

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

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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:

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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.

- 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?

When will it begin?
was told it was starting 2016
but heard nothing else.

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Importance of safety in the layout as I currently live down an alleyway. So somewhat open spaces ~~are~~ should provide safer homes and more of a community.

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How long will it be before it goes ahead. ??

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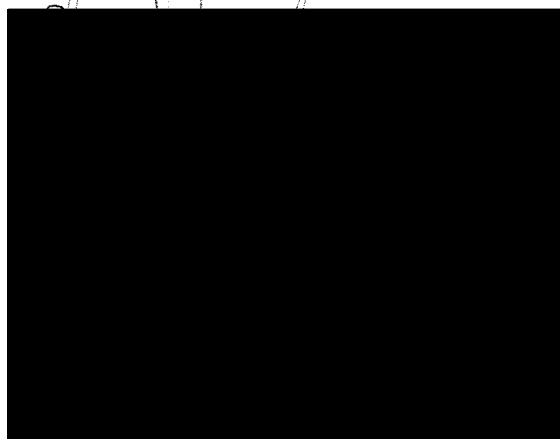
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IT APPEARS TO BE GREAT AND A VERY BIG IMPROVEMENT, BOTH IN TERMS OF THE PROPOSED LOOK OF THE AREA AND HUGE ADVANTAGES FOR US WHO WILL BE LIVING HERE ON THE EASTFIELD ESTATE. GIVE US SOMETHING TO REALLY LOOK FORWARD TO.



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No.

Hi,

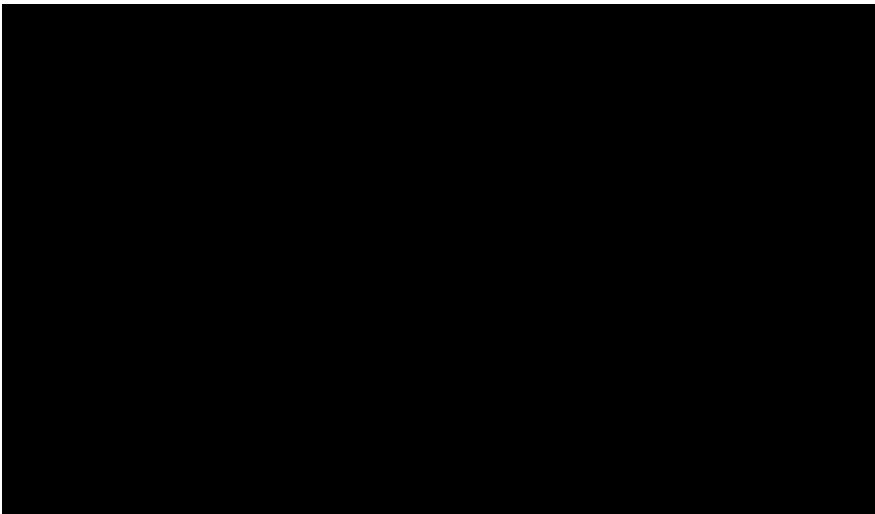
Thank you for your letter of 3 March 2016, regarding proposals for Eastfields Estate, Mitcham. I have been the tenant of [REDACTED] since 10 April 1995 and am very much looking forward to the regeneration of Eastfields Estate.

I did send back my properly filled in questionnaire weeks ago. Hope it arrived okay, because it took some time to look through it and complete.

One other idea which I think may be possible, might be a free to use wifi hotspot for locals, similar to hotspots in other public areas, which could be designed so as not to allow too faster connection to each user, but would be useful for emails and reading from the net, audio etc ? Also... not sure if this would be of standard, but each flat or house on the new estate could have a high quality terrestrial TV aerial connection, as well as a satellite connection too, pointed at the Astra cluster of Satellites. This is the same position as Sky TV, but also suitable for Freesat satellite receivers.

I like the look and descriptions of the proposals 'Draft Estates Local Plan Stage 2 Consultation', and am really looking forward to living in a decent home, as my flat is in a very poor state of disrepair- The kitchen and bathroom here has never been rebuilt, since I moved here in 1995 and was mostly old and worn in places when I first moved in. Now both kitchen and bathroom is exceptionally shabby and Circle Housing Merton Priory informed me years ago that they will not be doing any renovation work at all, due to the future regeneration of this estate.

Regards,



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P.T.O →



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DONT UNDERSTAND DRAFT PLAN

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THE DRAFT PLAN IS TOO COMPLICATED TO UNDERSTAND.

QUESTIONS THAT WERE PREVIOUSLY ASKED AND AS FAR AS I CAN SEE HAVE STILL NOT BEEN ANSWERED SUCH AS:

- ① WE WERE TOLD WE WOULD BE ENTITLED TO 1+1 AS FAR AS BEDROOMS BUT NO ONE WAS CONFIRMED THIS.
- ② THE PROPOSED AMOUNTS FOR LOSS OF BEDROOMS, INCONVENIENCES ETC
- ③ CAN'T FIGURE OUT HOW ESTATES WILL BE LAID OUT.
- ④ DAUGHTER AND GRANDDAUGHTER LIVE WITH US, (COUNCIL TENANTS) WILL SHE BE ENTITLED TO HER OWN PROPERTY.
- ⑤ WE CURRENTLY HAVE A 3 STOREY TOWN HOUSE. SO WILL WE HAVE A 2 BEDROOM HOUSE AS WE DO NOT WANT A FLAT.

Tell us what you think about the council's consultation

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Policy SP22(a) Page 60

I feel that combining these streets will generate a "rat run" where traffic will use it as a way to avoid the round about / level crossing. This would open children / foot traffic to danger.

(e) I would agree with scheme (ii)

Don't like the idea of increased traffic on the estate (pg 60. 3.60) we need a safe place for the children to play out.

Don't like the idea of allotments on the estate (page 56 - 3.47)

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I would like to know if there is a definite consideration of providing additional bus routes to the area.

Will the new home have water meters

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Pg. 174. S.8.

BUILDING AROUND EDGE OF ST. MARKS ACADEMY

IF HOUSES BUILT ON SCHOOL GROUNDS, SOME GREEN SPACE COULD BE GIVEN TO HIGH PATH ESTATE WHERE GREEN SPACE IS NEEDED.

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Letter

Website

Newspaper

Other
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Children's activities
Safety

Wildlife

Wildly

wildlife protection

~~none~~

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- 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?

Children Activities

Consultation questions

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

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

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Street Network - Where the streets will go					
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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) 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.)

AS A FREE HOLDER OF HOMES NOT BEING DEFECTIVE

I DO NOT AGREE WITH KNOCK DOWN

HAVE NOT SEEN ANY VALUE ADDED TO OUR PROPERTIES OVER THE PAST TWO & HALF YEARS. THIS IS DUE TO THE KNOCKDOWN.

AS BEING AGAINST IS BECAUSE AND NOT GETTING A PROPER VALUATION POT. IT. FROM ESTATE AGENTS.

I WOULD NOT EVER HAVE BOUGHT MY HOME IF I WAS TOLD IT WOULD ONLY LAST

(50 YRS) I WOULD NOT HAVE BOUGHT IT.

ANY FINANCIAL LOSS I HAVE I WANT RECOMPENCE. FOR IT.

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
(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?

Consultation questions

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- I LIKE THE HOUSE DESIGNS OF THE NEW TOWN HOUSES
- I LIKE THE IDEA OF STAYING IN THE HOUSE FOR MANY YEARS TO NOT PAY WHEN SELLING BUT THE YEARS SHOULD BE LESS THAN 11 YEARS MENTIONED.
- THE AREA WHERE WE LIVE IS PLANNED TO BE DEMOLISHED AT THE LAST STAGE, CAN OUR NAME BE ADDED TO WAITING LIST BEFORE OR GIVEN THE OPPORTUNITY TO BE GIVEN A HOUSE BEFORE.
- I LIKE THE ASPECT OF STREET DESIGN, PARKING, OPEN SPACES AND ROADS.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

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

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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?

• SHARED OF EQUITY - IF THIS CONCEPT CAN BE EXPLAINED IN MORE DETAIL.

Consultation questions

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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				



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(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.)

Empty response box for providing 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 | _____ |

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Please select one

- | | |
|------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Very well | <input checked="" type="checkbox"/> Not very well |
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Consultation questions

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Movement and access – How people will move around	X				
Land use – What uses can go in the new neighbourhood	X				
Open space – How much and what sort of open space will there be	X				
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes	X				
Landscape – How open space, trees and planting should be provided	X				
Building heights – How high buildings should be	X				



3) Please tell us if you have any comments on the draft Estates Local Plan

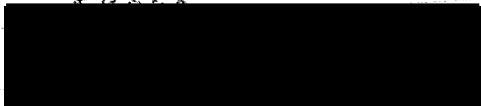
(Please include details of the question which your comments relate to, indicating the question you are responding to)



3-3-2016

Dear council of MERTON

IF You builded were the car parks are where will the cars goe. peploe with cars that is I hav'T got a car but my freneds have were will they park.



Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

? Letter

Other
(please specify) _____

Website

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

Please select one

Very well

Not very well

Reasonably well

Not at all

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

Consultation questions

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Page 60 a) Improved junction will be required Acacia Road / Tamworth Lane for through road. Busy junction already. Mini roundabout?

Page 176 5.11

If buildings along the boundary, ~~maximum~~ ^{maximum} height should be 2 storeys.

Building along the boundary in Tamworth Lane may cause a problem if ever a road bridge over the railway is ever built to replace the level crossing in the future. The strip of land maybe needed for this.

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 | _____ |

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Please select one

- | | |
|-----------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
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- 1- Please pay attention to the energy consumption.
- 2- Home heating and hot water is very important
- 3- CCTV is very important in all areas for safety.
- 4- Kid's Park is very important.
- 5- Please consider parking number for car for each flat.
- 6- A small storage in or outside of flat is very helpful.
- 7- Instead of specifying place in all building for rubbish.
- 8- Elevator for each building more than three floor is very important
- 9- Build flats suitable for disabled people in ground floor.
- 10- The flats need private mailbox. Do not use multi mailbox because of safety.

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 checked="" type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
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Consultation questions

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Tell us what you think about the council's consultation

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

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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?

You are doing quite well?
 Good luck guys!
 It would be great if you say a little
 bit more about CCTV in the area.
 Thank you!

Consultation questions

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I have no comments or complaints, I fully support the complete demolition and regeneration of Mitcham Eastfields.

I am currently living in ~~a~~ a 7 bedroom flat in [REDACTED] with my 3 year old son. It is so poorly built, I have constant problems. My flat is always freezing, I spend most of my money on ~~the~~ keeping it warm as if I don't my son (who already has chest problems) will get ill yet AGAIN. mould, damp, condensation, leaks, bad heating system, poorly insulated - ~~due to~~ this - I believe is a prominent factor as to why my 3 year old has had several chest infections and 6 bouts of bronchitis. I have been told there was no pain applying to go back on the housing register by Merton Council & MCHMP have said to mutual exchange but the ~~quality~~ abysmal quality of the buildings and the uncertainty of Mitcham Eastfields Estates future is making this very difficult.

Just hurry up and knock it down so my son can live in a home that doesn't make him POORLY

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?

See page 7.

Rowd 12/2/16

Consultation questions

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

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|-----------------------------------------------------|----------------------------------------|
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I feel that your inflectioning description of the estate is unjust & presumably the architect of the past ^{thought} that white was an ideal colour finish. Many buildings today are painted a variety of colours so avoiding the sameness throughout.

Property fronts facing inwards onto the open green is ideal for families with young children as mums can see their ~~child~~ children's safety.

Narrow entrances to the interior open space make it more private and enclosed.

I have not been inside any of the dwellings but as they are about 50 years old and probably built on a budget some updates would be advantageous.

You refer to leaseholders so presumably some of the properties have been purchased, maybe even freehold. These owners have to have the option with regard to any interior work that is to be carried out and at what cost. They may also have done this work ~~themselves~~.

Also I do not see how you can justify any demolition of these privately own properties.

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?

Consultation questions

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

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

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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		✓			



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(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.)

We like the connective roads which gives additional access to the station and the main roads.

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?

Please keep informing us of the action that is being taken regularly.

Consultation questions

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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					✓



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I don't want high buildings and to feel
the green space isn't protected.
I noticed the gate is being
open and all the people
is passing by, which is a noise
and crowd burden to me
the space isn't used as effectively
as it should be used.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|-------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Email | <input type="checkbox"/> Newspaper |
| <input 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?

Easfields should not have high buildings and the green space should be better protected.
 I don't want traffic moving through the estate.
 I don't want smaller plots to come in.
 I don't want to lose my garden.

Received 15.03.2016

Consultation questions

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

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Building heights – How high buildings should be	✓				



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It is a good plan & well organised.
need more car Park space.
The houses are close to the
Railway station is a good Idea.
we like to have closed kitchen
it should be separated from the
sitting room.
I prefer to have 2 bedrooms
bedat because of my sickes.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|-------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Email | <input type="checkbox"/> Newspaper |
| <input 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 checked="" 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?

They need to be closed kitchen.
 not like now, separated from
 sitting room. it is very uncomfortable
 when the visitors are there.
 Please do so.
 They explained well and need to be
 done soon.

Consultation questions

000047

Recvd 12/2/16

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

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See Notes on following Page.

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

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	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			/		



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- ① I have concerns about a road route between Woodstock way & TAMWORTH LANE. When the Estate was first built there was a route between the roads but it soon became a short cut, avoiding the level crossing & roundabout area. This caused severe congestion. To Add to the issue, the Clay the road soon became a race track in the late evenings for time-trials. In fact a Start/Stop line was painted on the road. This is the reason why there is a gate halfway around the Estate. Don't make the same mistake AGAIN.
- ② GRACIES: Listen to you residents, Most have at least one car, many have two or more. If garages are withdrawn, the roads will be filled with parked cars. Visit the Estate in the evening and see how many there are. Not during the day.
- ③ CHMP have withdrawn the 3rd liaison team, at this point in the project the residents need them more than ever, this should be re-installed.
- ④ CHMP are enforcing a 11 year residency deal and accept a house in Exchange. Tenant who rent and then buy are only limited to 5 years - this is very unfair.
- ⑤ With this project taking approx 10 years to complete, I feel that living in a building site would be difficult. CHMP must ensure that roads are kept clear of Mud and debris during the period.

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?

I feel that one-to-one interviews or group interviews should have been taken from a residents perspective I've only seen council representatives once at any meetings.

Consultation questions

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

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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		✓			



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No

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 checked="" 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?

No

11/3/16

Consultation questions

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

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	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Townscape - How your neighbourhood looks and feels		✓		Disagree	
Street Network - Where the streets will go		Agree	✓		
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		✓			



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PAGE 60: 3.56.

In regards to the possibility of a bus service running on the new East-West street, I feel that there would be too much going on in the area; in terms of traffic, noise etc. New bus services can be introduced on the existing main roads.

PAGE 72.

In terms of the building heights, will the 4 storey buildings be mostly flats? If so, then this is a good idea, flats in the middle with houses surrounding the estates.

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?

It wasn't very clear what would happen to the residents whilst the works are being done.

Is this where the proposal for building houses around St. Marks and Chase Road come into play?

Consultation questions

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

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Townscape - How your neighbourhood looks and feels	✓				
Street Network - Where the streets will go	✓				
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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	✓				



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(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.)

Empty response box for 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 |

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11/3/16

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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		✓			



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Page 60: 3.56.

I think with a ^{bus} new service on the New East - west street there will be too much noise. IF the walls of buildings are going to be sound proof that's okay. If not then I think the new bus service should stay at the main roads.

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 checked="" 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?

I think waiting for 3 years about these regeneration is really wearing us down. Decisions needs to be made giving residents simple explanations not big and understandable terms.

Consultation questions

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

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- should adhere to original ^{legally binding} commitment to improved "Merton Standard" of homes + includes fixing fencing etc...!!!

★ This estate plan is so vague-even if you were pro redevelopment--it isnt presenting a viable way forward!-there is no substance-just biased opinion!!!



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:

*- This draft is so vague it is pointless, + if you can't identify acceptable places to build first phase - then it is dead in the water!
I don't want to live wedged between school + railway line = noise etc - when I have reactions that*

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Townscape - How your neighbourhood looks and feels		<i>- biased opinion presented as fact "Farkon who" - (nonsense!)</i>			✓
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		<i>way too vague - -</i>		✓	
Landscape - How open space, trees and planting should be provided				✓	
Building heights - How high buildings should be			✓		



pg (58) - has lots of biased subjective assertions --- who's ideas are they? and why are they presented as fact - when they are opinion?!

3) Please tell us if you have any other comments about the council's draft Estates Local Plan? - page (56) seems to have the most key points easily missed - buried like a needle in a haystack.

(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.)

- All the "key drivers" you list are just a bunch of policies full of jargon and seem to be just waffle - when do you expect the average person has time to wade through + make sense of it all? - why not just summarise the key points in each? - if you are actually interested in being transparent + accessible

care for regeneration - trust me - I have heard enough on this since 2013!! - what your "extract" lacks is bridging the gap between the supposedly detailed + noteworthy masterplan (CITMP) + your vague mumblings about roads going ## - conventional streets etc.

- obviously, to get public support it would be essential that current residents get like for like + are not financially penalised by this project - (point 2.30 pg 201)

2.34
pg 26

- The vision "eastfields" - contemporary compact neighbourhoods... "...that recognises the existing estates experimental design + maintains a distinctive character..." = what a lot of meaningless nonsense! - The estate now is dual aspect + amazingly peaceful beautiful green - The layout of the estate - in my mind - is what makes it unique - (not its architecture/aesthetics!) - I note you make no mention of Ycube in your document - (affordable housing) - just opting for repeating aerial views with random other seemingly arbitrary shadings/hatchings demarcating random things -- why?!!? - you use very biased language in "design principles"

- I urge you to take a look at the Clay Avenue character study document - Merton Borough character study: 10 eastfields neighbourhood (an earlier LBM publication - before CITMP were gotten entire estate) - it addresses the same issues in a much more succinct/accessible + less biased way!

pg 46 - site analysis - you don't even show Ycube! How + why not?

pg (50) = "Brazil like" - These are dark and unwelcoming spaces" - The public face of the estate is "very stark + forbidding + unattractive" (strange how CITMP have made lighting worse + LBM show no interest (despite previous efforts by me to get this addressed FIS use gave up!!))

- uneasy relationship between public + private space" - surprise? I love going from my back garden gate onto the green - my wedding party enjoyed the wonderful back green in this way

(52) you describe it as a "Fortress" + again on pg 58 pt 3.51
pg (54) - At least you note the impact of CITMP's "gardens" "to the improvement of the 186 ft 272 unfenced space

Tell us what you think about the council's consultation

- why bother mentioning what a design code includes? - this seems pointless - we need to see a prepared design code to consult on - otherwise it's just babble!
+ raise points & meaningful

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?

part 65 - rambling about flooding! (I've never seen it be an issue here! + All the blackberry hedges have been destroyed --- so not sure how that helps with Biodiversity "idea!"

- why is it that CILMP have only just noticed that eastfields has come on 4 side + school on the other? This hasn't changed since 2007 when I moved in --- their masterplan only got my approval because they intended to build near the cemetery + we could then just move into the new homes --- The explanation as to why this went happen has not been provided + further undermines trust and faith in their competence!

- The whole thing is pointless until you/they identify where they can start building (The sites suggested (+ dismissed!) show a disregard for local people anyway (cobble up the schools? I don't think so!!).

- It seems your only option (albeit unlikely) is to build on St Marks playfields - I certainly am not going to give up my current peaceful home to be sandwiched between the noise of the railway line, a main Rd and a high school play area!!

- I gather that the thru rd linking Acaia Rd with Woodstock way was key to the CILMP original plans + despite public opposition to that noted at public meetings - it seems you plan on doing that anyway - Your draft plan seems to be full of jargon + that finding key/important points is like finding a needle in a haystack - I have 2 degrees and found deciphering this like wading through mud!

The elephant in the room

Consultation questions

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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.

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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			✓		



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GENERAL OBSERVATION

I HAVE TAKEN NOTE OF YOUR PLANS FOR THE MOVEMENT OF TRAFFIC ALONG YOUR NEW ROADS THAT WILL BE CREATED ON KIRKFIELD'S ESTATE TO TAKE VISITS OTHER ROADS, BUT NOT A LOT HAS BEEN MENTIONED ABOUT PARKING ARRANGEMENTS FOR TENANTS VEHICLES

IF IN THE SCHEME OF THINGS THE REGENERATION WILL CREATE MORE HOMES THAN ORIGINALLY ON THE SITE, THERE WILL BE CONSIDERABLY A LOT MORE CARS TO BE ACCOMMODATED. PARTICULARLY THE 50 NEW HOMES BEING CONSIDERED FOR BUILDING ON THE PERIMETER OF ST MARK'S PLAYING FIELDS. I FEAR THAT IF THEY ARE NOT GIVEN PARKING SPACES IN THEIR OWN PROXIMITY THERE WILL BE AN OVERFLOW ONTO NEIGHBOURING ESTATES, CAUSING PROBLEMS FOR OTHERS.

GRANGE ROAD IS NOT VERY WIDE AND NOT SUITABLE FOR PARKING, AS THIS IS PART OF THE ROUTE FOR 152 & 463 BUSES.

I WOULD BE INTERESTED TO HEAR YOUR VIEWS ON THIS!



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?

Consultation questions

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Landscape – How open space, trees and planting should be provided					
Building heights – How high buildings should be					



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As CHMP are not giving freeholders full value for their properties I gather you will meet any shortfall with current estate values. When announced Summer 2013 houses fetching £280,000 and the big increases in local surrounding houses which have not added onto our values over the past 2½ years. No where in my deeds does it state only lasting 50^{years} so therefore you sold me my house under false pretences. Any shortfall I will be looking for to recover from you. Our homes are not defective as you said so therefore ~~so~~ no need for a total knockdown.

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
(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 |

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Consultation questions

11/3/18

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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	As much as possible				
Building heights – How high buildings should be	see comments				



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(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.)

- Do not make Clay Ave a through road.
 - traffic will greatly increase
 - drug dealers/troublemakers will have ease of access
- — bus access would create problems.
- — Do not make buildings high. Reference → new housing at world's end, Chelsea is a nightmare of high blocks — blocking out light creating a very frightening aspect
- An area ^{in a nice building} for meetings/classes/youth groups is needed.
- — Young people are sometimes prisoners of the postcode & can't venture far.
- solar power ??
- shops — would be opportunity for small businesses ^{but not fast food due to litter & obese people.}
- When BMX has competitions parking is very hard to find along Acacia Rd.
- Parents need to transport kids for safety
- If road goes through will need traffic lights at intersection Acacia Rd/Tamworth Lane

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
(please specify) _____ |
| <input type="checkbox"/> Website | _____ |

can't remember

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?

* gate to cemetery would enable trouble to happen. 463 bus goes to cemetery gates if we want to visit

* buildings much taller than the others would increase us & them's attitude. We want harmony on the estate.

* view to cemetery is not a strong selling point.

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Landscape – How open space, trees and planting should be provided	✓				
Building heights – How high buildings should be		✓			



Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

Letter

Other
(please specify) _____

Website

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

Please select one

Very well

Not very well

Reasonably well

Not at all

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

None.

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.)

I have none to add.

received
26.02.2016

Consultation questions

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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			✓		
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ARCADE & MULHOLLAND CLOSE SHOULD NOT BE A MAIN ROAD THROUGH. IT WOULD BE UNSAFE FOR CHILDREN THE FACT ITS CURRENTLY BLOCKED IS FAR SAFER FOR THE SCHOOL CHILDREN TRAFFIC WOULD INCREASE AND BE A PROBLEM. ALL WE WANT IS LIKE FOR LIKE AND AS A FREE HOLDER NO PERIOD OF TIME BEFORE I REOWN MY CURRENT FREEHOLD. IT SHOULD BE A FAIR DEAL. I SHOULD NOT BE OUT OF POCKET IN ANY WAY.

CHMPA HAVE CAUSED MUCH STRESS AND EMOTIONAL CARNAGE OVER THEIR POOR, SMOKE AND MIRRORS LYING THROUGH THIS ENTIRE PROCESS.

THE VALUES OF THE PROPERTIES HAVE DROPPED DUE TO POOR MAINTENANCE OF THE ESTATE AND THE SYSTEMATIC LACK OF UPKEEP TO THE LANDSCAPING.

WHEN THIS IS DONE AND IF REGEN (REBUILD) IS NOT AN OPTION THIS IT SHOULD BE PUBLICALLY ANNOUNCED SO THIS DARK WAREHA IS LIFTED AND THOSE WISHING TO SELL CAN DO SO WITHOUT LOSS OF OMM. CURRENTLY RCI'S VALUATION AND CHMP'S CLAIM THAT WE GET OMM ON OUR EVALUATION IS AT ODDS AND COMPLETELY UNFAIR, THERE IS NO WAY TO DISCRIBE THE DEAL

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

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

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

Please select one

- | | |
|-----------------------------------------------|----------------------------------------|
| <input checked="" 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?

YES A MUCH BETTER DEAL FOR FLESHOLDERS
CONSIDERING HOW MANY MORE PROPERTIES
TO GO ON EAST FIELDS I DONT WANT ANYTHING
ELSE OTHER THAN MY FLESHOLD RETAINED
LIKE FOR LIKE AND SUITABLE COMPENSATION
FOR SOME THING I DONT REALLY WANT OR
NEED BUT PREPARED TO GO THROUGH THE
OR DEAL AS IT SHOULD PROVIDE ADDITIONAL
HOMES BUT NOT WHEN IT IS A LOSS TO
MYSELF

Hi My name is David Rose and I am a free holder on Eastfields estate and I hope someone takes the time to read all of my ramblings .

I'm writing this as a general response to the current "Have your say on proposals for Eastfields estate as i happen to be a freeholder there.

Firstly I am beyond exasperated with the sly, underhanded , unprofessional , shoddy treatment that Circle Housing have systematically dealt with the residents of the Eastfields estate, to the point that most, if not all, have lost complete faith in them and the management of the Estate since the hand over of stock of this Estate.

They have been failing the resident even before regeneration arrived at out doors.

General maintenances has been well below standard with some resident waiting weeks in some cases months before repairs have been carried out. They have driven the Estate into disrepair as it has helped bring down the valuations freeholders and lease holders might have received if they had invested and maintained the properties and grounds that were conditions for acquiring the housing stock for a pitiful sum.

which i would like to add was paid for by (yes very curious as to who's pocket this all came out of to build this in the first place) i'm sure that also needs to be made available to the public. So in essence they acquired the land as well.

