26.67% | 26.67% | 6.67% | 6.67%                    | 15    | 1.00             |
|            | 5                              | 4      | 4      | 1     | 1                        |       |                  |

| # | PLEASE TELL US WHY  | DATE               |
|---|---|--------------------|
| 1 | - The policy should consider all substantial trees (i.e. 20 cm diameter at the trunk and height over 4m as though they have a TPO). We should be planting more trees not cutting them down/cropping them/compromising their root-bases and/or complaining that they are "too close" to a new building – which seems to be the case for building insurance companies. - Previous breaches of planning constraints (even by former owners) should be rectified before new applications can be approved. What is the point of planning approval being given - if it can be broken without any consequences? - Street-facing is mentioned at 3.5. However, properties that rear-face or side-face onto open public spaces (i.e. public parks) should be included too. This is more important, in some respects, than "street-facing" as such open spaces are where the public stay for long periods of time to relax whereas the public are just "passers-by" when it comes to "street-facing" issues. This would imply a higher level of design would be necessary for properties that face directly onto public spaces/parks. | 3/23/2021 9:48 PM  |
| 2 | • easements and covenants Merton Park Covenants imposed by the Housing and Land Development Corporation, cover just about every property within most of Merton Park. That stipulates details like "one house per plot", and "minimum plot widths". Developers will need to seek waiver of these covenants. • underground utilities and services such as water or data cables To this please add electricity and gas supplies and sewage: Positioning and adequacy must be taken into account. Adequacy must include that of the local network of these services to which any new development will connect. Please add adequacy of site access during construction and its effect on local roads; and adequacy of site access for emergency services when site is sold and occupied.   | 3/23/2021 3:27 PM  |
| 3 | 3.2 planning constraints should also include : - trees that may not be under a TPO. - rectification of previous planning conditions that were breach that relate to pas applications on   | 3/23/2021 10:03 AM |

## Have your say on Merton's Small Sites Toolkit

the same site. Where the council has been made aware of a suspected breach, the council must investigate this prior to approving any applications on the same site where a suspected breach has occurred. The planning approval must be subject to the conditions to rectify this prior to any work starting. This can include for example improper use of parking bays, air conditioners added on to the side of properties afterwards that did not have approval etc. Also, street facing is mentioned at 3.5. Suggest to add a section on properties that face open spaces such as recreation grounds. The rear of these properties that face directly onto parks should be of a high quality design as they are visible from the public eye.

|   |  |                   |
|---|--|-------------------|
| 4 | This section is particularly worrying as I completely disagree with 3.5 'Street-facing developments have the potential to make a significant and positive contribution to the character of any street' The examples you give actually support my thought that overbuilding will be the result of this proposal   | 3/22/2021 8:08 PM |
| 5 | This survey is very difficult to complete because you either have to have two screens open side by side, or know the Toolkit off by heart. Where are we now? If we are at page 13 Fig 3.2, then that is no use without a key. Constraints should include Geology. This would show up constraints such as The Wimbledon Fault. If we are on page 15, then it is good to see a reference to easements and covenants. Almost all of Merton Park is subject to restrictive estate covenants which limited development to one house per plot, prohibits subdivision of houses into flats, specifies minimum plot widths, etc. They were part of the original building scheme for John Innes Merton Park Estate and although some of positive covenants are no longer enforceable, breaking the restrictive (negative) covenants makes raising a mortgage extremely difficult. They need a court order to be waived and that would make developing a small infill site, or converting a larger house into flats, very expensive. They were imposed for the benefit of each and every part of the John Innes Estate at Merton Park, so it is open to anyone, at any time, to challenge a breach. Not nearly enough protection for trees and established greenery. Only TPO's trees and trees in CA's seem to matter, but Merton is a Green Borough and one of London's lungs. Most trees and vegetation are at the ends of, and along the sides, of gardens. Destroying all that cover for infill is ecologically damaging and exactly what Merton should not be doing if it is serious about Climate Emergency. You can't have it both ways. New trees, in spaces which of necessity will then be restricted, will take years, if ever, to make up the damage. | 3/20/2021 6:39 PM |
| 6 | Opportunity to refer to the Sites allocations here, not just the character studies?  | 3/20/2021 5:33 PM |
| 7 | Some of the examples don't work for me, particularly the example of increased height in a 2 storey suburban housing area, but the general idea is helpful  | 3/2/2021 10:37 AM |

## Q6 Do you have any additional comments?

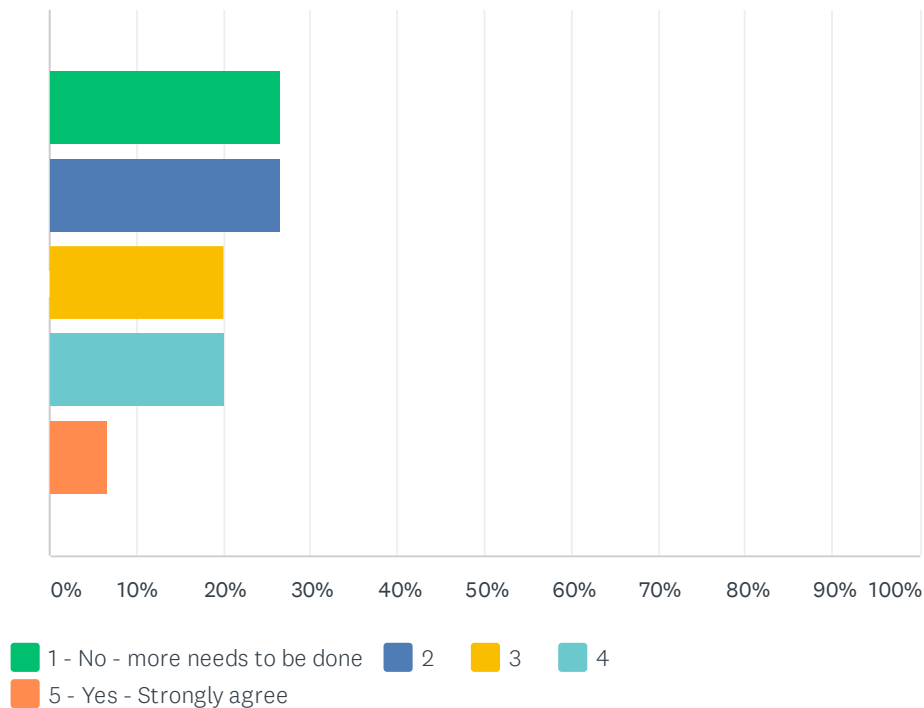
Answered: 2 Skipped: 15

| # | RESPONSES  | DATE              |
|---|--|-------------------|
| 1 | Small sites might get planning permission as per the Tool Kit, but risk never being built, due to the expense or dealing with the covenants.   | 3/20/2021 6:39 PM |
| 2 | Typologies key fig 3.2 Include single developments in back land development (multiple developments are shown) similar to <a href="https://www.decentgoodfellow.com/nineteenthroad">https://www.decentgoodfellow.com/nineteenthroad</a> | 3/4/2021 11:43 AM |



