

High Path extract of the London Borough of Merton draft Estates Local Plan

Stage 2 Consultation 1st February 2016 – 18th March 2016

London Borough of Merton

October 2016



1 Introduction

- 1.1. A consultation took place between 1st February and 18th March 2016 on the London Borough of Merton's Draft Estates Local Plan. Consultees were given the opportunity to comment on the detailed document put together by the council that outlined specific policies that would guide any regeneration proposals that may come forward for the estates of Eastfields, High Path and Ravensbury.
- 1.2. This document summarises the responses that were received on the High Path estate. The consultation documents and all responses received (minus personal details) can be found on Merton Council's website www.merton.gov.uk/estatesplan.

2 The vision for High Path

- 2.1. The draft plan's vision for the High Path estate was to create a new London Vernacular with traditional streets and improved links with its surroundings. It proposed that buildings would be consistent in design, based on traditional terraced streets, front doors onto streets, access to quality amenity space, the use of brick, and good internal design. The idea was to use the land efficiently, make the most of good transport services and support the existing local economy.

3 Consultation responses received

- 3.1. The High Path estate consists of 608 dwellings. Altogether 106 responses were received from people living on and around High Path, statutory consultees, residents groups, businesses and others. These responses were received in a wide variety of ways: letters, emails, questionnaires and online surveys. Those who wrote letters and emails to the council outlining their opinions on the Draft Estates Plan but did not fill out a questionnaire or online survey specifically stating a preference for regeneration are included in the qualitative analysis section of this report. For the purpose of quantitative analysis, any response that did not specifically answer a question has been recorded as 'no response'; for example, where respondents provided a narrative but did not tick a box selecting a particular preference. Similarly where questions in the questionnaire and survey were left blank, entries have been recorded as giving 'no response' for that particular question.
- 3.2. All responses, including those of the statutory consultees (Greater London Authority, Environment Agency, Sport England, Historic England) National Grid and Circle Housing Merton Priory are available online via www.merton.gov.uk/estatesplan.

4 Who responded to the consultation

- 4.1. The estates are geographically separate and most respondents commented on just one neighbourhood. 106 responses were received that related directly to the High Path section of Merton's Estates Local Plan. Of these, 92 were from people living within High Path estate. These include Resident Leaseholders, Resident Freeholders, Circle Tenants, and Private Tenants.
- 4.2. In the questionnaire respondents were asked to indicate which category best described their tenure. Table 1 and Figure 1 show the breakdown of respondents according to their tenure. This

has been used to see if the proportion of responses received was representative of the existing estate. 44% of the responses received were from resident leaseholders and resident freeholders, who make up 41% of the tenure split on the estate. 37% of the responses received were from Circle Tenants who make up 59% of the tenure split. The remaining 21% of responses received were from other groups (Statutory Organisations, Private Tenants on the estate, Respondents outside of the estate, Absent Landlords and those who gave no response to this question).

High Path respondents	Number of responses	Proportion
Resident Leaseholder on estate	21	20%
Resident Freeholder on estate	25	24%
Circle Tenant	39	37%
Statutory Organisation	2	2%
Private Tenant on estate	7	7%
Respondent Outside Estate	5	5%
Absent Landlord	3	3%
Unknown	4	4%
Total	113	100%

Table 1: Tenure of all High Path respondents

Figure 1: Tenure of all High Path respondents

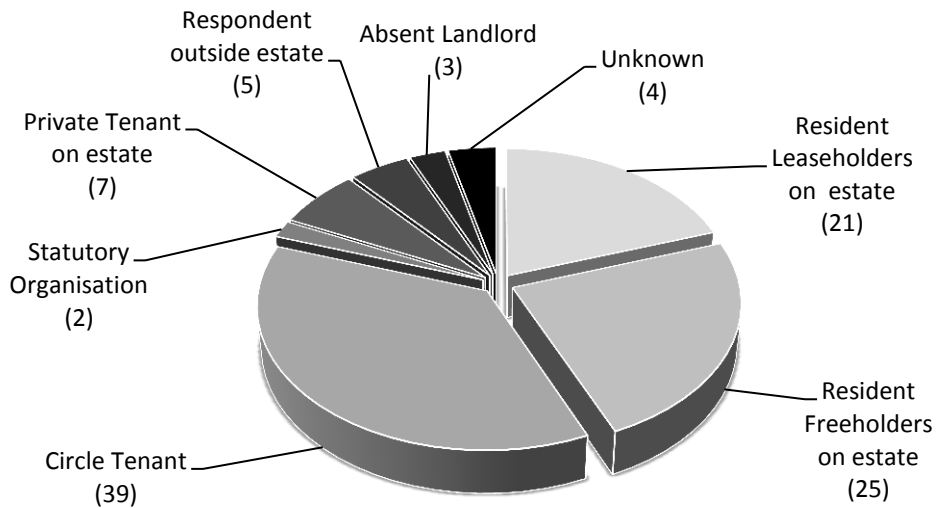


Figure 1: Tenure of all High Path respondents

5 Question 1: Preference for regeneration

5.1. The first question on the questionnaire asked respondents for their preference for regeneration.

The question asked was:

5.2. **Having read and considered the council's draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration from the following options:**

5.2.1. Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings 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.

5.2.2. 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.

5.2.3. 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.

5.3. 101 of the 106 responses provided an indication of preference for regeneration, and 5 gave no response. The graph in Figure 2 below shows the preference for regeneration given by all respondents.