I would also like to know the value of this site and what it would cost if someone had to buy it at current market value for such a large piece of land this close to the centre of London .

Back to the Estate and Chmp 's handling of it . We used to have good plants and vegetation it was well established and looked great. I arrived home one day to find some workers tearing this out and its all looked terrible ever since . It did cross my mind the next few days and weeks that the estate had been duped by persons pretending to be workers and had sold off everything they had dug out as a tidy profit could have been made from the amount of plants that had been removed. Circle then proudly told us they had organised it. they obviously had never come to see the work and if they had at all cared would have realised that there was now a vast difference to the before and after. it made the estate poorer aesthetically after that. This coupled with the lack of maintenances over the years makes this estate look old and run down

all these years later. Suits circle down to the ground as they can use this as a pretext for regeneration . however some of their reasons they presented to Merton Council have since proven false. Asbestos , structurally unsound etc etc unsafe for residents . Yes would say in some cases but most of those have been through circles own orchestration .

They started the consultation under the guise of home improvements for residents with no mention of regeneration . It was a tent on the grounds behind the homes in Mulholland close poorly advertised to the residents and therefore poor attendance .

they however claimed over 90 percent of residents had been consulted . made me laugh at the audacity of the claim, especially as the ERA was been set up and we were getting feed back from residents from members who were going round posting news letters to all residents they could get access to . most hadnt even heard about the events. the next one

they had they moved the tent round the corner. Most of the meetings and events circle put together never reached tenants in spite of how much circle claimed they had contacted.

Their entire handling of this process in my eyes has been devious and calculated.

We as the committee of the Eastfields Residents Association were due funds to help organise , print letters , hold meetings etc but before Circle would acknowledge our validity they wanted proof of our support and members by means of residents names and addresses. we the committee bought this up and one of our first meetings and most tenants that were not freeholders or lease holders did not want to provide circle with this option as they felt it would work in their disfavour and would be used against them. We gave them the vote and listened to our residents and kept our word and have not presented them with a list of names. We have done everything to date by our own means printing leaflets to name one aspect. When ever we have requested proof of their claims to consultation numbers and responses they hide behind confidentiality clauses , we have even asked for copies of the results with members names and addresses removed but they refuse. In some cases 6 people of their choice

have been the total of a survey and then represented as a majority representation.

so enough about their poor recorded and bad mismanagement of all to date.

lets look at the offer the y put on the table, just for free holders in my case.

on their site under The residents offer we find this Market value plus 10%

but in the booklet they distributed after the wording has changed to "open market value plus 10% two completely different valuations if you ask me.

This is meant to be a fair deal to all residents. even the disturbance offer is lower for residents , why ? it should be the same for all as the inconvenience is the same.

is this therefore to prompt non freeholders and lease holders to buy into the scheme more easily. yet some of these residents have been scared by CPO's from the start by circle, especially some of the more vulnerable residents that we get feed back from.

They state the valuation needs to be by a registered RICS chartered surveyor but is there not a guidance note about the seller been under duress and terms of best practice in their mandate about the needs and best interests of the home owner.

i'm also dismayed at circles claim that this is a non profit venture,. if one looks at the value they can sell a new build for, and the amount of new 1,2,3 and 4 beds they will be trying to sell added to the fact they didnt have to pay for the site, the build cost and the value this will bring to their property portfolio . yet they still want to fleece us home owners. this applies to circle and who ever buys them out .

all we are looking for is a fair deal , to be able to get like for like with no term of years before the property is again rightfully ours . retention of the free hold. and if they want us to move on then to purchase so we can get a similar sized property in the same area.

ive enclosed a map with an area that could be used for phase 1 . residents could be made an offer to move into homes already empty and home owners in this part could be offered a decent sum , an amount that would encourage them to move on . we are after all not

wanting any of this at all but if its going to happen money talks and they could with the right offers empty the area indicated to create phase one of the new build. i for one would be happy to then sell if i could buy a similar sized in the area.

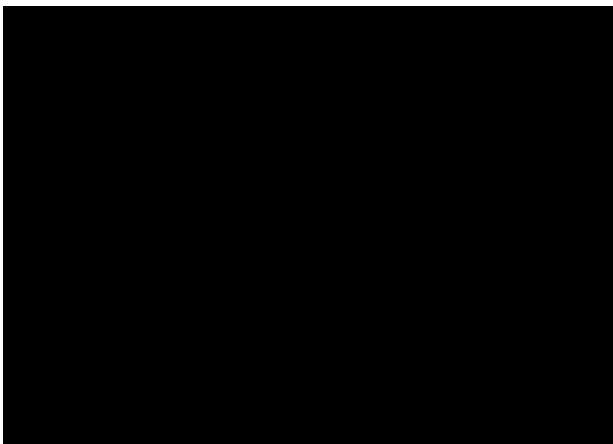
I did get an evaluation done and did ask the surveyor , how mine fared compared to those of a similar nature he had already seen and was told mine was in the top few he had surveyed . he obviously couldn't give me a figure but this should also be transparent but when i got the amount cicrcle were offering i was shocked as it was

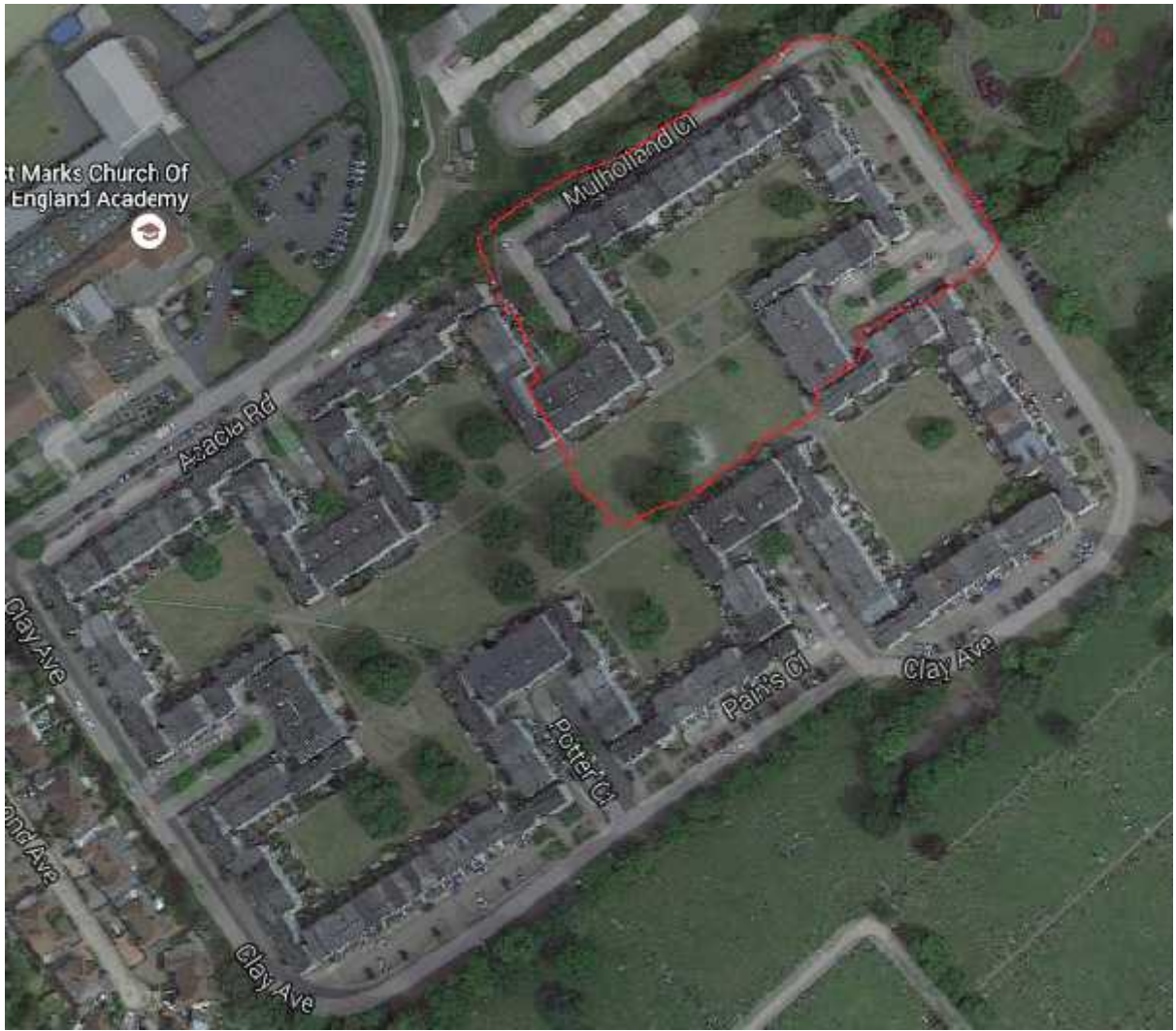
about £50 000 less than the open market an estate agent would put it on the market for and this was about a year ago.

we need resolution . either a good plan with fair deals to all so no one is out of pocket if it goes ahead or a complete stop to the process and its publically announced that regeneration is finished and those that want to move on can sell at proper market value. A refurbishment to non free holders and leaseholders will be far more expensive to achieve . so cicle or who ever takes over will still have high maintenance costs if the estate is leaf as is. its in alls best interest to rebuild but

there a wrong way and a clever way maybe i should say well planned way rather than clever where all are happy with the outcome .

thanks





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

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	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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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			✓		
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Landscape – How open space, trees and planting should be provided			✓		
Building heights – 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 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?

Yes

We have Lived here since 1978
 we have really Good Neighbours and
 want to stay here no To Regeneration
 when the Council let MPH take over
 We were not Told that they would
 be pulling them down. There WAS nothing
~~is~~ About it in the Paperwork.

Consultation questions

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

For those who cannot speak English fluently, an event for certain languages would make the process much more informative.

Consultation questions

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Land use – What uses can go in the new neighbourhood					
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Landscape – How open space, trees and planting should be provided	✓				
Building heights – How high buildings should be	✓				



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It would be lovely to see new builds and new places for wildlife to come in-to the area.

The roads are very bad with holes and they are never repaired at all?

New green-land would be nice aspect, too, the area.

New area will be a happier place for all.

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?

NO, looks okay.

[REDACTED]

[REDACTED]

[REDACTED]

7 March 2016

Future Merton
London Borough of Merton
London Road
Morden
SM4 5DX

Dear Sir/Madam

Proposals for Eastfields

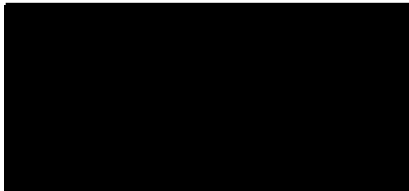
Thank you for your letter of the 1 February and the documents you sent with it.

I wish to repeat the matters that I expressed in my letter of the 28 October 2014, a copy of which I enclose for ease of reference, and add the following:

1. The Eastfields Estate is not ready for demolition at this time, especially taking into account that this is a period of austerity. What it needs is proper refurbishment by competent and qualified contractors, and if this is done the Estate can go on for another twenty to thirty years more.
2. This Estate has been badly and inefficiently handled by both Merton Priority Housing and Circle Housing Merton Priory from the moment they took it over. It was quite clear to everyone living here that the Estate was being run down, and this prompted our complaint to the Council.

Thank you for giving me the opportunity to comment on the proposals and I respectfully request that you take my views into account before making a decision.

[REDACTED]



28 October 2014

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

Dear Sir/Madam

Proposed development by Circle Housing Merton Priory

I am writing in connection with Circle Housing Merton Priory's regeneration proposal of the area in which my above home is situated.

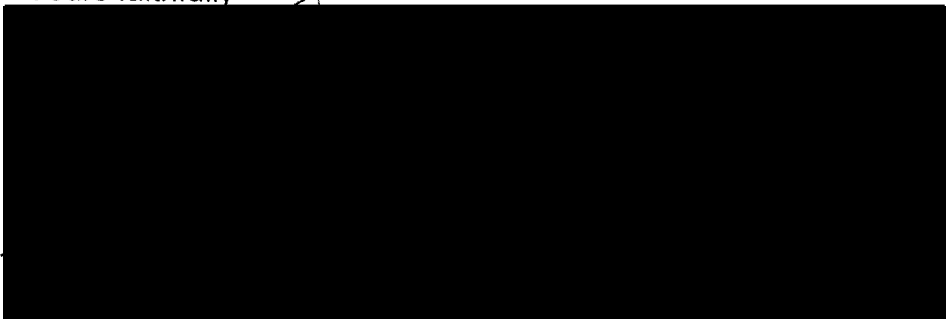
Although I am against the proposal and consequent loss of my home, I wish to support Eastfields Resident Association's demand that no resident should have their living standards lowered if the proposal was to go ahead. This means that:

- The valuation of homes would be on the basis of like for like in the locality which means that the prices offered for homes by CHMP would be such that the amounts paid would enable displaced residents to purchase properties of comparable sizes to their present ones, including the number of bedrooms, within close proximity of Eastfields.
- That timely consultation takes place about the amount of home loss payments, disturbance payments and other discretionary payments. The amounts should be such that residents must not be out of pocket by the move which is being foisted on them and that we are compensated properly for the upheaval and disturbance.

I cannot recollect ever being consulted about the matters above and, like me, the other residents are looking to the Council to see that we are not bullied by CHMP and that we are placed in no worse position after the move as we are in at present if the proposal was to go ahead.

Thanking you in anticipation for the Council's support in this very distressing situation.

Yours faithfully



Consultation questions

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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			✓		



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First and foremost before giving my views on the 'Draft Estates Local Plan stage 2 consultation', I would like to let you know how I am coping/feeling about this whole process.

I feel the elderly (freeholders) on the estate are being overlooked. Would you want to live in your 70's for 3 years with this regeneration hanging over you, plus the prospect of 10-15 years living on a building site waiting to be moved out or rehoused.

I have lived on the estate for 44 years first as a council tenant and then as a home-owner. Back gates were left open and children played on the small greens all the time, how times have changed.

The transport system around the estate is excellent we have the choice of 2 buses and now the train, I use all 3 regularly.

I am not in agreement with all the road changes. A barrier was put in Clay Ave/Pains Close because the road was used as a race track/cut-through to Woodstock, likewise the small path through Mulholland was used by motorbikes so bars put in. It is obvious a road going from Tamworth to Woodstock will be used to avoid the roundabout and level crossing, bearing in mind also this road is constantly used by schoolchildren.

The idea of starting building on the perimeter of St. Marks School, if agreed, would be most unsuitable, traffic can be awful in and around that area.

In the longterm I can see regeneration being the solution, the flat roofs and structures a problem in the current houses. For me at my age the time scale is a major factor, all in all very stressful. Wish I had been warned, when buying, what was ahead.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

Letter

Other
(please specify) _____

Website

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

Please select one

Very well

Not very well

Reasonably well

Not at all

TOO MUCH TO READ

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

Consultation questions

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Landscape – How open space, trees and planting should be provided					
Building heights – How high buildings should be					



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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?

When I bought my property I was not told in my deeds the houses were only going to last 50 years (as told by circle housing) otherwise I would not have bought it.

Consultation questions

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Land use – What uses can go in the new neighbourhood	✓				
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Building heights – How high buildings should be	✓				



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Empty response box for providing comments.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

Letter

Other
(please specify) _____

Website

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

Please select one

Very well

Not very well

Reasonably well

Not at all

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Street Network - Where the streets will go		X			
Movement and access – How people will move around			X		
Land use – What uses can go in the new neighbourhood					
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I THE CONTROVERSIAL QUESTIONS ARE:

I WHERE ARE RESIDENTS GOING TO LIVE/STAY WHILE DEMOLITION IS IN PROGRESS

II HOW LONG WOULD IT TAKE FOR REPLACEMENT BUILDINGS

III HAS COMPENSATION PACKAGE FOR FREEHOLDERS & LEASEHOLDERS BEEN AGREED ON

IV WHAT BACK-UP PLANS HAS THE COUNCIL AND CIRCLE HOUSING GOT

THESE QUESTIONS NEED ANSWERS



Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

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

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Please select one

- | | |
|------------------------------------------|---------------------------------------------------|
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| <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?

THE COUNCIL'S CONSULTATION PROCESS IS MERELY A BOX TICKING EXERCISE, THE DECISION TO DEMOLISH HAS ALREADY BEEN ENDORSED, THE REST IS ONLY A WAITING GAME

Consultation questions

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Land use – What uses can go in the new neighbourhood				X	
Open space – How much and what sort of open space will there be				X	
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THIS PROJECT IS AN OVER-AMBITIOUS ONE FOR
CIRCLE HOUSING, BECAUSE THEY ARE GOING TO PUT
THEMSELVES IN A SITUATION WHERE THEY WANT TO
SHARPEN AN IRON, BUT THE ONLY EQUIPMENT THEY HAVE
TO DO THIS IS A PIECE OF WOOD.

WHAT YOU MUST KNOW IS THAT IN CIRCLE HOUSING
IT IS THE TAIL THAT IS WAGGING THE DOG, AND
FURTHERMORE ALL THE PROMISES THAT WAS MADE TO US ARE
NOT WORTH THE PAPER THEY ARE WRITTEN ON.

NOW THAT WE ARE IN A PERIOD, THAT THE ECONOMY
IS ON A LIFE SUPPORT MACHINE, THE
OPTION TO DEMOLISH THE WHOLE ESTATE IS DEFINITELY
THE WRONG OPTION.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|--------------------------------------------|----------------------------------------------------------|
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| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Other
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| <input type="checkbox"/> Website | _____ |

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Please select one

- | | |
|------------------------------------------|---------------------------------------------------|
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| <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?

I know for a fact that the council's consultation process, is just for the sake of following the process. The decision to demolish has already been made. Some people take the pain and some people take the gain. If our property is demolished - then it means we are taking the pain.

Consultation questions

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Empty response box for comments.

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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.

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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) 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.)

[Empty response area for 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

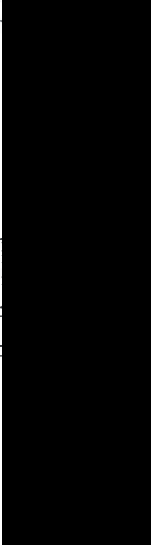
- | | |
|-----------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
| <input checked="" type="checkbox"/> Reasonably well | <input type="checkbox"/> Not at all |

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

Future Merton
London Borough of Merton
Merton Civic Centre
London Road
Morden
SM4 5DX.

Needs Summary
ED No 1

E 8 0 0 9



To Future Merton,
London Borough of Merton,

Please find my feedback to you all,
Topic : New Plan Lay Out.

I write in sending a email to you all,
that I am happy as I am, and do not won't Regeneration of Mitcham Eastfield Estates, to
go a head,

but if Regeneration goes a head, I definitely will want the Ground floor, or the 1st floor.

I suffer with Asthma, and I am Asthmatic, with Hay Fever very bad, and also now have back aches.

There must not be any gates to be put up to Mitcham Eastfield Cemetery,

Put trees there to stop the flooding,

We need more bus stops for the Disabled and old people who struggle to go to the bus stops,
and bus gates at Entrance at Acacia Road, Mitcham Eastfield,

I need Secure Door Lock and Door Entry in new homes built,

Insulations and Doubled Glaze Windows in Property,
Secure Skirting Board all a round the flat and flats,
and more Roads to Mitcham Eastfield,

and most importantly, I do not want to move out of Mitcham,

The 2nd choice is that I would like Colliers Wood,

The 3rd choice is that I would like Morden,

The 4th choice is that I would like Wimbledon,

and the 5th choice is that I would like Merton.

This is to Confirm that my number 1 area that I am already in, which is Mitcham,
that I rather stay in Mitcham, and to come back to Mitcham Eastfield, as I am a secure tenancy, that lived here in Mitcham Eastfield
now for 11 years and 11 month, but in General, I am a secure tenancy now for 16 years in Mitcham.

Of course I am attending St, Georges Hospital, Tooting, at present, to the Chest Clinic for Asthma,
and I need to stay close as possible to the Hospital,
and to my Doctor.

We need the Residents that have bought there homes in Mitcham Eastfield,
to have fair share with all the tenants,
to be in equal with everyone.



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

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efficient new homes but with fewer benefits to the neighbourhood.

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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			X		
Street Network - Where the streets will go			X		
Movement and access – How people will move around			X		
Land use – What uses can go in the new neighbourhood			X		
Open space – How much and what sort of open space will there be				X	
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes			X		
Landscape – How open space, trees and planting should be provided			X		
Building heights – How high buildings should be			X	X	



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 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 checked="" 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

Scanned
991EP

Anonymous
Received 15/02/16

Your details If you are submitting a representation on behalf of someone else please state your client's name and address

Name:

Address:
What for,

Postcode:
you guys aren't

Email:
going to do

Telephone:
anything to help

Organisation you represent (if applicable):
us anyway.

Can you give us
2 three bedroom house,

Name:

Address:

Postcode:

Email:

Telephone:

Company Name (if applicable):

Which of the following describes you:

<input checked="" 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	

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 _____

Consultation questions

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Building heights – How high buildings should be					



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You should leave the estate as it is or redo the houses/ flats that are not up to standards. You are robbing freeholders of their home, people that have lived in their privately owned home for years and forced out of the borough as they can not buy a 3 bedroom house or even a two bedroom flat in the area. It's all an absolute disgrace. How can you

sleep at night!!!

Scanned

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

Letter

Other

(please specify)

Information
Desk

Website

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

Please select one

Very well

Not very well

Reasonably well

Not at all

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

Don't agree with my 3
bedroom house been knocked
down and be forced to
move out of London.

16/02/16

Drop-in 13/02

Your contact details

Your details	If you are submitting a representation on behalf of someone else please state your client's name and address									
<p>Name:</p> <p>Address:</p> <p>Postcode:</p> <p>Email:</p> <p>Telephone:</p> <p>Organisation you represent (if applicable):</p>	<p>Name:</p> <p>Address:</p> <p>Postcode:</p> <p>Email:</p> <p>Telephone:</p> <p>Company Name (if applicable):</p>									
<p>Which of the following describes you:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="checkbox"/> Freeholder</td> <td style="width: 33%;"><input type="checkbox"/> Circle tenant</td> <td style="width: 33%;"><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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- 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)

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- White-English/Welsh/Scottish /Northern Irish/British
- White-Irish
- Gypsy or Irish Traveller
- Any other White 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 _____

Asian or Asian Black

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

Consultation questions

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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) 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.)

when you all are going to re-build the ~~House~~ Estates?

It is very helpful to do as soon as possible.

Plans are ok, better to change the Trainway Gate, too much traffic

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
(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?

All responses High Path

**Stage 2 Consultation – Draft Estates Local
Plan**

February 2016 – March 2016

High Path Draft Estate Local Plan Feedback

Any housing regeneration project in the name of a greater good must be holistic in nature and no one should suffer adversely as a result of such an exercise/be worse off in terms of their current housing facilities, financial security and family stability.

Although this is a so called independent plan, it is an instigator for a major life changing housing regeneration project via Circle Housing and therefore the issues raised by the **unfair housing offer made to the true financial stakeholders/freehold resident house owners, must be fully addressed and not simply the physical aspect of the Estate Plan which has no meaning if we are cleansed out of the area by design or omission or forced into unsuitable houses with inferior facilities than we are enjoying now.**

Part 01 page 6 : “a great place to live and call home _ _ _ _ “ can only happen if individuals'/real financial stakeholders' views are taken seriously regarding house types and property ownership rights to maintain a balance against the majority communal rights of a housing association or property developer, which are detrimental to Merton's individual citizens' rights, who aspired to improve their life chances only to be turned into debtors again by ways of new covenants, or be cleansed out of their home area by design or omission in the name of 'common good'.

This is particularly true for the residents who bought Council terrace houses under Right to Buy and are 100% freehold resident owners, without any service or administration charges and in their 60's are suddenly faced with an ultimatum from a housing association to accept their terms and conditions, however unfair or else, when there is nothing wrong with their property. No one must suffer adversely as a result of this regeneration exercise in name of common good and the Council must protect all families' rights as their legal and moral duty and not only conveniently protecting the majority only, who are social housing tenants. They have an extremely favourable housing offer when they are not true property owner stakeholders in financial terms.

All Merton Councillors and relevant officers who believe in fairness, justice and good governance must put themselves into our shoes and examine the Circle Housings Resident Offer made to the resident lease and freehold house owners against the offer made to the tenants.

It is a life and death situation for all senior citizens; and only you have the power to safeguard our property rights from such an unfair and draconian restrictive covenant being forced upon us by the Circle Housing in the name of greater good at our cost and death.

E.g. If we sell our property within 5 years we have to give all the profit 100% to Circle Housing and cannot keep a single penny. Please compare this with the Government's Right to buy terms and conditions.

If we sell our property in year 6 or 7 then we have to give 70% of the profit to the Housing Association.

If we sell in year 8 or 9 we have to give 45% of the profit to Circle Housing.

If we sell in year 10 or 11 we have to give 20% of the profit to Circle Housing.

Only from year 12 we can keep the profit.

How many people would think that the above conditions were fair if they were applied to their house/property and then vote with a clear conscious?

If regeneration takes up to 15 years to complete and 11 years to wait for any profit. A senior citizen would be 90 to 100 years old if he survives up to that age. It is a massive 26 years ransom period for being a responsible citizen who just managed to improve their life chances without joining the welfare system only to find that the housing association is breaking all the rules related to good money management and healthy living in retirement which they profess to their tenants every day.

All the above injustices will become reality if the Merton Council does not exercise its power to protect our rights in favour of an almighty monopoly who got all the Merton Housing stock for a nominal amount but is quiet happy to commit a day light robbery as stated above when we are at the end of our life cycles.

Page 9 1.12: Councillors canvassing in favour of the housing association against individual house owners' rights, must not be allowed to vote/persuade officers to make changes/recommendations on any item related to this housing regeneration.

Page 12 2.2: The Housing Association has not maintained its properties to realise their long term strategic plan to increase its housing portfolio by any means. The London Mayor's housing strategy is in their favour and suits the council as well to meet their housing quotas. The Council inadvertently is hurting its constituents, by not taking into account the Housing Offer made to resident freehold house owners, by Circle Housing Association which is extremely damaging and threatening their immediate and future survival on High Path.

