

Issues and options questionnaire
Estates Local Plan (Stage 1)
September-November 2014



Have your say

on the future look of Eastfields Estate

**Consultation is open from
15 September to 28 October 2014**

Stage one questionnaire: issues and options

Estates Plan, part of Merton's Local Plan
September 2014

Visit: merton.gov.uk/estatesplan

More information: estatesplan@merton.gov.uk



Merton's Estate Local Plan - Have your say

Looking out for you, your homes and your future

We have been offered a great opportunity to improve three significant areas of the borough: Eastfields (Mitcham), High Path (Wimbledon) and Ravensbury (Morden). As many of you who live there will know, Circle Housing Merton Priory, which owns most of the land, has been consulting with you to find out how you would like the future to look for you. They want to invest millions of pounds in making homes which are modern, energy efficient, designed for 21st century living with quality landscaping.

Merton Council standing up for your interests

Circle Housing Merton Priory's proposed investment in your estates is exciting because this is a great opportunity for improvement but at the same time the Council understands that each of you has your own hopes and fears for the area you live in. We want to make sure that you get the best deal possible and that your concerns and your ideas are heard. After all, these are your homes.

Ten commitments

The council is totally committed to you. We have convinced Circle Housing Merton Priory to jointly sign up to a list of 10 commitments to ensure you get the best out of the proposals. The commitments address many issues faced by homeowners and Circle Housing Merton Priory tenants. Here they are:

1. Circle Housing Merton Priory will consult with residents, consider their interests at all times, and address concerns fairly.
2. Current homeowners will be entitled to at least the market value of their home should they wish to take the option to sell their home to Circle Housing Merton Priory.
3. Current tenants will be entitled to be rehoused in a new home of appropriate size considering the number of people in the household.
4. Existing Circle Housing Merton Priory tenants will keep all their rights and have the same tenancy agreement, including rent levels, in the new neighbourhood as they do now.
5. All new properties will be more energy efficient

and easier to heat than existing properties, helping to keep down residents' fuel bills.

6. Circle Housing Merton Priory will keep disruption to a minimum, and will do all it can to ensure residents only move once if it is necessary to house them temporarily while their new home is being built.

7. Circle Housing Merton Priory will offer extra help and support for older people and/or disabled residents throughout the regeneration works.

8. Circle Housing Merton Priory will continue to maintain the homes of residents across the three neighbourhoods throughout the planning process until regeneration starts, including ensuring a high quality responsive repairs service.

9. Any growth in the number of homes will be in accordance with the council's Development Plan so that it is considered, responsible and suitable for the area.

10. As a not-for-profit organisation, Circle Housing Merton Priory will not profit from any regeneration and will use any surplus to provide more housing or improve existing neighbourhoods

Our turn to hear from you

We know that Circle Housing Merton Priory may have consulted you already, and that they have run a number of workshops on how the estates could look in the future. Circle Housing Merton Priory will be continuing their consultation process in the months to come, getting into the details about how you will want the buildings and landscaping to look. But at the same time the Council wants to reassure you that before any decision is made on the proposals Circle Housing Merton Priory put to you, your collective voice is heard as part of our own official consultation.

The council's own consultation gives you the opportunity to tell us directly your ideas and concerns. We are working on your behalf and we know your interests are at the heart of this proposal. It will also be the first time that other people who will be affected by the proposed regeneration will be able to make their views known to us. These people include those who work in the area, business owners, nearby schools, and neighbouring community groups.

Even if you have participated in Circle Housing Merton Priory's consultation, we would strongly recommend you also take the opportunity to complete the council's consultation too. Our questions aren't

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quite the same: so the answers you give us may be different. The responses from all the consultations will be considered and will provide invaluable input into the legal document we have to prepare, called the **Local Plan** as well as guidance on the next steps.

If you need any help with completing the consultation or have any queries about it, please contact us by calling **020 8545 3693** or e-mailing estatesplan@merton.gov.uk

Local plan

A **Local Plan** is the legal document prepared by the council to guide planning applications for an area. It sets out what can and cannot be built there. It provides a detailed guide to where homes, businesses, streets and shops should be, what the area should look and feel like (for example, building locations and heights, amount of open space, footpaths); and what other services are necessary (for example, playgrounds, cycle parking) to make a place work well.