## Q7 Do you agree with the contents of this chapter?

Answered: 15 Skipped: 2



|            | 1 - NO - MORE NEEDS TO BE DONE | 2      | 3      | 4      | 5 - YES - STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|------------|--------------------------------|--------|--------|--------|--------------------------|-------|------------------|
| (no label) | 26.67%                         | 26.67% | 20.00% | 20.00% | 6.67%                    |       |                  |
|            | 4                              | 4      | 3      | 3      | 1                        | 15    | 1.00             |

| # | PLEASE TELL US WHY  | DATE              |
|---|---|-------------------|
| 1 | All substantial trees (i.e. 20 cm diameter at the trunk and height over 4m as though they have a TPO should have a Arboricultural impact assessment given the fact that we are trying to protect the London tree canopy. We should not lose a tree without planting two on the site that causes a loss of a tree. 3D images should be mandatory in the light of covid where no site visits are happening. If no site visits can happen because of lockdown, please make sure 3D images are required before any planning application is approved - both rear and front elevations and showing neighbouring properties on all relevant sides. 5.1.18 Where side wrap-arounds are being proposed the impact of wrap around is lessened by having a pitched roof (not flat). 5.1.34 - please specify the minimum standard for an off-street residential UK parking bay. (The standard UK "on street" parking bay is 16 feet long (4.8 metres) by 8 feet wide (2.4 metres). If anything less than that is approved then a large car will overhang the parking bay onto the public pavement Flat roof extensions should be kept to an absolute minimum or banned completely (except where they are not visible i.e. on the top of the property). Though more expensive to initially install pitched rooves have less maintenance and resolve many issues around roof height (i.e. lower ceilings at the walls and higher in the middle), so that neighbours win and the owner wins too. Flat rooves are unsightly and cause friction during planning applications as they are the same height closest to the neighbour as they are throughout the roof. The owner wishes to maximise the roof height and the neighbours want the opposite. - All objections to flat roof heights should immediately force the roof to be re-designed as a pitched roof. | 3/23/2021 9:52 PM |
| 2 | Architectural Style I am concerned by the number of the examples of very blocky, squared, plain brick examples shown e.g. Fig.3.17 - Wellsborough Mews Wimbledon, and Fig.3.16 -  | 3/23/2021 3:29 PM |

## Have your say on Merton's Small Sites Toolkit

Graveney Mews, Tooting and several others. Proliferation of this style could have a dulling effect on the quality of surroundings in Merton and affect the general sense of wellbeing.

|   |  |                    |
|---|--|--------------------|
| 3 | <p>at 5.1.8 please also mention that any large tree above 5 meters in height should have a Arboricultural impact assessment given the fact that we are trying to protect the London tree canopy. we should not lose a tree without planting at least one similar one on the site that is causes a loss of a tree. - 5.1.9 3D images are mandatory in the light of covid where no site visits are happening. If no site visits can happen because of lockdown, pelase make sure 3D images are required before any planning application is approved - both rear and front elevations and showing neighbouring properties on both sides. - page 33 - suggest a differentiation of massing of residential properties should be seen as different from commerical properties. Residential single house properties should have less massing and be less dominant in line with keeping a low scale residential neighbourhood. (unless blocks of flats which are different which provide greater housing). 5.1.18 - please ensure that where side wrap arounds are being proposed, visual breaks are not less than 2m between the two neighbouring properties. Also, to soften the impact of single story side wrap arounds, please ensure these have pitched roofs (not flat) to be sympatheic to the building. 5.1.34 - please specify the minimum standard for a UK parking bay (The standard UK parking bay is 16 feet long (4.8 metres) by 8 feet wide (2.4 metres). Our neighbour got approval for a bay (4.8m), but she parks her car in a different area on the front garden (only 4m long) . As a result, her car overhangs onto the pavement as it is an SUV. The back tyre is on her property but no one can walk down the public pavement outside her house in a straight line, wihtout having to walk around her car. This is highly undesirable. Please suggest a solution to ensure do people park in their allocated parking bays and their cars don't overhang onto the front path outside the house? It is terrible for people with mobility issues and very dangerous for children. 5.1.29 please give examples what you mean by "integrated into the landscape design". Now that wheelie bins are so large, more consideration needs to be given to making these less prominante and more guidance. Should landscaping and front bin storage be included in the submitted plans? Please make sure this is clearly specified as a requirement. -Many properties in the neighbourhood of Merton are victorian and roofing pitches should match the style. Flat roof extensions should be kept to a minimum size so not erode the visual amenity of the neighbourhood buildings. Pitched roofs are considered more desirable as more sympathetic to the building styles. where possible larger rear extensions should pitch the sides of the extension as a minimum. - Proposals for single storey rear extensions should not have a roof that is a greater height than the height of the immediate neighbours rear extensions (if they exist) unless a minimum distance of 3m is kept between the two buildings and where there is not light (daylight/sunlight) impact, (especially if visible from an open space where the garden backs onto a park or recreation ground).</p> | 3/23/2021 10:10 AM |
| 4 | If only the notes in this chapter were going to be respected by developers scanning for all possible bits of land to build on  | 3/22/2021 8:09 PM  |
| 5 | Are we on page 23 now? If so, most of the suggested styles of architecture are not going to be popular as infill in an established residential area. They are mainly industrial, angular designs, which may be modern but the whole idea was to encourage development which blends into the character of the area. Daunton Cottage Surbiton, P 31 Fig 5.3 is a really awful design. A well designed extension looks as if the house could have been built that way in the first place.   | 3/20/2021 6:39 PM  |
| 6 | Agree with the concept of setting out design principles, but feel this could have been an opportunity to dig into the real practical application of the Local Plan and NPPF policies on rhythm, heights, massing etc   | 3/20/2021 5:39 PM  |
| 7 | Not a good idea - very bad environmental impact.   | 3/3/2021 1:24 PM   |

