

## Consultation questions

Tell us what you think of the council's draft Estates Local Plan

**1) Having read and considered the council's draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.**

Please tick **one** of the following options:

**Option 1: Demolish and redevelop the entire Estate**

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

**Option 2: Partial redevelopment**

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy

efficient new homes but with fewer benefits to the neighbourhood.

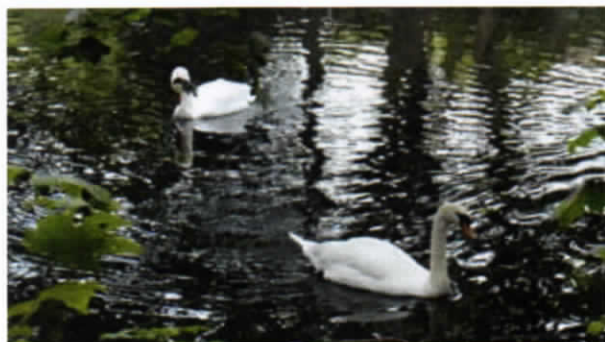
**Option 3: Invest in existing properties to bring them to minimum modern standards**

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



2) To what extent do you agree or disagree with the following aspects of the council’s draft Estates Local Plan? Please select one of the following ratings for each topic area:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
<b>Townscape</b> - How your neighbourhood looks and feels			/		
<b>Street Network</b> - Where the streets will go					/
<b>Movement and access</b> – How people will move around	/			/	
<b>Land use</b> – What uses can go in the new neighbourhood				/	
<b>Open space</b> – How much and what sort of open space will there be			/		
<b>Environmental protection</b> - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes			/		
<b>Landscape</b> – How open space, trees and planting should be provided			/	/	
<b>Building heights</b> – How high buildings should be				/	/



3) Please tell us if you have any other comments about the council's draft Estates Local Plan?

(Please include details of the page number(s) and paragraph number(s) of the council's draft plan to which your comments relate. Please continue on a separate sheet and attach to this form clearly indicating the question you are writing about.)

P.12 2.01 The 'Decent' homes improvements have not been done as promised, and so the transfer to CHMP has deceived residents and owners into believing their homes will improve, and yet now they are to be knocked down! The goal posts have moved. Furthermore p.20 2.25 and 2.26 'surveys' and 'exploration of reasonable options' - where is the evidence? All workshop meetings I attended had residents claiming no surveys were done of e.g. the Orbit Housing in Ravensbury, and this was not denied. Where are the results of surveys, and costings for improvements for us to see? It has not been demonstrated that the 'Decent' homes improvements, especially to brick built homes in Ravensbury is not cost effective. Nothing, anywhere in this plan or accompanying notes shows me why my brick built house must be demolished.

Therefore, I strongly object to Regeneration of the Ravensbury Estate, and in particular, knocking down the brick build houses. The Plan refers several times to Ravensbury Grove Road being retained with its already 'pleasant linear open spaces' (p.158 3.277) so why knock down the houses on that road? The area of orbit housing is a clearly defined and separate area, and if residents there wish to have new homes built then that could still happen without affecting the brick builds on Ravensbury Grove Rd.

I strongly object to the proposed new vehicle streets in Policy EP R2 d) p.150 and to the proposed increase in density and height of buildings in Policy EP RB b). Opening up the Ravensbury Estate for vehicles to Morden Road will create a rat run of through - routes, and the 'feel of a quiet and pleasant residential neighbourhood' p.146 3.248 will be lost. The increased density and height of new builds will further add to a change in the feel of the estate to a more busy urban setting. Improvements to pedestrian access to the park, and tram stops, and a bridge over the canal, and pedestrian crossings and cycle path on Morden Road can all be done without any need to knock down the brick built houses in Ravensbury. The existing 'low rise form (allowing) views to the tree line' p.166 3.2999 will also be lost or at best severely reduced.

The Site analysis map on p.140 reveals several positive long views and vistas but relatively few & short negative ones; 3 positive landmarks and no negative ones; several pedestrian access points already; only one small area 'lacking character'. The case for regeneration of Ravensbury is nowhere near as strong as proposed.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- Email
- Letter
- Website
- Newspaper
- Other (please specify) \_\_\_\_\_

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

Please select one

- Very well
- Reasonably well
- Not very well
- Not at all

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

If it is already the council's view that regeneration is best (p.20 2-28) why was there no clear suggestion of this as a likelihood at the time of transfer to CHMP? I feel we have been deceived. The case for regeneration has advanced far too swiftly, without any clear demonstration of why the original 'Decent' home improvements by Dec 2015 is not cost effective.

My brick build house in Ravensbury Grove Rd does not need to be knocked down to achieve many of the local improvements to pedestrian links to park & transport as proposed in the plan. My house in Ravensbury Grove is the only house I own, (we are seconded at present to rented accommodation due to our work) and was bought specifically for its unique size, layout and location as fulfilling the needs for me and my family as a future home and home business location. The architect has agreed its uniqueness. CHMP Residents offer treats us as absent business profiteers on the Ravensbury Estate and the level of compensation we will receive will not enable us to find a replacement home there or locally. We will be forced to move away. We do not want this. I would value discussing this with the council because CHMP has not properly taken notice of our need as home owners on the Estate.