Figure 2: All respondents - views on regeneration

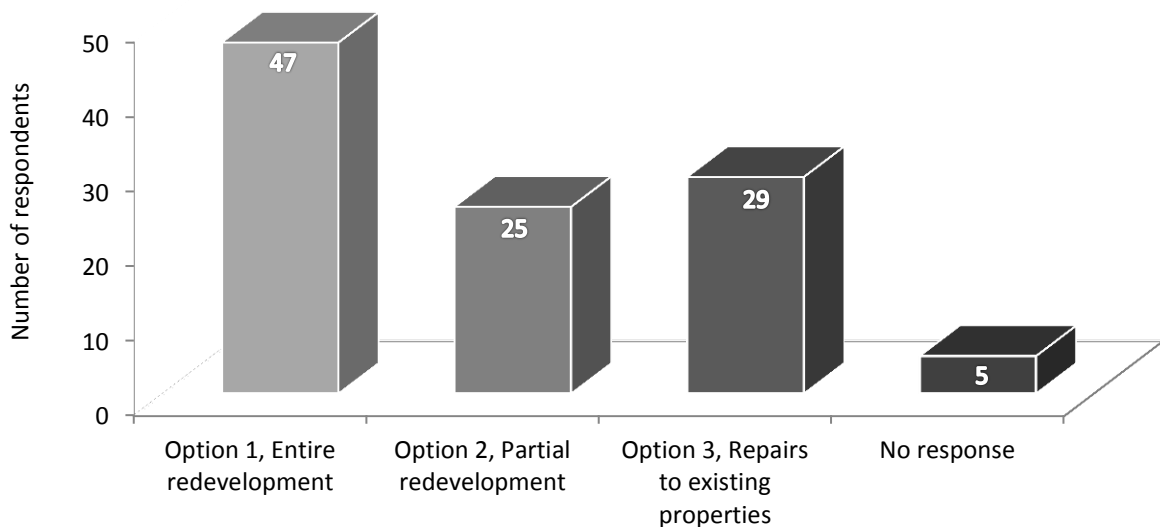


Figure 2: All respondents - views on Regeneration

5.4. Figure 2 shows the preference for regeneration from all responses, including the views of statutory organisations and other respondents outside the estate. Of the two responses received from statutory organisations, one gave a preference for entire redevelopment and the other gave no response to this question. Of the five respondents outside of the estate two preferred entire redevelopment, two preferred repairs to existing properties and one gave no response. Of the three absent landlords, two gave a preference for entire redevelopment and one gave preference for repairs to existing properties.

5.5. The responses received from residents living in the estate – and therefore directly affected by the proposals - have been separated out in Figure 3 below. Given that 92 of the 106 responses received were from residents on the estate, Figure 3 shows a similar pattern to the preferences of all respondents including those from outside the estate shown in Figure 2.

Figure 3: Residents living within High Path - views on regeneration

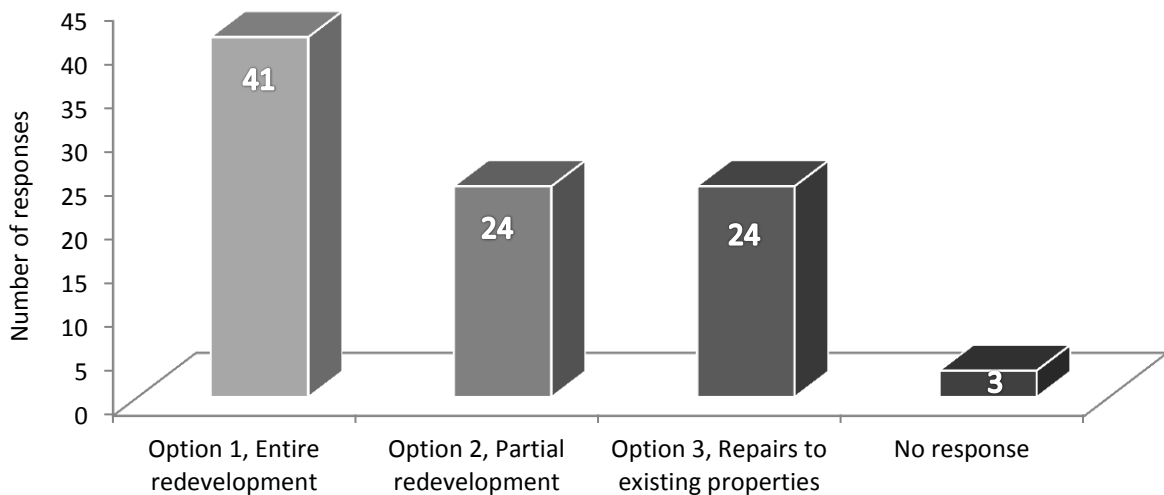


Figure 3: Residents living within High Path – views on regeneration

5.6. This shows that whilst there is appetite for regeneration of the entire Estate, about the same number of respondents prefer either partial redevelopment or repairs to existing properties.

5.7. A more detailed breakdown of the preferences for regeneration received from each tenure group can be found in Table 2 below.