The Housing Association's consultation is a farce and a one way process. All the views and suggestions from leaseholders, freeholders and some tenants, have been totally ignored and facts manipulated to suit their own plans and you can verify it by checking Mitcham Eastfield residents' and Ravensbury residents' blogs and twitter sites.

Page 12 2.3: The good quality housing cannot be good if it takes away your current high housing standards and facilities and legal ownership rights and financial independence and replaces it with inferior housing designs/facilities and imposes new restrictive covenants to turn your 100% freehold property into a leasehold property or introduce new service charges by deliberately designing houses to attract service and administration charges and holding senior citizens to ransom by introducing an 11 year claw back clause on the property when they are totally debt free at the present time. All these are meant to discourage freeholders to stay and forces them indirectly to be cleansed out of the area by design or omission. Even the Government's Right to Buy Scheme has only a 5 year, tapered profit claw back clause.

A housing association must not be allowed to become a monopoly for High Path housing designs and tenure and a non-elected body to impose their will on Merton's independent

residents by manipulating the housing crisis and coercing Merton council for their own benefits against its residents' interests.

Page 12 2.4: To live on a construction site for 10-15 years or in a temporary housing is an extremely long time and unsettling for anybody and certainly detrimental to senior citizens who may not even see the new property.

It must not take longer than a maximum of 5-6 years to build new houses, as it is done by all major developers except sink councils/housing associations, who sees their residents as numbers and not human beings.

Page 14 2.6: "a great place to live and call home _ _ _ _" cannot be achieved by using a one size fit all approach in name of common good, by ignoring the genuine, specific housing needs of a freeholder with an overcrowded house and their existing property rights. It must build houses where one would like to live and call a home. Merton Council is the original owner and therefore must safeguard such owners' rights because the housing association is not treating them equally, which is clear from their housing offer made to lease and freeholders.

High Path is not for apartments only and current varied house types must be provided in the new plan and residents must be given the same choices of house designs given to Ravensbury. The new housing must be inclusive for every type of household, as well as house types and not only to meet high density criteria, which will never become a good place to live and work unless the foundation is right for everybody to feel at home.

It would appear that the housing association is only interested in designing properties for the sake of attracting service charges and **not to improve the living conditions by building new bigger suitable houses with upgrade options for any overcrowded family.**

Circle must not build unsuitable properties with inferior facilities, **ignoring our genuine needs for suitable larger house with upgrade options to resolve overcrowding problems.** Please also refer to Part 01 page 6.

Page 14 2.8: You cannot bridge the gap of east and west by cleansing out the long standing residents and turning the area suitable for commuters only, who have no long term interest in the area.

Page 15 2.9: Minority house owners' views and rights must not be ignored in favour of just building the flats in High Path and promoting the housing association's and Merton Council's wellbeing in the name of majority common good, against the wellbeing of its longstanding resident house owners, who are in a minority in numbers and cannot protect its rights against such almighty powers mentioned above.

Page 15 2.12: Health improvement including mental health, cannot be achieved by ignoring individuals and extended families' overcrowding problems, housing standards, ownership rights and financial wellbeing which is threatened by the housing regeneration on High Path.

All we are asking is for a suitable replacement house with the same facilities which we are enjoying now and preferably build at least **some bigger suitable houses for us with an upgrade option as we are an overcrowded family**. We will pay the reasonable difference in price for upgrading as long as it is within an affordable criteria and not at the international investors open market value price.

Page 16 2.13 and 14: Must build at least some, bigger, 3 double bedroom houses, 4/5 bedroom houses **with suitable facilities to accommodate overcrowded freehold house owners and offer them upgrade options as a priority to meet their specific housing needs**. They must not be disadvantaged due to the majority decision of more housing units not suitable for the above families.

Page 17 2.19: This plan must not be used to lower the current high standards of some terrace houses with garages and gardens and big loft spaces, to minimum low standard specifications for housing, which is meant for sink estates and low standard housing.

The Mayor's plan is to make the maximum use of unused land for more housing but is not meant to use that opportunity to destroy good housing or grab freeholders land by cleansing them out of the area or by inappropriate designs and new restrictive covenants and removal of current property rights by systematic means.

Merton must protect all residents' rights irrespective of their house ownership rights. Majority are housing association tenants and that majority figure should not be used to disadvantage resident leaseholders and freeholders housing needs and current ownership rights.

Page 18 2.23: There must be a positive outcome for freehold resident house owners and not just the tenants and flat owners.

Page 20 2.25: There is no justification to knock down perfectly good well build terrace houses in Pincott Road to turn it into an open area or to use that space for building site vehicles until appropriate alternative suitable housing is offered to current freeholders when a pub next to it will still remain standing .

Housing regeneration is about improving people's life and not meant to destroy our high standard housing facilities and ownership rights in the name of greater good at our peril.

Merton Council must safe guard our rights and existence which is threatened by this regeneration plan. Not a single family must adversely suffer by this housing plan.

Page 20 2.26: This is applicable to some flats on High Path but do not apply to terrace houses or town houses and freeholders and leaseholders of these houses must not be disadvantaged in any way whatsoever in their future replacement houses and current property rights.

Page 20 2.27: As per 2.26

Page 20 2.28: As stated under several heading residents freeholders house owners' rights and property standards and facilities must be fully protected by the Council and must not be left to the housing association to cleansed us out of the area by design or omission.

Page20 2.29: Resident freeholders are in a minority and their view must be heard and respected and be incentivised to stay rather than cleansed out of the area in favour of housing association as well as the Councils eagerness to build more compact housing units rather than family homes.

Page 20 2.30: **Replacement houses offered to resident freeholders must be of a suitable type for their housing needs including upgrading for overcrowded families and there must not be any strings attached to their current housing rights (e.g. no service or other charges of any description, no tapering clawback clause should they wish to sell their property at any time etc.).**

It is imperative that the above resident house owners' rights are fully protected from adverse effect of this housing regeneration as their housing and financial existence is threatened.

Page 26 2.33: Living standards can only be improved by offering equally good houses and current ownership rights to all types of owners (not just social tenants) and not by taking it away under different pretext in name of greater good.

Page 30 2.46: Must be flexible in allowing some type of garages to be built with some houses/corner houses to meet specific housing needs where appropriate.

Page 80 3.106: We need access to these master plans of 1956 to fully understand the site.

We would appreciate more pictures of historic Pincott Road, as well as Nelson Grove Road and full history of both the roads, as very little is stated about houses in these roads.

Page 97: Issues and Opportunities: - The new development should not have any reference to the following words "High Path, Estate, Courts, Community Centre" in street names, documents and maps for 100% positive new image of the area and total inclusion with the rest of Wimbledon.

Also anti-social tenants and others must be given strict and legally binding new contracts to stop them ruining the new development by their unchecked antisocial and so called low level crimes and intimidation of numerous types. If there is no will to stop these antisocial elements from ruling the nest, then there is no point in regenerating the area. All tenancy agreements must be such that there is no room for any antisocial resident/family to remain in the new housing.

Page 98 3.136: Must have all types of houses including traditional terrace type houses, such as the traditional houses in Abbey Road, for an inclusive society. Please do not just turn High Path into a new housing association tower block estate which will need another regeneration in a few years' time, if only a limited type of residents are attracted by limited property types.

All properties must have ground level access and houses must have traditional V or A shaped tiled roofs and not flat roofs.

Page 98 3.138: To create any extra open space, you must not knock down perfectly good resident freehold terrace houses in Pincott Road, without first securing/ring-fencing equally good, suitable houses with current ownership rights and upgrade options for any overcrowded families.

Page 102 and 104 EP H2 and H3: The existing Nelson Grove Road and Pincott Road must remain Public High Ways and must not fall under the monopoly housing association's property rights or management at any time, under any circumstances.

Page 104 F: Must allow some suitably designed garages with bigger houses as appropriate.

Page 104 3.155: Vehicle movement route from High Path into Morden Road must continue as per current arrangements.

Page 105 3.169: Must have some integral garage of some type, with houses to meet all types of housing needs. Only such varied facilities can make the area desirable for living and working.

Page 108 3.170: All properties must have ground level access and be of Life Time Standards and of high quality material.

Page 108 3.173: You must build all types of houses, with all types of housing ownerships to attract and retain law abiding families of all sizes, not just tower blocks and flats to meet the housing quota only.

Page 170 4.4: The Master Plan must show actual designs and sizes of all types of space in a house in **length, width and height** and not just total square metres, which is extremely misleading when comparing any type of accommodation and the same applies to a garage, loft, roof and a garden (length x width).

(e.g. A 16 square metre living room can be 2 metres wide by 8 metres long or 4 metres wide by 4 metres long, or several different measurements in width and length and without the above length x width measurements, as well as the ceiling height, one cannot decide what size furniture will fit in the room or not, and cannot compare the replacement house size.

Without the above material facts and the property ownership terms and conditions details, one cannot provide feedback and accept any house replacement offer, which is totally vague and generic in nature.

Page 170 4.8: 2 double bedroom terrace houses in Pincott Road are bigger than 3 bedroom houses and 2 of them have original large garages, front and rear gardens and plenty of storage and loft space and every inch is in practical use. Such high standards must be maintained in any replacement houses **with an upgrade options for any overcrowded families.**

Page 170 4.9: **At least some houses must have a separate ground floor living room and separate kitchen, a garage and totally independent mains utilities dual fuel, gas central**

heating etc. and free from any housing associations management to maintain a balance of different tenures and property ownerships and freedom of choice.

Page 171 4.11: Nelson Grove Road and Pincott Road must remain Public High Ways and must not fall under the control of any housing association.

Page 171 4.13: **Each house must have its own bin storage in the front/rear garden and not linked to any communal bins or under street bins.**

Page 171 4.14: Please see page 170 4.4

Page 174 5.1: **100% freehold resident house owners are in a minority number and their specific housing needs and ownership rights are severely threatened by this regeneration and they should not be subject to any new covenants or service charges.**

Page 174 5.3: To live on a construction site for 10-15 years or in temporary housing, is an extremely long time and unsettling for anybody and certainly detrimental to senior citizens who may not even see the new property.

The Housing Association must proactively identify such families whose properties are to be in later phases and ring fence those properties for stability and peace of mind for the families concerned.

It must not take longer than a maximum of 5-6 years to build new houses, as it is done by all major developers within this time frame, except by sink councils/housing associations who appear to see their residents as numbers and not the human beings.

It is also important to note that hardly anybody would like to buy even a new property on a building site, which is going to last more than a couple of years and you want be able to attract early purchasers if their money is tied up for such a long time, except foreign investors which will just add to the empty properties in Merton.

Finally, a building site next to several busy junctions would cause a major traffic headache which cannot be sustained for such a long period.

Page 174 5.4: If this housing association is not financially sound then the project must not start at all and new owners must be sought straight away.

The Housing Association was given more than 9,000 properties and several acres of land almost free of charge by Merton's Tax payers. It has hardly used any monies to maintain any of the free properties it has received. It does not cost much to bulk build new properties as claimed, or publicised. The Housing Association will be building more than double the properties they have now, on extra prime site, free land and those houses will be sold on an open market. There is nothing but profit for the housing association and the Councils as well as tenants but the freehold house owners are at a total loss as the offer stands at the present time.

Please circulate all these documents to all the Councillors and the relevant Officers for their perusal. Thank you.

Feedback on High Path - Circle Housing Merton Priory research * as per following link:

www.merton.gov.uk/environment/planning/planningpolicy/localplan/estatesplan.htm

The revised UK Sustainable Development Strategy (March 2005), Expands further on what sustainable development means in terms of the following five principles of sustainable development are identified in 'Securing the Future':

Living within environmental limits

Ensuring a strong, healthy and just society

Achieving a sustainable economy

Promoting good governance

Using sound science responsibly

: Appraising the effects of the plan.

Land use. To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.

Housing Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home

Social deprivation and poverty to contribute to reducing poverty and encouraging social inclusion.

Health and wellbeing improve the health and wellbeing of residents and reduce health inequalities.

Crime to reduce crime and the fear of crime.

Economic growth and business development Support local economic growth.

Considering ways of mitigating adverse effects and maximising beneficial effects (Task B5)

3.6 Sustainability appraisal report must include measures to prevent, reduce or offset significant adverse effects of implementing the plan. The measures may include proactive avoidance of adverse effects. Ideas for the mitigation of adverse effects and maximisation of benefits are given

Ensuring a strong, healthy and just society

*High Path - Circle Housing Merton Priory research

Case for regeneration

Housing needs

Socio-economic analysis

Urban design review

Circle Housing is extremely selective and biased in producing above reports and we do not agree with all their findings and recommendations.

Measuring techniques and methods used for properties, gardens and garages sizes are highly controversial, manipulative ambivalent in nature and extremely misleading in representing facts.

Energy Centre will limit market competition and freedom of choice for gas and electricity. Also energy centre and under street bins will attract new service charges and at some stage energy centre replacement/renewal cost. All these will wipe out any financial savings and increase poverty and burden on Council Tax and Housing Benefit claims. Same is true for carbon print and pollution (knocking down all properties and rebuilding them will have the same negative effect and financial burden on all residents).

On High Path 40% residents are lease and freeholder of flats and houses of different types with facilities such as large garage and front and rear gardens. Some house owners have no service charge of any description and are 100% freehold owners with higher housing standards and facilities than the rest of the properties on High Path and enjoying their prime site living conditions.

There is no mention of above high quality living conditions enjoyed by these residents and also how they would be better or worse off in terms of replacement housing accommodation, **any upgrade options for overcrowded families and facilities** as well as their jobs, physical and mental health and their immediate financial and future wellbeing as a result of this housing regeneration project.

Circle Housing resident offer to tenants is an extremely positive offer when they are not the true financial stakeholders in terms of property ownership. Also if the Housing Bill is adopted than there will be an extra lottery for them and good luck to them.

On the other hand resident offer made to freehold house owners is criminal in nature that they are forced to give up their current ownership rights, force to accept replacement houses which they do not like or be cleansed out of the area by design or omission, impose financial penalties for 11 years if they were to sale their property, accept unjust new service and admin charges and become leaseholder instead of their current freehold status and turn into debtors when they are totally debt free. It would appear that the housing association is only interested in designing properties for the sake of attracting service charges and **not to improve the living conditions by building new suitable houses with upgrade options for any overcrowded family.**

Our terrace house in historic Pincott Road is of high quality build and there is nothing wrong with it. There is no need to demolish these houses at all or to turn them into an open space when a pub next to it will remain standing.

All we are asking is for a suitable replacement house with the same size space and facilities which we are enjoying now and preferably build at least **some bigger suitable houses for us with an upgrade option as we are an overcrowded family.** We will pay the reasonable

difference in price for upgrading as long as it is within an affordable criteria and not at the international investors open market value price.

As a last resort we must be given the same size prime site plot of land which is 6.5 metres x 25 metres and we will try to self-build.

To date housing association has not provided any core material facts related to property designs, sizes and ownership rights for comparison and the feedback purposes or to make an informed choice regarding future residence etc.

We cannot afford to be in a worse off position than we are now in terms of our housing facilities and interlinked financial security with it.

If we are cleansed out of the area by design or omission the only place we will be able to move into with the Circles Housings open market value will be crime ridden areas where no law abiding citizen would like to live.

Our future is no longer a secure future until and unless Circle Housing shows some positive proof of meeting our suitable housing needs with an upgrade option and the Merton Council protecting our house ownership rights which they sold to Circle without our consent.

NB: Circles resident offer to tenants has taken care of all the above issues and they are fully protected from any adverse effect of this housing regeneration **but the same is not true for 40% of the owners particularly long term resident freehold traditional street terrace house owners who are at a total loss as stated above.**

Circles replacement housing plan and residents offer cannot be separated from this Estate Plan. This is because the monopoly housing association which will have your approval without any built in safeguards for us will build new houses of their choices only. It will also have unchecked power to improve or destroy our lives by imposing its will on us as explained above.

Merton Council has a variety of powers to safeguard our rights against such misuse of housing regeneration opportunity which will be conferred to Circle Housing as a result of this exercise.

Please make housing regeneration a positive experience for everybody and not just the Councils finance section and the Circles tenants only.

Please use above for the draft local plan as well.

Thank you.

Re: High Path Draft Estate Local Plan/ Regeneration and its adverse effect on a freehold house owner in Pincott Road and some other roads.

Regeneration is about improving the life chances of all local residents and future residents **not only the Circle tenants**. It includes housing living conditions, jobs, education, 24 hours multiple transport links, access to major hospitals/treatment, **financial wealth and general wellbeing, including preservation of local roots which we have established in the area**. All these factors are part of better environmental health and not a separate entity.

Draft Estate Local Plan for High Path should not be just about buildings, streets, open spaces and surrounding areas and visual appearance.

Draft Plan do not include questions relevant to lease and freeholders adversely affected by these exercise. All tenants remain unaffected due to a fair resident offer to them but not to other group as stated earlier.

Our existence on High Path is threatened by these proposals and therefore resident offer from Circle to freehold house owners and others must be addressed directly as well as indirectly and our rights must be fully protected.

Draft Estate Plan feedback becomes null and void if the real financial stake holders living on High Path are totally excluded from raising their legitimate concerns raised by this exercise interwoven with Circle Housing High Path regeneration proposals.

This is to inform all Councillors that the Circle Housing High Path resident offer (except tenants offer) is not a fair offer, but without raising various points in that offer, I am extremely concerned about the following points because it immediately threatens our survival as a family.

We are long standing Merton residents and Merton Council has a legal and moral responsibility to protect all its residents from the Circle Housing monopoly position on our housing rights due to the housing stock transfer without our consent or safeguards.

Please do not permit 'Clean Title on High Path' and planning permission to Circle Housing until and unless a long standing South Wimbledon residents 100% freehold terrace house owners' **rights granted by Merton Council are fully protected** by the Circle Housing **on a case by case basis** in the new project and **suitable replacement house with upgrade options are offered to genuine overcrowded families.**

We are a true 100% freeholder resident house owner in Pincott Road and not subject to charges of any description and this position must continue in new development because it is paramount for our financial security and survival when we are at the end of our life cycle.

Circle must not use this development opportunity to deprive us of our long standing freehold rights conferred by Merton Council a long time ago. (i.e. no charges of any description).

Circle must not be allowed to design, develop master plan by indirectly introducing new management and service charges to remove our existing rights.

It would appear that the housing association is only interested in designing properties for the sake of attracting service charges and **not to improve the living conditions by building new bigger suitable houses with upgrade options for any overcrowded family.**

Circle must not build unsuitable properties with inferior facilities, **ignoring our genuine needs for suitable larger house with upgrade options to resolve overcrowding problems.**

Merton Council did not use blanket service charges and management charges on High Path properties and Circle must do the same as there is no justification to change it other than greed and profit motive at our cost.

Circle must provide a written guarantee that the 100% freehold rights enjoyed by some resident owners who choose an appropriate type of house, in an appropriate location in the new development will continue to maintain their current rights in the suitable replacement house, on a case by case basis (i.e. no charges of any description), *as without these rights our dignity, physical and mental health will be destroyed due to the new financial burden imposed by Circle unfairly.*

As a local authority your Office has a variety of powers to safeguard our interests and we depend on your good offices for the same.

Thank you.

Dear Future Merton

Further to my earlier email, I attempted to analyse in the same way

http://www.merton.gov.uk/high_path_chmp_urban_design_review.pdf

However there are many annoying spelling mistakes, basises in theoreys , and inaccuracies , particularly Building Heights, Ages of completions of existiting structures and landscaping, negative criticism of such areas proudly boasted of by Merton Priory Homes 'improvements' to the play areas and green realm, and by Merton Council and its predecessors as Housing Authority of its initial design and build over the previous structures as the way forward. Perhaps the most annoying comment was that 'Parking Courts appeared to be underused' and parking on roadways was preferred by residents. Well, most weekday on-street parking is of employees of businesses in the vicinity - in the health care , shops and offices of Merton High Street, and of the bus garage. Under the present CHMP parking controls parking in front of garages is forbidden - although I have already made mention of the usage of some garages, others, for example in our road are used on a regular basis by tenants on the estate and from off it as these are made available. I enquired today for additional garage for a friend in the area, but had CHMP reply that the person responsible was on holiday until March 30th , 2016.

Another confusion is the use of one photograph of Cottages in Rodney Place, which is not in the High Path Estate constrained area.

In respect of transport it is a little streaching things to state that bus services are well connected to borough of Sutton (effectively The Woodstock and North Cheam - hardly Sutton Town Centre - which is a bus route desination that would be useful). Indeed at one time bus and local coach services connected the area to places such as Dunstable, Dorking and Reigate, Central London-Victoria and Marble Arch, Elephant and Castle /Blackfriars/Westminster , Esher , Tolworth and Summerstown (for Wimbledon Football Ground) , more recently Richmond. Over the years these connections have been eliminated, in some cases improved ,but more expensive underground rail services have provided some replacements,but others are not wholly possible for leisure or work.

Missing in the design, and masterplanning of the area is the very significant problem of the Transport function of Abbey Road, and its negative impact on residents of the Mill Road area. Also the building of new private blocks in Abbey Road, and Nelson Grove Road (including L&Q HA Flats, and the presence of Rodney Place and The Nelson Pub complex provide further constraints to the ability to place on a Nelson Grove Road / Pincott Road spine system elegant streeeted properties as appear to be desired as the distances do not clearly divide by the minium sizes needed for dwelling units for regular patterning.

One comment made in the review is that effectivly of Road->Footpath->Grassed Area->GreenBorder->Buuildng wall (with or without windows. Now this is somewhat needed when the building hight goes over three storeys (two storery plus hipped roof), as the building line along the non-major roadway becomes feeling 'enclosed' and lack of good daylight.

I could de-construct further the document, but I have a life elsewhere too, but I could be available to read it through with you to point of the other errors, which is tedious, but typical of Circle's lack of attention and lack of respect to its residents.

(It might be worth noting the little bit of Circle took over Merton Council housing stock after a 'successful' ballot of tenants. (Dont forget this ballot promised internal renewals and common parts improvements not demolition of existing homes). While true if one considers the transfer

as a success, the wording correctly identifies that leaseholders and service charge paying freeholders had no counted say in the transfer of their landlord.

Dear Future Merton Re High Path.

There are a multiplicity of documents that have been created in a mish-mash between CHMP and Merton Council, and although the present Stage 2 Consultation (Merton Council) Document is in part worthy of comment on, there are a number of documentents previously issued, in part in 'support' of the present considerations to demolish our homes and change our ways of living in a way that is not resident led, and with some half complete research on the exisiting and a slightly incoherant housing needs extrapolation from the 2011 census returns.

There is a mix of 'negative criticism' about the external asthetics of existing buildings (which may be justified- beauty is in the eye of the beholder, and functionality for decent living (*I will return to this theme in a later missive as its something that both Circle and Merton have missed) of accessble internal areas and dwelling unit arrangements, which have not been filled out - and given the CHMP thought of total housing units in a range of 900-1400, and Merton's upper thought of 1800 then something has to give.

Affordabilty(of the build rather than market sale prices), to achieve a greater saving on the likes of energy consumption (triple glazing, passive and active heat recovery systems, underfloor heating and similar) then a greater initial build cost will be required, Circle seem to show no appetite for seeking additional incremental funding from specialist grant sources, maintaining that the build will be met solely from their internal reserved funds. (** note this comment applies to all three estate areas under consideration).

So one looks at some of the backing documentation from

<http://www.merton.gov.uk/environment/planning/planningpolicy/localplan/estatesplan.htm>

avilable as at today

My (xxxxx xxxxx SW19 xxxx) comments are generally in (parentheses), where there is no comment , please assume I am either ignorant of an alternate view, or actually agree with what is mentioned .

Social Background.

http://www.merton.gov.uk/high_path_chmp_socio_economic_analysis.pdf

Rather re-inforces the obvious, if 60% of High Path housing is social rented, access to which is generally restricted for new entrants to certain types of household make-up, then some elements of the report will follow by logic.

High Path has a significantly higher percentage of pensioners living in poverty. According to the Office for National Statistics, an estimated 45 % of pensioners on High Path are in receipt of Pension Credit. This is above the national average of around 22%. This further indicates low levels of income and spending power in the local area

(not necessarily, maybe we are better at claiming benefits, or are in receipt of attendance allowance which has a different pension credit threshold trigger -the number of persons in receipt of this have not been specified - and further note the service charges / rents tip housing costs for pensioners into Pension Credit territory, which older persons in own house accommodation , maybe with a modest employer/widow pension - which is taxable, cannot claim and the cost of their repairs in so far as not grant funded - actually takes their Net Income lower than pensioners on High Path). (Pension credit is not a good indicator of pensioner poverty!).

Housing Quality 3.2.24 Repeats the assertions about how the blocks external faces are 'inconsistent' as if this is a bad thing, and also mentions the state of the walkways and similar (something we have been asking for due repair, change and maintenance of since before stock transfer - admittedly Merton Council got Conways to re-surface parts of Abbey Road and Nelson Grove Road pavements, but left part of Hillborough Close with old surfacing and the likewise the walkway behind the parking spaces in Pincott Road not repaired even though they resurfaced similar in Nelson Grove Road.)

3.2.28 Access and Transport - Parking

Can you understand that ? (Apparently there is no parking problem on High Path. Can we get access to the detail of the roads surveyed in 2014 by WYG Group as I suspect they are incorrectly defined between public highway and estate parking areas (I presume the 182 Garages includes those in blocks and those attached to or in rear gardens of house) - do they assume that the garages are all occupied by Motor Vehicles ? for example two are used by Merton Council street cleansing barrows, at least three by CHMP for bulk waste storage and one by a local furniture re-use charity for furniture storage, many others are used as overspill storage from flats for the likes of Winter sledges to Summer Tents and fishing tackle as examples - and they appear to have forgotten that some store sheds have powered two-wheelers housed in them.)

3and a bit - Schools - Saville's report reckon sufficient school places (this was raised by others at the Saturday event, but the Planning Chap could not fully quote this bit, nor did I have the chance to interrupt that Merton Council are planning an additional 4000 borough wide primary school places , but he appeared to indicate that there was present stress on existing High School provision borough-wide - which appears to contradict Saville's Conclusions)

4 The Case for Regeneration

4.1.1

Regeneration of High Path will help address the socio-economic inequalities of the area compared to other parts of LBM – a key objective of the Core Strategy and overall vision of the Borough. It also improves South Wimbledon's links to strategic growth area, such as Colliers Wood, which has been designated as a District Centre in the London Plan.

