

Committee: Borough Plan Advisory Committee

Date: 09 September 2014

Wards: Abbey, Figges Marsh, Ravensbury

Subject: Issues and options consultation (stage 1): Estates Plan

Lead officer: Director of Environment and Regeneration, Chris Lee

Lead member: Cabinet Member for Environmental Sustainability and Regeneration, Councillor Andrew Judge

Recommendations:

- A. That Members note the contents of the report and comment on the draft consultation questionnaires
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1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1. In July 2014, in response to proposals from Circle Housing Merton Priory Homes, Merton Council resolved to start preparing a Local Plan to explore regeneration in three estates: Eastfields (in Figges Marsh ward), High Path (in Abbey ward) and Ravensbury (in Ravensbury ward).
- 1.2. The timetable for the Estates Local Plan is set out in Section 5 of this report. This report outlines the council's first statutory consultation stage on the Local Plan, known as "*issues and options*" which will run from 15th September until 28th October 2014.
- 1.3. The draft questionnaire proposed for this consultation is contained in Appendix A to this report. Councillors are asked for their feedback on the consultation questionnaires and on other matters connected with this consultation.

2 DETAILS

- 2.1. The report to council on 09 July 2014 sets out the background to this project (the link to this report is available under Section 12 below). At this meeting, council resolved to commence a Local Plan for the three estates, to robustly explore Circle Housing Merton Priory Homes' proposals and ask residents and others to tell the council what they think of the estates.
- 2.2. Circle Housing Merton Priory Homes have already consulted residents and others on their proposals for the estates, initially in 2013 and more recently in summer 2014. Circle Housing Merton Priory Homes have published feedback to the 2013 consultation in "community reports" for each of the three estates, which are available on their website here under the heading "*Statement of community involvement*"
http://mertonregen.org.uk/Consultation/Consultation_archive
- 2.3. The first stage of any Local Plan is to start gathering and assessing information on the subject of the Plan, and to ask for feedback on what people think of the area or subject that the Plan will cover. To this end, officers have drafted questionnaires for each of the three estates so that residents and others can tell the council what they think of the areas they

live in and what they think of the potential for regeneration of all or part of each estate.

Consultation undertaken so far

- 2.4. This consultation will be the first occasion that the council will be asking residents and others what they think of estates and the potential for regeneration.
- 2.5. However Circle Housing Merton Priory Homes have been asking residents of the three estates what they think of their redevelopment proposals since 2013.
- 2.6. Between 14 June 2014 and now, Circle Housing Merton Priory Homes, their architects and consultants have been holding community events, design workshops and site visits to other regeneration schemes with residents.

Consultation proposed by the council

- 2.7. To ensure that as many people know about the consultation as possible and have an opportunity to have their say, the council proposes to publish the consultation in the following ways:
- (i) Letters to about 10,000 properties in Merton:
 - a) every resident and property address on all of the estates and
 - b) every postal address within 800metres of the boundaries of the three estates.
 - (ii) Advert and press notice in the local papers.
 - (iii) Article in MyMerton.
 - (iv) Publicity on the council's website
 - (v) Posters placed in about 60 public places and buildings across the borough, including libraries, GP surgeries and community centres.
- 2.8. The consultation will start on 15 September 2014 and finish on 28 October 2014.
- 2.9. The next steps are to let councillors know the consultation feedback and to prepare and consult on preferred approaches to masterplanning the site. The timetable for this is set out in Section 5 below.

3 ALTERNATIVE OPTIONS

- 3.1. It is considered that there are no realistic alternative options as this consultation is the first stage of the Local Plan, to find out what people think of the proposals.

