

MERTON COUNCIL



# Have your say

on the future look of High Path Estate

## London Borough of Merton Draft Estates Local Plan

### Stage 2 Consultation

**Consultation is open from  
1 February to 18 March 2016**

**Visit:** [merton.gov.uk/estatesplan](http://merton.gov.uk/estatesplan)

**More information:** [estatesplan@merton.gov.uk](mailto:estatesplan@merton.gov.uk)



### What is this consultation about?

This is an opportunity for you to send your views directly to the council about the future of the estate where you live.

Please visit Merton's website to find out more and have your say:

[www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan)

Merton Council wants to hear your views on the draft Estates Local Plan for the estates of Eastfields, High Path and Ravensbury.

Using background research, responses from the council's public consultation in September - November 2014 and other key considerations (e.g. national and regional planning policies) the council has drafted the Estates Local Plan to guide any regeneration proposals that may come forward for the three estates, a brief summary of which is set out in this leaflet. It is advised that you refer to the draft Estates Local Plan for fuller details which is located here:

[www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan)

### How is the council's consultation different from Circle Housing Merton Priory's consultation?

The council's consultation is completely separate and independent from the consultations which have been conducted by Circle Housing Merton Priory. We know you may have heard from Circle Housing Merton Priory already, and there have been a number of Circle Housing Merton Priory workshops on how the estates could look in the future including details on how the buildings and landscaping could look.

The council's consultation gives you the opportunity to tell us directly your ideas about regeneration and the planning policies that will need to be adhered to by any development proposal that may come forward in the future. The council's consultation sets out planning policies to guide any regeneration proposals that may come forward rather than detailed matters concerning internal layouts, size and type of new homes. It is also another opportunity for people who will be affected by the proposed regeneration to be able to make their views known to the council independently of Circle Housing Merton Priory.

Even if you have participated in Circle Housing Merton Priory's consultation, we would strongly recommend you take this opportunity to complete the council's consultation too. Your response will be considered and will provide invaluable input into the council's draft Estates Local Plan as well as guidance on the next steps.

### What has happened so far?

The council asked for your views between September and November 2014 to find out what options you thought the Estates Local Plan should cover. The feedback from this consultation is available on Merton Council's website here: [www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan)

People told us they were unsure about regeneration or felt that they needed more information, such as the Residents offer, before they could make a decision. The council has taken account of the feedback provided and has produced the draft Estates Local Plan that provides more detail, including a visual idea of what the area could look like.

### Tell us what you think

The draft Estates Local Plan is a legal document which will guide any redevelopment proposals for the three estates. Alongside the draft Estates Plan you can also find supporting information (e.g. Merton's Sustainability Report 2015 and background research). Please visit Merton's website to find out more:

[www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan)

### How to respond

Please tell us what you think about the draft Estates Local Plan and the supporting information by sending your feedback by **18 March 2016** to us:

by on-line questionnaire located here:

[www.merton.gov.uk/estatesplan](http://www.merton.gov.uk/estatesplan)

or by e-mail to:

[estatesplan@merton.gov.uk](mailto:estatesplan@merton.gov.uk)

or in writing to:

**Future Merton,  
London Borough of Merton,  
12th Floor Civic Centre,  
London Road, Morden,  
SM4 5DX**

If you have any queries regarding the council's consultation or the consultation form, please contact the Future Merton Team at the address above or telephone 0208 545 3693

### Next steps

Your feedback will be considered by your democratically elected councillors, who will decide whether or not to move to the next stage of the council's draft Estates Local Plan. Everybody's feedback will be published on the council's website, with all confidential details removed.

If the council's draft Estates Local Plan moves to the next stage, there will be another opportunity to have your say in summer 2016.

### Estates Plan: High Path

The council's draft Estates Local Plan will guide any regeneration proposals that may come forward for the three estates and the following sets out a brief summary of this for your estate. It is advised that you refer to the draft Estates Local Plan for fuller details.