(oh well I suppose if one says something enough times someone might believe it , maybe they are just referring to sorting out the present day 'overcrowding' issue, cos I cannot see how simply building more stuff helps, and in terms of improving links to Colliers Wood District area do they mean they are going to install bungee connectors to the bottom of the Brown and Root Tower from Nelson's Columette? - given that the pavement walkway via Merton High Street has already been repaved by Merton /TfL contractors)

4.1.2

The proposed regeneration as part of the vision for the area will enable High Path to capture

some of the growth in the wider area through improved economic prospects; increased accessibility to employment and training opportunities; and enhanced social infrastructure and community facilities.

(That's an assertion - there is no way this in anyway has been demonstrated within any plan document,- (where is the 'growth' and 'the wider area' specified and defined) - over and above that which could be achieved by other means - eg give me the former cop station on Pincott Road and I reckon we could get 10 unemployed persons into employment working with others year 1 and 20 per annum there after from the estate pool of NEETs). PS (community facilities.- seems undefined)

4.1.3 (The conclusion does not match the statement made, the provision of tree lined streets is not dependent on demolition of existing, The visit to Stockwell Park showed the problem of private gardens not getting maintained owing to residents holidays/infirmative / time out a work. Indeed at Norfolk House where Front Gardens were adopted by former residents new incomers have either laid to gravel or neglected (as they returned to family in indian sub-continent for 6 months) the former rose garden maintained by Merton Council. Other properties existing seem to do quite wellish with there private gardens - note Estate Plan block border colouring on this existing is incorrect certainly wrt Merton Place_.

4.1.4 Higher quality (debateable) housing will help address issues such as overcrowding(ok , probably) ease concerns over deprivation (err, anyone feel deprived ??) and reduce poverty levels (really, how ??- lower rents ? reduced service charges?)

4.1.5 The inclusion of over ten different types of homes including one, two and three bedroom flats, maisonettes and houses. (Hmm, that's odd, didn't the other survey show some 4 beds were needed, has the housing mix been currently kicked into a ToBeAdvised area ?)

4.1.6 (We want to flog off dwelling units to commuters) New housing units will be adding to the character. This will improve perceptions of the area (hmm, so we dont have character). (Perceptions I can provide evidence from Mum's more recent visitors and new moved in neighbours of 'I like it round here', 'I wouldn't mind living here' 'Cor your place is bigger than I would have thought' - all unprompted.)

www.merton.gov.uk/environment/planning/planningpolicy/localplan/estatesplan.htm

(Note the link Does NOT have the Baily Garner Condition survey from existing so far as I can see)

The Savills Case for Regeneration is linked to http://www.merton.gov.uk/high_path_-_chmp_case_for_regen.pdf

Bringing existing units to at least Decent Homes Merton Standards. Considered on its own, this would not require the demolition or redevelopment of any existing homes, but it would necessitate a significant and expensive programme of works, including new kitchens, bathrooms, doors, windows and other materials and fittings such as insulation and plumbing.

<as there are 608 dwelling units only 60% are CHMP direct responsibility = 365. Now of those not all require work as they are servicable, and if we take 10 year life for internals 10 years into a build plan 140 per annum will need internal repair or renewal anyway. It was probably poor

of Merton Council to make a promise (? inducement ? to tenants re these works). So far as I know (and Savills appear ignorant of) Insulation works to cavity walls, and roof spaces were completed under other govt funded programmes, All flats have UPVC Double Glazed Windows. There is a theoretical issue with some external doors as to the fire resistance. Plumbing ?- what any Supply pipes in lead ? >

2.7 (FALP) - (agreed someone changed the goalposts/pitch since the demolition was first mooted by CHMP. Savilles is doing a sell to Merton Council , but ignoring disruption to a significant number of existing residents, its also ignoring private build surrounding High Path in numbers count.)

(It could be reasonable to assume that housing targets within the Borough and London will rise again within the next 5 years (hmm maybe not when all the illegal immigrants sent home, and we are out of Europe led by our glorious Boris, and there is a big need to address the Northern Poorhouse to fill its vacant houses [we could use the empty boxes in Ireland - and Spain - to encourage excess European persons looking for a home as a suitable place to go to - depends if one likes verdant rain or baked earth sunshine].

2.12 (I think the only design change has been Pitched Rooves instead of flat ones and separation of Food storage and preparation areas from Living Spaces).

2.13 (no evidence so far)

2.16 (I'm right, stock condition still not complete by Mid Jan)

2.26 (If I read that right, basically keepy-uppy with basic maintenance, its not going to disappear with new build + 25 year mid life refurb). The comment about pitched rooves rather ignores the differences on Clay Tiles (mansion blocks), Concrete Tiled - Low Rise Blocks , and Traditional Slate - 1980s Houses/Brown Brick. The external to tower blocks does look worrying in terms of cost to leaseholders. One wonders if grants can be obtained to these rather unique buildings which seem to be loved and hated in equal measure.) (The flat roof repair to Tower Blocks could be paid for by adding one or two penthouse apartments set back similar to new build in Abbey Road and Nelson Grove Road or with curtain wall glazing, sold for say £590,000 each gives just under a net £2m for 6 units)

Internal common areas

o

Regular redecoration is required on a circa 5 to 7 year cycle (wah-hay - except its not been done for 9 - 14 years and arguably not at all properly since build.)

Interesting that generally Kitchens and Bathrooms were servicable (methinks under stock transfer those with problems of age are the former LCC RoseHill estate ones). There is a problem which is not noted of many have things like check valves to water regulations present day missing, and dimensions are generally imperial when new items are at metric standards. (this is not specified in the report).

2.28 Space Sizes (I ain't convinced by those useable space measures the -1mSq for 1 Beds I think they are ignoring the ground floor external sheds to a number of properties which gives good additional storage of personal items better than an additional 3ftx3ft cube pushed in the floor of an existing size)

2.33 65 May Court Mould Problem- Its under the failing roof covering, so hardly typical. Data supplied seems weak and no robust enough to shew how condensation and penetrating damp can be prevented in existing construction means, no evidence of a person qualified by the Property Care Association carried out the surveys or has given indicative remediation solutions and costings for much of this)

2.35 Car Parking Location (Agreed - see South Wimbledon plan of 1964 for justification of separating car parking from residential front doors) Agree with other comments re disabled access , again as a charity are not grants available to re-model entrances to tower blocks for propelled wheelchairs? (note my son lives in a new build (Bellway) ground floor flat, but that has no step-free paved access to suitable for wheel chair or other mobility challenged persons, and has heavy front fire door to common parts with no remote automatic opening- which should be designed into all entrances for residents and visitors).

2.37 (asbestos survey - one was done for Merton Council back in the Mid 90s but it seemed to have got lost. From my own experience there should be no Asbestos remaining in common parts apart from thermoplastic floor tiles and roof space water tanks. Main flat internal areas are floor tiles, some WC cisterns, some bath panels , possible fire backs ,some fuse boxes. I dont think the 1980s houses had any asbestos materials used.

3.2 Insulation Cladding Improvements - as Mu values for existing stock have not been provided how can any assement that external cladding form is actually required to any block or House ? (in theroy except for tower blocks all walls built since 1950s should be brick/ cavity (generally retro-filled), /block or brick /3mm wall plaster. Which gives a reasonable standard of insulation. - Better standards today would be a wider cavity with wool or similar part insulation, possibly wider blocks and an external clad or render. But the incremental Mu value is not a lot more.

4.(NPPF muddles new build yardsticks with the 'regeneration' type rebuild ,note the contention earlier regarding layout and disturbance does not make any kind of logical analysis). Sustainable development is ill defined in the practial outcome sense. (***) I will do a separate missive on this later particulary with respect to the sourcing of materials).

4.11 (not demonstrated in Merton Council estate plan clearly. The rather weird conclusion in other doxs that the estate at present is not 'affordable'(for purchase) seems to ignore the CHMP contention that new build will be more expensive to purchase outright and ignores the 40% of residents that live in affordable properties - that they own lock stock and in varing legal amounts - outright).

"sensitive renewal of existing residential areas" (ohh, I look forward to the regeneration of the clearly old John Innes developments around Merton Park Tramstop that with some 5 storey flats could clearly bring about additional dwelling units)

4.22 appears contradictory - (respect the local character by destroying it and building 'mee too' boxes.)

5.1 (Lettings Turnover 24 is about 4% of the CHMP stock, which is about right)

5.16 Net Weekly Household Income (I suspect this is slewed downwards by nos of pensioners - av income about £150 a week), 'grey economy' Interesting though that apparently the

proportion of pensioners on estate is lower than elsewhere in merton, probably varies between blocks)

"quality of living environment" (ranking seems strange - we dont have a large number of persons desparate to leave (ok I am but that is another matter), and do have persons whom wish to move here).

5.18 (repeat again cos weve said it before.... yawn)

5.22 (yes, no, maybe - have you seen the prices in eggs benedict?)

5.25 (we are all off to Sainsburys)

5.26 (why are the commercial unit/s at junction of Merton High Street / Mill Road so difficult for Wandle HA to let ?)

6.3 (It is interesting to consider why Merton Road has economic activity and Morden Road designed with so little - though note South Wimbledon Station had a florists , ladies outfitters, book and news-stall , cafe, and general shop in it when first built and over the years, the last general shop there closed down after Tesco Metro opened at The Grove PH, so one has to consider what the economic viability actually is, certainly we have an active car hire business, and the small take-away appears to have its own niche. The owner of The Kilkenny Tavern is doing some minor repairs and improvements, which I suppose are welcome.)

6.13 Cool score for walking (agreed, many of the obvious sight-lines are blocked by fences put up by CHMP or Merton Council, There is confusion due to lack of good road naming as to where blocks are, the change in Pedestrian Crossing points and removal recently of local bus stop have left walkways to merton high street as paths to nowhere(useful or safe), there is heave to pavements from tree root ingress,there are high literal cobbles and raised kerbs deterring the flat walking routes, this should be attended to irrespective of any regeneration.)

6.15 (It is not quite clear what is meant by sight lines, one problem is the narrow footway to the south of High Path and the location of Eleanor House surrounded only by green space and not easily linked to High Path, or anywhere really.)

6.16 The Review highlights the potential for creating stronger connections from the Estate, across High Path to the school, church and other nearby facilities. (oh my, how did I ever walk to school 50 years ago, or get to church in this unpenetrable maze?)

6.18 the existing layout of the Estate lacks consistency and does not exhibit a similar form to surrounding development (let us celebrate our diversity and uniqueness, but we have consistently requested better and clear signage - of course our traditional street pattern (with the exception of Will Miles Court, Rowland Way, Doel Close, part Hayward Close and Dowman Close) has been with us since 1854 approx and these 1980s additional were not properly integrated into the other streets.)

6.19 (agreed, but no one wanted to take forward quick wins ideas in the 2014 consultations, I still think Yurts in Nelson Grove Road by the garage backs would be a space enhancement)

6.20 (Setting back buildings behind open space - well thats the way it was planned at Lovell House and Norfolk House and works quite well really in those places.)

6.21 (I cannot think of a non alleyway footpath that is not viewable from a building window - with exceptions of the footpaths linking to merton high street - which are viewable from the buildings opposite.)

6.24 garages.. appear to be poorly used (CHMP restricted these to a max of two per residential household, when I requested an additional garage they were unable to provide a clear list of what garages were vacant and available to let as they didn't know. I was able to get one only because a former neighbour whom I had moved away I saw leaving that Saturday and was able to see CHMP at the Grange on Monday when keys had been handed in. Other garages have been boarded up out of use for some time by CHMP, others are used weekdays by Merton Council Highways department, otherwise I suggest one visit at Weekends when the classic car and bike guys get prepped to go out to shows with their vehicles, or evening when the builders return to change over paint, etc stocks.

6.26 (has the person writing the report noticed the planters and small gardens, ps where has the duck pond gone to ?)

6.27 {could}

6.35 (agreed, but the proposals don't clearly show what renewables, etc are actually going to be included in the new designs)

6.36 (I refer to my earlier comments re Mu values)

6.37 (assertation not backed up by study or demonstratable fact)

6.39 (would need incremental savings to be shown as CHP / solar etc not yet shown in actual plans so meaningless calculation - against what build is the baseline coming from ?)

6.41 (cost ?Kwh? savings cannot be said to be significant, £300 pa saving ain't a lot on an untested CHP system, which won't be across the build of all properties anyway!)

6.52 South Wimbledon as a place and destination (- unlikely it never has been, and with little non residential parking it's not really going to be for the masses)

8.4 Did the respondents mean that their existing were too small for family needs - they were short of a bedroom - or they needed a couple of extra MSq to move around generally ?

8.10 (I must have been on holiday, (or dealing with the aftermath of my mother-in-law's death) or CHMP is over-interpreting support levels, I happen to love most of the external of existing buildings, I doubt if many persons from the east end of High Path estate attended this event) (p.s. what happened to a proper independent analysis of the MES test of opinion, should that take precedence over earlier design meetings?)

8.27 (well, what's not to like, given that it was a take it or leave it without a range of proposed designs being put forward - the question of do you prefer what is being shown here in compared to that of your existing dwelling was not asked)

http://www.merton.gov.uk/high_path_chmp_housing_needs.pdf

The following is all my comments - this is best described as educated(?informed?) guesswork, but generally is of a format I would expect to find, but it does not refer so far as I can see, to an age profile of [Now to 15years+] of residents, nor to the explicit need for the 'multi generational homes' that were promised- and also it's not clear about the housing need for persons with physical or mental health issues.

I would agree that there is a mis-match of household size (in the rented sectors) and dwelling unit accommodation size, this is common among areas more than just High Path (London Road, Morden and Pitt Crescent Wimbledon I guess would have similar results).

It is unclear to me where they are talking about net additional dwelling units required per annum at affordable tenure (where tenure includes rent or purchase), and at market prices, or if these are gross figures - ie Summation of Total Existing Need (met and unmet as of Today) + Expected Change over next 12 years ?

Assuming that they are Gross Figures it implies a housing mix total dwelling units of about 848 affordable + 240 market = 1088 dwelling units , which I think is achievable based on minimum of current gross internal areas of existing units replaced + whatever size they feel like for new units. It is lower than the indicative 1200 odd units that CHMP first proposed, and below the 1800 Merton Council think can fit here.

Of course I may have mis-read this, it would have been useful to have this document with proper explanation in place at the Merton Council Officer Meetings.

(note in respect of Estate Plan I will have further comments . these will come later)

I am a resident of the estate since 1988 and am currently a leaseholder. Generally, I welcome the improvements which are planned. However, I also feel as do many of the residents that the regeneration is going forward with only tacit consideration for the preferences of the current residents. For example, the plan does not address the question of number of units to be built and consequent density of habitation.

Also, it is not yet clear how new units will be allocated to current residents in respect of location, size and layout of space, etc. For leaseholders such as myself, it is not clear whether the new units will require additional investment, so there is financial uncertainty associated with regeneration. I and others have attempted to clarify these questions without avail. In my case, my solicitor contacted the solicitors of Merton Priory Homes and was politely rebuffed with an answer suggesting that there is no information available. Because I am already an established resident, this uncertainty is unavoidable. As a prospective leaseholder, such uncertainty would be unacceptable.

Finally, since the advent of Merton Priory Homes, maintenance on the estate has declined steadily. I have written and telephoned repeatedly to request better performance. We all pay a service charge for maintenance - in my case in excess of £900 annually. Yet we receive much less service than we did before the advent of Merton Priory Homes. The hallways and stairs are not cleaned as they once were. Garbage on the grounds which is not contained in bins is not gathered and disposed.

Damage to the building is not repaired. The television aerial for which we specifically pay service charge for maintenance is not maintained at all despite repeated and numerous requests. The estate has an appearance of neglect and decay which will continue presumably until regeneration despite the wishes and financial liability of residents. This cavalier and deceptive approach characterizes much of the management of Merton Priory Homes. Promises to improve the interiors of units made shortly after the advent of Merton Priory Homes have been broken unabashedly. Please let me know whether any of these comments register with my council representatives.

I'm writing to let you know we are verry happy with the plan on regeneration of the howl estates because they are bad quality and we are with option 1 .

Sent from [Outlook](#) on Android

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

**TP - Capability and Support
Designing Out Crime Office**

2nd floor
Teddington Police Station
18 Park Road
Teddington
TW11 0AQ

Telephone: 020 8247 5834
Facsimile:
Email: Pat.A.Simcox@met.police.uk
www.met.police.uk

Your ref:
Our ref: SW1418
17th March 2016

Dear Sir/Madam

Re: High Path - draft Estate Local Plan

The annual crime figures for this area for the year 2014/15 are shown below in table 1. The statistics were obtained from www.Met.Police.uk crime mapping on 17th March 2016.

AREA	TOTAL NUMBER OF CRIMES
MPS	709280
Merton Borough	12163
Abbey ward	756

Table 1 showing annual number of crimes

The crime trends in the location of the site for February 2016 are detailed in table 2 below. The figures are the number of crimes (count) and the crime rate which is the number of crimes per 1,000 head of population which gives an easy comparison between areas that have very different population numbers.

AREA	COUNT	RATE
MPS	58118	7.12
Merton Borough	1039	5.20
Abbey ward	66	6.39
Sub ward (~3357)	13	7.46

Table 2 showing crime figure trends for February 2016

A comparison between the borough and the ward for various crime types for February 2016 is shown in the table 3. This shows that violence and anti social behaviour within the ward has a slightly greater rate than compared with the rest of the borough.

CRIME TYPE	MERTON BOROUGH		ABBEY WARD	
	Count	Crime Rate	Count	Crime Rate
Residential burglary	75	0.38	1	0.10
Robbery person	14	0.07	1	0.10
Violence	307	1.54	21	2.03
Most Serious Violence	36	0.18	3	0.29
Anti social behaviour	225	1.13	19	1.84

Table 3 showing crime type trends for February 2016

The development may contain both residential and commercial elements both of which should meet the appropriate Secured by Design (SBD) requirements, which can be found in the design guides on the SBD web site (www.SecuredbyDesign.com)

I have every confidence that if any redevelopment takes place and if the developers seek to achieve full SBD accreditation for this project that by working together we can ensure compliance.

General Comments

1. Public Realm

1.1 Residential communal space should be clearly defined and access controlled to prevent unrestricted public access. There should be no linkage between public, communal and private areas.

1.2 Vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, and well used.

1.3 Rat runs especially with mopeds may become common if there is any opening of linking roads. The roads must be designed to encourage slower car speeds – raised crossings, shared surface treatments and breaking up the routes should be incorporated to discourage the chance of rat runs.

1.4 Footpaths should be as straight as possible, at least 3 metres wide, well lit, devoid of potential hiding places, overlooked by surrounding buildings and well maintained so to encourage surveillance along the path and its borders.

1.5 Any narrow 'choke' points produced by street furniture should be removed.

1.6 Any cycle routes through pedestrian areas should be clearly defined and mindful of disabled users, in particular the visually impaired.

1.7 Seating spaces should be carefully considered and located in the appropriate locations such as closer to where facilities are or where there will be natural surveillance.

1.8 Any benches should be designed to include centrally positioned arm rest dividers to assist those with mobility issues and prevent people from lying down or rough sleeping.

1.9 Space should be created between the seating and footpath to help reduce the fear associated with having to walk past and thus promote legitimate use of the route.

1.10 Communal play-areas must be designed with due regard for natural surveillance, not located to the rear of dwellings and have adequate resources for its satisfactory future management.

1.11 Access footpaths located at the rear of properties should be avoided. If essential they should be secured with robust gates placed at the entrance to the footpath, as near to the front building line so that attempts to climb them will be in full view of the street. The gates must not be easy to climb or be removed from their hinges. They should be key operated from both sides and serve four or less houses.

1.12 Exposed side or rear gardens need robust defensive barriers such as walls or fencing to a minimum height of 1.8m topped with trellis.

1.13 Defensible space should be provided adjacent to all residential doors and windows that abut public or communal areas.

1.14 Blank gable end walls should be avoided as they tend to attract graffiti, inappropriate loitering or ball games.

1.15 Dwellings should be positioned facing each other to allow neighbours to easily view their surroundings and so make the potential offender feel vulnerable to detection.

1.16 Recessed doors onto public spaces should be avoided.

1.17 Public space cycle parking should be in an area with good natural surveillance with parking systems that provide good anchor points for the pedal cycles.

1.18 If public motorcycle or moped parking is provided these also should have suitable locking anchor points.

1.19 Cars should be either parked in locked garages or on a hard standing with the dwelling boundary.

1.20 If communal car parking areas are necessary, they should be in small groups close and adjacent to homes and within view of active rooms within these homes.

1.21 Rear car parking courtyards are discouraged as they introduce access to the vulnerable rear elevations, and provide areas of concealment which can encourage anti-social behaviour.

1.22 Any planting should not impede the opportunity for natural surveillance, and avoid the creation of potential hiding places.

1.23 Shrubs should be selected to have a mature growth height no higher than 1 metre, and trees should have no foliage, epicormic growth or lower branches below 2.4 metres thereby allowing a 1.4 metre clear field of vision.

2. Residential door sets

2.1 All communal entrance doors, should be video* access controlled SBD approved door sets, tested with the appropriate locking mechanisms in situ.

*(*Preferably linked to a dedicated monitor/screen within the residence)*

2.2 Please note I recommend considering where possible the use of single leaf doors as double doors require double the security furniture. However, as long as the double door set used is a SBD communal door set that will be acceptable. Communal SBD door sets are tested with the appropriate communal door locking mechanism; they are not adapted residential flat doors with an additional electronic lock attached.

2.3 Due to Equality Act 2010 requirements for lower front call plates, the video access control camera should be located above and to one side of the communal door set, providing an identifiable view of the caller and others around them. If left in the call plate, the camera's field of view is lower and would fail to capture facial images thereby compromising the view of the visitor. By using a camera adjacent to the door persons standing with the caller as well as the caller can be seen.

2.4 Individual flat front door sets should meet the SBD standard. It is preferred that those that open onto internal corridors would not be fitted with letter plates. Their mail should be delivered either to a facility at the primary entrance point of the building within view, within an internal area covered by CCTV and located within an 'airlock' access controlled entrance hall, or externally at the front of the building within view of those using the building.

2.5 House front doorsets should also meet the SBD standards with any glazing in and adjacent to the doorsets incorporating one pane of laminated glass meeting the requirements of BS En 356:2000 class P1A.

3. Commercial and retail door sets

3.1 These door sets may vary in the security level required depending on the business that they are intended to defend. All accessible door sets and windows should meet the SBD standard as a minimum physical security standard.

3.2 For retail outlets usually the door set is unlocked during the day and an out of hours SBD security solution is provided. This may mean either an SBD door set is fitted, which can be locked out of hours or a secondary door set, or internal grill, providing suitable out of hours security.

3.3 Generally developers build an SBD shell, awaiting further detailed requirements depending on the tenant once the space is let, depending on the business use proposed.

4. Access control

4.1 A zoned fob controlled system should be installed to control access throughout any blocks of flats. This can assist with the management of the development and allow access to residents to specific designated areas only.

4.2 Any trades persons buttons must be disconnected.

4.3 The fobs should always be encrypted to reduce the risk of them being copied by a third party.

4.4 Internal residential corridors should not provide excessive permeability; compartmentalisation of the cores, with a low number of flat entrance doors to a communal corridor would reduce unauthorised access of persons with possible criminal intent.

5. CCTV

5.1 Consideration should be given to fitting external cameras that adopt the existing Merton Borough Council town centre CCTV standards.

5.2 Contact should be made with Safer Merton CCTV manager at an early planning stage to ensure fibre optic cabling for the CCTV is laid when the services are being installed.

5.3 Any soft landscaping and lighting fixtures should not be in conflict with the CCTV cameras field of view.

5.4 All CCTV systems should have a simple **Operational Requirement (OR)** detailed to ensure that the equipment fitted meets that standard, without an **OR** it is hard to assess a system as being effective or proportionate as its targeted purpose has not been defined. The **OR** will also set out a minimum performance specification for the system.

5.5 The system should be capable of generating evidential quality images day or night 24/7

5.6 For SBD CCTV systems there is a requirement that the system is operated in accordance with the best practice guidelines of the Surveillance and Data Protection Commissioners and the Human Rights Act.

6. Basement car park

6.1 If a basement car park is proposed its walls and ceilings must have light colour finishes to maximise the effectiveness of the lighting as this will reduce the number of luminaires required to achieve an acceptable light level. Light finishes also assist CCTV.

6.2 Stair cases leading from the shared residential basement car parks are usually designated as fire exit routes and are therefore **insecure**. Fitting break glass in case of an emergency and then adding fob controllers is not acceptable as a criminal is more than willing to break the glass to gain instant access. For that reason access from the car park to the stair cores is considered unrestricted. The stair case should terminate into either an air locked ground floor lobby or straight out of the building. This will mean non residents exit out of the building at ground level **without** having access up into the residential block.

6.3 Residents can continue on up into the block from the ground floor lobby area via the stairs which should be fob access controlled. Access to the lifts should also be fob access controlled both from the basement and at the ground floor.

6.4 Lifts from basement car parks can be access controlled, they are not considered as emergency fire escape routes.

6.5 Vehicle access to the all basement car parks should be restricted by fob controlled roller shutters, unrestricted vehicle and non-resident access is not acceptable within SBD.

7. Cycle stores

7.1 Residential pedal cycle stores should relate to each residential block or if internal each stair core, thereby limiting unauthorised access.

7.2 Cycle stores must be located in secure containers or securely caged with access control, and have appropriate CCTV coverage to provide identity images of those who enter and activity images within the space; this may mean multiple cameras depending on the design and size of the each storage area.

7.2 Commercial or retail staff bike stores should be separate to residential stores and have similar security furniture.

8. Lighting

8.1 All lighting across the entire development should be to the required British Standards, avoiding the various forms of light pollution (vertical and horizontal glare). It should be as sustainable as possible with good uniformity.

8.2 Bollard lights and architectural up lighting are not considered as a good lighting source for SBD purposes.

8.3 SBD asks for white light as this aids good CCTV colour rendition and gives a feeling of security to residents and visitors.

8.4 The public space lighting should also meet the current council requirements.

If you require clarification or wish to discuss any aspect of the report, please do not hesitate to contact me by email or on the above telephone number.