Tenure	Option 1 Entire redevelopment	Option 2 Partial redevelopment	Option 3 Repairs to existing	No response	Total
Resident Leaseholder on estate	11	5	5	0	21
Resident Freeholder on estate	9	8	8	0	25
Circle Tenant	20	9	8	2	39
Statutory Organisation	1	0	0	1	2
Unknown	1	1	2	0	4
Private Tenant on estate	1	2	3	1	7
Respondent Outside Estate	2	0	2	1	5
Absent Landlord	2	0	1	0	3
Total	47	25	29	5	106

Table 2: All tenures: views on regeneration

5.8. Table 2 shows that:

- Of the 21 Resident Leaseholders who responded, just over twice as many chose Entire redevelopment (Option 1) as chose Partial (Options 2) or Repairs to existing properties (Option 3).
- Of the 25 Resident Freeholders who responded, the split was more even with 9 choosing Entire redevelopment (Option 1), 8 choosing Partial redevelopment (Option 2) and 8 choosing Repairs to existing properties (Option 3).
- The relative position of Circle Tenants was similar to Resident Leaseholders with just over twice as many choosing Entire redevelopment (Option 1) as chose Partial (Options 2) or Repairs to existing properties (Option 3).
- Circle Tenants were the highest represented group. 20 of the 39 chose Entire redevelopment (Option 1), 9 chose Partial Redevelopment (Option 2) and 8 chose repairs to existing properties (Option 3).
- Of the 7 Private Tenants, 3 chose repairs to existing properties (Option 3), 2 chose partial redevelopment (Option 2), and 1 chose entire redevelopment (Option 1).
- No respondents from outside the estate, Statutory Organisations or Absent Landlords chose partial redevelopment (Option 2).

This information is depicted in the graph in Figure 4, shown below.

Figure 4: All respondents - views on regeneration

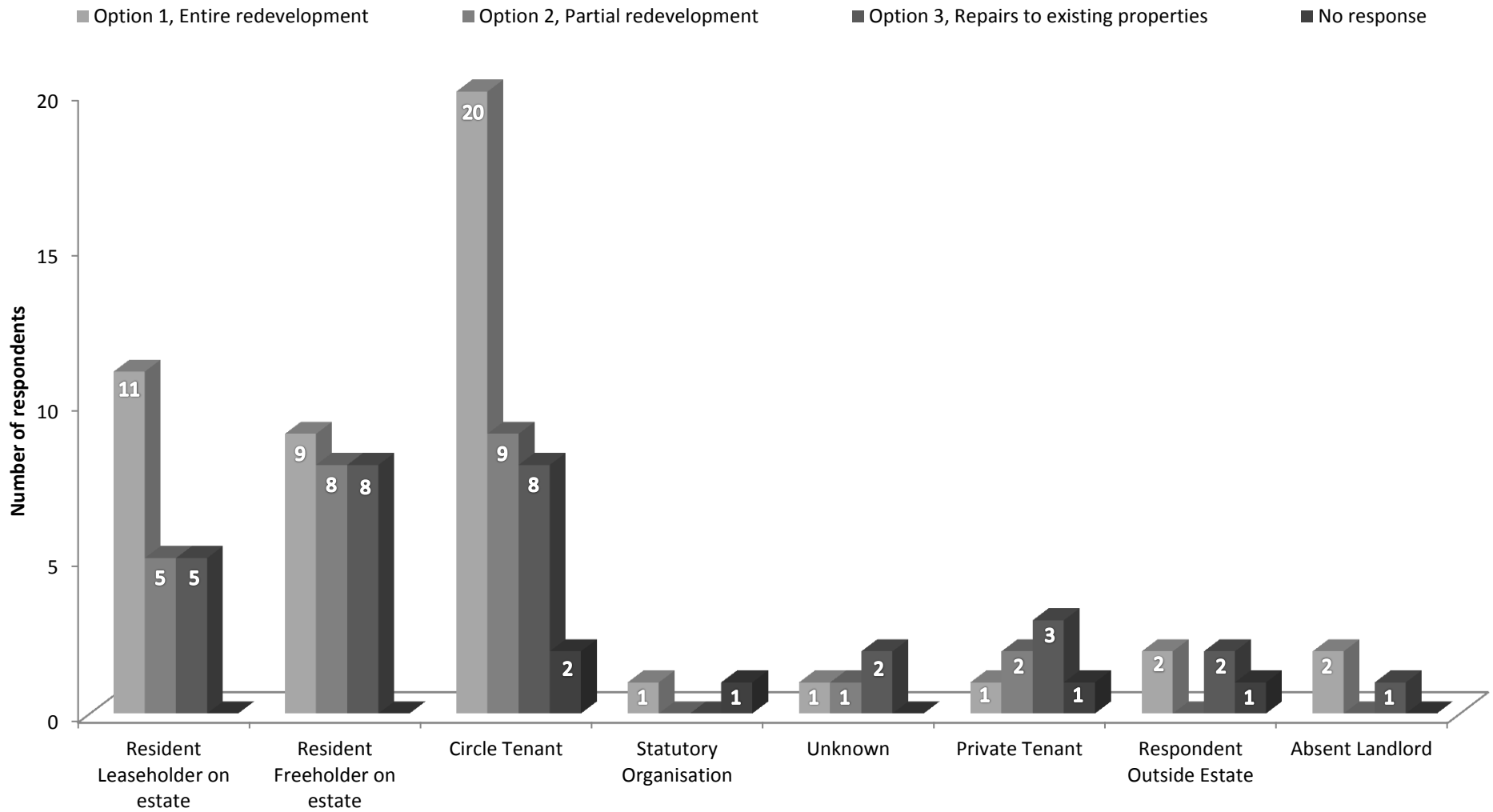


Figure 4: All respondents – views on regeneration

6 Respondents were then asked for their opinion on specific policies within the draft Estates Local Plan. The question asked was:

6.1. 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:

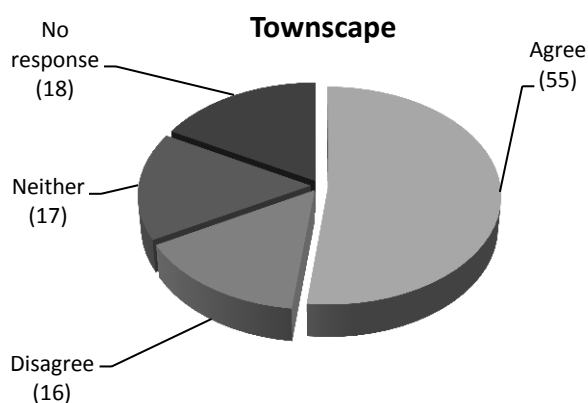
6.2. For each topic area respondents chose whether they strongly agree, agree, strongly disagree, disagree, and neither agree or disagree. For the purposes of this analysis ‘strongly agree’ and ‘agree’ have been combined as ‘agree’, and the same for ‘strongly disagree’ and ‘disagree’. When respondents did not specifically answer this question, this has been recorded as giving ‘no response’ to that particular question. The exact responses in agreement and disagreement for each topic area are listed in detail in the tables and figures below.

6.3. Many, but not all, respondents to the council’s Stage 2 consultation wrote comments as part of their responses. A summary of these comments are available below; this summary does not include responses from the statutory consultees or Circle Housing Merton Priory.

6.4. These comments have been summarised between people who live within High Path and respondents who live outside the estate. In general, the comments highlight similar themes regardless of whether respondents live in or beyond High Path.

6.5. Townscape: How buildings and spaces should be arranged and their general character.

Townscape	Agree/Disagree	%
Agree	55	52%
Disagree	16	15%
Neither	17	16%
No Response	18	17%
Total	106	100%



6.5.1. Responses from residents of High Path

- Some buildings need to be restored; some demolished especially the three big towers.
- Integrated balconies in new homes.
- Redevelopment should only occur in the centre and west part of the site. Concerned with the quality of the new buildings and has personal concerns with the new properties.

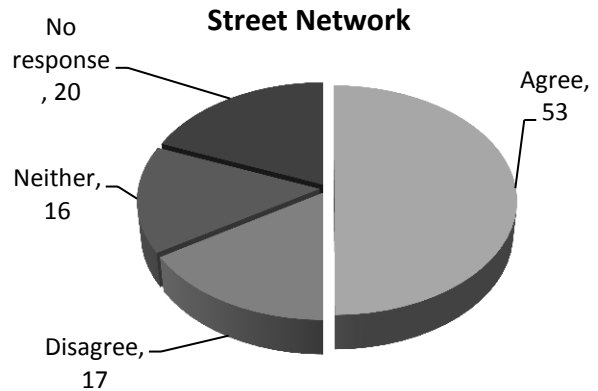
- Too much glass being used. What is the obsession with having glass everywhere? It doesn't retain heat very well and I am concerned that neither will these homes.
- There is nothing in the plan about density of occupied space and the number of units to be built. Density should be low and number of units small.
- P.94 shows Analysis & Planning Policies and suggests the three towers have a negative townscape. This is not necessarily true and needs to be compared to the idea that what's replacing them will be better. For me personally who enjoys the long views and my right to light, having 3 storey houses adjacent to 68 Nelson Grove Rd, a new road formed down the side of my property and houses with direct lines of sight into my property is much more negative than what we currently have. Other on Rodney Place also agrees that it is better to have the wide open spaces.
- New buildings must be designed to be well ventilated and able to maintain temperature and not damp.
- Continuous building lines should be set back from roads, allowing retention of existing open space feel to area.
- Setback along Merton High Street could help enhance the vibrancy of the local area, e.g. limited parking to allow access to local retailers, bus stops that are off the main traffic flow of Merton High Street, an upgraded cycle lane routing towards Cycle Superhighway 7, cycle parking for South Wimbledon underground station, environment and landscaping.

6.5.2. Responses from respondents living outside High Path

- Prefer pitched tiled roofs with unobtrusive solar panels.
- Agree - space between pavement and buildings should be retained to maintain feeling of space on Merton High St, also between Pincott Rd to South Wimbledon station. New London Vernacular bland featureless - we can do better! Make area attractive like East Rd, Southey St, corner of North / East roads, Dreadnaught Close off Brangwyn Crescent.
- Build houses and flats to reflect surrounding streets. Plans should give guidance on building materials.
- All roads to have pavements.
- No need for landmark buildings at entrances.
- The proposed re-development of Morden Road as a wide, straight boulevard with building frontages of an appropriate scale for a wide long street is welcomed.
- New London Vernacular style is supported however more explanatory details including photos of this style are requested for inclusion in the Plan.
- A variety of building types are requested including those with small front gardens. Specific suggestions on roofing styles, amenity space, building materials and colour.

6.6. **Street Network:** The arrangement and layout of streets and what they should look and feel like.

Street Network	Agree/Disagree	%
Agree	53	50%
Disagree	17	16%
Neither	16	15%
No response	20	19%
Total	106	100%