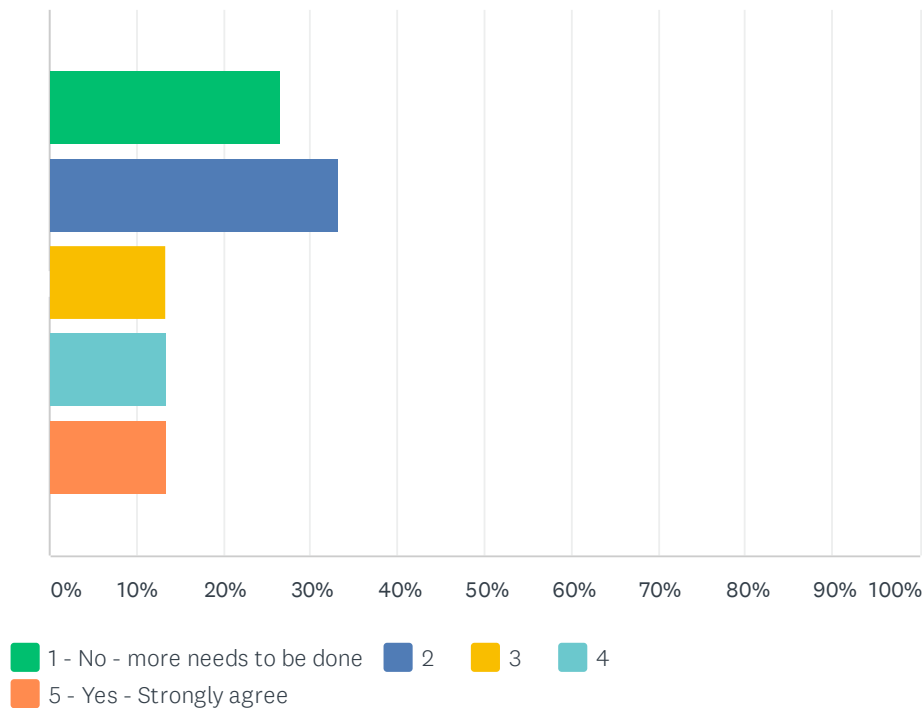
## Q8 Do you have any additional comments?

Answered: 1 Skipped: 16

| # | RESPONSES   | DATE              |
|---|---|-------------------|
| 1 | Consultation could be a good design principle. Clearly there's no requirement to consult with neighbours - but it could certainly be a very good thing to do, even on a small site. | 3/20/2021 5:39 PM |

## Q9 Do you agree with the contents of this chapter?

Answered: 15 Skipped: 2



|            | 1 - NO - MORE NEEDS TO BE DONE | 2      | 3      | 4      | 5 - YES - STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|------------|--------------------------------|--------|--------|--------|--------------------------|-------|------------------|
| (no label) | 26.67%                         | 33.33% | 13.33% | 13.33% | 13.33%                   |       |                  |
|            | 4                              | 5      | 2      | 2      | 2                        | 15    | 1.00             |

| # | PLEASE TELL US WHY   | DATE               |
|---|--|--------------------|
| 1 | 5.1.8 please also mention that any large tree above 5 meters in height should have a Arboricultural impact assessment given the fact that we are trying to protect the London tree canopy. We should not lose a tree without planting at least one similar one on the site that is causes a loss of a tree. 5.1.29 Give examples what you mean by "integrated into the landscape design". Now that wheelie bins are so large, more consideration needs to be given to making these less prominent and more guidance. Should landscaping and front bin storage be included in the submitted plans? Please make sure this is clearly specified as a requirement. Some properties on our residential road use 50% of the front garden for bin storage (i.e. 3 small flats with a small front garden will have 6 wheelie bins and 6 re-cycling boxes and 3 food waste bins!)   | 3/23/2021 9:58 PM  |
| 2 | No comment   | 3/23/2021 3:30 PM  |
| 3 | at 5.1.8 please also mention that any large tree above 5 meters in height should have a Arboricultural impact assessment given the fact that we are trying to protect the London tree canopy. we should not lose a tree without planting at least one similar one on the site that is causes a loss of a tree. - 5.1.9 3D images are mandatory in the light of covid where no site visits are happening. If no site visits can happen because of lockdown, pelase make sure 3D images are required before any planning application is approved - both rear and front elevations and showing neighbouring properties on both sides. - page 33 - suggest a differentiation of massing of residential properties should be seen as different from commerical properties. Residential single house properties should have less massing and be less dominant in line with keeping a low scale residential neighbourhood. (unless blocks of flats which are different which provide greater housing). 5.1.18 - please ensure that where side wrap arounds are being proposed, visual breaks are not less than 2m between the two neighbouring properties. Also, to | 3/23/2021 10:11 AM |

## Have your say on Merton's Small Sites Toolkit

soften the impact of single story side wrap arounds, please ensure these have pitched roofs (not flat) to be sympathetic to the building. 5.1.34 - please specify the minimum standard for a UK parking bay (The standard UK parking bay is 16 feet long (4.8 metres) by 8 feet wide (2.4 metres). Our neighbour got approval for a bay (4.8m), but she parks her car in a different area on the front garden (only 4m long) . As a result, her car overhangs onto the pavement as it is an SUV. The back tyre is on her property but no one can walk down the public pavement outside her house in a straight line, without having to walk around her car. This is highly undesirable. Please suggest a solution to ensure do people park in their allocated parking bays and their cars don't overhang onto the front path outside the house? It is terrible for people with mobility issues and very dangerous for children. 5.1.29 please give examples what you mean by "integrated into the landscape design". Now that wheelie bins are so large, more consideration needs to be given to making these less prominent and more guidance. Should landscaping and front bin storage be included in the submitted plans? Please make sure this is clearly specified as a requirement.

|   |   |                   |
|---|---|-------------------|
| 4 | The reference to the local plan would have more weight if the reasons not to build on certain areas, ie those abutting schools or currently small areas of green space used by children, came with some sort of penalties.  | 3/22/2021 8:13 PM |
| 5 | Can't tell where we are now. If it's page 31, then Growth in the Borough seems to have come down to "more homes and nothing but more homes, at any price". People need work places, local services need local bases - all this seems to be ignored. e.g. Plumbers can't work from home and they need space to store their tools and to park their vans. Merton will not be a good place to live if it is just a dormitory where you can't get anything done - not even the windows cleaned or a dripping tap fixed. This used to be acknowledged in Merton - what has gone wrong? | 3/20/2021 6:39 PM |
| 6 | More prominence is given to the fairly vague character studies, and much less to the Sites allocations and the practical application of the requirements of the Local Plan and NPPF - these are the elements that as ward councillors residents ask us to push on, and yet they are barely mentioned (except generally, ie reference to the overall Local Plan)   | 3/20/2021 5:40 PM |
| 7 | Pleased to see the importance of designing for Bins. This is critical on Small Sites and needs emphasising  | 3/2/2021 11:13 AM |