Yours sincerely,

A handwritten signature in blue ink that reads "Pat Smeets Doco". The signature is written in a cursive, slightly slanted style.

Designing Out Crime Officer - SW

Dear Future Merton Team,

I was wondering if anyone had spared a thought for children living on the estate with chronic health problems and disabilities. I will not be happy if regeneration takes place on the estate whilst we are living here due to the detrimental effect it will have on my daughters health. I am very worried about the noise, air pollution and dust it will bring. My daughter has heart disease and suffers with chest infections and regularly uses her inhaler. This will have such a negative impact on her health. So, my main question is this; what have Merton Council put in place to support vulnerable people **prior** to regeneration taking place?

Kind regards,

High Path Draft Estate Local Plan Feedback

Any housing regeneration project in the name of a greater good must be holistic in nature and no one should suffer adversely as a result of such an exercise/be worse off in terms of their current housing facilities, financial security and family stability.

Although this is a so called independent plan, it is an instigator for a major life changing housing regeneration project via Circle Housing and therefore the issues raised by the **unfair housing offer made to the true financial stakeholders/freehold resident house owners, must be fully addressed and not simply the physical aspect of the Estate Plan which has no meaning if we are cleansed out of the area by design or omission or forced into unsuitable houses with inferior facilities than we are enjoying now.**

Part 01 page 6 : “a great place to live and call home _ _ _ _ “ can only happen if individuals’/real financial stakeholders’ views are taken seriously regarding house types and property ownership rights to maintain a balance against the majority communal rights of a housing association or property developer, which are detrimental to Merton’s individual citizens’ rights, who aspired to improve their life chances only to be turned into debtors again by ways of new covenants, or be cleansed out of their home area by design or omission in the name of ‘common good’.

This is particularly true for the residents who bought Council terrace houses under Right to Buy and are 100% freehold resident owners, without any service or administration charges and in their 60’s are suddenly faced with an ultimatum from a housing association to accept their terms and conditions, however unfair or else, when there is nothing wrong with their property. No one must suffer adversely as a result of this regeneration exercise in name of common good and the Council must protect all families’ rights as their legal and moral duty and not only conveniently protecting the majority only, who are social housing tenants. They have an extremely favourable housing offer when they are not true property owner stakeholders in financial terms.

Page 9 1.12: Councillors canvassing in favour of the housing association against individual house owners’ rights, must not be allowed to vote/persuade officers to make changes/recommendations on any item related to this housing regeneration.

Page 12 2.2: The Housing Association has not maintained its properties to realise their long term strategic plan to increase its housing portfolio by any means. The London Mayor’s housing strategy is in their favour and suits the council as well to meet their housing quotas. The Council inadvertently is hurting its constituents, by not taking into account the Housing Offer made to resident freehold house owners, by Circle Housing Association.

The Housing Association’s consultation is a farce and a one way process. All the views and suggestions from leaseholders, freeholders and some tenants, have been totally ignored and facts manipulated to suit their own plans and you can verify it by checking Mitcham Eastfield residents’ and Ravensbury residents’ blogs and twitter sites.

Page 12 2.3: The good quality housing cannot be good if it takes away your current high housing standards and facilities and legal ownership rights and financial independence and

replaces it with inferior housing designs/facilities and imposes new restrictive covenants to turn your 100% freehold property into a leasehold property or introduce new service charges by deliberately designing houses to attract service and administration charges and holding senior citizens to ransom by introducing an 11 year claw back clause on the property when they are totally debt free at the present time. All these are meant to discourage freeholders to stay and forces them indirectly to be cleansed out of the area by design or omission. Even the Government's Right to Buy Scheme has only a 5 year, tapered profit claw back clause.

A housing association must not be allowed to become a monopoly for High Path housing designs and tenure and a non-elected body to impose their will on Merton's independent residents by manipulating the housing crisis and coercing Merton council for their own benefits against its residents' interests.

Page 12 2.4: To live on a construction site for 10-15 years or in a temporary housing is an extremely long time and unsettling for anybody and certainly detrimental to senior citizens who may not even see the new property.

It must not take longer than a maximum of 5-6 years to build new houses, as it is done by all major developers except sink councils/housing associations, who sees their residents as numbers and not human beings.

Page 14 2.6: "a great place to live and call home _ _ _ _" cannot be achieved by using a one size fit all approach in name of common good, by ignoring the genuine, specific housing needs of a freeholder with an overcrowded house and their existing property rights. It must build houses where one would like to live and call a home. Merton Council is the original owner and therefore must safeguard such owners' rights because the housing association is not treating them equally, which is clear from their housing offer made to lease and freeholders.

High Path is not for apartments only and current varied house types must be provided in the new plan and residents must be given the same choices of house designs given to Ravensbury. The new housing must be inclusive for every type of household, as well as house types and not only to meet high density criteria, which will never become a good place to live and work unless the foundation is right for everybody to feel at home.

Please also refer to Part 01 page 6.

Page 14 2.8: You cannot bridge the gap of east and west by cleansing out the long standing residents and turning the area suitable for commuters only, who have no long term interest in the area.

Page 15 2.9: Minority house owners' views and rights must not be ignored in favour of just building the flats in High Path and promoting the housing association's and Merton Council's wellbeing in the name of majority common good, against the wellbeing of its longstanding resident house owners, who are in a minority in numbers and cannot protect its rights against such almighty powers mentioned above.

Page 15 2.12: Health improvement including mental health, cannot be achieved by ignoring individuals and extended families' housing standards and ownership rights and financial wellbeing which is threatened by the housing regeneration on High Path.

Page 16 2.13 and 14: Must build at least some, bigger, 3 double bedroom houses, 4/5 bedroom houses with suitable facilities to accommodate overcrowded freehold house owners and offer them upgrade options as a priority to meet their specific housing needs. They must not be disadvantaged due to the majority decision of more housing units not suitable for the above families.

Page 17 2.19: This plan must not be used to lower the current high standards of some terrace houses with garages and gardens and big loft spaces, to minimum low standard specifications for housing, which is meant for sink estates and low standard housing.

The Mayor's plan is to make the maximum use of unused land for more housing but is not meant to use that opportunity to destroy good housing or grab freeholders land by cleansing them out of the area or by inappropriate designs and new restrictive covenants and removal of current property rights by systematic means.

Merton must protect all residents' rights irrespective of their house ownership rights. Majority are housing association tenants and that majority figure should not be used to disadvantage resident leaseholders and freeholders housing needs and current ownership rights.

Page 18 2.23: There must be a positive outcome for freehold resident house owners and not just the tenants and flat owners.

Page 20 2.25: There is no justification to knock down perfectly good well build terrace houses in Pincott Road to turn it into an open area or to use that space for building site vehicles until appropriate alternative suitable housing is offered to current freeholders when a pub next to it will still remain standing .

Housing regeneration is about improving people's life and not meant to destroy our high standard housing facilities and ownership rights in the name of greater good at our peril.

Merton Council must safe guard our rights and existence which is threatened by this regeneration plan. Not a single family must adversely suffer by this housing plan.

Page 20 2.26: This is applicable to some flats on high Path but do not apply to terrace houses or town houses and freeholders and leaseholders of these houses must not be disadvantaged in any way whatsoever in their future replacement houses and current property rights.

Page 20 2.27: As per 2.26

Page 20 2.28: As stated under several heading residents freeholders house owners' rights and property standards and facilities must be fully protected by the Council and must not be left to the housing association to cleansed us out of the area by design or omission.

Page 20 2.29: Resident freeholders are in a minority and their view must be heard and respected and be incentivised to stay rather than cleansed out of the area in favour of housing association as well as the Councils eagerness to build more compact housing units rather than family homes.

Page 20 2.30: Replacement houses offered to resident freeholders must be of a suitable type for their housing needs including upgrading for overcrowded families and there must not be any strings attached to their current housing rights (e.g. no service or other charges of any description, no tapering clawback clause should they wish to sell their property at any time etc.).

It is imperative that the above resident house owners' rights are fully protected from adverse effect of this housing regeneration as their housing and financial existence is threatened.

Page 26 2.33: Living standards can only be improved by offering equally good houses and current ownership rights to all types of owners (not just social tenants) and not by taking it away under different pretext in name of greater good.

Page 30 2.46: Must be flexible in allowing some type of garages to be built with some houses/corner houses to meet specific housing needs where appropriate.

Page 80 3.106: We need access to these master plans of 1956 to fully understand the site.

We would appreciate more pictures of Pincott Road, as well as Nelson Grove Road and full history of both the roads, as very little is stated about houses in these roads.

Page 97: Issues and Opportunities: - The new development should not have any reference to the following words "High Path, Estate, Courts, Community Centre" in street names, documents and maps for 100% positive image of the area and total inclusion with the rest of Wimbledon.

Also anti-social tenants and others must be given strict and legally binding new contracts to stop them ruining the new development by their unchecked antisocial and so called low level crimes and intimidation of numerous types. If there is no will to stop these antisocial elements from ruling the nest, then there is no point in regenerating the area. All tenancy agreements must be such that there is no room for any antisocial resident/family to remain in the new housing.

Page 98 3.136: Must have all types of houses including traditional terrace type houses, such as the traditional houses in Abbey Road, for an inclusive society. Please do not just turn High Path into a new housing association tower block estate which will need another regeneration in a few years' time, if only a limited type of residents are attracted by limited property types.

All properties must have ground level access and houses must have traditional V or A shaped tiled, pitched roofs and not flat roofs.

Page 98 3.138: To create any extra open space, you must not knock down perfectly good resident freehold terrace houses in Pincott Road, without first securing/ring-fencing equally good, suitable houses with current ownership rights and upgrade options for any overcrowded families.

Page 102 and 104 EP H2 and H3: The existing Nelson Grove Road and Pincott Road must remain Public High Ways and must not fall under the monopoly housing association's property rights or management at any time, under any circumstances.

Page 104 F: Must allow some garages with bigger houses as appropriate.

Page 104 3.155: Vehicle movement route from High Path into Morden Road must continue as per current arrangements.

Page 105 3.169: Must have some integral garage of some type, with houses to meet all types of housing needs. Only such varied facilities can make the area desirable for living and working.

Page 108 3.170: All properties must have ground level access and be of Life Time Standards and of good quality material.

Page 108 3.173: You must build all types of houses, with all types of housing ownerships to attract and retain law abiding families of all sizes, not just tower blocks and flats to meet the housing quota only.

Page 170 4.4: The Master Plan must show actual designs and sizes of all types of space in a house in **length, width and height** and not just total square metres, which is extremely misleading when comparing any type of accommodation and the same applies to a garage, loft, roof and a garden (length x width).

(e.g. A 16 square metre living room can be 2 metres wide by 8 metres long or 4 metres wide by 4 metres long, or several different measurements in width and length and without the above length x width measurements, as well as the ceiling height, one cannot decide what size furniture will fit in the room or not, and cannot compare the replacement house size.

Without the above material facts and the property ownership terms and conditions details, one cannot provide feedback and accept any house replacement offer, which is totally vague and generic in nature.

Page 170 4.8: 2 double bedroom terrace houses in Pincott Road are bigger than 3 bedroom houses and 2 of them have original large garages, front and rear gardens and plenty of storage and loft space and every inch is in practical use. Such high standards must be maintained in any replacement houses with an upgrade options for any overcrowded families.

Page 170 4.9: At least some houses must have a separate ground floor living room and separate kitchen, a garage and totally independent mains utilities dual fuel, gas central heating etc. and free from any housing associations management to maintain a balance of different tenures and property ownerships and freedom of choice.

Page 171 4.11: Nelson Grove Road and Pincott Road must remain Public High Ways and must not fall under the control of any housing association.

Page 171 4.13: Each house must have its own bin storage in the front/rear garden and not linked to any communal bins or under street bins.

Page 171 4.14: Please see page 170 4.4

Page 174 5.1: 100% freehold resident house owners are in a minority number and their specific housing needs and ownership rights are severely threatened by this regeneration and they should not be subject to any new covenants or service charges.

Page 174 5.3: To live on a construction site for 10-15 years or in temporary housing, is an extremely long time and unsettling for anybody and certainly detrimental to senior citizens who may not even see the new property.

The Housing Association must proactively identify such families whose properties are to be in later phases and ring fence those properties for stability and peace of mind for the families concerned.

It must not take longer than a maximum of 5-6 years to build new houses, as it is done by all major developers within this time frame, except by sink councils/housing associations who appear to see their residents as numbers and not the human beings.

It is also important to note that hardly anybody would like to buy even a new property on a building site, which is going to last more than a couple of years and you want be able to attract early purchasers if their money is tied up for such a long time, except foreign investors which will just add to the empty properties in Merton.

Finally, a building site next to several busy junctions would cause a major traffic headache which cannot be sustained for such a long period.

Page 174 5.4: If this housing association is not financially sound then the project must not start at all and new owners must be sought straight away.

The Housing Association was given more than 9,000 properties and several acres of land almost free of charge by Merton's Tax payers. It has hardly used any monies to maintain any of the free properties it has received. It does not cost much to bulk build new properties as claimed, or publicised. The Housing Association will be building more than double the properties they have now, on extra prime site, free land and those houses will be sold on an open market. There is nothing but profit for the housing association and the Councils well as tenants but the freehold house owners are at a total loss as the offer stands at the present time.

Re: High Path Draft Estate Local Plan/ Regeneration and its adverse effect on a freehold house owner in Pincott Road and some other roads.

Regeneration is about improving the life chances of all local residents and future residents not only the Circle tenants. It includes housing living conditions, jobs, education, 24 hours multiple transport links, access to major hospitals/treatment, **financial wealth and general wellbeing, including preservation of local roots which we have established in the area**. All these factors are part of better environmental health and not a separate entity.

Draft Estate Local Plan for High Path should not be just about buildings, streets, open spaces and surrounding areas and visual appearance.

Draft Plan do not include questions relevant to lease and freeholders adversely affected by these exercise. All tenants remain unaffected due to a fair resident offer to them but not to other group as stated above.

Our existence on High Path is threatened by these proposals and therefore resident offer from Circle to freehold house owners and others must be addressed directly as well as indirectly and our rights must be fully protected.

Draft Estate Plan feedback becomes null and void if the real financial stake holders living on High Path are totally excluded from raising their legitimate concerns raised by this exercise interwoven with Circle Housing High Path regeneration proposals.

This is to inform all Councillors that the Circle Housing High Path resident offer (except tenants offer) is not a fair offer, but without raising various points in that offer, I am extremely concerned about the following points because it immediately threatens our survival as a family.

We are long standing Merton residents and Merton Council has a legal and moral responsibility to protect all its residents from the Circle Housing monopoly position on our housing rights due to the housing stock transfer without our consent or safeguards.

Please do not permit 'Clean Title on High Path' and planning permission to Circle Housing until and unless a long standing South Wimbledon residents 100% freehold terrace house owners' **rights granted by Merton Council are fully protected** by the Circle Housing **on a case by case basis** in the new project.

We are a true 100% freeholder resident house owner in Pincott Road and not subject to charges of any description and this position must continue in new development because it is paramount for our financial security and survival when we are at the end of our life cycle.

Circle must not use this development opportunity to deprive us of our long standing freehold rights conferred by Merton Council a long time ago. (i.e. no charges of any description).

Circle must not be allowed to design, develop master plan and build properties in such a way to indirectly introduce management and service charges and remove our existing rights.

Also Circle must build at least some houses with suitable facilities with upgrade rights to ease our overcrowding situation.

Merton Council did not use blanket service charges and management charges on High Path properties and Circle must do the same as there is no justification to change it other than greed and profit motive at our cost.

Circle must provide a written guarantee that the 100% freehold rights enjoyed by some resident owners who choose an appropriate type of house, in an appropriate location in the new development will continue to maintain their current rights in the replacement house, on a case by case basis if necessary (i.e. no charges of any description), as without these rights our dignity, physical and mental health will be destroyed due to the new financial burden imposed by Circle unfairly.

As a local authority your Office has a variety of powers to safeguard our interests and we depend on your good offices for the same.

Thanking you in anticipation.

Yours sincerely,

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.

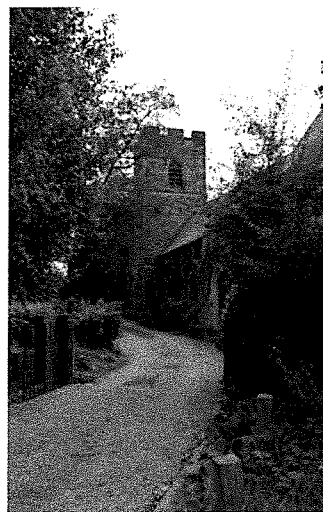
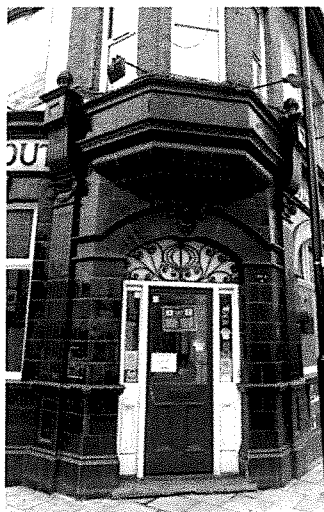
Option 2: Partial redevelopment

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efficient new homes but with fewer benefits to the neighbourhood.

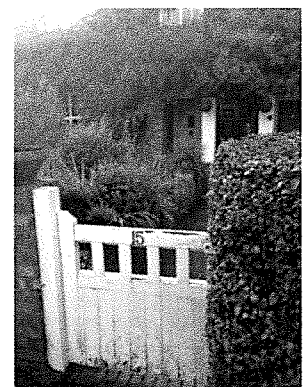
Option 3: Invest in existing properties to bring them to minimum modern standards

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
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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					
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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) 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.)

I feel that the height of the building should not be too high - 7 to 9 storey would be too high since these height usually bring anti-social behaviours to the communities. Should the regeneration go on, I feel 5-6 storeys would be @.k. (EPHB Building Heights ^{page} 120 draft Estates Local Plan)

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 | _____ |

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Please select one

- | | |
|------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Very well | <input checked="" 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?

Received 15.03.2016

000011

Consultation questions

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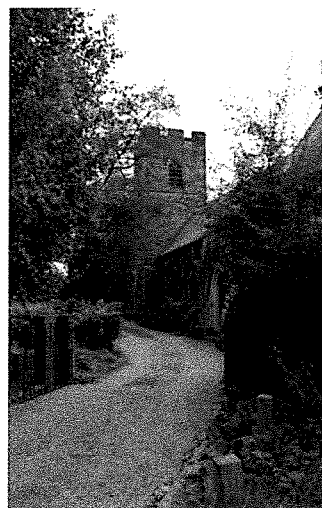
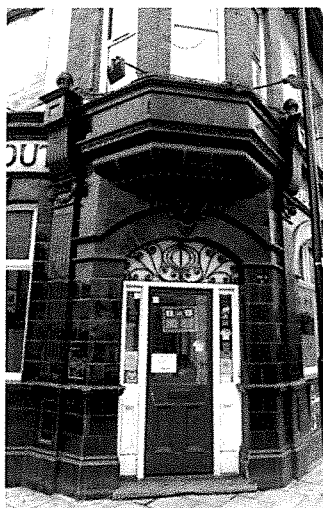
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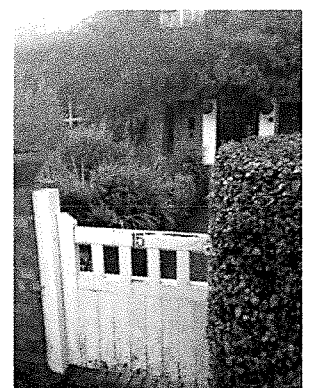
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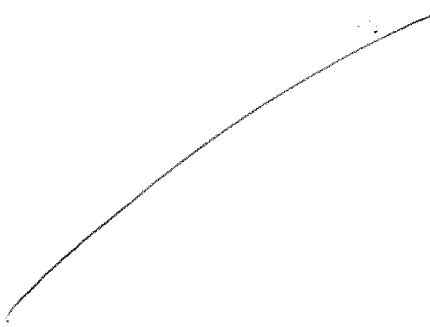
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Landscape – How open space, trees and planting should be provided			✓		
Building heights – How high buildings should be		✓			



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Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

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

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Consultation questions

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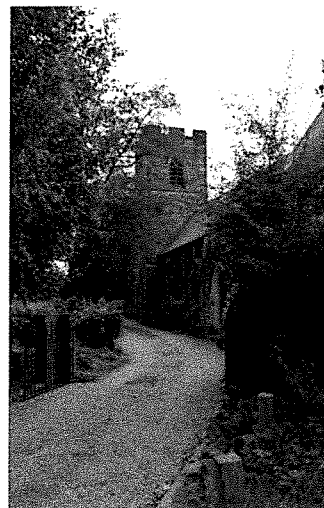
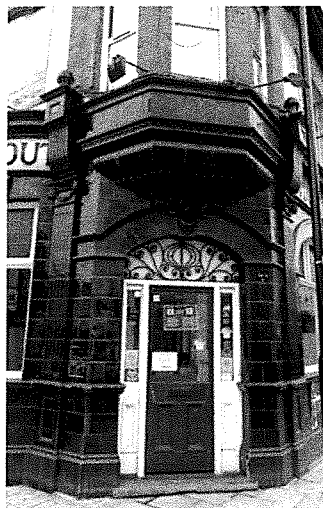
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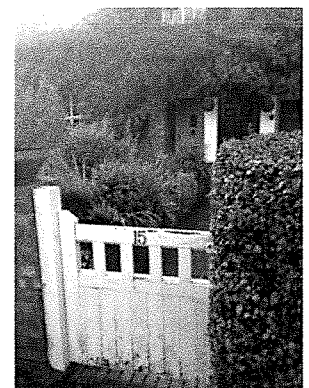
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Open space – How much and what sort of open space will there be				✓	
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Landscape – How open space, trees and planting should be provided		✓			✗
Building heights – How high buildings should be					✓



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OVERALL THE LEVEL OF DETAIL IS NOT SUFFICIENT TO MAKE A FULL DECISION LANGUAGE IS LEADING AND AMBIGUOUS

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)

RESIDENTS
GROUP

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?

slow, laborious and frustrating.

Consultation questions

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

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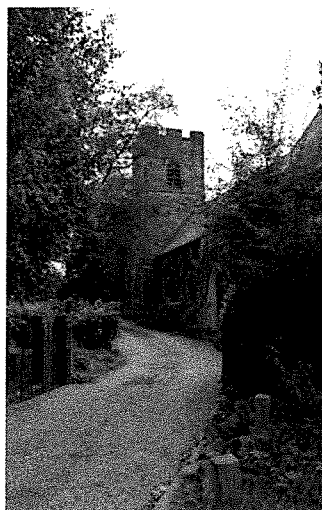
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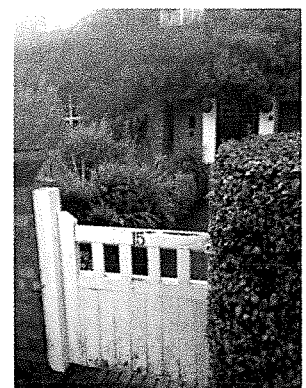
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Landscape – How open space, trees and planting should be provided		✓			
Building heights – How high buildings should be		✓			



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I have voted for the option 2 - Partial Redevelopment.
If some buildings needs to be retained, some of the
building needs to demolish especially the high
tower - Hudson, Maris and May Court.

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 | _____ |

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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?

Received on
16/3/16

Consultation questions

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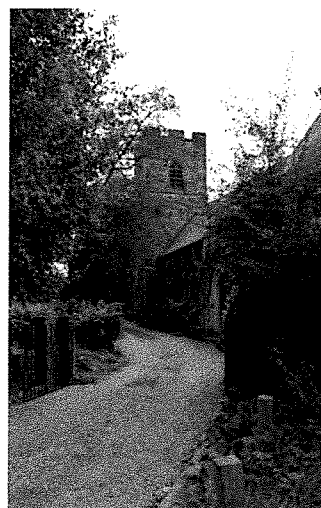
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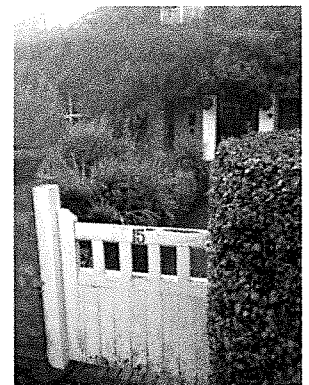
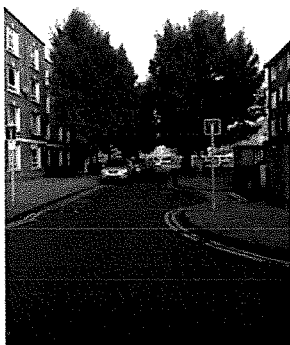
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Landscape – How open space, trees and planting should be provided		✓			
Building heights – How high buildings should be					✓



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(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.)

THE PROPOSED BUILDING HEIGHT ON MERTON HIGH STREET IS FAR TOO GREAT. CURRENTLY THE BUILDINGS ARE QUITE LOW AND WELL SET BACK. BEING ON THE SOUTH SIDE THE BUILDINGS WOULD PUT MERTON HIGH ST. IN DEEP SHADE DURING THE WINTER MONTHS.

I WOULD PREFER PITCHED TILE ROOFS ON ALL BUILDINGS, THEY LOOK BETTER AND ALLOW SOLAR PANELS TO BE FITTED UNOBTRUSIVELY.

MY OPINIONS MATTER FAR LESS THAN THOSE OF THE RESIDENTS OF HIGH PATH, IF RE-DEVELOPMENT OCCURS I SUSPECT MANY RESIDENTS WILL HAVE TO MOVE QUITE SOME DISTANCE. IF DEMOLITION CAN BE TIMED TO FIT IN WITH THE AVAILABILITY OF FLATS IN THE REFURBISHED BROWN + ROOT TOWER THAT WOULD MINIMISE THE DISRUPTION TO PEOPLE'S LIVES.