6.6.1. Responses from residents of High Path

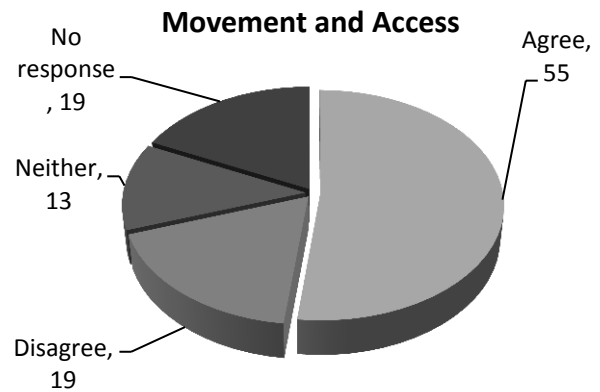
- Battles streets are blocked to through traffic so why extend streets through High Path? More pollution, unsafe for children.
- Preference is for roads or streets rather than Crescents or a Close.
- Could have a cycle café with outdoor greenspace, bicycle cages, lockups and other facilities to encourage people to use Cycle Superhighway 7.
- Fewer roads should be created in a society (and city) needing to rely more on public transport and less on cars.
- Streets on the north side of Merton High St have bollards to stop access.
- Increasing access to Merantun Way will increase traffic and the number of 'rat runs' through the estate.
- Current three entrances onto the estate and three exits benefits people here as it stops overuse by non-residents.
- Only diagonal street will make walking to the underground quicker.
- More roads will create rat runs that will encourage people from outside the estate to use the area.
- Houses/flats should be built along Nelson Grove Rd, not perpendicular to it, mimicking or having traits of designs to that of 68 Nelson Grove Rd in order to blend development with surrounding area

6.6.2. Responses from respondents living outside High Path

- Need landscaping details on all roads around site (e.g. Merantun Way, Abbey Rd, South Wimbledon tube).
- Tower blocks could be re-clad as a visual statement in bold colours and reworked at ground floor to prevent wind tunnels. Blocks have views from Wimbledon Hill Road to Colliers Wood.
- Housing needs statement is difficult to read and understand and does not consider properly disabilities.

6.7. Movement and access: How streets should work in terms of how people get around, by foot, cycle and vehicles.

Movement and access	Agree/Disagree	%
Agree	55	52%
Disagree	19	18%
Neither	13	12%
No Response	19	18%
Total	106	100%



6.7.1. Responses from residents of High Path

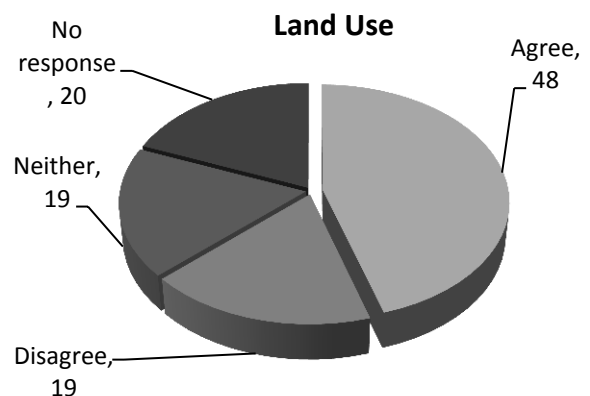
- Need increased parking for current & future residents. Off street basement parking ideal.
- Need parking controls to stop non-residents parking.
- Need 4 permits + visitor permits per household.
- Is Tramlink really needed for South Wimbledon?
- Any development should have easy access for all vehicles and on foot.
- Suggest for a number of the following roads to be blocked; Merton Junction with the High Street and the corresponding roads north of Merton Junction.
- Concerned with traffic flow. Highlights that 'Dane Road' is a rat run during the rush hours.
- Notes that the Abbey and Mille Road Area will be the areas most affected by this proposal. Disagree that Abbey Road should be the main access point. Suggests for Abbey Road to be a non-motorist road only. Disagree with making Abbey Road a 'thru route' to Merantun Way. 10).
- Suggests to incorporate traffic control for the Mill Road Area.
- There is an urgent need for cycle paths and footpaths to encourage environmentally modes of movement.
- Excellent layout and careful planning.
- Regenerating estate may make rat running worse.
- South Wimbledon junction traffic management needs to be considered as part of any changes. Junction delays from motorists travelling on Morden Road northbound and wanting to turn east encourages cars to rat run through Abbey/Dane/Meadow/Croft/Mill roads to access Merton High Street and Haydon's Road. Addressing this will help protect residents from cars racing through their streets.
- The 1910 picture of Merton High Street has no bearing on today's use of the road as a major trunk road with a large volume of traffic including ambulances to St George and buses.
- A tunnel would be needed below the main road to create better access to Merton Abbey Mills. Would be expensive.

6.7.2. Responses from respondents living outside High Path

- Suggestion for provision of on-street parking, underground car park and cycle docking stations.
- Opportunity provided by redeveloping the High Path estate should be used to identify and implement a permanent solution to the issue of vehicles using Abbey Road as a rat run. Best chance for decades to address this issue which is a problem for estate and surrounding roads.
- Traffic calming done on Abbey Rd only pushed traffic onto other roads. Concerns over negative impact of increased vehicular traffic on adjoining residential roads, e.g. Abbey, Dane, Mill, Meadow Rds.
- Commercial vehicles should be restricted from local roads in morning peak for quality of life.
- Danger of Pincott & Nelson Grove Road becoming rat runs.
- Parking must be managed; any underground parking must be secure.
- Pedestrian crossing proposed for by the corner of Merantun Way and Morden Road, by the corner of Nelson Gardens, crossing Morden Road. This would mean that High Path residents could walk through Nelson Gardens, easily cross a busy road and enjoy the greenspaces -Abbey Recreation Grounds and the nature reserve, Merton Park Green Walk.

6.8. Land use: Suitable land uses for each neighbourhood.

Land use	Agree/Disagree	%
Agree	48	45%
Disagree	19	18%
Neither	19	18%
No response	20	19%
Total	106	100%



6.8.1. Responses from residents of High Path

- Extremely important for good of whole area is provision of fenced mid-sized pocket play areas for children and fenced MUGAs for teenagers, should be overlooked by flats for safety and stop anti-social behaviour. Fences protect homes from footballs, keep children safe from cars and keep dogs out. Good for fitness and health. Commercial units should be on Merton High St and around tube, away from residential areas to prevent noise and litter.
- Wants effective enforcement of parking permits to stop abuse of these.
- Parking for residents and visitors only.