### Townscape: How your neighbourhood looks and feels

- Design new homes around a network of traditional streets leading from Merton High Street and Morden Road into the estate
- New streets that are well connected to surrounding streets with clear views into and through the estate
- Local landmark buildings at the entrances to the estate and a space celebrating Lord Nelson

### Street Network: Where the new streets will go

- A network of traditional streets based on historic streets, including Pincott Road, Nelson Grove Road, High Path and Hayward Close, similar to streets in the surrounding area
- Good, convenient links between the new estate streets and the surrounding streets

### **Movement and Access: How people will move around**

- Main vehicular movement and access to and within the estate to be via Pincott Road and Nelson Grove Road
- Car parking to be provided first by well-designed on-street spaces, then by secure undercroft and basement parking
- Improve ease of movement for pedestrians and cyclists, particularly across Morden Road and towards Merton Abbey Mills

### **Land Use: What uses can go in the new neighbourhood**

- The estate will remain mainly residential in character however where the estate meets Merton High Street and Morden Road may be appropriate locations for shops, offices and community uses subject to meeting relevant planning requirements.

### **Open Space: How much and what sort of open spaces there will be**

- There is opportunity to provide new open space in different ways. For example, open spaces could be provided around existing groups of mature trees, the location of Nelson's house, as a number of small parks across the estate or as one large open space

### **Environmental Protection: How design will help to achieve a sustainable neighbourhood e.g. reduce flooding, encourage wildlife and provide energy efficient homes**

- Mature trees on the estate should be retained for their value to wildlife
- The main streets in the estate should include new tree planting to help create a 'green network' linking to surrounding open spaces and the River Wandle
- High Path will need to be highly energy efficient and it could prove to be suitable for local energy generation. Developers will need to demonstrate the best way for the estate to be energy efficient.

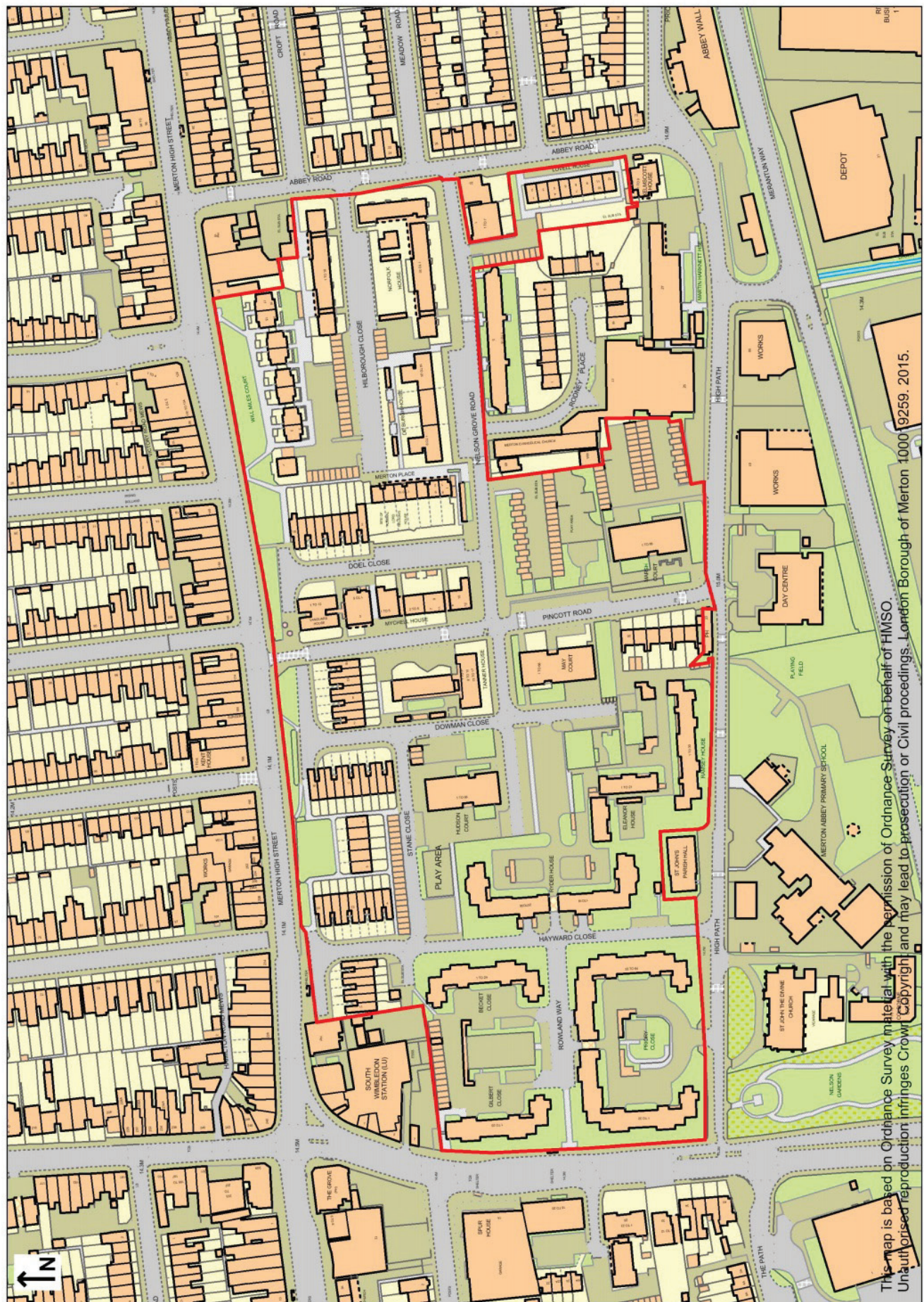
### **Landscape: How open space, trees and planting should be provided**

