

Eastfields

Consultation questions

Merton Tree Wardens Group

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.



Too general, see attachment for comments.

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

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



3) Comments on Merton's draft Estates Local Plan (Eastfields).

The Tree Warden Group Merton only mention below where we disagree with your findings.

2) We are unable to complete this item as it is too general.

3) Comments about the council's draft Estates Local Plan for Eastfields.

Item 3.24. Last sentence needs correction.

Site Analysis. 5. Public Realm and Open Space p50.

Choice of colours is odd – it would be preferable to show Communal Amenity Space and Incidental Green Space in shades of green (soft areas) and show Pedestrianised Areas and Parking Courts as shades of orange (paved areas).

Site Analysis. 6. Street and Frontages plan p52.

The plan is not objective in regard to the first 4 key categories i.e. particularly Clear and Unclear Building Frontages which could not be much clearer. The report writer exposes their own agenda for the re-development.

Site Analysis. 8 Landscape Analysis p54.

The areas outlined to show Area of Poor Landscape Value are questionable and again not objective because they are little different in character to the rear of houses in Mulholland Ave and opp. Long Bolstead Rec which are not so categorised.

Existing mature trees on boundaries with “unchecked” native shrubs such as elder, rose and hawthorn below (next to cemetery and BMX park) cannot be described as of Poor Landscape Value. Perhaps the report should suggest the boundaries could be managed as hedges to be more formal to make a more appropriate contribution to the landscape.

Few existing trees have been shown on the plan, which should be rectified.

Issue and Opportunities. Item 3.47 p56.

There should be presumption that existing trees are retained, not just those in the central green space.

Item 3,48 p56. Yes, retain the trees but maintain the undergrowth as hedges.

Policy EP E1 Townscape plan p59.

The symbols showing visual connectivity should surely also be shown towards the schools.

Policy EP E2 Street Network e) (i) & (ii) p60.

Great care should be taken in determining this choice in order to protect the root plate area of all existing off-site tree on the boundary and ensure they remain undamaged.

Policy EP E2.

Add an item f) to ensure that trees are a feature of residential streets and that if car parking in front gardens is proposed, that trees and hedges be required to be planted on party boundaries as well as street trees accommodated in public footpaths. Greenness should be a requirement of any re-development and trees help mitigate climate change and greatly influence the character of an area for the better.

Policy EP E3 Movement and Access item item c) p62.

The phrase “should penetrate to the site boundary...” is an unwise choice and “approach” would be more suitable.

Add an item d) to aim for the re-development to accommodate green corridors to link off-site open spaces.

Policy EP E5 Open Space item a) and item 3.75 p66. Meaning unclear.

Item 3.72. A suggestion as to who might maintain these areas would be helpful.

Item 3.73. See EP E3 d) above.

Policy E5 Open Space plan p67.

Surely in addition to the central open space, this plan should show space allocated for the swale and green links out of the site to the adjacent rec. and other off-site open spaces?

Policy EP E6 Environmental Protection item a) p68.

SuDS should include pavings.

Policy EP E7 Landscape p70.

See EP E2 additional item re tree cover.

Item g) should require all existing trees to be retained wherever possible to encourage a mature landscape at the earliest time.

Item 3.84 “scrub vegetation” is a derogatory term and could be replaced by “shrubby vegetation”.

Item 3.86. Spelling mistake.

JP/TWGM/16.03.16

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.)

See attached comments.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|--|--|
| <input type="checkbox"/> Email | <input type="checkbox"/> Newspaper |
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Other
(please specify) _____ |
| <input type="checkbox"/> Website | _____ |

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

Please select one

- | | |
|---|--|
| <input type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
| <input checked="" type="checkbox"/> Reasonably well | <input type="checkbox"/> Not at all |

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

Why was it not produced months ago, before any proposals by the housing association were publicised?