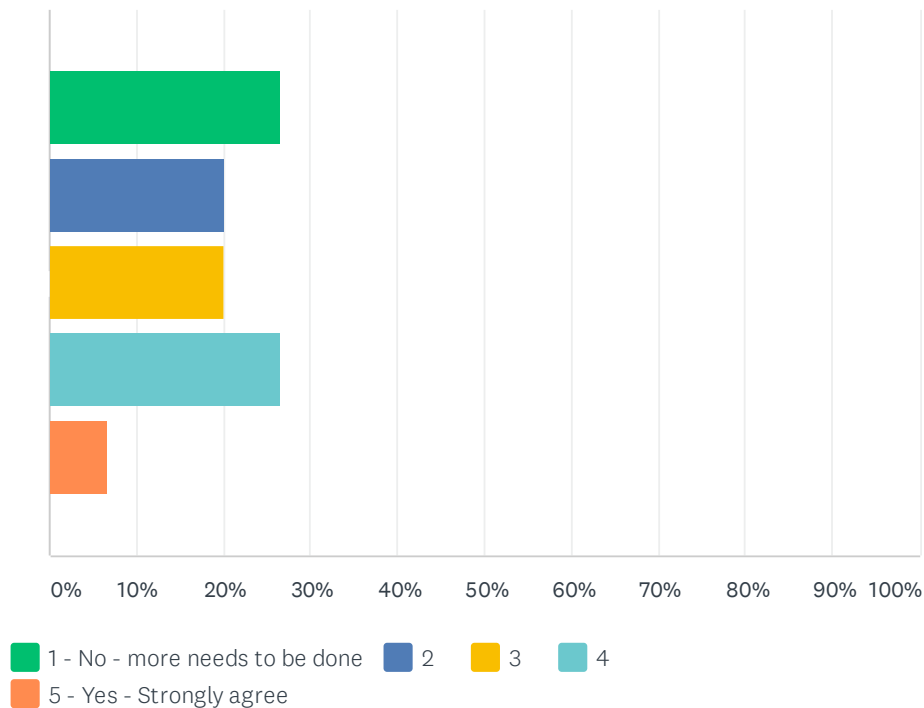
## Q10 Do you have any additional comments?

Answered: 1 Skipped: 16

| # | RESPONSES   | DATE              |
|---|---|-------------------|
| 1 | Most of this Toolkit is well intentioned but not well thought out as to what makes a liveable and well balanced society. It sounds like a panic reaction to high housing targets which have been set, I am told, based on 2014 figures. A lot has changed since 2014. | 3/20/2021 6:39 PM |

## Q11 Do you agree with the contents of this chapter?

Answered: 15 Skipped: 2



|            | 1 - NO - MORE NEEDS TO BE DONE | 2      | 3      | 4      | 5 - YES - STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|------------|--------------------------------|--------|--------|--------|--------------------------|-------|------------------|
| (no label) | 26.67%                         | 20.00% | 20.00% | 26.67% | 6.67%                    | 15    | 1.00             |
|            | 4                              | 3      | 3      | 4      | 1                        |       |                  |

| # | PLEASE TELL US WHY  | DATE               |
|---|---|--------------------|
| 1 | - daylight/sunlight - please specify minimum standards that need to be taking into consideration regarding the impact on neighbours and state when daylight/sunlight reports of neighbours need to be prepared. - daylight/sunlight - please specify minimum standards that need to be taking into consideration regarding the impact on neighbours and state when daylight/sunlight reports of neighbours need to be prepared. 6.1.17 - what is the minimum distance between two windows that face each other (or are at 90 degrees), before privacy becomes an issue? Please define minimum standards. Ideally, if a neighbour objects to a new window (due to privacy), that is on the side elevation of a property (i.e. facing a neighbour) then the proposed new windows must have obscured glass. Velux windows (in pitched rooves) could be exempt from this - except via "planning guidance" that blinds should be installed to provide privacy to neighbour "X". This allows some flexibility for view upwards/downwards between storeys. 6.1.19 this should apply for extensions (not just new buildings) 6.1.27 no external spotlights should directly shine into neighbours windows. Spotlights and security lights must be positioned sensitively to neighbour windows and not directly shine inside. Ideally, defused glass should ensure that no bright light travels directly into a neighbours property. - where do you address (exterior) air conditioners? Air conditioners that have drainage not plumbed into the property should not be allowed to overhang into neighbours property (ie drip onto neighbours pathway). Air conditioners placed on roofs need planning permission and should be included in the plan drawings. - satellite dishes need to be included in the plan drawings and please put some standard in place - should be placed in an inconspicuous place (i.e. just like TV aerials used to be) so not to be visible to the public. | 3/23/2021 10:12 PM |
| 2 | 6.1.10 furniture needs to be included in all rooms (not just the added rooms) so you can get a full perspective of the whole living dwelling and all rooms need ot show their purpose. -  | 3/23/2021 10:11 AM |

## Have your say on Merton's Small Sites Toolkit

daylight/sunlight - please specify minimum standard that need to be taking into consideration regarding the impact on neighbours and state when daylight/sunlight reports of neighbours need to be prepared. - 6.1.17 - what is the minimum distance between two windows that face each other or are at 90 degrees, before privacy becomes an issue? Please make minimum standards. If the development creates a privacy issue, please set some standards that the proposed windows must be opaque and non opening - 6.1.19 this should apply for extensions (not just new buildings) - 6.1.27 please ensure no external spotlights directly face into neighbours windows. Spotlights and security lights must be positioned sensitively to neighbour windows and not directly shine inside. - where do you address air conditioners? Air conditioners that have drainage not plumbed into the property should not be allowed to overhang into neighbours property (ie drip onto neighbours pathway). Air conditioners placed on roofs need planning permission and should be included in the plan drawings. - satellite dishes need to be included in the plan drawings and please put some standard in place - should be placed in an inconspicuous place so not visible to the public and should be no more than one dish per residential property.