Ownership of many, but not all, of the former council owned homes on these neighbourhoods was transferred to Circle Housing Merton Priory (CHMP) in March 2010. As the Local Plan will largely cover land owned by CHMP, it will be prepared in close consultation with residents and in partnership with CHMP.

Your participation in the council's consultation is important

Even if you have already taken part in Circle Housing Merton Priory's consultation, please also respond to the council's consultation. Our consultation is part of the Local Plan and will be considered by your democratically elected councillors through a transparent, legal process. So if you want your views to be heard by both Circle Housing Merton Priory and your councillors, it is important that you respond to this consultation too.

No final decisions on whether the estates will be regenerated have been made yet, as any proposals must be in the interests of the residents who are living in these areas. Councillors will need to be satisfied that the regeneration is justified and that residents are at the heart of the proposals before making any final

decision to adopt a Local Plan for regeneration.

Exploring the regeneration options for the three estates

Circle Housing Merton Priory has carried out studies into the condition of homes in 22 of their largest estates, including structural surveys of some. This is to see what work would need to be carried out to bring the buildings up to a high standard, known as Merton's "Decent Homes" standard.

Circle Housing Merton Priory's surveys identified a number of specific structural and long term issues concerning the homes in these three neighbourhoods. Further investigations are on-going. Addressing the structural issues of these buildings would generate substantial current and future costs for both Circle Housing Merton Priory and leaseholders. Even with very significant investment, some of the structural issues affecting the estates would not be fixed permanently, and this would also not address the on-going poor quality of the built environment, layouts of these estates, parking, community safety and accessibility.

What has happened so far?

In summer 2013, Circle Housing Merton Priory asked residents on the three estates what everyone thought about where they lived.

In 2014, Circle Housing Merton Priory appointed architects and other specialists to begin exploring regeneration proposals alongside residents.

In July 2014, in response to the proposals from Circle Housing Merton Priory, Merton Council decided to explore the potential for investment in the three neighbourhoods. This questionnaire is the first stage of that work. We would like you to tell us directly what you think of your area.

What is happening now - tell us what you think

We would like to hear your views about any or each of the three estates.

Sometimes most people agree on what should happen but we need to plan, if regeneration

Merton's Estate Local Plan - Have your say

proceeds, how this should happen. For example most people agree that new development should be well designed, attractive, with quality homes and environments. In other cases there are conflicts between what is wanted and what is needed. For example some people think there should be more spaces in the estates for children and young people to play; others would prefer investment in nearby parks and a quieter environment within the estates. This questionnaire will help the council understand what you and other residents or stakeholders would like to see happen in the future.

Options are set out in the questionnaire under the following themes:

- Better places to live: high quality residential areas
- People and spaces
- Getting around
- Local facilities and economic opportunities

We want to find out what options you think the Local Plan should cover. We also want to know if you think there are other options that should be addressed. We want to ensure that all feasible options are tested and considered in developing the Local Plan. This is why we are asking for your opinions before starting to draft the Local Plan.

The options set out in the questionnaire are informed by background research identifying a range of issues concerning the three estates which is set out in the council's Sustainability Appraisal report which can be found on the council's website via www.merton.gov.uk/estatesplan

How to respond

Thank you for taking the time to complete the questionnaire.

Please indicate your selected option by ticking the box provided next to the option(s) on the questionnaire. Where more than one option can be selected this will be clearly indicated in the questionnaire.

Please note that the questions following question 1, all relate to partial or full estate redevelopment. Should you decide to select the third option at question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all

your feedback is important to us.

Please tell us about any other significant matters and / or any other sites you think should be considered for inclusion in the Local Plan. We have provided space both in the questionnaire and included a separate sheet at the end of the questionnaire for you to be able to tell us what you think. Please continue on a separate sheet if you require more space. If you continue on a separate sheet please ensure that you clearly indicate the option about which you are writing.

In circumstances where groups or organisations share a similar view as to the future development or use of a site, it would be helpful if one submission could be made. It would also be useful if the group/ organisation state how many people the submission is representing and how the representation was authorised.