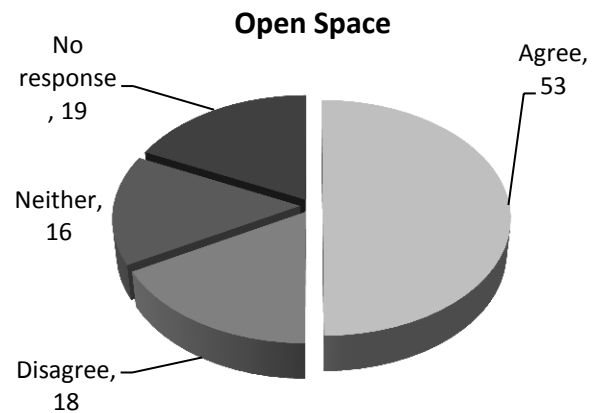
- Estate must have its own Controlled Parking Zone and residents should not be allowed to park in nearby CPZs which are already near capacity.
- How much basement parking will there be (per new household).
- Concerned with the doubling of existing capacity on site with regards to tube tunnels, noise, pollution and local infrastructure.
- Agree with land use policies but asks would more housing make the area more cramped.
- Why replace shop on Pincott Road as it encourages litter.
- Would like to know who will maintain open space, highways and footpaths?
- To include community facilities e.g. play groups.
- Plan should show how waste will be looked after.
- Thinks that space is well defined.
- A number of preferences raised including the provision of ground floor disabled flats; elevators for floors above two storeys; energy efficient heating and water systems; external storage space for flats; provision of children's play area (0 - 10 years of age); rubbish disposal areas located adjacent to homes; parking space allocations per flat and provision of disabled and guest parking spaces and installation of CCTV cameras.

6.8.2. Responses from respondents living outside High Path

- The overall density should be planned taking account of the pressure on local services. Specific suggestions on the mix and location of any proposed residential and retail uses on Merton High Street. Replacement of the existing convenience store is noted. Provision of a community centre and relocation or retention of existing sports courts is requested.
- Essential to provide enough parking.
- Object to loss of parking on the High Path estate which will move parking pressures onto neighbouring areas.
- Providing new estate with a community atmosphere important.
- Residential density should not be too high near station.
- Think carefully before providing more shop / business space in case unused; prioritise unusual, creative individual retailers, small businesses. Must replace local convenience shops to create community sense.
- No more takeaways. Reduce business rates to encourage range of shops.

6.9. **Open space:** The location and type of spaces that should be provided for each neighbourhood.

Open space	Agree/Disagree	%
Agree	53	50%
Disagree	18	17%
Neither	16	15%
No Response	19	18%
Total	106	100%



6.9.1. Responses from residents of High Path

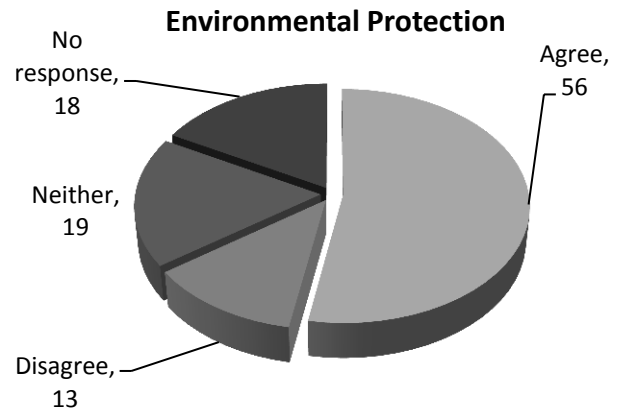
- Large space with broad range of uses will either not be used at all or misused as no-one feels responsible. Should have community centre with small hall, kitchen and outdoor terrace for cheap hire. No need for adult public garden as people will use balconies or doorsteps or nearby Merton Abbey Mills. Why is veg growing part of the regeneration plans?
- Disagree - no justification for central park.
- Concerned with the demolition of existing houses to create open space.
- The proposed development should open up green space leading to and encourage access to St John the Divine church.
- Suggest for green buffer zone and trees to be located near to all thru roads on the new estate in order to reduce pollution and noise. To create new recreational space at the heart of the space.

6.9.2. Responses from respondents living outside High Path

- Strongly agree - large central open space and number of smaller spaces throughout the estate best. Think carefully about art in case vandalised.
- Suggested preference is for the provision of medium or small open spaces rather than one large open space.

6.10. **Environmental protection:** How to maximise opportunities for biodiversity and prevent flooding.

Environmental protection	Agree/Disagree	%
Agree	56	53%
Disagree	13	12%
Neither	19	18%
No Response	18	17%
Total	106	100%



6.10.1. Responses from residents of High Path

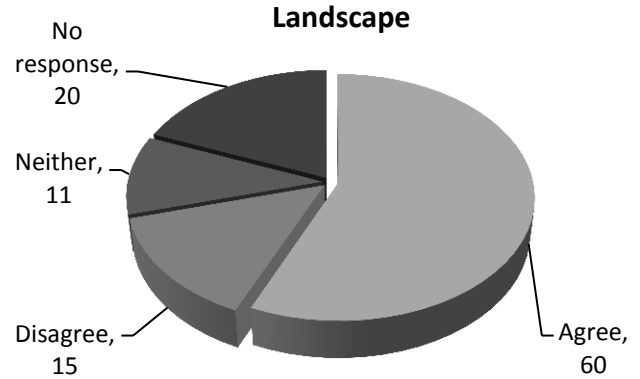
- As reason for regen proposal is to achieve Decent Homes and current homes damp, then building materials and methods should exceed minimum standards for noise, damp etc. and be built to last, not need repairs in 20 years.
- Priory Close sewers always getting blocked now - new pipes and sewers must be designed to cope.
- Would like better CCTV that works and more lighting.
- Should have independent dual energy, not linked to energy centre.
- Should incorporate sustainable energy, wildlife, green walls/ roofs as part of the scheme.
- Proximity to river Wandle floodplain should be taken into account.
- Air pollution from vehicle flow will increase and must be considered against providing new roads 3.148 - 3.154 and physical traffic calming measures.