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 checked="" type="checkbox"/> Other
(please specify) <u>FRIEND</u> |
| <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 |

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Consultation questions

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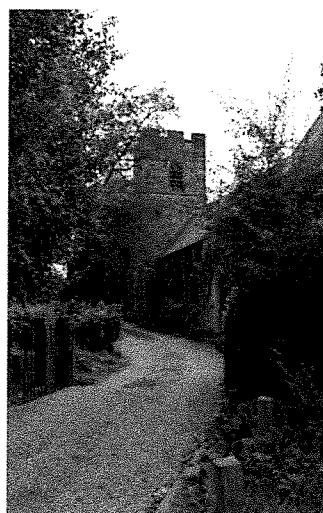
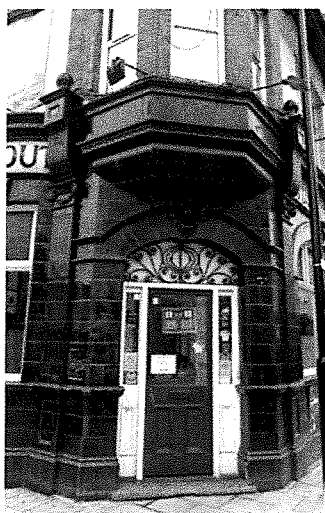
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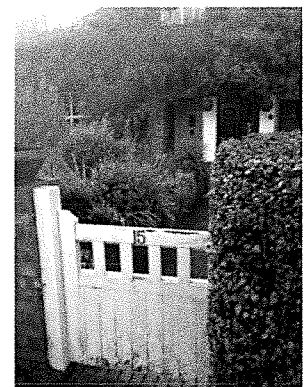
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SEE MY LETTER.



Comments about the council's Draft Estates Local Plan (HIGH PATH)

(a) Ref: p.104/105 – POLICY EP H3 MOVEMENT and ACCESS

CAR PARKING

- Taking into account the number of car parking spaces available on High Path presently and
- Increasing the number of parking spaces to accommodate the increased number of residents who will be living in the area after the Regeneration.
- 3.157/3.169 – off street parking. I think basement level car parks under the blocks of flats would be a good use of space.
- 3.168 – **Parking controls.** The present problem is that non-residents park on the road and block the residents car parking bays. Then residents are unable to use the parking bays !

Residents need parking permits for all the members of their household who have cars, and also business permits for their vehicle used for work. eg: We have a large van for work, and 2 cars. My adult son is also learning to drive. In a few years my daughter will have a car as well. So in a few years we will be a family of 4 adults with 4 cars and a work van.

Since young adults are unable to afford to buy property and will have to live at home with their parents for longer it should be acceptable that one household will need 4 or more residents parking permits per household.

Guest parking permits would be needed in addition to the resident permits.

(b) p.112 - OPEN SPACE - POLICY EP H5

3.177, 3.179, 3.182, 3.183

I think that the mid-sized spaces / pocket play areas for children would be the best use of open space to provide play areas for children and Sports courts for teenagers (known as "football pens").

Play areas and sports courts that are well overlooked by residents flats are safer for children and discourages anti-social behaviour. The play areas for children should also have fences and gates around them, like they do now, which are great to keep children safe from cars, and to keep dogs out.

The teenagers are always playing football in the sports courts all through the year. You don't have to worry about your windows being broken, or your car windows

being broken, or that you'll be hit by a ball when you're walking along the road, because the ball stays inside the sports court. The teenagers don't cause trouble when they're playing football, they're not noisy either.

Also it's good for younger children to be in a play area that's different to the older kids and teenagers.

We have had these small parks and the sports courts for many years and they are very well used (except for one which was badly designed and in a poor location, out of sight and near a bin area, near Eleanor House – it was originally a skate board 'well' but became a meeting place for drug users etc Then they changed it to a toddler park).

I think that providing sufficient and suitable spaces for children and youths is extremely important for the good of everyone living in the area, and considering the success of the current provision (except for that one place mentioned above) it would be good to do like for like in the new Regeneration plan.

Outdoor MULTIFUNCTIONAL / BROAD RANGE LARGE SPACE – NO thank you

Multi / broad range / general use / flexible spaces outside ? – this is the kind of space that's intended to be used for different things for good purposes, but because it has no specific use, ends up not being used, or is misused. That would be a waste of space or a magnet for trouble, or a space for people to dump rubbish on.

If someone wants to have a party or some other gathering, it would be a hall we would want to hire cheaply. A community centre with a small hall, kitchen, and an outdoor terrace or patio that we could hire cheaply would be better because of our cold UK weather.

PUBLIC GARDENS FOR ADULTS – NO thank you

There's one in Norfolk house that's hardly ever used most of the year. It's a waste of space. Most residents I know just like to sit outside on their own doorstep or on their own private balcony when we do get some warm weather.

There is already an outdoor public space at Merton Abbey Mills where people can sit outside by the river.

Spaces for growing vegetables ??

Should that be a priority for the Regeneration on High Path? I thought the whole point of Regeneration is to bring homes up to the Decent Homes Standards. I'm unclear how growing vegetables has become a part of this Regeneration plan for High Path.

(c) p.108/109 – POLICY EP H4 - LAND USE

3.175, 3.176

I think it's important that shops / café's / restaurants / convenience shops / newsagents / public houses / retail shops / professional services and other commercial units etc are kept on the main road of Merton High Street and around the South Wimbledon tube station.

The other main shopping areas near to High Path estate residents are the Tandem Centre, the Sainsbury's and M&S at Merton Abbey and the other shopping commercial park behind Sainsbury's. People are in the habit of going to a large supermarket or to shopping centres like these to do their shopping or they do shopping online.

The shops/pubs/ businesses should be kept away from the residential areas so that the residential areas are quieter and don't have problems with people making a noise at night or other industrial noise, and litter from take-aways / fast food.

(d) p.120 - Policy EP H8 (c) BUILDING HEIGHTS

item C – Morden Road, 3.199, 3.200

The building fronting Morden Road (the other side is Priory Close).

This building should be the same height, or not much taller than the one it is replacing, which is presently only 4 storeys high. The suggested height of 7-9 storeys will be too tall, and together with the other buildings in the plan for Priory Close, will leave Priory Close completely in the shade/ shadows all day.

Building tall tower blocks along Morden road is not going to improve the appearance of that road. If anything, it will make the road appear narrower and darker.

Also, tall buildings create other problems with the wind.

The only tall building fronting on Morden Road which is that tall (over 9 storeys high?) is that new tall building (which is an eyesore) and it's further along Morden Road on the opposite side of the road to the tube station – It's the new white and green tall tower block next to Barclays Bank which is currently being built.

A tall building in Priory Close won't even out the appearance of the heights of the buildings in Morden Road.

(e) p.170 – MATERIALS – 4.5

One of the main problems of the present housing is the dampness and condensation (ref: p.20 – 2.26 Case for Regeneration) This is because the buildings have solid walls and don't have cavity walls.

Will the building materials and design for the new buildings solve that problem?

Will they have good thick walls and noise insulation?

Also how long will the new buildings last? This is such a big project that will take 10 – 12 years to complete, I think the buildings should be built to last for 70 years.

The whole reason for this Regeneration project is because the buildings are unable to come up to the Decent Homes Standard through maintenance and repair, and maintenance has become very costly and under heavy demand. It would be a false economy and a waste of time if in 20 years the new homes also require heavy maintenance because the buildings only conform to the most basic building material design requirements and so start to seriously deteriorate in their structure after only 20 years like a lot of modern houses do. (Things like the walls moving so doors don't fit into the door frames any more, and holes in interior walls).

The council should ensure that these buildings are being built strong, and built to last - that the materials and design exceed the basic and minimum requirements.

(f) p.170 – WASTE DRAINAGE

Presently there are lots of problems with blocked toilets in Priory Close because the trap in the interceptor (the last drain before the sewer) keeps getting blocked. We regularly have to call maintenance to get the interceptor and our drains cleared.

The council needs to investigate the situation about the waste drainage pipes – will the pipes and drains be able to cope with the large increase of flats and residents?

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.)

please see attached sheets
(all regarding High Path)

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 checked="" 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?

The council's meeting on Saturday 5th March at Elin church was very helpful.

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:

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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.

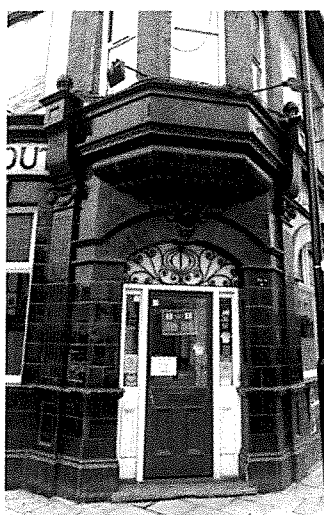
Option 2: Partial redevelopment

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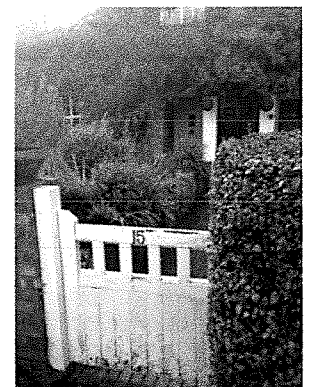
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Movement and access – How people will move around		✓			
Land use – What uses can go in the new neighbourhood		✓			
Open space – How much and what sort of open space will there be		✓			
Environmental protection - How design will help to achieve a sustainable 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		✓			



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

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Please select one

- | | |
|-----------------------------------------------------|----------------------------------------|
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Consultation questions

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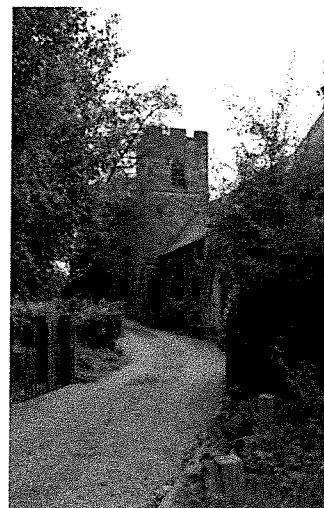
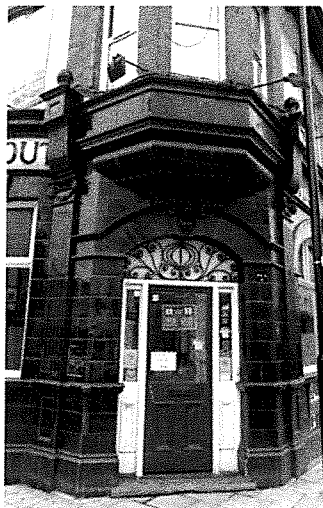
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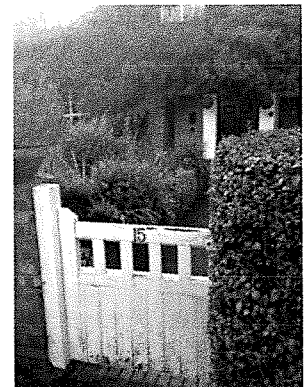
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Land use – What uses can go in the new neighbourhood		✓			
Open space – How much and what sort of open space will there be				✓	
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes	✓				
Landscape – How open space, trees and planting should be provided	✓				
Building heights – How high buildings should be		✓			



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Please provide lifts in the buildings and main door security system.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

Letter

Other
(please specify) _____

Website

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

Please select one

Very well

Not very well

Reasonably well

Not at all

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Received 15.03
2016

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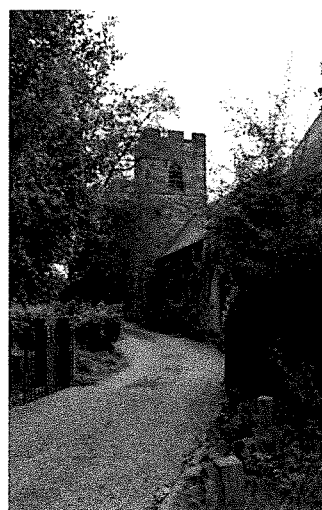
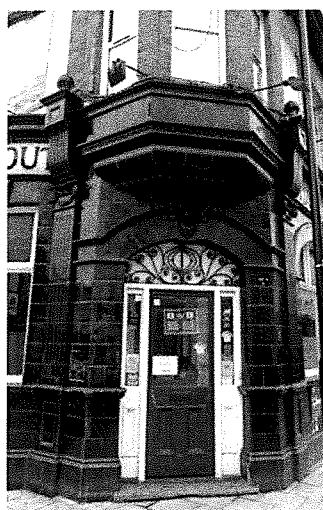
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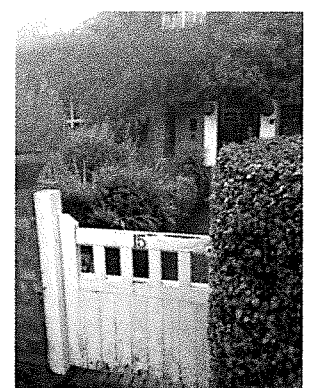
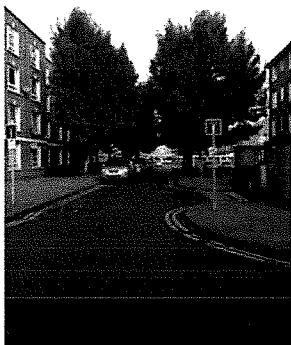
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Page 108, Paragraph 3.173 -

Would more housing make area more cramped.

Page 100, Paragraph 3.144 -

Is a tramlink really required for South Wimbledon Station.

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 | _____ |

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

If the estate is partially - redeveloped what buildings would be retained.

Any redevelopment should have easy access for all vehicles and on foot.

Consultation questions

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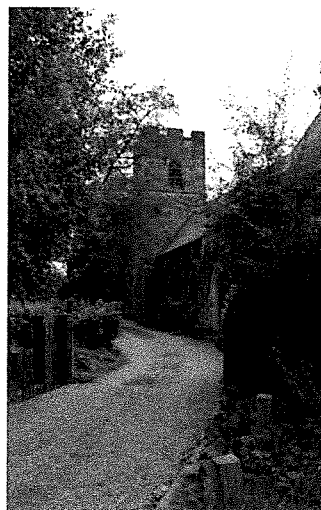
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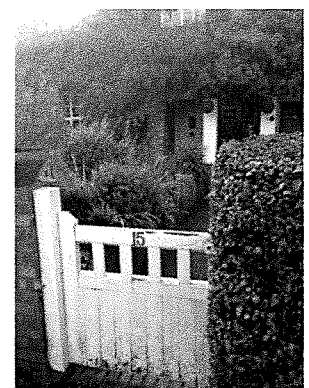
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Street Network - Where the streets will go				✓	
Movement and access – How people will move around					✓ <i>more access from bladen st</i>
Land use – What uses can go in the new neighbourhood					
Open space – How much and what sort of open space will 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					✓ <i>too high</i>



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(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.)

We have concerns about the additional housing being proposed for High Path Estate, in particular, the negative impact of more vehicular traffic on the local residential roads. As residents of Dane Road, we experienced over recent years, increased volume of commercial vehicles traffic, as road is used as a "RAT RUN". In April 2014, street calming measures were introduced in Abbey Road area. However, these measures only compounded traffic problems as traffic has been pushed onto adjoining residential roads.

Further consideration should be given to the impact of proposed new development on nearby residents. Particularly, vehicular movement to surrounding residential roads eg. Abbey Road, Dane Road, Meadow Road and Mill Road.

Commercial vehicles should be restricted from the local roads between 5.00am and 9.00am because of noise pollution. Quality of life matters.

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?

Consultation is open from 1st February to 18th March 2016. However, letter received dated 4th February and not delivered until 10th February 2016 - over a week later.

Consultation questions

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

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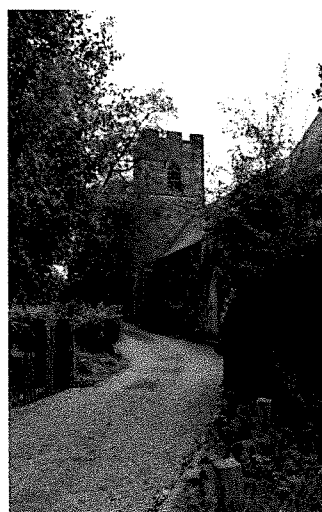
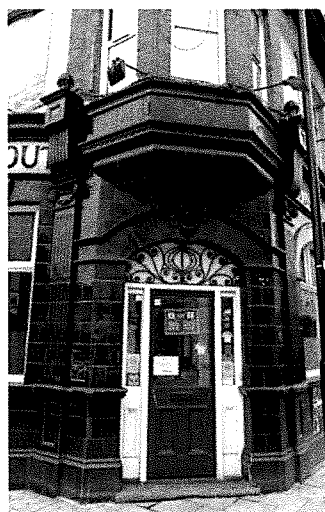
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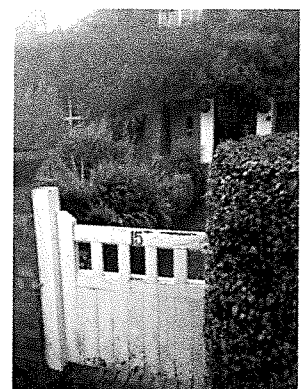
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Open space – How much and what sort of open space will there be				✓	
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Landscape – How open space, trees and planting should be provided				/	
Building heights – How high buildings should be				/	



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Please select one or more.

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- Newspaper
- Letter
- Other (please specify) _____
- Website

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Please select one

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

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

WHY GIVE US Q&A SHEET WHEN COUNCIL HAS ALREADY MADE ITS MIND UP TO GO ALONG WITH C.A.P. TO DEMOLISH ESTATE WHETHER WE AGREE OR NOT.

Consultation questions

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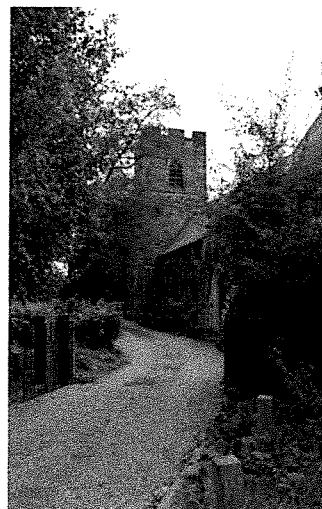
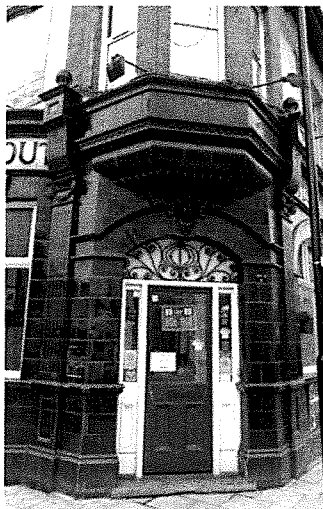
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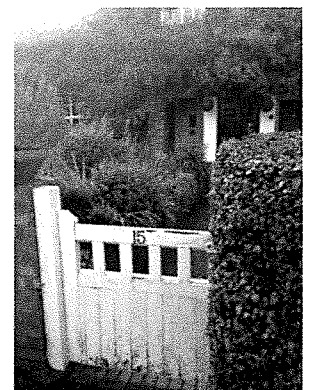
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Street Network - Where the streets will go		X			
Movement and access – How people will move around		X			
Land use – What uses can go in the new neighbourhood				X	
Open space – How much and what sort of open space will there be	X				
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes	X				
Landscape – How open space, trees and planting should be provided					
Building heights – How high buildings should be					X



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) _____ |
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- | | |
|-----------------------------------------------------|----------------------------------------|
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| <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?

THE LETTER RECEIVED ONLY GAVE THE DATE FOR THE EASTFIELDS CONSULTATION DISPLAYS. THIS WAS NOT RELEVANT TO THE AREA. WHY DID THE LETTER NOT INCLUDE THE HIGH PATH DATES. NOT PROVIDING THIS INFORMATION DID NOT ENCOURAGE PEOPLE TO TAKE PART IN THE CONSULTATIONS.

I DO NOT THINK MANY PEOPLE WOULD UNDERSTAND THE CONCEPTUAL NATURE OF THE CONSULTATION

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PAGE 100 EPH1(a) I THINK A SPACE BETWEEN THE PAVEMENT AND THE BUILDINGS SHOULD BE RETAINED TO MAINTAIN THE FEELING OF SPACE ON MERTON HIGH STREET, NOT ONLY WHERE THE EXISTING AVENUE OF TREES IS, BUT ALSO BETWEEN PIN COTT ROAD AND SOUTH WIMBLEDON STATION

PAGE 108 EPH4(b) WHILST THERE IS A NEED TO PROVIDE MORE LONDON HOUSING, PROVIDING AN ESTATE WITH A COMMUNITY ATMOSPHERE MUST ~~STAY~~ BE MORE IMPORTANT.

EPH4(c) DO NOT MAKE THE RESIDENTIAL INTENSITY TOO HIGH IN THE NORTH WEST CORNER

EPH4(d) MAINTAIN DEFENSIBLE SPACE ON MERTON HIGH ST AND MORDEN ROAD.

PAGE 109 3.175 - MANY SHOPS AND BUSINESSES ~~WILL~~ ~~BE~~ ~~ABLE~~ ~~TO~~ SURVIVE SO PLEASE THINK CAREFULLY BEFORE PROVIDING MORE PROVISION AND WHAT TYPES OF BUSINESSES/SHOPS WILL BE ALLOWED. TAKE THE OPPORTUNITY TO CREATE INTERESTING, UNUSUAL, INDIVIDUAL RETAILERS TO CREATE SOMETHING SPECIAL AND GIVE OPPORTUNITIES TO SMALL BUSINESSES.

PAGE 109 3.176 - IF THE LOCAL CONVENIENCE SHOPS TO BE REMOVED, ENSURE IT IS REPLACED BY A LOCAL CONVENIENCE STORE - THESE FACILITIES HELP CREATE A SENSE OF COMMUNITY.

PAGE 112 EPH5(a) A MIX OF A LARGE CENTRAL OPEN SPACE AND A NUMBER OF ~~SMALLER~~ SMALLER SPACES THROUGHOUT THE ESTATE WOULD BE BEST. THINK CAREFULLY WHAT ART/SCULPTURES ARE INSTALLED AS THEY INVOKE ABUSE, GRAFFITI, MISUSE.

PAGE 114 EPH6 - TAKE THE OPPORTUNITY TO INSTALL SOLAR PANELS

PAGE 118 EPH7(a)(i) CONTINUE THE LINE OF TREES FRONTING MERTON HIGH STREET FROM PINCOTT ROAD TO SOUTH WIMBLEDON STATION AND HAVE AN AREA OF GRASS ALONG THE WHOLE FRONTAGE TO CREATE A NICE OPEN SPACE ALONG MERTON HIGH STREET GIVING A FEELING OF SPACE, LIGHT, GREEN AND AN AMENITY FOR LOCAL USE.

CONTINUED ON ATTACHED SHEET

OTHER

THE PHOTOS OF THE NEW LONDON VENTURE
AT THE CONSULTATION DISPLAY SHOWED
BORING, BLAND, FEATURELESS, TALL BLOCKS OF
FLATS WITH FLAT ROOFS.

WE CAN DO BETTER THAN THAT!

LOOK AROUND AT PLEASANT LOOKING, MODERN
DEVELOPMENTS IN THE AREA ~~EG NORTH RD~~
EG EAST ROAD / SOUTH STREET AREA

THE MODERN BLOCK ON THE CORNER OF
NORTH RD / EAST RD

DREARDOUGHT CLOSE OFF BRANGWYN CEMENT.

MAKE THE AREA ATTRACTIVE!

TRY TO RETAIN SOME MANUFACTURING,
COMMERCIAL PREMISES IN THE BOROUGH.

WE CANNOT SURVIVE ON SERVICE INDUSTRIES
ALONE!

PAGE 120 EPHS(a)

DO NOT MAKE ANY OF THE BUILDINGS HIGHER THAN THE CURRENT 4 STOREY BLOCKS ON THE MORDEN ROAD / HIGH PATH AREA OF THE ESTATE,

KEEP A NICE FEELING OF SPACIOUSNESS ALONG OUR STREETS, NOT HEAVY IN, CLOSED IN AND OVERCROWDED

EPHS (b) PUT PITCHED ROOFS ON THE BUILDINGS TO PROVIDE INSULATION IN WINTER AND KEEP HEAT OUT IN SUMMER, CREATE A NICER AESTHETICS AND BE IN KEEPING WITH THE AREA AS A WHOLE. PITCHED ROOFS ALSO ALLOW SOLAR PANELS TO BE INSTALLED.

EPHS (c) KEEP BUILDINGS THE HEIGHT OF CURRENT 4 STOREY BUILDINGS, ^{ON HIGH PATH,} FRONTING MORDEN RD.

EPHS (d) ARE THE BUILDINGS ON ABBEY RD EAST SIDE AS TALL AS NEW 4 STOREY BUILDINGS. KEEP NEW BUILDINGS ON ABBEY RD WEST SIDE 3 STOREYS WITH PITCHED ROOFS.

EPHS (e) THE BUILDINGS SHOULD BE MUCH LOWER THAN 7-9 STOREYS - THIS IS NOT NECESSARY WHEN MAKING A BOWLEARD ST.

~~KEEP~~
EPHS (g) KEEP THE BUILDINGS NO MORE THAN 4 STOREYS.

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.

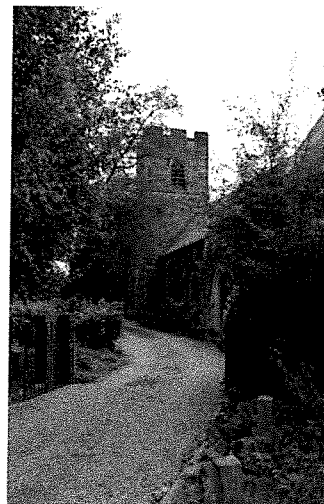
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efficient new homes but with fewer benefits to the neighbourhood.

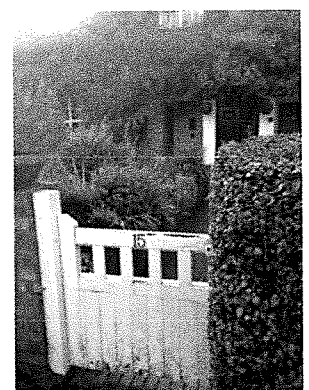
Option 3: Invest in existing properties to bring them to minimum modern standards

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Land use – What uses can go in the new neighbourhood		XXXX	✓		
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Townscape

- mixture of family homes + flats, not just flats, as this will reflect surrounding streets and residents are likely to be longer term + invest in the area
- Plan should give guidance on building materials
- Pavements on all roads - no more muddy walks to school!
- Buildings to mark entrances not necessary

Movement + Access

- Real danger of Pincott Road + Nelson Grove Road becoming rat runs
- Estate being used as a cut-through. Traffic management definitely needed.
- Parking needs to be managed + any underground parking needs to be secure.