In line with the normal planning process and to ensure your comments can be considered by councillors, we cannot accept anonymous or confidential submissions.

Please send the completed questionnaire to the following address by **28 October 2014**.



estatesplan@merton.gov.uk



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

If you have any queries regarding the council's consultation or the questionnaire, please contact the Future Merton Team at Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX or telephone 0208 545 3693

Next steps

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

Merton's Estate Local Plan - Have your say

If the Local Plan moves to the next stage, the timetable is as follows:

Winter 2014 / Spring 2015: have your say on preferred options for what the estates could look like.

Winter 2014 / Spring 2015: have your say on the final preferred plan for each of the estates.

Summer / Autumn 2015: opportunity to tell an independent planning inspector what you like and don't like about the final plan

Winter 2015: the independent inspector examines the final plan, including a public hearing

Early 2016: the council votes whether or not to adopt the Local Plan for each of the estates. If adopted, a Local Plan can be used to guide planning applications for the neighbourhoods.

Better places to live: high quality residential areas

1 Should all the homes on the Eastfields Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Eastfields, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Eastfields would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Eastfields Estate

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

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

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

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

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Eastfields estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Better places to live: high quality residential areas

Option 3: Mostly flats

Option 4: Other, please state

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Eastfields and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Eastfields to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings fronting the cemetery to the south east

Taller buildings fronting the school to the north

Taller buildings towards Eastfields train station

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

Taller buildings towards the centre of the site.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate making it easy to walk or cycle to neighbours and move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

Create traditional street forms

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character.

Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities are enough.

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Your contact details

Your details		If you are submitting a representation on behalf of someone else please state your clients's name and address	
Name:		Name:	
Address:		Address:	
Postcode:		Postcode:	
Email:		Email:	
Telephone:		Telephone:	
Organisation you represent (if applicable):		Company Name (if applicable):	
<p>I am a/an (please state)</p> <p> <input type="checkbox"/> Freeholder <input type="checkbox"/> Circle tenant <input type="checkbox"/> Business occupier <input type="checkbox"/> Leaseholder - private <input type="checkbox"/> Other registered provider tenant, please state _____ <input type="checkbox"/> Other, please state _____ <input type="checkbox"/> Private tenant <input type="checkbox"/> Business owner </p>			



Consultation monitoring form

You do not have to answer these questions but doing so helps us 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?

- | | | |
|--------------------------------------|--------------------------------|-------------------------------------|
| <input type="checkbox"/> 15 or under | <input type="checkbox"/> 35-39 | <input type="checkbox"/> 60-64 |
| <input type="checkbox"/> 16-19 | <input type="checkbox"/> 40-44 | <input type="checkbox"/> 65-69 |
| <input type="checkbox"/> 20-24 | <input type="checkbox"/> 45-49 | <input type="checkbox"/> 70-74 |
| <input type="checkbox"/> 25-29 | <input type="checkbox"/> 50-54 | <input type="checkbox"/> 75 or over |
| <input type="checkbox"/> 30-34 | <input type="checkbox"/> 55-59 | |

Do you consider that you have a disability? Yes No

How would you describe yourself (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 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 _____

Other ethnic group

- Arab
- Any other ethnic group, please state _____

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

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Have your say

on the future look of High Path Estate

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Stage one questionnaire: issues and options

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I&O High Path | 4

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Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

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

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

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

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

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

4 How should building heights be distributed through the High Path estate?

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

towards Merton High Street to the north of the estate.

Option 3: Variety across the estate
Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

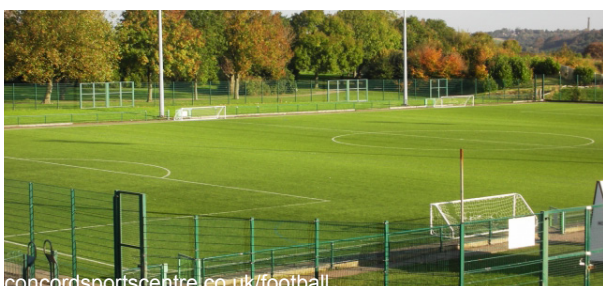
This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