6.10.2. Responses from respondents living outside High Path

- Strongly agree - install solar panels.
- Various specific suggestions made for Merton High Street concerning the retention and re-positioning of existing trees, and the planting of new native trees.
- All trees of environmental use, ornamental delight or haven for nature should be retained.

6.11. **Landscape:** How each neighbourhood can use and building upon existing landscape assets to create high quality places.

Landscape	Agree/Disagree	%
Agree	60	57%
Disagree	15	14%
Neither	11	10%
No Response	20	19%
Total	106	100%



6.11.1. Responses from residents of High Path

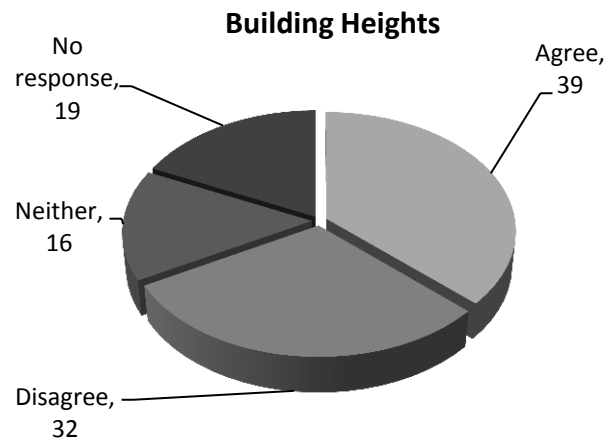
- Wants any trees that are cut down to be replaced.
- Pincott Road should have open space and trees to the western side the same as the eastern side to enhance the feeling of a green corridor on this very urban road.
- The design of the estate should be geared to reducing cars, increasing public transport and green spaces.

6.11.2. Responses from respondents living outside High Path

- Continue green setback and treeline along Merton High St to give local amenity, sense of light, green space.
- Strongly agree - make sure detailed management plan in place.
- Specific suggestion regarding landscaping of the green space located beneath the existing Plane trees on Merton High Street.
- Disagrees with the description (p.96) of area of poor landscape value relating to High Path pavement next to industrial and public buildings where landscape isn't present.

6.12. **Building heights:** Appropriate height of buildings in different parts of the neighbourhood based on the analysis of the area.

Building heights	Agree/Disagree	%
Agree	39	37%
Disagree	32	30%
Neither	16	15%
No Response	19	18%
Total	106	100%



6.12.1. Responses from residents of High Path

- 7-9 storeys too high. Usually brings anti-social behaviour. 5-6 storeys ok.
- Proposed building height on Merton High St too great, buildings would put street in deep shade during winter.
- Morden Road frontage should be retained at 4 storeys, 7-9 too tall, will overshadow Priory Close, will make Morden Road darker, will create wind problems, will not even out building heights on Morden Road.
- Strongly agree. Tower block building or tall building not supported.
- Homes in excess of 5 storeys are not supported.
- Disagree with building 4 storeys on Abbey Road. Suggest that residents on Abbey Road should not be overlooked.
- Concerned about 7-9 storeys proposed for Morden Road. New building [Spur House] a monstrosity. Occupants of the two added storeys can now look into the bedrooms of the houses opposite so no privacy. All high rise buildings should be capped at 7 storeys.
- New development on the Abbey road side should not exceed 2 stories as this would be in keeping with the surrounding areas of Meadow Road etc. where houses are that height.
- Generally agree except for building heights which should be lower.
- Existing building heights on Abbey Road should be retained to prevent the area feeling even more enclosed and unfriendly.
- Buildings on south side of Merton High Street should be limited to three storeys (not 4 to 5 storeys as currently proposed) in order to mirror buildings on the north side of Merton High Street to avoid creating a hemmed in feel to the road and to prevent excessive blocking of sunlight.
- Lower heights beside narrower streets such as Rodney Place, High Path, Abbey Road, and Merton High Street: - Lower heights should be extended to include all buildings to the eastern end of the estate approaching Abbey Road including the eastern end Hilborough Close and

Nelson Grove Road. - The maximum building height on these streets should not exceed 2 to 3 storeys to blend into the character and height on Merton High Street and Abbey Road.

- As with designs in other major cities e.g. Stockholm, Berlin, buildings 7 storeys high tend to have large communal green spaces in the centre of the complexes.

6.12.2. Responses from respondents living outside High Path

- Maintain Morden Rd at 4 storeys. Put pitched rooves for attractiveness, solar panels and insulation for heating / cooling. Keep Abbey Road at 3 storeys. Buildings should be much lower than 7-9 storeys.
- Agree that the buildings fronting the High Street should be restricted to 4 storeys (with potential for a 5th storey setback). Morden Road - Specific suggestions on building height restrictions (largely 6- 7 storeys) on the basis of being in keeping with existing buildings behind in the rest of the High Path Estate. A different height restriction (4-5 storeys) across the rest of the High Path Estate the site is suggested.
- Building heights should be lower generally.
- Keen not to have tall buildings on Abbey Road.