|   |  |                   |
|---|--|-------------------|
| 3 | The examples given are well documented but as not mainly from Merton, they might not work in this area   | 3/22/2021 8:14 PM |
| 4 | Good theory but unlikely to work in practice because of pressure to build so many "units" to meet targets. Corners will be cut and the result will be town cramming which leads to all sorts of social problems. | 3/20/2021 6:39 PM |
| 5 | Good run through of the issues.  | 3/20/2021 5:42 PM |



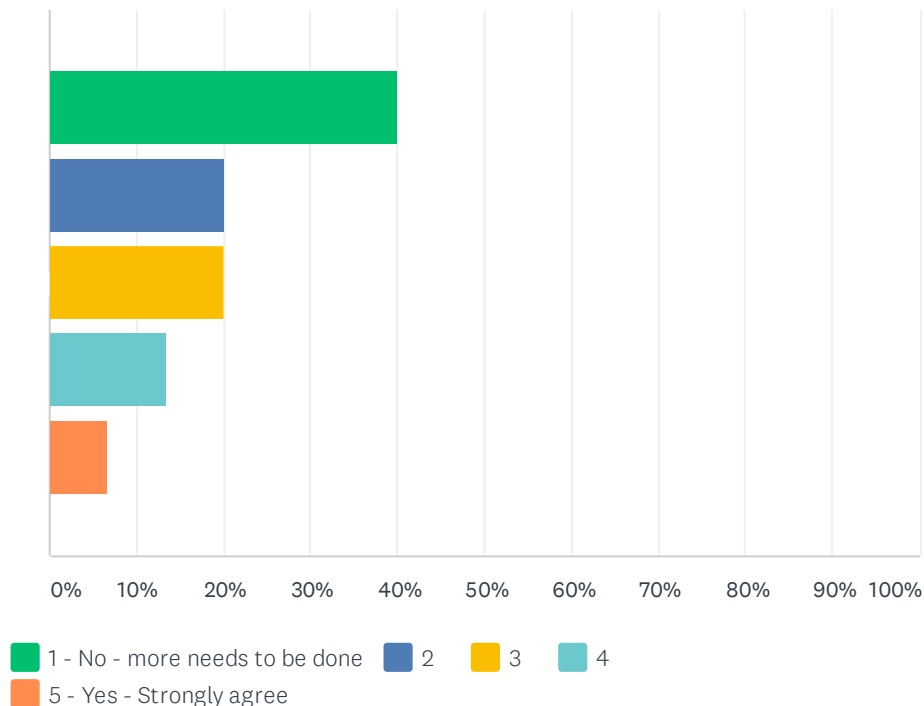
## Q12 Do you have any additional comments?

Answered: 1 Skipped: 16

| # | RESPONSES  | DATE              |
|---|--|-------------------|
| 1 | Too early to consider impacts of more working from home? | 3/20/2021 5:42 PM |

## Q13 Do you agree with the contents of this chapter?

Answered: 15 Skipped: 2



|            | 1 - NO - MORE NEEDS TO BE DONE | 2      | 3      | 4      | 5 - YES - STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|------------|--------------------------------|--------|--------|--------|--------------------------|-------|------------------|
| (no label) | 40.00%                         | 20.00% | 20.00% | 13.33% | 6.67%                    | 15    | 1.00             |
|            | 6                              | 3      | 3      | 2      | 1                        |       |                  |

| # | PLEASE TELL US WHY   | DATE               |
|---|--|--------------------|
| 1 | 7.1.10 - suggest that the 45 degree rule should be applied to either the height or length. You shouldn't have to fail on both height and length for the applicant to have to justify the massing is not overly dominant. Also please mention that even if the proposal passes on the sunlight/daylight, does not mean that the proposed structure is not unduly dominant and potential oppressive for neighbours. Architects use 3D software to provide the absolute maximum within allowable limits. Plans that are on the absolute limit of more than one aspect of the plan should fail (i.e. Height, Length, Depth, Mass, Light) - Please add back in the aspect value diagrams that were used in the SPD 2004 - these are very helpful.   | 3/23/2021 10:19 PM |
| 2 | 7.1.10 - suggest that the 45 degree rule should be applied to either the height or length. You shouldn't have to fail on both height and length for the applicant to have to justify the massing is not overly dominant. Also please mention that even if the proposal passes on the sunlight/daylight, does not mean that the proposed structure is not unduly dominant and potential oppressive for neighbours. Many builders are going to the maximum 45 on height and length and this is very generous. - Please add back in the aspect value diagrams that were used in the SPD 2004 - these are very helpful. - 7.1.20: does this apply to residential conversions of flats to a single house? Given this doc "Supplement Housing Strategy Presentation 02112020 1915 Sustainable Communities Overview and Scr (1) (2)" should Merton planning allow conversions of two flats (of a building that was perviously a single house) back into a single house without provide another dwelling? I think Merton needs more 2 and 3 bedroom flats and less houses so would think that converting flats to houses should not be allowed given the housing shortage. - garden infill design principle should be added see page 5 of Chapter J (1) Character Evolution Please add this detail that infill needs to secure | 3/23/2021 10:28 AM |

## Have your say on Merton's Small Sites Toolkit

the edges of the block and no go outside the building line, and respect the neighbour scale (what does this mean?), massing, roofline .

|   |  |                   |
|---|--|-------------------|
| 3 | Lack of examples currently in Merton so it is not easy to make comparable judgments  | 3/22/2021 8:17 PM |
| 4 | These proposals will put developers first, not people. No evidence so far Merton is serious about what people say or think? See the way it has treated people who tried to fill in the Online questionnaire on Local Plan 2a, which was as user unfriendly as this one. No way to organize a Statutory Consultations. Merton is completely blinded at the moment by the need to meet high housing targets. | 3/20/2021 6:39 PM |
| 5 | We do not have enough amenities NOW so would not be able to cope with increased demand.  | 3/3/2021 1:25 PM  |