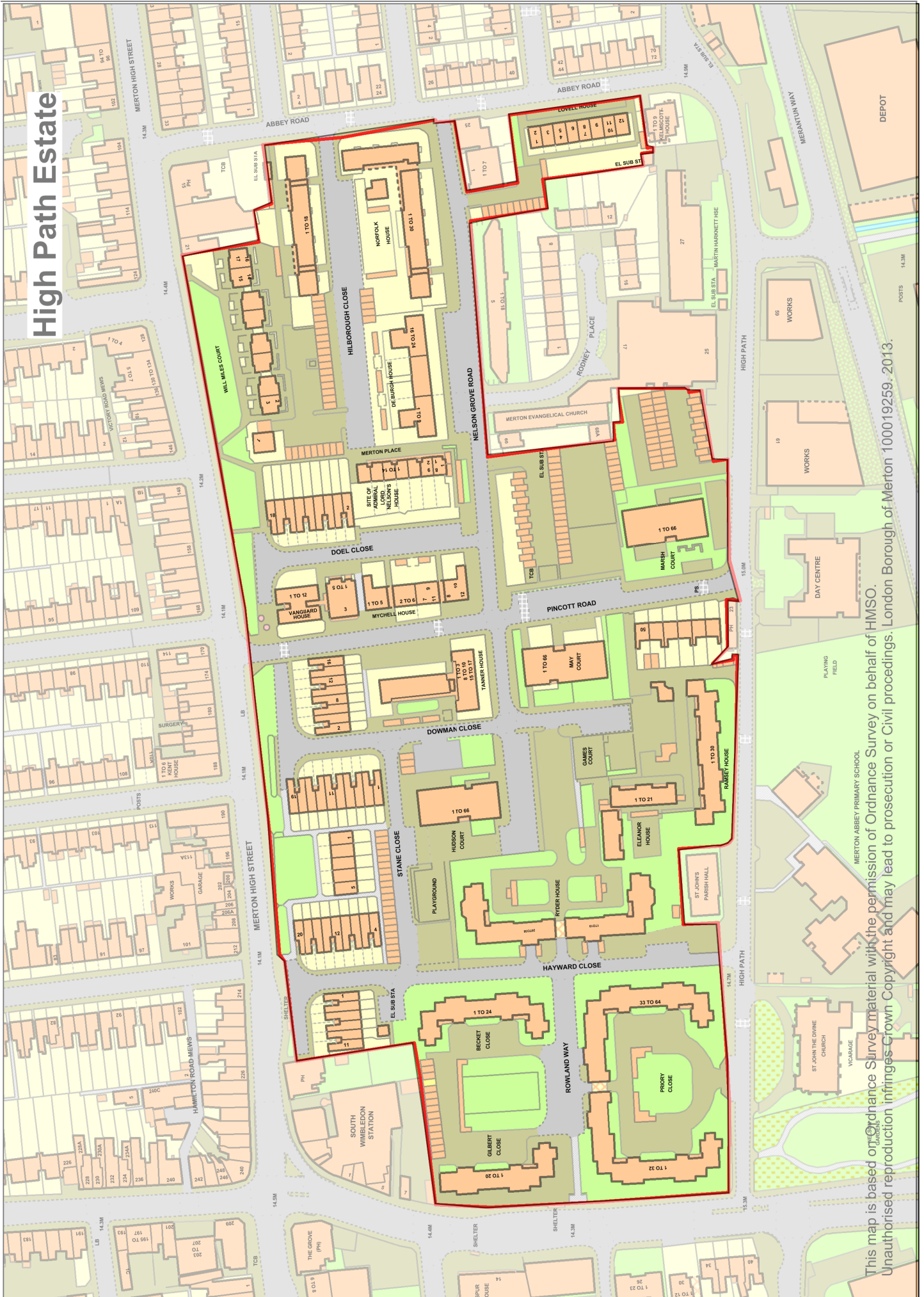
Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.



High Path Estate

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. London Borough of Merton 100019259, 2013.