- A number of groups of attractive mature trees on the estate should be retained for their landscape value
- High quality landscaping in streets and spaces will be a key part of the overall design of the new neighbourhood
- All landscaping in public and private areas should be properly funded with a management plan to ensure good maintenance

### **Building Heights: How high buildings should be**

- The general building height across the estate could be 5-6 storeys, rising to 7-9 storeys fronting onto the wider Morden Road
- Lower heights should be beside narrower streets such as Rodney Place, High Path, Abbey Road and Merton High Street.





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### 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.

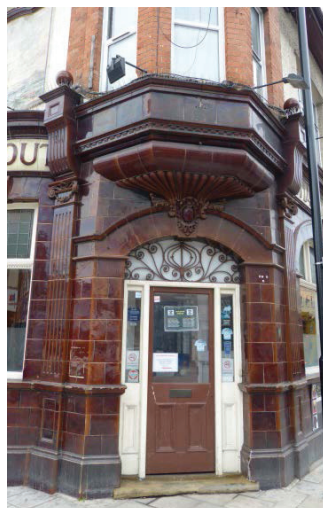
**Option 2: Partial redevelopment**

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.)

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 type="checkbox"/> Letter  | <input type="checkbox"/> Other<br>(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 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?**

## Your contact details

Your details		If you are submitting a representation on behalf of someone else please state your client's name and address										
<b>Name:</b>		<b>Name:</b>										
<b>Address:</b>		<b>Address:</b>										
<b>Postcode:</b>		<b>Postcode:</b>										
<b>Email:</b>		<b>Email:</b>										
<b>Telephone:</b>		<b>Telephone:</b>										
<b>Organisation you represent (if applicable):</b>		<b>Company Name (if applicable):</b>										
<p><b>Which of the following describes you:</b></p> <table border="0"> <tr> <td><input type="checkbox"/> Freeholder</td> <td><input type="checkbox"/> Circle tenant</td> <td><input type="checkbox"/> Business Occupier</td> </tr> <tr> <td><input type="checkbox"/> Leaseholder – private</td> <td><input type="checkbox"/> Other register provider tenant, please state _____</td> <td><input type="checkbox"/> Other, please state _____</td> </tr> <tr> <td><input type="checkbox"/> Private tenant</td> <td><input type="checkbox"/> Business Owner</td> <td></td> </tr> </table>				<input type="checkbox"/> Freeholder	<input type="checkbox"/> Circle tenant	<input type="checkbox"/> Business Occupier	<input type="checkbox"/> Leaseholder – private	<input type="checkbox"/> Other register provider tenant, please state _____	<input type="checkbox"/> Other, please state _____	<input type="checkbox"/> Private tenant	<input type="checkbox"/> Business Owner	
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<input type="checkbox"/> Leaseholder – private	<input type="checkbox"/> Other register provider tenant, please state _____	<input type="checkbox"/> Other, please state _____										
<input type="checkbox"/> Private tenant	<input type="checkbox"/> Business Owner											



### Consultation monitoring form

You do not have to answer these questions but doing so helps us to see how representative the responses to the survey are. This will help us plan improvements to our services more effectively. What you tell us is strictly confidential and will not be used for any purpose other than analysing this survey.

Are you:  Male  Female

What is your age group?