Land Use

- commercial use needs to be looked at. No more fast food outlets. Poss. reducing business rates to encourage a range of shops.

Landscape

- make sure there is a detailed management + maintenance plan in place.

Other - encourage dementia awareness planning

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

Letter

Other

Website

(please specify) posters
up around estate

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

Very well

Not very well

Reasonably well

Not at all

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

I went to one of the workshops/consultations at Elim Pentecostal Church which was really good. The Officers were knowledgeable, patient and friendly, and ended up working later to answer all our questions. Very informative.

Consultation questions

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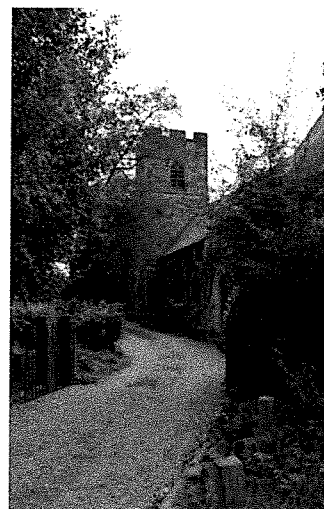
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- * Low cost for gas and electricity
- * Gas in the new homes as well as electricity
- * Intergrated balconies in the new homes
- * Parking for residents and visitors only

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

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Consultation questions

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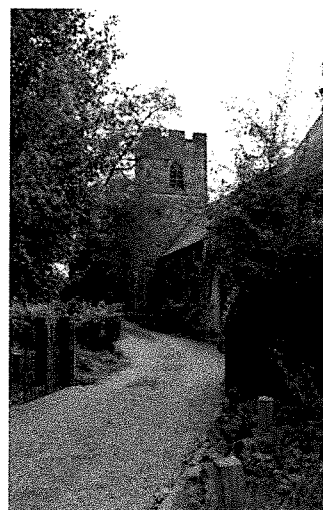
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We believe strongly that the entire area would greatly benefit from the regeneration vision set out in the draft Estates Local Plan and as such we strongly support it.

Tell us what you think about the council's consultation

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Please select one or more.

- | | |
|--------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Email | <input type="checkbox"/> Newspaper |
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(please specify) _____ |
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Received
15.03.2016

Consultation questions

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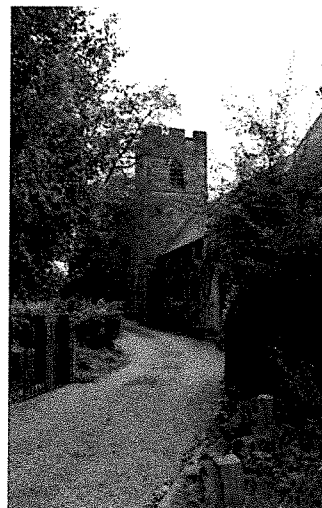
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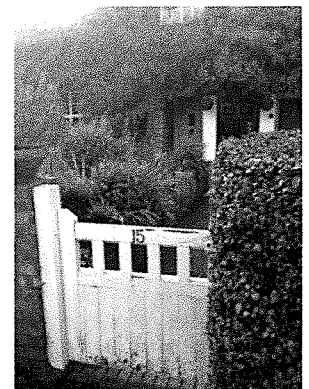
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See Appendix

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
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Appendix

I have lived on High Path for over 35 years. One of the reasons some of the tenants/leaseholders/freeholders have stayed on the estate is because they are happy with their properties and the community in which they live - which are not substandard. The beauty of High Path is that we are not all on top of each other and closed-in by rows and rows of tall buildings. Therefore, I do not believe there is any need for full regenerate of High Path and am totally against the proposed regeneration. There is simply no justification to get rid of well-built properties and have rows and rows of 6+ storey flats. I believe this is going backwards and would just create rows and rows of concrete. This view is shared and is criticised by many, including Prince Charles, as a historical mistake being repeated by associations and developers who are building high rise, higher density properties, at the cost of individual and families and the environment. After choosing to live in a three storey building it only right and fair that this should be an option to me, if Merton/Circle is really thinking of its residents.

Should it go ahead the limit should be 5-store buildings and with a lot more two-bed houses. There is enough space on High Path for additional properties to be built and green/play areas improved and created without demolishing those properties already there.

Circle has not listened to the residents and have they own agenda for full regeneration. In the original plan we were told by the architects that the flats along Merton High Street will be 6+ storeys in line with the buildings on the opposite side of the road. There are 3 storey buildings and terrace houses on the opposite side of the estate along Merton High Street yet their revised plan remains the same. I should mention that Circle dropped leaflets for one of their workshops being held Wednesday 18 March on Monday 16 March 2015, which was totally inappropriate and shows their lack of regard for the residents and what they think of the residents' views and/or contribution. I have always felt that their workshops were mere formalities after the residents spent many hours discussing and making suggestions very little or nothing changes – they are still planning on full regeneration and a park, neither so which, I believe, is needed.

Merton has also proposed full regeneration, my views remain same. What is worse is that Circle is at present planning for 1,200+ and Merton is planning 1,800+. There is no consideration given to the supporting services. For example, travelling on the Northern Line into Central London at peak times, I sometimes have had to go back to Morden in order to get a seat at South Wimbledon (the second station). It is unbearable on the Tube with so many people travelling at this time and there are times when some passengers have panic attacks with the volume of people. How could this be better? There are also problems with doctor appointments, etc.

Circle made promises to the tenants that they would give them new bathrooms and kitchens, which no doubt swayed some of the tenants' decision for the transfer of the properties, knowing full well they intended a full regeneration. My property was built in 1967 and there are other properties on the estate which were built later. One of the reasons Circle gave for regeneration is that there are structural problems with the properties. Yet in a later brochure they stated they were carrying our surveys. We need to see the results of those surveys as I believe the existing properties are of much better quality than anything they intend to provide (which was confirmed by negative feedback from visits to new built properties arranged by Circle). As far as I am concerned, there is no reason for Circle/Merton to get rid of good properties but there is every need for improving the one already there and the surrounding areas.

There is a lot of scope to improve the estate and add some more properties as Circle/the Council obviously want to have more properties on the site. Both the Council and Circle have allowed the estate to fall below standard but the properties are well made. It is difficult to make a decision as to partial regeneration as we do not know the specifics. If it involves getting rid of the tower blocks and bringing the other properties up to the required standard and improving the surroundings, then I am all for partial regeneration. By letting the properties fall below standard they are reducing the value of the properties which is not fair and equitable for the leaseholders and freeholders who have long leases and bought the properties in good faith.

Other reasons Circle have given are a better transport system and a park. We have an excellent transportation system and access to Morden Park, Colliers Wood Park, Haydons Road Recreation and also a recreational area on Merton Road – which are all in very close proximity. A park in the centre of

the estate would be used by all local residents. There is anti-social behaviour on the estate and this would only increase it further, moving it into the park and thereby increasing numbers from the surrounding areas. Also, by putting a park where they are suggesting is trying to justify Circle destroying the newer well-built properties.

Circle/Merton plans show new streets and extension of some streets. On the opposite side of Merton High Street most of the residential streets are blocked off to prevent the flow of traffic through those streets, why it is that it is fine to have traffic diverting from the high street through High Path. This would cause more pollution for the residents and less safe for children living in the area.

Basement parking is also proposed. Returning home late at night how safe would anyone feel using a basement car park? Is this going to be monitored and how much will it cost the residents? Circle is already trying the charge for visitors parking instead of having the estate monitored properly.

Merton mentions replacement of the shop on Pincott Road, with what is it to be replaced? Even though residents in Mychell House were against the shop, it went ahead and the surrounding area is always littered with rubbish.

At present, most residents do not pay service charges for lift services, this will be an extra cost for those residents living in high density properties.

The rooms in the properties are good sizes and the owners have invested in a lot of time and money in their properties and have also furnished them appropriately. Feedback from the properties visited has been very negative and, in fact, the word horrible comes up quite a lot. I am not prepared to leave a home I am happy with to start all over again or move into a property with smaller rooms where I will not be happy. Again, Circle has not listened. For the 2-bed 4-person flat they based the size on Ramsey House which is 61 sqm. [REDACTED] House is 72 sqm excluding the outside cupboard. Why not use the bigger property as a basis?

During meetings the residents expressed their preference to have independent dual fuel energy supply of their own and not to be linked to any energy centre. This has completely been ignored. Residents should not be linked to any Energy Centre.

The Offer

Circle is planning to put a lien on the properties for 11 years, this is immoral. No one should be in a worse position. It should be a straight like for like for residents and if not, residents should be better off not worse considering Circle will be making a great surplus at our expense. No account has been taken with regard to residents who have lived on the estate for many years and who are in their 60s and 70s. With the various stages of the development and each taking 18-24 months to complete, to add an 11 year lien on the property is an injustice to those residents who have lived on the estate for over 30 years. Should anyone die, get married or end up in a residential/nursing home, the effect on their family, beneficiary and loss of inheritance/legacy is not a simple matter and should be taken seriously – at present the lien is not transferrable, a resident's family/beneficiary should not be placed in this position.

No consideration is given to negative equity. If for instance Circle places a lien of £100,000 on my property for 11 years and the property falls into negative equity why should anyone have to repay Circle £100,000.

Circle's reason for imposing an 11-year lien is that they do not want residents selling and moving on. This is an insult to residents who have stayed because they are happy with their property, enjoy living and having various commitments in the area (i.e. doctor, church, dentist, friend, family, work, etc.). They need no encouragement from Circle to stay. Why would Circle have this view unless once they regenerate they are planning to make it unbearable for residents. If it were the case that a resident does not want to stay under Circle, he/she should be free to move on. Circle is imposing the regeneration on us not the other way round. They will be making a great surplus at our expense.

I am coming to the end of my working life, have already paid for my property and have a long lease still remaining, why should I now be placed in debt, have a share ownership or live in a property part-

owned by Circle? Why is it in order for them to break my long lease and destroy a perfectly good property which I have invested a lot of time and money. It is unjust and morally wrong.

People are not against improving the areas in which they live but it is time the Government/Council/landlords stop treating lessees, freeholders and tenants unfairly. They should be heavily compensated for unfavourable plans/developments enforced on them. This is very stressful, emotionally, physically and financially. To permit Circle, with such a reputation for repairs and maintenance, to go ahead with this regeneration is to show total lack of regard for the rights of the residents who have lived on the estate and enjoy living on the estate of many, many years, it is in fact immoral.

Valuation of Properties

How could Circle's open market value be genuine and just. The valuation will be carried out by an independent RICs professional, where there is no completion to buy our properties from the general public, due to regeneration news publicised in the Media, the length of time to the rebuild not to mention property repair and disrepair issues. The value will not be based on what a buyer is prepared to pay for our property on an open market which is not competitive. However, Circle will be selling us the new properties on an open market based on what a buyer is prepared to pay. How is this fair and equitable. Surely, Circle's failure to keep the property in good repair is a breach of the residents leases/agreement? Circle should be made to bring the properties and surrounding areas up to standard so it reflects a true market value (a value which a buyer on the open market is prepared to pay as if regeneration has never been mentioned). Property prices should be comparable to other prime site developments in South Wimbledon and Wandsworth and properties near main tube lines.

No consideration has been given to the freeholders and leaseholders who bought their properties in good faith. Many have lived on the estate for 25+ years. If this regeneration is allowed to go ahead, there will be a difference in the value paid for our properties and the new properties which we will have to be met. No one should be worse off. If anything, we should be better off for the stress, ill health, disturbance and inconvenience they are enforcing upon us plus the amount of surplus they will be making at our expense and the general trauma suffered by the residents.

I along with many other residents am so disheartened with Circle. Since Circle took over, the estate is always filthy, there is always litter around the estate. Neighbours are allowed to leave rubbish on the stairway, etc. The doors to the outside sheds are left with the paint falling off. Their repairs and maintenance record is ridiculous. It takes years to solve problems for some residents. MPs have had to force their hand for some repairs to be carried out. If Circle cannot manage this and Merton seem to have no power to enforce Circle to carry out their obligations, how could they manage a 10 -15 regeneration.

During several of meetings with Circle it was stated by Paul Quinn that the aim was to try to reduce the cost of the new homes to Residents by selling at cost price. This is obviously not the case, again, considering the surplus that will be made by Circle on the 600+ other properties, at our expense.

If Circle/Merton has all residents' interests at heart, they should not go ahead with full regeneration. They should improve the estate by bringing all properties and the surround areas up to standard.

Consultation questions

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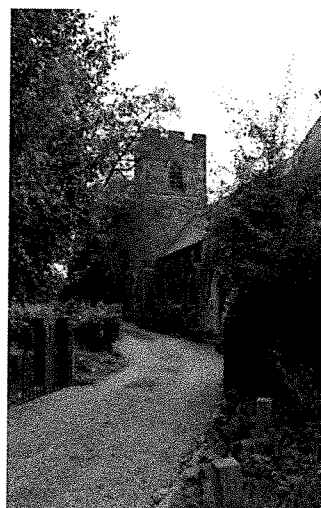
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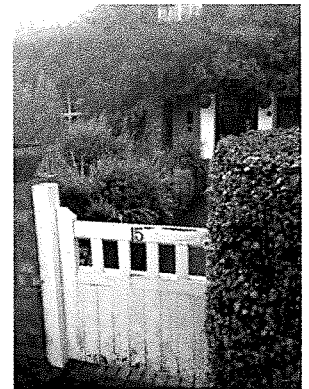
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Landscape – How open space, trees and planting should be provided	✓				
Building heights – How high buildings should be	✓				

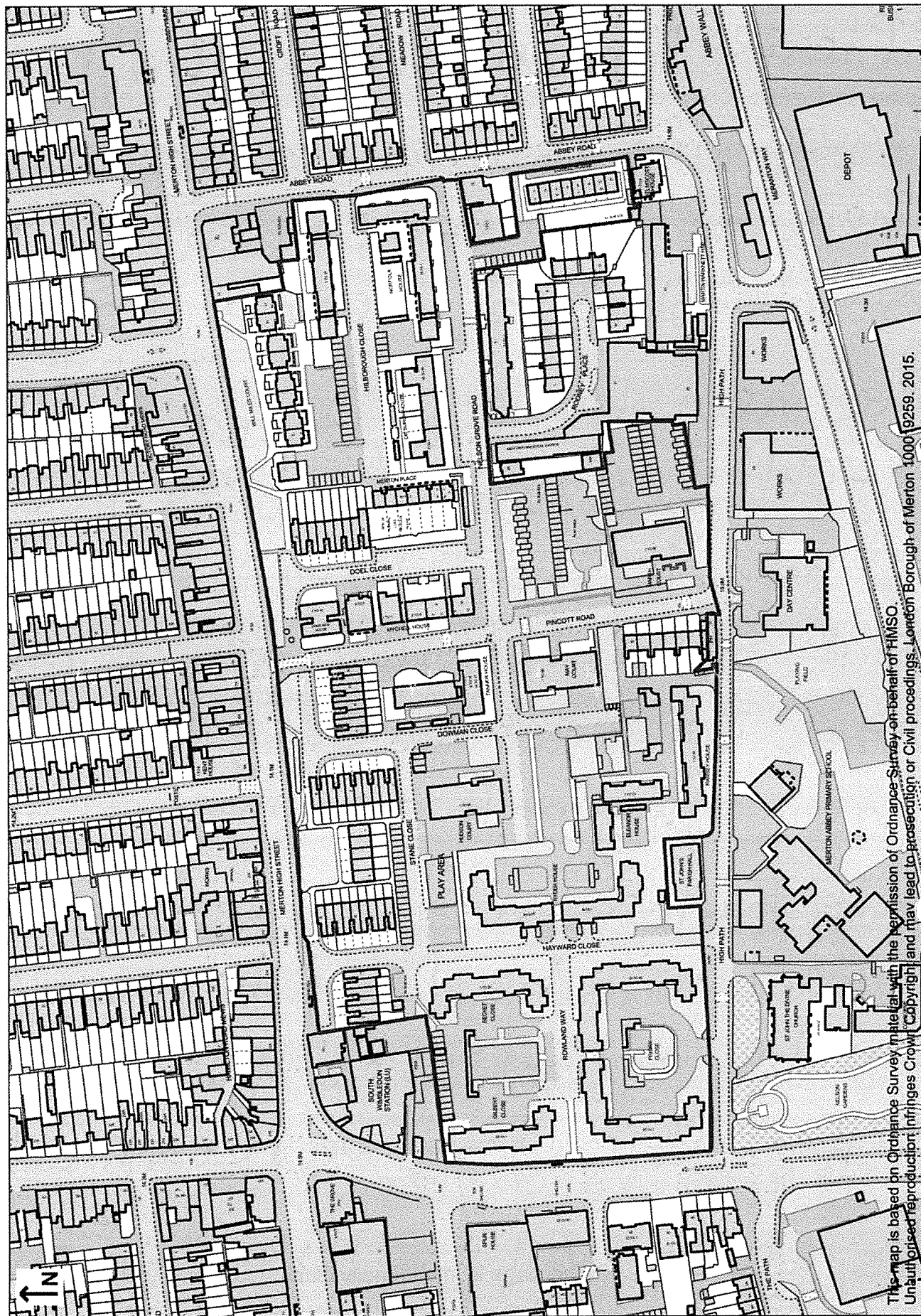


6-2-2016

Please, kindly avoid building Tower or Tall buildings. In case there is any ~~eventuality~~ there is no where to escape to. Like

The new building being put up in Colliers Wood now, it's not good enough, is too tall. Very hazard. It is so disheartening and worse than Prison building. I wonder those who will agree to live in this building, in the heart of Collier Wood. I will be very happy if it can be demolished for something comfortable, good, or reasonable. The earlier it is done, the better. I wish this advice will reach your kind consideration. Many thanks! Thank God for His directions in me.

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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.)

[Empty response area for comments]

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?

Like I have already stated avoid building tower blocks or tall buildings. Look at what happened in America - New York about The Twin Towers. So many could have escaped, but it was too lengthened. When you jump you will end up dying or being crippled. Make sure you put up reasonable buildings. With roads or streets in front. Avoid close, or crescent, and the res

Consultation questions

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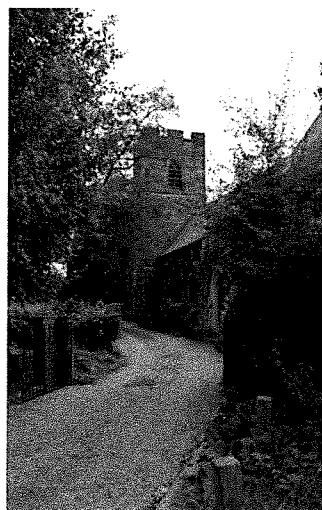
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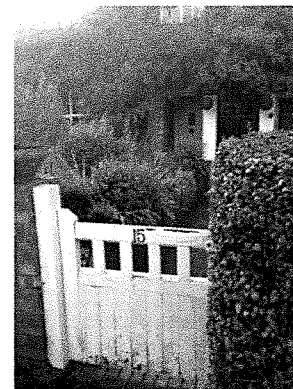
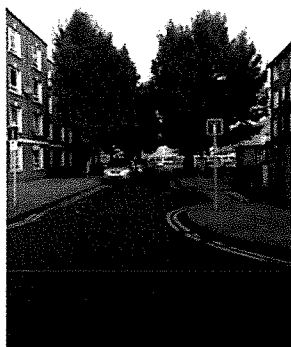
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Please select one or more.

- | | |
|--------------------------------------------|----------------------------------------------------------|
| <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?

N/A.

Received
by 14/03/16

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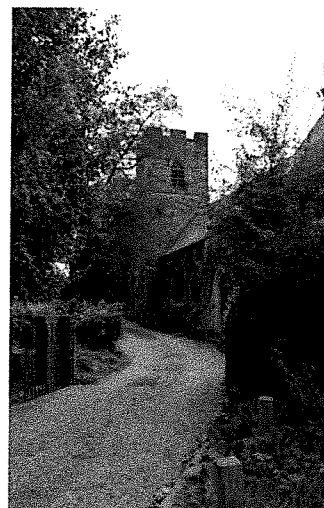
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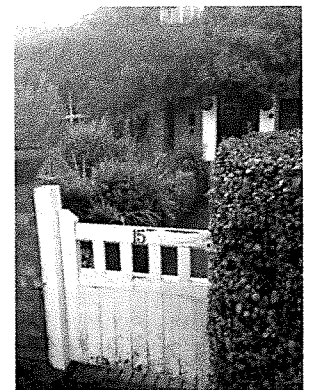
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Landscape – How open space, trees and planting should be provided		✓			
Building heights – How high buildings should be			✓		



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

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Please select one

- | | |
|-----------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
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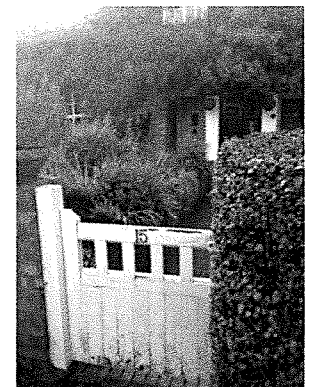
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Street Network - Where the streets will go		✓			
Movement and access – How people will move around		✓			
Land use – What uses can go in the new neighbourhood		✓			
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| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Other
(please specify) _____ |
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- | | |
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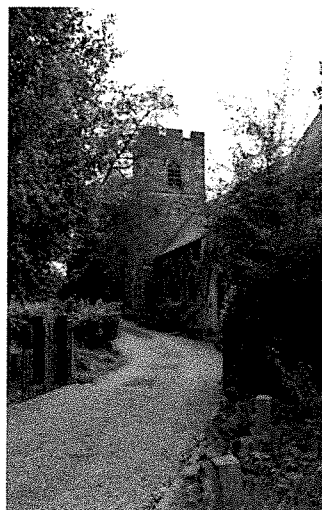
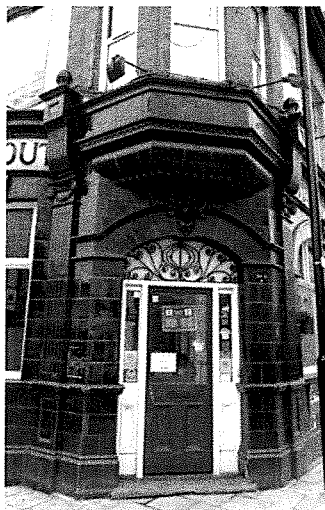
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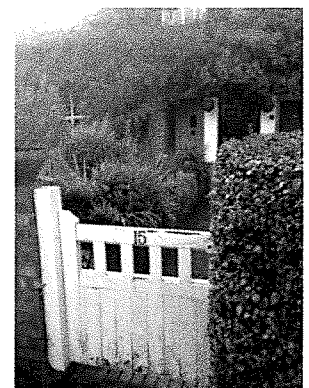
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[Empty response area for comments]

Tell us what you think about the council's consultation

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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 | _____ |

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Please select one

- | | |
|-----------------------------------------------------|----------------------------------------|
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Consultation questions

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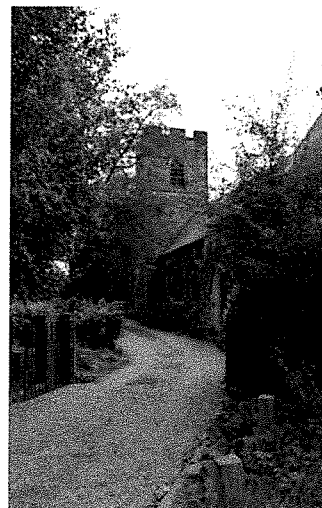
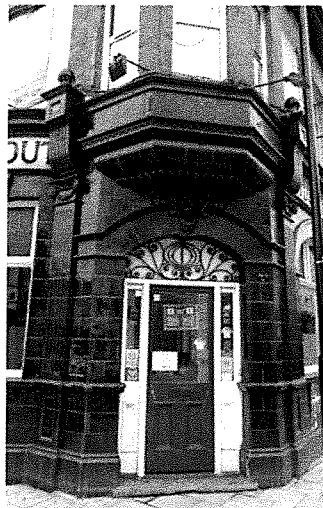
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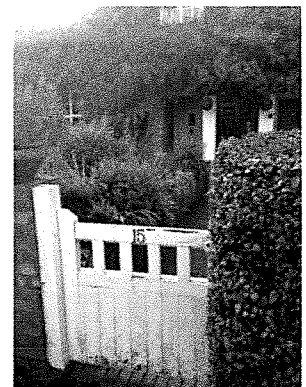
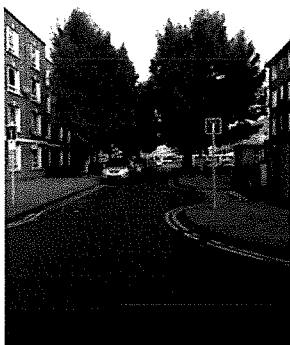
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I want a low flat. I would like a big balcony if for the flat. If I get a house I would like a big Garden. I want ~~an~~ big rooms in the flat or house. I don't want Kitchen and living room to be together I want it separate. I would Toilet and bath separate.

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 | _____ |

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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 |

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No

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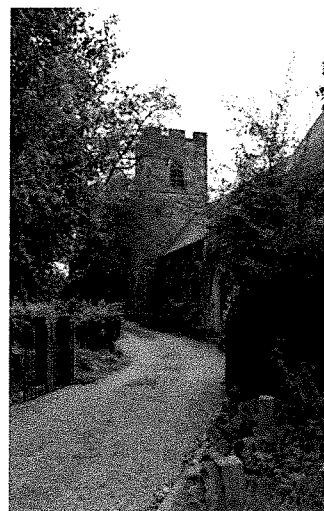
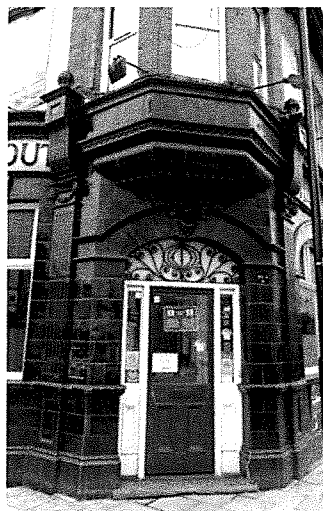
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it looks Beautiful.
Amazing.