Your contact details

Your details		If you are submitting a representation on behalf of someone else please state your clients' name and address	
Name:		Name:	
Address:		Address:	
Postcode:		Postcode:	
Email:		Email:	
Telephone:		Telephone:	
Organisation you represent (if applicable):		Company Name (if applicable):	
<p>I am a/an (please state)</p> <p> <input type="checkbox"/> Freeholder <input type="checkbox"/> Circle tenant <input type="checkbox"/> Business occupier <input type="checkbox"/> Leaseholder - private <input type="checkbox"/> Other registered provider tenant, please state _____ <input type="checkbox"/> Other, please state _____ <input type="checkbox"/> Private tenant <input type="checkbox"/> Business owner </p>			



Consultation monitoring form

You do not have to answer these questions but doing so helps us 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?

- | | | |
|--------------------------------------|--------------------------------|-------------------------------------|
| <input type="checkbox"/> 15 or under | <input type="checkbox"/> 35-39 | <input type="checkbox"/> 60-64 |
| <input type="checkbox"/> 16-19 | <input type="checkbox"/> 40-44 | <input type="checkbox"/> 65-69 |
| <input type="checkbox"/> 20-24 | <input type="checkbox"/> 45-49 | <input type="checkbox"/> 70-74 |
| <input type="checkbox"/> 25-29 | <input type="checkbox"/> 50-54 | <input type="checkbox"/> 75 or over |
| <input type="checkbox"/> 30-34 | <input type="checkbox"/> 55-59 | |

Do you consider that you have a disability? Yes No

How would you describe yourself (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 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 _____

Other ethnic group

- Arab
- Any other ethnic group, please state _____

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.



Have your say ?

on the future look
of Ravensbury Estate

**Consultation is open from
15 September to 28 October 2014**

Stage one questionnaire: issues and options

Estates Plan, part of Merton's Local Plan
September 2014

Visit: merton.gov.uk/estatesplan

More information: estatesplan@merton.gov.uk

Merton's Estate Local Plan - Have your say

Looking out for you, your homes and your future

We have been offered a great opportunity to improve three significant areas of the borough: Eastfields (Mitcham), High Path (Wimbledon) and Ravensbury (Morden). As many of you who live there will know, Circle Housing Merton Priory, which owns most of the land, has been consulting with you to find out how you would like the future to look for you. They want to invest millions of pounds in making homes which are modern, energy efficient, designed for 21st century living with quality landscaping.

Merton Council standing up for your interests

Circle Housing Merton Priory's proposed investment in your estates is exciting because this is a great opportunity for improvement but at the same time the Council understands that each of you has your own hopes and fears for the area you live in. We want to make sure that you get the best deal possible and that your concerns and your ideas are heard. After all, these are your homes.

Ten commitments

The council is totally committed to you. We have convinced Circle Housing Merton Priory to jointly sign up to a list of 10 commitments to ensure you get the best out of the proposals. The commitments address many issues faced by homeowners and Circle Housing Merton Priory tenants. Here they are:

1. Circle Housing Merton Priory will consult with residents, consider their interests at all times, and address concerns fairly.
2. Current homeowners will be entitled to at least the market value of their home should they wish to take the option to sell their home to Circle Housing Merton Priory.
3. Current tenants will be entitled to be rehoused in a new home of appropriate size considering the number of people in the household.
4. Existing Circle Housing Merton Priory tenants will keep all their rights and have the same tenancy agreement, including rent levels, in the new neighbourhood as they do now.
5. All new properties will be more energy efficient

and easier to heat than existing properties, helping to keep down residents' fuel bills.

6. Circle Housing Merton Priory will keep disruption to a minimum, and will do all it can to ensure residents only move once if it is necessary to house them temporarily while their new home is being built.

7. Circle Housing Merton Priory will offer extra help and support for older people and/or disabled residents throughout the regeneration works.

8. Circle Housing Merton Priory will continue to maintain the homes of residents across the three neighbourhoods throughout the planning process until regeneration starts, including ensuring a high quality responsive repairs service.

9. Any growth in the number of homes will be in accordance with the council's Development Plan so that it is considered, responsible and suitable for the area.

10. As a not-for-profit organisation, Circle Housing Merton Priory will not profit from any regeneration and will use any surplus to provide more housing or improve existing neighbourhoods

Our turn to hear from you

We know that Circle Housing Merton Priory may have consulted you already, and that they have run a number of workshops on how the estates could look in the future. Circle Housing Merton Priory will be continuing their consultation process in the months to come, getting into the details about how you will want the buildings and landscaping to look. But at the same time the Council wants to reassure you that before any decision is made on the proposals Circle Housing Merton Priory put to you, your collective voice is heard as part of our own official consultation.