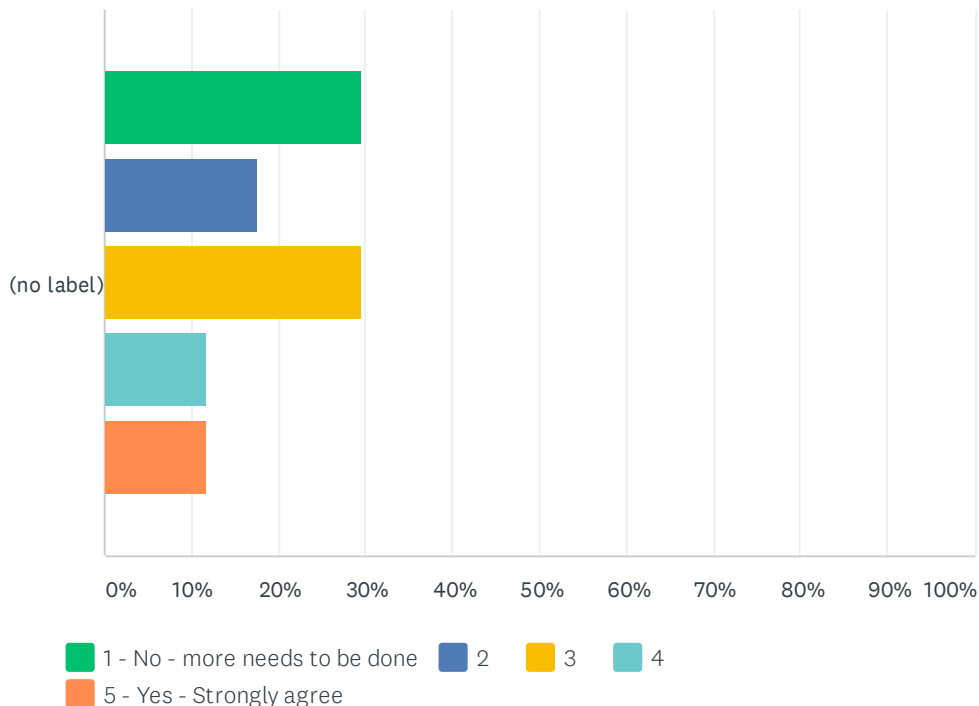
## Q14 Do you have any additional comments?

Answered: 1 Skipped: 16

| # | RESPONSES | DATE              |
|---|-----------|-------------------|
| 1 | See above | 3/20/2021 6:39 PM |

## Q15 Do you agree with the contents of this chapter?

Answered: 17 Skipped: 0



|            | 1 - NO - MORE NEEDS TO BE DONE | 2      | 3      | 4      | 5 - YES - STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|------------|--------------------------------|--------|--------|--------|--------------------------|-------|------------------|
| (no label) | 29.41%                         | 17.65% | 29.41% | 11.76% | 11.76%                   | 17    | 1.00             |
|            | 5                              | 3      | 5      | 2      | 2                        |       |                  |

| # | PLEASE TELL US WHY   | DATE               |
|---|--|--------------------|
| 1 | - all established trees that are impacted (not just ones with TPO) needs to be protected where possible. This includes the root base. New foundations should be at least 3m from an established tree's root base. This is required for all buildings insurances anyway! Allowing the building to go ahead implies the tree will either die during the building work or have to be cropped or cut down if it becomes a problem for the new foundations. Better to not allow the new foundations in the first place! The tree should be preserved.   | 3/23/2021 10:22 PM |
| 2 | Fig 8.33 shows a timber bat box - these are not integrated with the design, have a relatively short lifetime and have maintenance requirements. An integrated bat box or swift brick would be a better example? It would also be good to add a reference to "swift bricks" and maybe also bat boxes, hedgehog highways and bee bricks, e.g. to paragraph 8.12. This would follow the Merton Local Plan, NPPG 2019, Building Better Building Beautiful Commission, and London Plan guidance, references below. Note that swift bricks are not just for swifts, they can accommodate a wide range of species including red-listed house sparrows, as set out in this CIEEM article, but the NPPG refers to them as swift bricks: <a href="https://cieem.net/resource/the-swift-a-bird-you-need-to-help/">https://cieem.net/resource/the-swift-a-bird-you-need-to-help/</a> Here are the relevant policies referenced above: The proposed Merton Local Plan (2021) states: "Development, particularly for new and replacement buildings and extensions to buildings, should utilise opportunities to attract new species to a site. This can include the incorporation of artificial nest boxes and bricks in buildings to provide nesting and roosting opportunities for birds, including species under threat such as swifts, house martins, swallows and house sparrows, and where appropriate, bats" (Section 12 Green and Blue Infrastructure, paragraph 1.1.42). National Planning Policy Guidance (NPPG, 2019) states: "...relatively small features can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for | 3/23/2021 12:09 PM |

## Have your say on Merton's Small Sites Toolkit

hedgehogs between different areas of habitat" (Natural Environment, Paragraph 023, Reference ID: 8-023-20190721). Living With Beauty (Government's Building Better Building Beautiful Commission, 30/01/20) recommends: "Bricks for bees and birds in new build homes" (Policy Proposition 33, page 110). The Mayor's London Plan 2021: Policy G6 Biodiversity and access to nature: B: Boroughs, in developing Development Plans, should: ... (4) 'Seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context' (page 325).

|   |  |                    |
|---|--|--------------------|
| 3 | <p>- where a proposal could impact the roots of an established tree (whether or not it has a TPO), the design might need to bridge the foundations if this will that the the roots will be protected - all established trees that are impacted (not just ones with TPO) needs to be protected where possible - established trees of more than 5m in height should be at least 4m from the closest wall of a new building or new extension (please change these but put some minimum standards in place to protect more trees) 8.1.9 - suggest that a flood risk assessment should be required if there is any evidence of significant flooding within 10m of the proposed development site (eg. surface water flooding that does not disappear after 2 days) . Maybe add this requirement also where the site is located on land that is below 50ft above sea level. refer to this link: <a href="https://en-gb.topographic-map.com/maps/dqaf/Wimbledon/">https://en-gb.topographic-map.com/maps/dqaf/Wimbledon/</a> (image below). T</p>  | 3/23/2021 10:28 AM |
| 4 | <p>Important considerations but need more mention of considerations bein given to the local ethos</p>  | 3/22/2021 8:19 PM  |
| 5 | <p>No use having a zero carbon home, if you have destroyed tree cover, vegetation and habitat to build it. That is not looking at Climate Change holistically.</p>   | 3/20/2021 6:39 PM  |
| 6 | <p>The Climate Emergency is of key importance</p>  | 3/20/2021 5:44 PM  |
| 7 | <p>Guidance Note 8.1.....Does your project promote biodiversity? Opportunities for small-scale constructions and developments to promote biodiversity: Figure 8.33 suggests that biodiversity can be promoted through the inclusion of bat boxes on the side of new buildings. This section fails to mention that similarly, simple additions can benefit populations of threatened birds, and this requirement should be included, as per suggested text above. The inclusion of suitably located swift bricks should be required in all new buildings above five metres in height (see sources of specialist guidance provided below). Additionally, whilst showing a bat box in figure 8.33 is welcome, it is a missed opportunity because a timber external box is a very familiar product; it is high maintenance and has a short lifetime. Therefore, we request that you include an image of an integrated swift brick (images sent separately by email to Future Merton), which is unfamiliar to most, low maintenance, durable and aesthetically integrated with the building design. Please amend paragraph 8.12 to include: 'Integrated swift nesting bricks' To follow guidance in Merton's Draft Local Plan (2021), NPPG (2019) National Environment paragraph 023, and the Publication London Plan (2020) policy G6 (as referred to below), the following text would be included: 'Suitably located integrated universal swift nest bricks should be included in new builds at eaves level, (minimum height of five metres). Superior to external swift boxes, integrated swift bricks are permanent, more temperature-stable and maintenance-free. They benefit many bird species in addition to swifts. For smaller projects, interior swift soffit boxes are simple to fit. Specialist guidance on installation should always be followed. Any existing swifts' nests should be protected from destruction, and roof work should be avoided during the swift breeding season.' (Leaflet and images, courtesy of Action for Swifts, have been sent separately by email to Future Merton)</p> | 3/4/2021 8:14 PM   |