- 18 or under
- 19- 30
- 31- 45
- 46- 60
- 61+

Do you consider that you have a disability?  Yes  No

How would you describe yourself (please tick one box only)

#### White

- White-English/Welsh/Scottish /Northern Irish/British
- White-Irish
- Gypsy or Irish Traveller
- Any other White background, please state \_\_\_\_\_

#### Asian or Asian Black

- Asian or Asian British
- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background, please state \_\_\_\_\_

#### Mixed / multiple ethnic groups

- White and Black Caribbean
- White and Black African
- White and Asian
- Any other Mixed background, please state \_\_\_\_\_

#### Black or Black British

- Caribbean
- African
- Any other Black background, please state \_\_\_\_\_

#### Arab

- Arab

#### Other ethnic group

- Any other ethnic group, please state \_\_\_\_\_

## Request for document translation

### Draft Estates Local Plan – Stage 2 consultation

If you need any part of this document explained in your language, please tick box and contact us either by writing or by phone using our details below.

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If you need any part of this document explained in your language, please tick box and contact us either by writing or by phone using our contact details below.

- Albanian** Nëse ju nevojitet ndonjë pjesë e këtij dokumenti e shpjeguar në gjuhën amtare ju lutemi shenojeni kutinë dhe na kontaktoni duke na shkruar ose telefononi duke përdorur detajet e mëposhtme.
- Bengali** এই তথ্যের কোনো অংশ আপনার নিজ ভাষায় বুঝতে চাইলে, দয়া করে বাস্তবিকভাবে (বক্সে) টিক চিহ্ন দিন এবং চিঠি লিখে বা ফোন করে আমাদের সাথে যোগাযোগ করুন। নিচে যোগাযোগের বিবরণ দেওয়া হয়েছে।
- French** Si vous avez besoin que l'on vous explique une partie de ce document dans votre langue, cochez la case et contactez-nous par courrier ou par téléphone à nos coordonnées figurant ci-dessous.
- Korean** 만일 본 서류의 어떤 부분이라도 귀하의 모국어로 설명된 것이 필요하다면, 상자속에 표시를하고 우리에게 전화나 서신으로 연락하십시오.
- Polish** Aby otrzymać część tego dokumentu w polskiej wersji językowej proszę zaznaczyć kwadrat i skontaktować się z nami drogą pisemną lub telefoniczną pod poniżej podanym adresem lub numerem telefonu.
- Portuguese** Caso você necessite qualquer parte deste documento explicada em seu idioma, favor assinalar a quadrícula respectiva e contatar-nos por escrito ou por telefone usando as informações para contato aqui fornecidas.
- Somali** Haddii aad u baahan tahay in qayb dukumeentigan ka mid ah laguugu sharxo luqaddaada, fadlan sax ku calaamadee sanduuqa oo nagula soo xiriiir warqad ama telefoon adigoo isticmaalaya macluumaadka halkan hoose ku yaalla.
- Spanish** Si desea que alguna parte de este documento se traduzca en su idioma, le rogamos marque la casilla correspondiente y que nos contacte bien por escrito o telefónicamente utilizando nuestra información de contacto que encontrará más abajo.
- Tamil** இந்தப் பத்திரத்தின் எந்தப் பகுதியும் உங்களின் மொழியில் விளக்கப்படுவது உங்களுக்கு வேண்டுமானால், தயவுசெய்து பெட்டியில் அடையாளமிட்டு, கீழுள்ள எங்களின் விபரங்களைப் பயன்படுத்தி எழுத்துமூலமாக அல்லது தொலைபேசி மூலமாக எங்களைத் தொடர்புகொள்ளவும்.
- Urdu** اگر آپ اس دستاویز کے کسی حصے کا ترجمہ اپنی زبان میں حاصل کرنا چاہتے ہیں تو دئیے گئے باکس میں صحیح کائناتن اگے اور ہمارے درج ذیل رابطے پر یا تو ٹیلیفون کے ذریعے یا پھر تحریری طور پر رابطہ کریں۔

Large print

Braille

Audiotape

<b>Your contact:</b>	<b>Our address:</b>
Name.....	<b>Future Merton</b>
Address.....	Strategic Policy and Research
.....	12th Floor, Civic Centre
.....	London Road, Morden
.....	SM4 5DX
Telephone.....	<b>Telephone: 0208 545 3693</b>