The council's own consultation gives you the opportunity to tell us directly your ideas and concerns. We are working on your behalf and we know your interests are at the heart of this proposal. It will also be the first time that other people who will be affected by the proposed regeneration will be able to make their views known to us. These people include those who work in the area, business owners, nearby schools, and neighbouring community groups.

Even if you have participated in Circle Housing Merton Priory's consultation, we would strongly recommend you also take the opportunity to complete the council's consultation too. Our questions aren't

Merton's Estate Local Plan - Have your say

quite the same: so the answers you give us may be different. The responses from all the consultations will be considered and will provide invaluable input into the legal document we have to prepare, called the **Local Plan** as well as guidance on the next steps.

If you need any help with completing the consultation or have any queries about it, please contact us by calling **020 8545 3693** or e-mailing estatesplan@merton.gov.uk

Local plan

A **Local Plan** is the legal document prepared by the council to guide planning applications for an area. It sets out what can and cannot be built there. It provides a detailed guide to where homes, businesses, streets and shops should be, what the area should look and feel like (for example, building locations and heights, amount of open space, footpaths); and what other services are necessary (for example, playgrounds, cycle parking) to make a place work well.

Ownership of many, but not all, of the former council owned homes on these neighbourhoods was transferred to Circle Housing Merton Priory (CHMP) in March 2010. As the Local Plan will largely cover land owned by CHMP, it will be prepared in close consultation with residents and in partnership with CHMP.

Your participation in the council's consultation is important

Even if you have already taken part in Circle Housing Merton Priory's consultation, please also respond to the council's consultation. Our consultation is part of the Local Plan and will be considered by your democratically elected councillors through a transparent, legal process. So if you want your views to be heard by both Circle Housing Merton Priory and your councillors, it is important that you respond to this consultation too.

No final decisions on whether the estates will be regenerated have been made yet, as any proposals must be in the interests of the residents who are living in these areas. Councillors will need to be satisfied that the regeneration is justified and that residents are at the heart of the proposals before making any final

decision to adopt a Local Plan for regeneration.

Exploring the regeneration options for the three estates

Circle Housing Merton Priory has carried out studies into the condition of homes in 22 of their largest estates, including structural surveys of some. This is to see what work would need to be carried out to bring the buildings up to a high standard, known as Merton's "Decent Homes" standard.

Circle Housing Merton Priory's surveys identified a number of specific structural and long term issues concerning the homes in these three neighbourhoods. Further investigations are on-going. Addressing the structural issues of these buildings would generate substantial current and future costs for both Circle Housing Merton Priory and leaseholders. Even with very significant investment, some of the structural issues affecting the estates would not be fixed permanently, and this would also not address the on-going poor quality of the built environment, layouts of these estates, parking, community safety and accessibility.

What has happened so far?

In summer 2013, Circle Housing Merton Priory asked residents on the three estates what everyone thought about where they lived.

In 2014, Circle Housing Merton Priory appointed architects and other specialists to begin exploring regeneration proposals alongside residents.

In July 2014, in response to the proposals from Circle Housing Merton Priory, Merton Council decided to explore the potential for investment in the three neighbourhoods. This questionnaire is the first stage of that work. We would like you to tell us directly what you think of your area.

What is happening now - tell us what you think

We would like to hear your views about any or each of the three estates.

Sometimes most people agree on what should happen but we need to plan, if regeneration

Merton's Estate Local Plan - Have your say

proceeds, how this should happen. For example most people agree that new development should be well designed, attractive, with quality homes and environments. In other cases there are conflicts between what is wanted and what is needed. For example some people think there should be more spaces in the estates for children and young people to play; others would prefer investment in nearby parks and a quieter environment within the estates. This questionnaire will help the council understand what you and other residents or stakeholders would like to see happen in the future.

Options are set out in the questionnaire under the following themes:

- Better places to live: high quality residential areas
- People and spaces
- Getting around
- Local facilities and economic opportunities

We want to find out what options you think the Local Plan should cover. We also want to know if you think there are other options that should be addressed. We want to ensure that all feasible options are tested and considered in developing the Local Plan. This is why we are asking for your opinions before starting to draft the Local Plan.