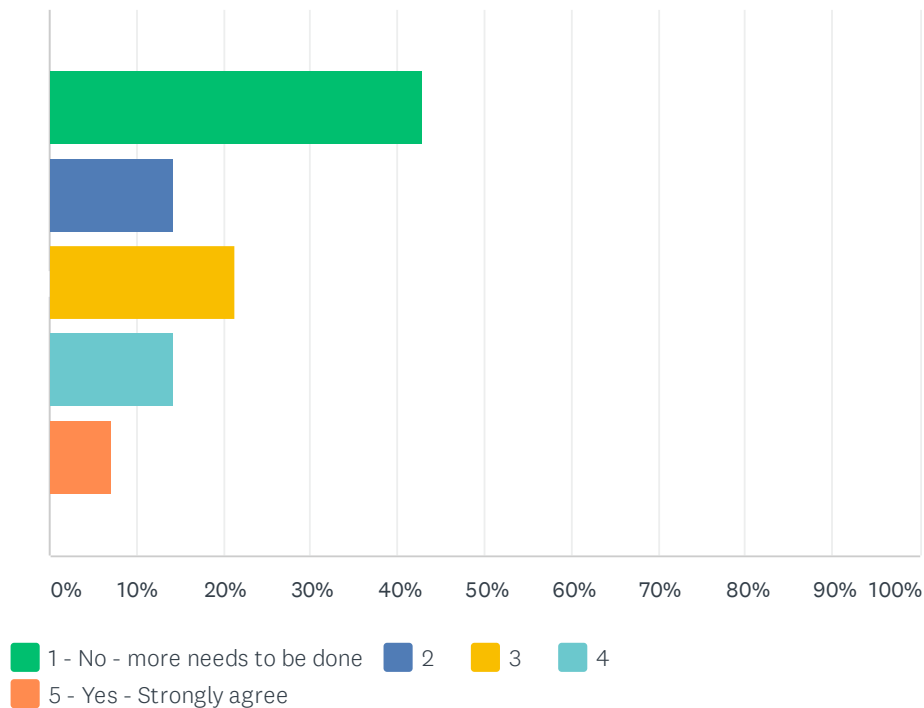
## Q16 Do you have any additional comments?

Answered: 2 Skipped: 15

| # | RESPONSES  | DATE               |
|---|--|--------------------|
| 1 | As above.  | 3/23/2021 12:09 PM |
| 2 | <p>Further information: <a href="https://cieem.net/resource/the-swift-a-bird-you-need-to-help/">https://cieem.net/resource/the-swift-a-bird-you-need-to-help/</a> Swift Conservation national organisation: <a href="https://swift-conservation.org/">https://swift-conservation.org/</a> Action for Swifts <a href="https://actionforswifts.blogspot.com">https://actionforswifts.blogspot.com</a> <a href="https://actionforswifts.blogspot.com/p/afs-products.html">https://actionforswifts.blogspot.com/p/afs-products.html</a></p> <p>Justification: Swifts qualify for 'endangered' status on the on the BTO's species list of conservation concern, indicating 'a need for urgent conservation action'. UK swift numbers declined by 53% between 1995 and 2016, a major reason being the loss of natural swift nesting habitat, consisting of small cavities in the eaves and walls of older buildings, lost through renovation and demolition. Modern buildings are heavily insulated and lack the accessible spaces swifts need for breeding. Swifts are nest-faithful year on year, and they cannot readily adapt to the loss of their existing nest sites. Swift bricks benefit other smaller birds, such as house sparrows and members of the tit-family, all of which take readily to artificial swift nest sites. Integrated swift bricks have the advantage of lasting for the duration of the building structure itself and require no maintenance. External swift boxes offer an alternative to swift bricks where the latter are not an option. Swifts nest in colonies and swift bricks/boxes should be installed in groups. Policy: Merton's Draft Local Plan 2021 states that development should contribute to net gains in biodiversity. The policy expresses the requirement for new buildings to utilise their potential to support threatened species, such as swifts, through the incorporation of artificial nest boxes or bricks, to provide nesting and roosting opportunities. (Section 10, Policy 08.3, and paragraph 1.1.42) National Planning Policy Framework 2019 Section 15, Clauses 170 (d)and174 (b) <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a> National Planning Policy Guidance: <a href="https://www.gov.uk/guidance/natural-environment">https://www.gov.uk/guidance/natural-environment</a> Paragraph: 023 Reference ID: 8-023-20190721: 'Planning conditions or obligations can be used..... to achieve biodiversity net gain..... The work involved may.....involve creating new habitats, enhancing existing habitats, .....Relatively small features can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments.....' The Government's Building Better Building Beautiful Commission report 'Living With Beauty' (30/01/20, Policy Proposition 33, page 110) Recommends:' Bricks for bees and birds in new build homes'. <a href="https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission">https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission</a> The Mayor of London's Publication London Plan, December 2020, advises local authorities as follows: Policy G6 Biodiversity and Access to Nature: B: Boroughs, in developing Development Plans, should: ... (4) 'Seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context'(page 362). <a href="https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/publication-london-plan">https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/publication-london-plan</a></p> | 3/4/2021 8:14 PM   |