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 |
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Please select one

- | | |
|-----------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
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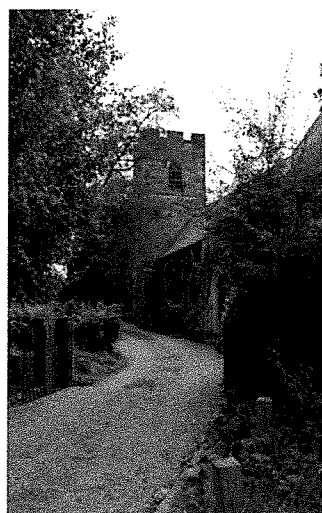
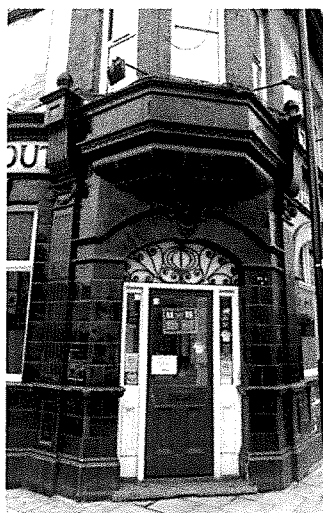
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If current draft plan come to life will be very good opportunity for people live there

Tell us what you think about the council's consultation

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- | | |
|--------------------------------------------|----------------------------------------------------------|
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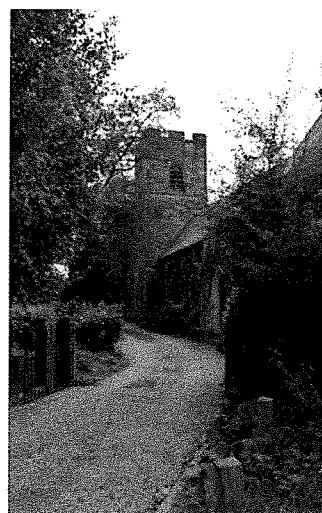
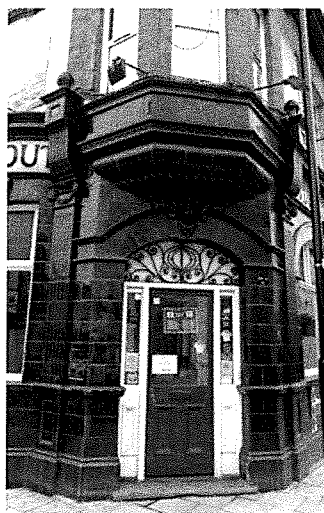
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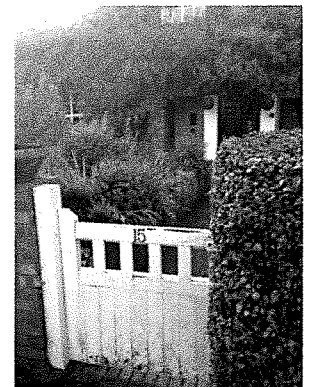
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Building heights – How high buildings should be		✓			



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(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.)

NO other comments

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

Letter

Other

Website

(please specify) Circle Housing

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

Please select one

Very well

Not very well

Reasonably well

Not at all

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

NO

Consultation questions

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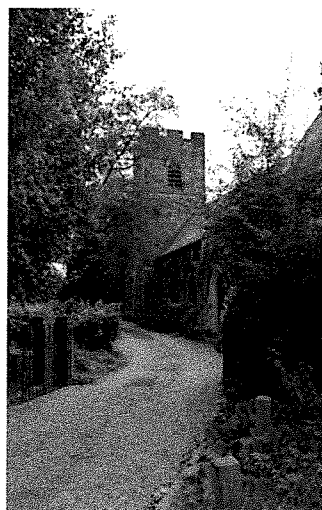
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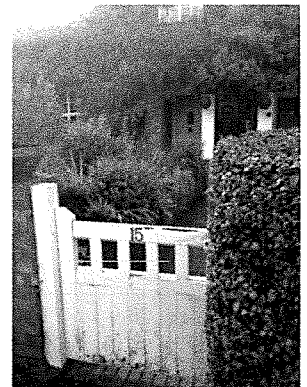
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Please select one or more.

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

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Please select one

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Because I'm not a designer - I can't only make educated comments & criticisms, I understand you are obliged to abide by current guidelines eg size of window, traffic culling etc. This in itself does the job.

I would say that any underground areas will surely attract vice, dirt, and kobo's.

I feel water features are essential for the health and sanity of the young.

Trees, trees, trees, and even tree houses, but I feel that wood, has a place in nature, NOT in modern architecture, where coloured perspex is a great innovation, used sparingly.

Balcony access for inhabitants, means fresh air in the morning, and somewhere to hang out the socks to dry. This too makes dwellings fit for humans, as well as cats, budgies etc.

NO HOMES ABOVE FIFTH STOREY - think ethically.

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
(please specify) <u>MAIL</u> |
| <input type="checkbox"/> Website | |

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Please select one

- | | |
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I think you'd be well advised to approach a charitable environmental organisation eg Greenpeace, for some direct advice on meaningful issues. Water features, trees, seating, recycling banks, air filter suppliers etc etc.

There are various sites online.

I'd like to see a skateboard park or YOUTH PARK. I would NAME IT AFTER LORD NELSON.

NO CONCRETE SEATING PLEASE - IT IS NEVER USED.

Consultation questions

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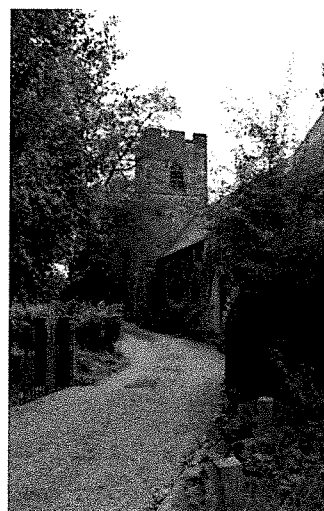
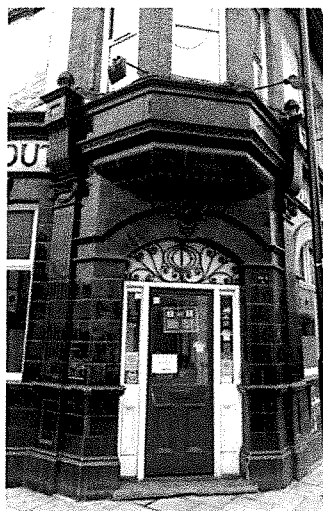
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I live in Will Miles Court & most residents are elderly & do not want to be moved at there time of life. Also the buildings are newer than most on the estate & are well insulated & large. Most of us have done repairs & laid new carpets/ curtains/floors & looked after the gardens. I do not wish to be uprooted & loose some of my nieghbours.

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 | _____ |

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Please select one

- | | |
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| <input type="checkbox"/> Very well | <input checked="" type="checkbox"/> Not very well |
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This seems to have cost a lot of money to produce these plans & the constant supply of letters we keep getting sent by first class post. My neighbour did not even open the huge 200 page book, he just put in the recycling! I think that tells you what most of us think of this ~~reg~~ consultation process.

Consultation questions

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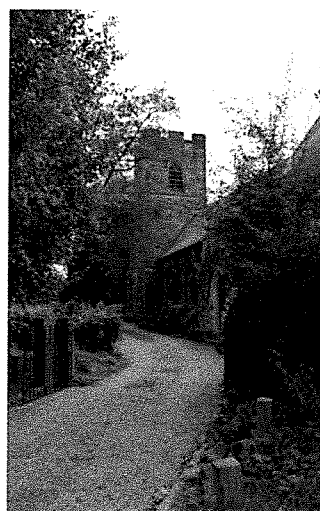
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[Empty response area for comments]

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- | | |
|--------------------------------------------|----------------------------------------------------------|
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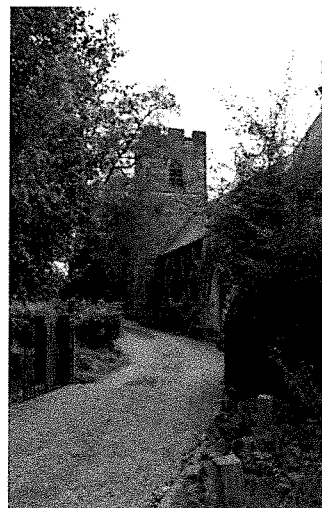
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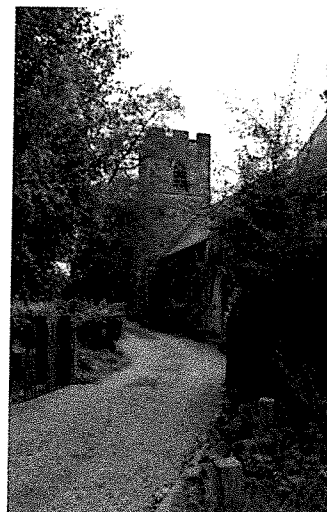
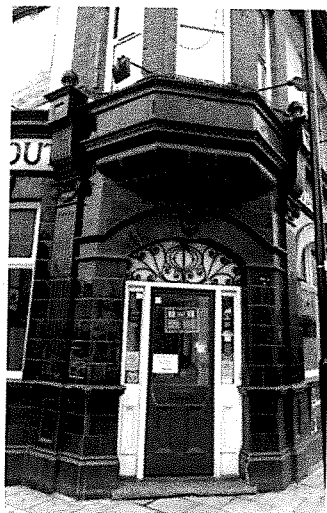
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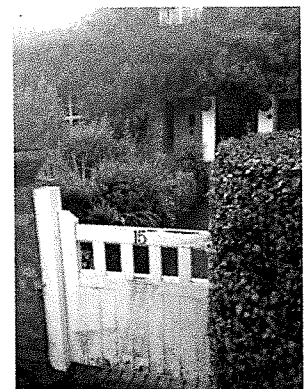
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- 1- Please build flats suitable for disabled people in ground floor.
- 2- Elevator for each building more than two floor is very important.
- 3- instead of specifying place in near all building for rubbish.
- 4- Please pay attention to the energy consumption.
- 5- Home heating and hot water is very important.
- 6- A small storage in or outside of flats would be very helpful.
- 7- Kid's park up to age 10 in this area would be very helpful.
- 8- Please consider parking number for car for each flat. Place for disabled people and a few free parking place for guest.
- 9- CCTV camera outside of all area would be very helpful.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|--------------------------------------------|----------------------------------------------------------|
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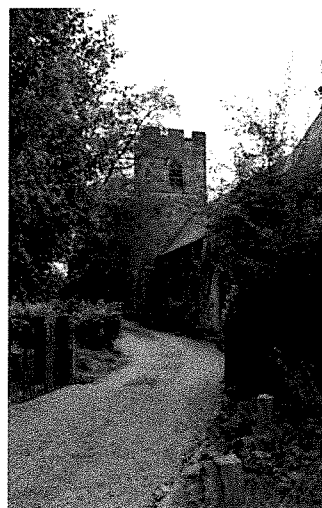
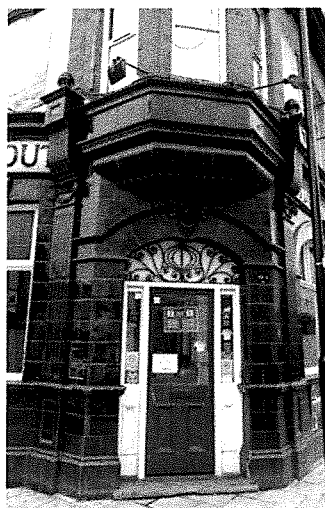
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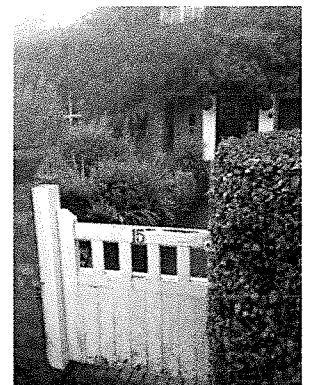
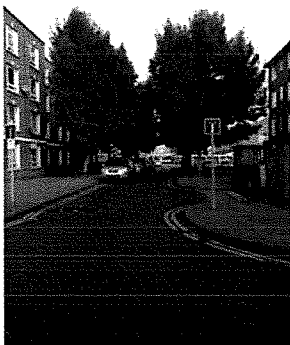
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Received 30/03

/16

Feedback on High Path - Circle Housing Merton Priory research * as per following link:

www.merton.gov.uk/environment/planning/planningpolicy/localplan/estatesplan.htm

The revised UK Sustainable Development Strategy (March 2005), Expands further on what sustainable development means in terms of the following five principles of sustainable development are identified in 'Securing the Future':

- ☑ Living within environmental limits
- ☑ Ensuring a strong, healthy and just society
- ☑ Achieving a sustainable economy
- ☑ Promoting good governance
- ☑ Using sound science responsibly

: Appraising the effects of the plan.

Land use. To ensure development optimises the use of land to benefit residents, businesses, other occupiers and the surrounding area.

Housing Contribute to meeting Merton's housing needs, increasing the opportunity for people to live in a decent and affordable home

Social deprivation and poverty to contribute to reducing poverty and encouraging social inclusion.

Health and wellbeing improve the health and wellbeing of residents and reduce health inequalities.

Crime to reduce crime and the fear of crime.

Economic growth and business development Support local economic growth.

Considering ways of mitigating adverse effects and maximising beneficial effects (Task B5)

3.6 Sustainability appraisal report must include measures to prevent, reduce or offset significant adverse effects of implementing the plan. The measures may include proactive avoidance of adverse effects. Ideas for the mitigation of adverse effects and maximisation of benefits are given

Ensuring a strong, healthy and just society

*High Path - Circle Housing Merton Priory research

Case for regeneration

Housing needs

Socio-economic analysis

Urban design review

Circle Housing is extremely selective and biased in producing above reports and we do not agree with all their findings and recommendations.

Measuring techniques and methods used for properties, gardens and garages sizes are highly controversial, manipulative ambivalent in nature and extremely misleading in representing facts.

Energy Centre will limit market competition and freedom of choice for gas and electricity. Also energy centre and under street bins will attract new service charges and at some stage energy centre replacement/renewal cost. All these will wipe out any financial savings and increase poverty and burden on Council Tax and Housing Benefit claims. Same is true for carbon print and pollution (knocking down all properties and rebuilding them will have the same negative effect and financial burden on all residents).

On High Path 40% residents are lease and freeholder of flats and houses of different types with facilities such as large garage and front and rear gardens. Some house owners have no service charge of any description and are 100% freehold owners with higher housing standards and facilities than the rest of the properties on High Path and enjoying their prime site living conditions.

There is no mention of above high quality living conditions enjoyed by these residents and also how they would be better or worse off in terms of replacement housing accommodation, **any upgrade options for overcrowded families and facilities** as well as their jobs, physical and mental health and their immediate financial and future wellbeing as a result of this housing regeneration project.

Circle Housing resident offer to tenants is an extremely positive offer when they are not the true financial stakeholders in terms of property ownership. Also if the Housing Bill is adopted than there will be an extra lottery for them and good luck to them.

On the other hand resident offer made to freehold house owners is criminal in nature that they are forced to give up their current ownership rights, force to accept replacement houses which they do not like or be cleansed out of the area by design or omission, impose financial penalties for 11 years if they were to sale their property, accept unjust new service and admin charges and become leaseholder instead of their current freehold status and turn into debtors when they are totally debt free. It would appear that the housing association is only interested in designing properties for the sake of attracting service charges and **not to improve the living conditions by building new suitable houses with upgrade options for any overcrowded family.**

Our terrace house in historic Pincott Road is of high quality build and there is nothing wrong with it. There is no need to demolish these houses at all or to turn them into an open space when a pub next to it will remain standing.

All we are asking is for a suitable replacement house with the same size space and facilities which we are enjoying now and preferably build at least **some bigger suitable houses for us with an upgrade option as we are an overcrowded family.** We will pay the reasonable

difference in price for upgrading as long as it is within an affordable criteria and not at the international investors open market value price.

As a last resort we must be given the same size prime site plot of land which is 6.5 metres x 25 metres and we will try to self-build.

To date housing association has not provided any core material facts related to property designs, sizes and ownership rights for comparison and the feedback purposes or to make an informed choice regarding future residence etc.

We cannot afford to be in a worse off position than we are now in terms of our housing facilities and interlinked financial security with it.

If we are cleansed out of the area by design or omission the only place we will be able to move into with the Circles Housings open market value will be crime ridden areas where no law abiding citizen would like to live.

Our future is no longer a secure future until and unless Circle Housing shows some positive proof of meeting our suitable housing needs with an upgrade option and the Merton Council protecting our house ownership rights which they sold to Circle without our consent.

NB: Circles resident offer to tenants has taken care of all the above issues and they are fully protected from any adverse effect of this housing regeneration **but the same is not true for 40% of the owners particularly long term resident freehold traditional street terrace house owners who are at a total loss as stated above.**

Circles replacement housing plan and residents offer cannot be separated from this Estate Plan. This is because the monopoly housing association which will have your approval without any built in safeguards for us will build new houses of their choices only. It will also have unchecked power to improve or destroy our lives by imposing its will on us as explained above.

Merton Council has a variety of powers to safeguard our rights against such misuse of housing regeneration opportunity which will be conferred to Circle Housing as a result of this exercise.

Please make housing regeneration a positive experience for everybody and not just the Councils finance section and the Circles tenants only.

Please use above for the draft local plan as well.

Thank you.

Name: BELINDA LAPHAM

Address: 52 PINCOTT ROAD SW19 2LB

MORTGAGE-FREE FREEHOLDER

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.

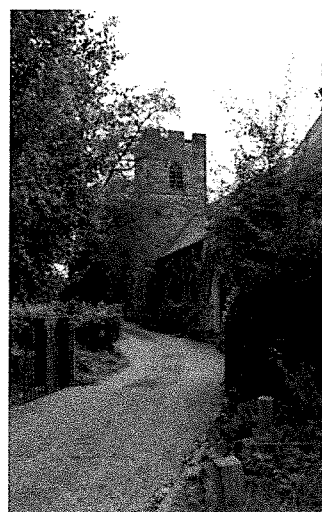
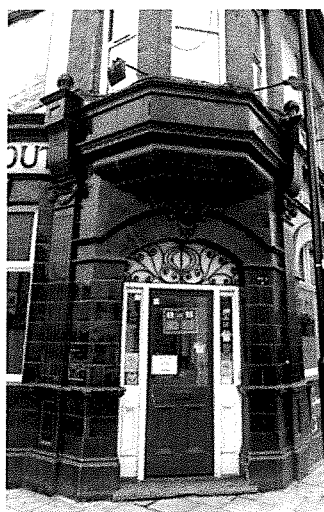
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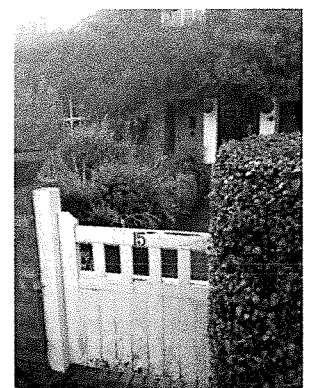
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2) To what extent do you agree or disagree with the following aspects of the council's draft Estates Local Plan? Please select one of the following ratings for each topic area:

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	✓				
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Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes	✓				
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Building heights – 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.)

I totally agree with the proposal for total regeneration of High Path Estate. The present buildings are in a very poor condition, shabby & a lot of the outside areas, worn & dirty. I do not think refurbishment would improve all of the Estate.

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

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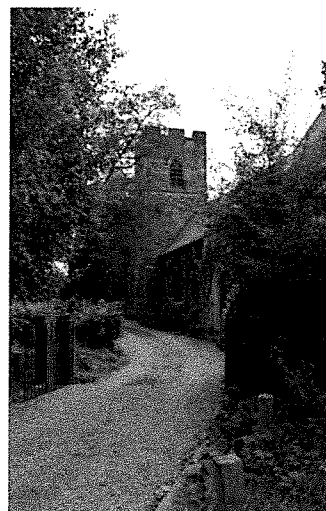
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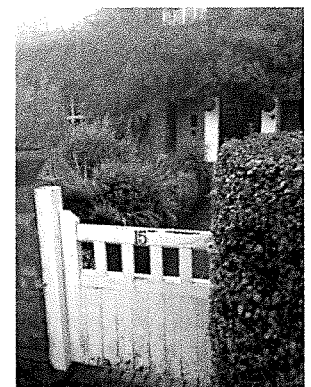
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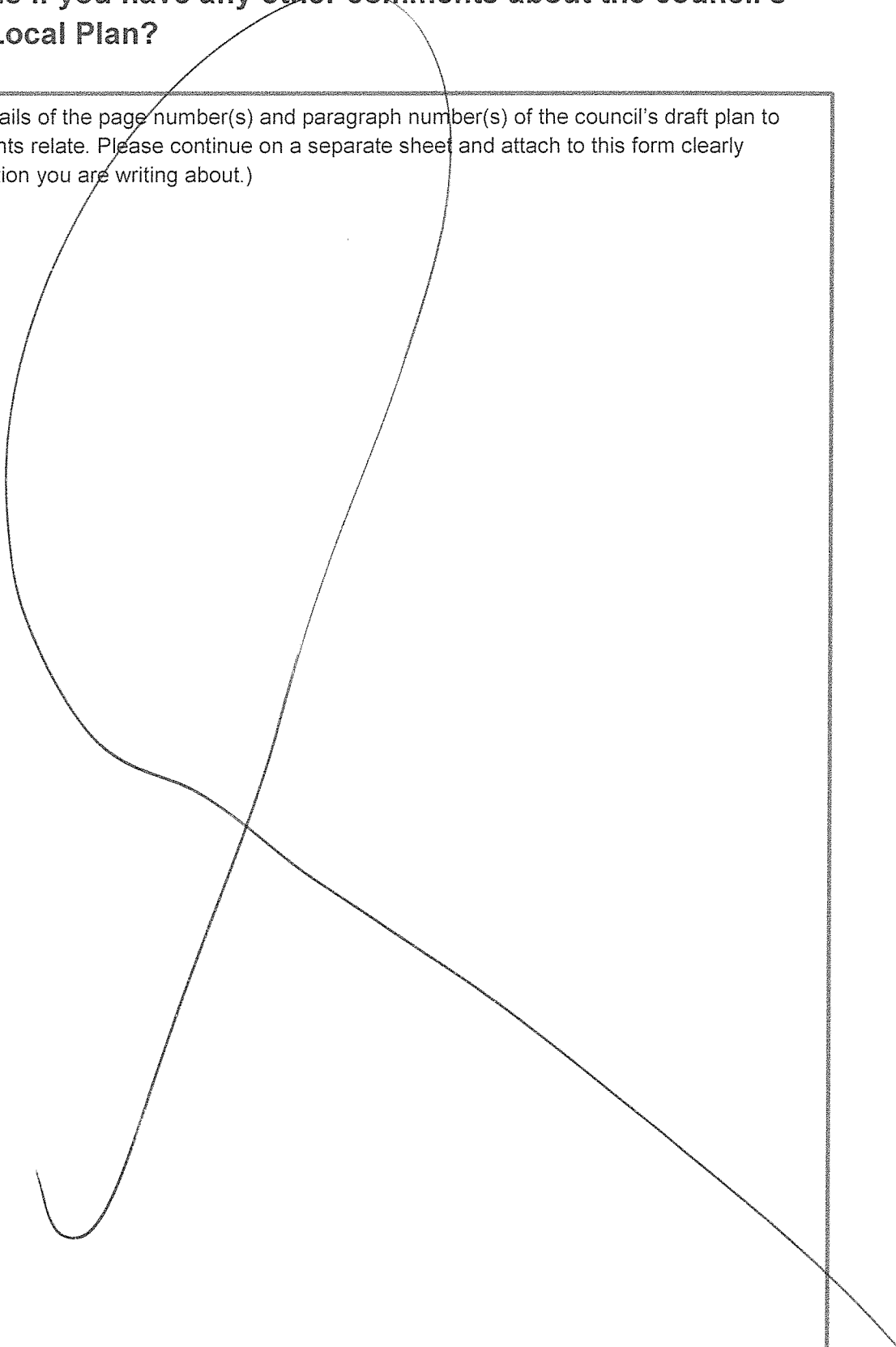
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- | | |
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(please specify) _____ |
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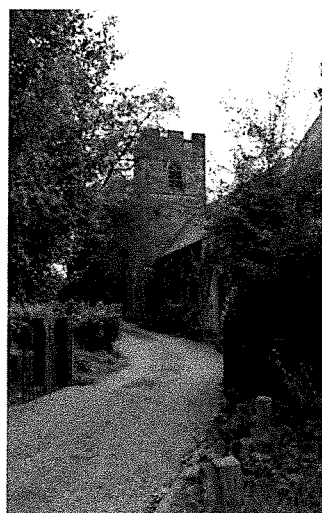
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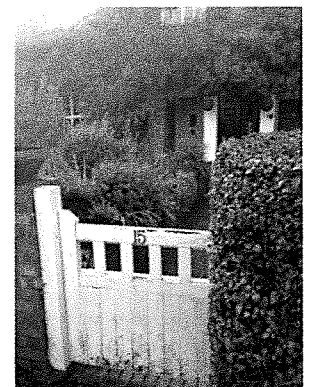
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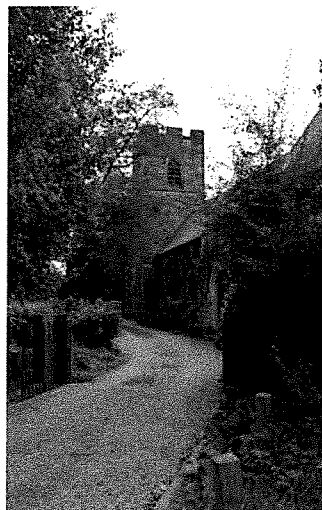
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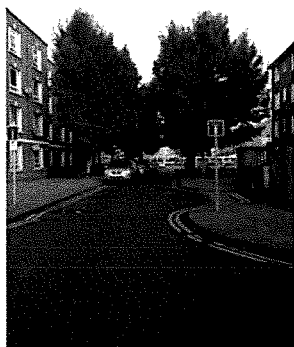
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I would like to know if you do knock down the old buildings and build new ones, will they be built out of good materials like the houses currently on the estate?

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