The options set out in the questionnaire are informed by background research identifying a range of issues concerning the three estates which is set out in the council's Sustainability Appraisal report which can be found on the council's website via www.merton.gov.uk/estatesplan.

How to respond

Thank you for taking the time to complete the questionnaire.

Please indicate your selected option by ticking the box provided next to the option(s) on the questionnaire. Where more than one option can be selected this will be clearly indicated in the questionnaire.

Please note that the questions following question 1, all relate to partial or full estate redevelopment. Should you decide to select the third option at question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all

your feedback is important to us.

Please tell us about any other significant matters and / or any other sites you think should be considered for inclusion in the Local Plan. We have provided space both in the questionnaire and included a separate sheet at the end of the questionnaire for you to be able to tell us what you think. Please continue on a separate sheet if you require more space. If you continue on a separate sheet please ensure that you clearly indicate the option about which you are writing.

In circumstances where groups or organisations share a similar view as to the future development or use of a site, it would be helpful if one submission could be made. It would also be useful if the group/organisation state how many people the submission is representing and how the representation was authorised.

In line with the normal planning process and to ensure your comments can be considered by councillors, we cannot accept anonymous or confidential submissions.

Please send the completed questionnaire to the following address by **28 October 2014**.



estatesplan@merton.gov.uk



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

If you have any queries regarding the council's consultation or the questionnaire, please contact the Future Merton Team at Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX or telephone 0208 545 3693

Next steps

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

Merton's Estate Local Plan - Have your say

If the Local Plan moves to the next stage, the timetable is as follows:

Winter 2014 / Spring 2015: have your say on preferred options for what the estates could look like.

Winter 2014 / Spring 2015: have your say on the final preferred plan for each of the estates.

Summer / Autumn 2015: opportunity to tell an independent planning inspector what you like and don't like about the final plan

Winter 2015: the independent inspector examines the final plan, including a public hearing

Early 2016: the council votes whether or not to adopt the Local Plan for each of the estates. If adopted, a Local Plan can be used to guide planning applications for the neighbourhoods.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

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

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

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

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

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities** such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities** such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more** such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice**
- Other, please state**

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths**
- Provide safe and convenient crossings of busy roads and junctions**
- Provide secure and convenient cycle storage**
- Provide cycling training and support, to encourage people to switch to cycling**

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety** such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions**
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed** such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Your contact details

Your details		If you are submitting a representation on behalf of someone else please state your clients's name and address	
Name:		Name:	
Address:		Address:	
Postcode:		Postcode:	
Email:		Email:	
Telephone:		Telephone:	
Organisation you represent (if applicable):		Company Name (if applicable):	
<p>I am a/an (please state)</p> <p> <input type="checkbox"/> Freeholder <input type="checkbox"/> Circle tenant <input type="checkbox"/> Business occupier <input type="checkbox"/> Leaseholder - private <input type="checkbox"/> Other registered provider tenant, please state _____ <input type="checkbox"/> Other, please state _____ <input type="checkbox"/> Private tenant <input type="checkbox"/> Business owner </p>			



Consultation monitoring form

You do not have to answer these questions but doing so helps us 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?

- | | | |
|--------------------------------------|--------------------------------|-------------------------------------|
| <input type="checkbox"/> 15 or under | <input type="checkbox"/> 35-39 | <input type="checkbox"/> 60-64 |
| <input type="checkbox"/> 16-19 | <input type="checkbox"/> 40-44 | <input type="checkbox"/> 65-69 |
| <input type="checkbox"/> 20-24 | <input type="checkbox"/> 45-49 | <input type="checkbox"/> 70-74 |
| <input type="checkbox"/> 25-29 | <input type="checkbox"/> 50-54 | <input type="checkbox"/> 75 or over |
| <input type="checkbox"/> 30-34 | <input type="checkbox"/> 55-59 | |

Do you consider that you have a disability? Yes No

How would you describe yourself (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 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 _____

Other ethnic group

- Arab
- Any other ethnic group, please state _____

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

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