## Q17 Do you agree with the contents of this chapter?

Answered: 14 Skipped: 3



|            | 1 - NO - MORE NEEDS TO BE DONE | 2      | 3      | 4      | 5 - YES - STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|------------|--------------------------------|--------|--------|--------|--------------------------|-------|------------------|
| (no label) | 42.86%                         | 14.29% | 21.43% | 14.29% | 7.14%                    | 14    | 1.00             |
|            | 6                              | 2      | 3      | 2      | 1                        |       |                  |

| # | PLEASE TELL US WHY  | DATE               |
|---|---|--------------------|
| 1 | Architectural Style We are concerned by the number of the examples of very blocky, squared, plain brick examples shown e.g. Fig.3.17 - Wellsborough Mews Wimbledon, and Fig.3.16 - Graveney Mews, Tooting and several others. Proliferation of this style could have a dulling effect on the quality of surroundings in Merton and affect the general sense of wellbeing. | 3/23/2021 3:31 PM  |
| 2 | - please add examples of infill developments that don't damage neighbour amenity (page 5 of Chapter J (1) Character Evolution   | 3/23/2021 10:29 AM |
| 3 | This worried me the most because these show a variety of infills which literally mean every little space garden , alley, side space can be built on. Increased pressure on local amenities in a small area  | 3/22/2021 8:21 PM  |
| 4 | Interesting, but many are very depressing examples of trying to fit a quart into a pint pot. Have you ever tried living in a building with a communal hallway? Just go and visit The Holt or The Homefield on London Road to see how people have to use them. Jam packed with prams, scooters, bikes, shoes, rubbish bags.  | 3/20/2021 6:39 PM  |
| 5 | Too much emphasis on larger projects rather than genuine Small Sites  | 3/2/2021 11:15 AM  |



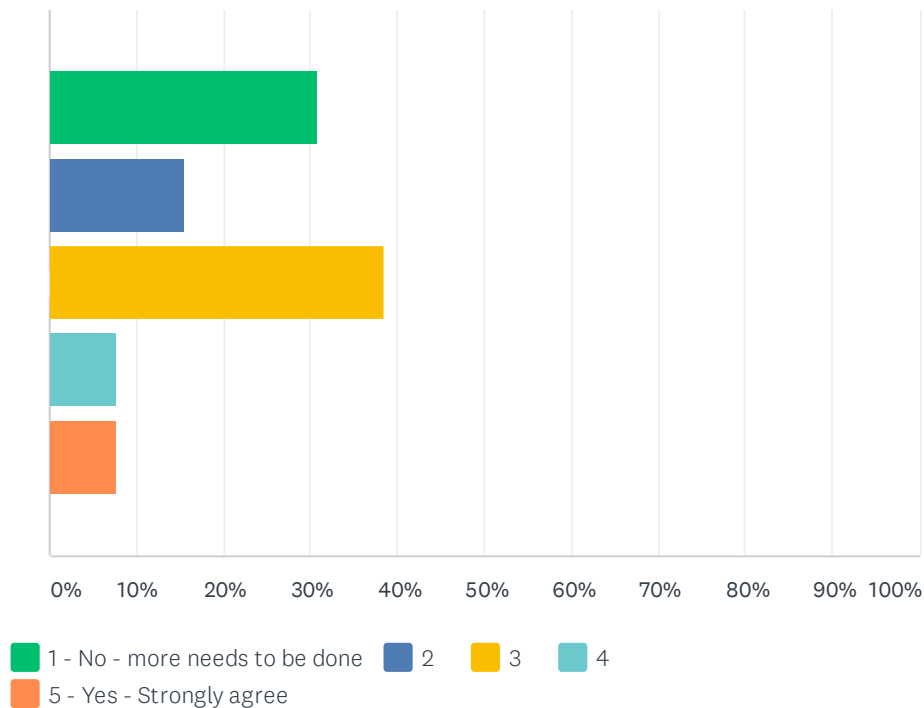
## Q18 Do you have any additional comments?

Answered: 0 Skipped: 17

| # | RESPONSES               | DATE |
|---|-------------------------|------|
|   | There are no responses. |      |

## Q19 Do you agree with the contents of this chapter?

Answered: 13 Skipped: 4



|            | 1 - NO - MORE NEEDS TO BE DONE | 2      | 3      | 4     | 5 - YES - STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|------------|--------------------------------|--------|--------|-------|--------------------------|-------|------------------|
| (no label) | 30.77%                         | 15.38% | 38.46% | 7.69% | 7.69%                    | 13    | 1.00             |
|            | 4                              | 2      | 5      | 1     | 1                        |       |                  |

| # | PLEASE TELL US WHY  | DATE               |
|---|---|--------------------|
| 1 | - please add "a block plan (existing and proposed)" to the list that is needed to accompany the DAS. - mention all plans and drawings need to represent both "existing and proposed" - also please include a plan of the trees in the garden and in the neighbour's property- this is important if we are to properly look after trees - plans also need to clearly show landscaping, bin storage, air conditioners, car parking spaces, roof pitches. We need all this if we are to ensure design is of a good quality.  | 3/23/2021 10:25 PM |
| 2 | Design and Access Statement 7. Heritage How will the proposal affect the asset? To ensure honesty and objectivity in heritage cases, , applicants should be required to consult the Borough Conservation Officer before applications are submitted (or even started).   | 3/23/2021 3:32 PM  |
| 3 | The Landscaping section of the Design & Access Template section should require measures for biodiversity enhancement to be included, so that these are integrated into the design.  | 3/23/2021 12:10 PM |
| 4 | - what does "accessible to all users mean" - please add "a block plan (existing and proposed)" to the list that is needed to accompany the DAS. - mention all plans and drawings need to represent both "existing and proposed" - also please include a plan of the trees in the garden and in the neighbour's property- this is important if we are to properly look after trees - plans also need to clearly show landscaping, bin storage, air conditioners, car parking spaces, roof pitches. We need all this if we are to ensure design is of a good quality. | 3/23/2021 10:36 AM |
| 5 | Unable to comment as not seen the full template   | 3/22/2021 8:22 PM  |
| 6 | No comment.   | 3/20/2021 6:39 PM  |
| 7 | The template should take the applicant through the elements of the toolkit, almost like a   | 3/20/2021 5:53 PM  |

## Have your say on Merton's Small Sites Toolkit

checklist

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|   |  |                  |
|---|--|------------------|
| 8 | Planning officers MUSTA visit each and every site, which, st the moment, they do not appear to do. | 3/3/2021 1:27 PM |
|---|--|------------------|

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## Q20 Do you have any additional comments?

Answered: 1 Skipped: 16

| # | RESPONSES | DATE               |
|---|-----------|--------------------|
| 1 | As above. | 3/23/2021 12:10 PM |