7 Response to Policies

7.1. The table below summarises the results of respondents’ opinions of specific policies within the draft Estates local plan.

Policy	Townscape	Street Network	Movement and Access	Land Use	Open Space	Environmental Protection	Landscape	Building Heights
Agree	55 (52%)	53 (50%)	55 (52%)	48 (45%)	53 (50%)	56 (53%)	60 (57%)	39 (37%)
Disagree	16 (15%)	17 (16%)	19 (18%)	19 (18%)	18 (17%)	13 (12%)	15 (14%)	32 (30%)

Table 3: Number and proportion of respondents who either agree or disagree with specific policies

7.2. The response to the policies shows that 50% or more of respondents agreed with 6 of the 8 policies.

7.3. Only 45% of respondents agreed with the Land Use policy, with the numbers of those who disagreed, gave no response or neither agreed or disagreed, marginally higher than the other policies.

7.4. Respondents disagreed most with the Building Heights policy, with 37% in agreement and 30% in disagreement.

8 Other matters

The following points were raised by respondents during the consultation and relate to the regeneration and its delivery, but not to specific policies in the consultation document.

- Generally welcome plans but needs more detail on proposed density and how new homes will be allocated to current residents.
- Merton Council needs to be more aware of subletting and abuse of properties. CHMP transfer was supposed to correct imperfections. Want Decent Homes. Overall the level of detail not sufficient to make a decision. Language leading and ambiguous.
- Provide lifts and main door security systems.
- If estate partially redeveloped, what buildings would be retained?
- Why consult when council has made up its mind to demolish estate with CHMP already?
- Gas in new homes as well as electricity. Low cost for gas / electricity.
- Strongly rejects full regeneration. Not justified More homes / green space can be built without higher rise, higher density. No consideration of supporting services: tube already overcrowded doctor's appointments etc. May support partial regen if get rid of tower blocks, improving surroundings, bringing other properties up to standard. No justification for central park in Circle plans. New properties would be smaller.
- Supportive about how the Draft Plan looks.
- Felt that should the Draft Plan come to life it will provide good opportunity for current residents.
- Plan abides appropriately to relevant guidelines. Respondent's comments appear to relate to the design codes. Considered that underground areas will have adverse physical and social consequences. Water features, trees and balconies are considered to contribute positively to residents' wellbeing. Wood is considered a preferable building material.
- Comments on the cost of the consultation and the extensive level consultation documents.
- Strongly supports regeneration and thinks that the existing buildings are in poor condition and does not think this can be addressed by refurbishment.
- Wants regeneration to go ahead.
- Queries why the council's consultation was not better publicised and felt that online version was not user friendly therefore deterred people from responding.
- The plan is silent with building on top of the Northern Line tube tunnel.
- Would like regeneration of the estate to happen as soon as possible. Is of the view that the current conditions of existing properties on-site are 'terrible'.
- Concerned with the development proposed – building heights and increase in the number of people living on-site.
- Considers that regeneration will result in less privacy, more noise and that the distance between buildings will be reduced.
- Typo on page 88 – 'Stone Close' buildings should read as two storey buildings, not three storey buildings.
- Better timelines.
- Likes their home and do not wish to see it demolished. Demolishing will result in the loss of their external spaces, garden access and access to a garage that they need.

- Rents the property from their landlord under 'rent and deposit' policy for the last 3 years. Concerned as to what would happen to them if Merton Council purchased their property? Would prefer if regeneration did not happen so that they can stay and rent this property.
- To evaluate the 'social justice' for current residents of the Mill Road Area. 12) Highlights the increase in traffic, noise and pollution from demolition, constructions and post completion. Questions the capacity of infrastructure re traffic, transport, water, gas and sewage.
- Highlights that there are grammar and spelling errors in the document e.g. "St. John De Vine"? "High Path Road" and "Rooney Place"?
- Are there any safeguards to prevent existing residents (leaseholders and freeholders) being priced out of the new properties. 4) Open Space (p112): a) 5) Building Heights (p120): a) Suggest for building heights to remain at 2 storeys near through roads to maximise light and air flow. b) Suggests for 5-6 storey buildings to be located towards the centre of the developments. 6) Considers that if Tramlink and Crossrail are implemented, that this will have an effect on traffic. 7) Land use (p108): Could existing infrastructure (tube, water, sewage and road traffic) cope with the increase of housing densities.
- The council must ensure with every planning application that residents are given the opportunity to return to the area that they resided in before the works began. Governments and local councils change politically and with that can be a change of heart. Also mergers of companies can sometimes affect a contract (CHMP are in talks for a merger with Affinity Sutton), especially with building sub-contractors so I would strongly suggest that every contingency is thought of in view of this and that CHMP are held to account very step of the way. More specifically with the procurement of its contractors for this new, and epic venture. An 'open book' of its accounting and regulated procurement is the minimum of that requirement.
- "There is not enough detail in many instances to agree or disagree."
- I appreciate that the Council is advocating on behalf of the residents and that if the Council had not sold off their housing stock in 2010 that we would be adversaries. Thank you to Merton Council, Future Merton and the Abbey Ward Councillors.
- Need a proper draft drawing of a disabled unit.
- No indication of programme.
- I am a private individual who is renting out my property. In light of the income stream that my property represents and in respect of the government's recent stamp duty tax revisions on second property purchases, the current compensation plans will not meet requirements to adequately replace this asset. I am happy to be contacted directly to discuss this further.
- New homes must be same or larger footprint as existing, inside and out. Want individual utility services, same freehold terms and conditions, same appropriate house type.
- Safeguards must be given based on data for CHMP to honour their residents offer.