4 CONSULTATION UNDERTAKEN OR PROPOSED

- 4.1. As set out in the body of the report. Dates for further consultation are specified in Section 5 Timetable.
- 4.2. Information from Circle Housing Merton Priory Homes relating to their consultation activities on the three estates is available via:
www.mertonregen.org.uk

5 TIMETABLE

- 5.1. The timetable for the Local Plan is set out in Merton's Local Development Scheme 2014:
- 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

6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 6.1. If adopted, the Estates Plan would provide part of the statutory planning policy to help determine any planning applications received for the estates, together with the other parts of Merton's development plan: Merton's Core Planning Strategy, Merton's Sites and Policies Plan and the Mayor's London Plan.
- 6.2. Details of the financial case associated with this project is set out comprehensively in the report to full council on 09 July 2014 (agenda item 10) "Circle Housing Merton Priory Estates Project" available online via <http://democracy.merton.gov.uk/mgChooseDocPack.aspx?ID=1915>

7 LEGAL AND STATUTORY IMPLICATIONS

- 7.1. A Local Plan is a statutory document that, if adopted, guides planning decisions for the area it covers. Merton's adopted Local Plan is currently made up of:
- Merton's Core Planning Strategy (adopted July 2011)
 - South London Waste Plan (adopted March 2012)
 - Merton's Sites and Policies Plan (adopted July 2014)
- 7.2. Local Plans must be prepared in accordance with the relevant Acts (Town and Country Planning Act 1990 as amended, Planning and Compulsory Purchase Act 2004, Localism Act 2011) and Regulations (Town and Country (Local Planning) Regulations 2012).
- 7.3. In summary, Local Plans must be based on robust evidence, including the results of extensive community consultation, and in line with national policy and, for London boroughs, the Mayor's London Plan. Guidance on preparing Local Plans can be found in the national planning practice guidance website: <http://planningguidance.planningportal.gov.uk/>
- 7.4. Before it can be adopted by a local council, a Local Plan must be submitted to the Secretary of State who appoints an independent planning inspector to examine the Plan. As part of the examination, the inspector will hold a public hearing where people objecting to parts of the Plan can have their say.

- 7.5. At the end of the examination, the independent inspector will determine whether the Plan passes several tests: that it meets local need for development, that it is the most appropriate strategy for the area, that what it proposes can be viably and realistically delivered and that it is consistent with national policy.

8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 8.1. An equalities impact assessment will be prepared to inform each stage of the Estates Plan.
- 8.2. The Local Plan preparation will also be informed by an on-going Strategic Environmental Assessment and sustainability appraisal, prepared in parallel with each stage of the plan and used to ensure that the Plan delivers social, economic and environmental benefits. Some of the sustainability objectives that the proposed Local Plan will be appraised against relate to improving community cohesion.

9 CRIME AND DISORDER IMPLICATIONS

- 9.1. None for the purposes of this report.

10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

- 10.1. None for the purposes of this report.

11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT

- Appendix 1 – draft questionnaires for Easfields, High Path and Ravensbury estates

12 BACKGROUND PAPERS

- 12.1. Council meeting 09 July 2014: Agenda item 10 : Circle Housing Merton Priory Estates project
<http://democracy.merton.gov.uk/mgChooseDocPack.aspx?ID=1915>
- 12.2. Information from Circle Housing Merton Priory Homes relating to their consultation activities on the three estates is available via:
www.mertonregen.org.uk

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, please state how you would change it?**
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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**
- Option 2: A wide range of homes including a mix of houses, flats and maisonettes**
- Option 3: Mostly flats**
- Option 4: Other please state**
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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**
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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-a-bouts 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**
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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 blank pages 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 to rail, tube, tram stations, shopping areas, open spaces 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**
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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 at 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** 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 transport?

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

Local facilities and economic opportunities

14. Should new community facilities be provided within or near 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 separate sheet provided at the end of this questionnaire.

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

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 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, please state how you would 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**
 - Option 3: Mostly flats**
 - Option 4: Other please state**
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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.

Please select **one** of the following

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

Option 2: 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

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

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

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 individual blocks

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

Option 2: Provide a larger, 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: Provide more private gardens instead of communal space

Private space would only be accessible to individual homes. Communal gardens for homes would remain, but may have to be significantly smaller to accommodate land for private gardens.

Option 4: Other, please state

7. What types of play areas and open space does the area need?

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

Sport pitches such as grassed areas suitable for kick-a-bouts 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

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 variety of sizes 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 blank pages 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 to Eastfields station and Mitcham town centre** 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**
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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 at 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** 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 transport?

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

Local facilities and economic opportunities

14. Should new community facilities or shops be provided within or near Eastfields estate?

Community facilities cover a range of uses such as health care, schools, children's playfields 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 small 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 blank pages provided at the end of this questionnaire.

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

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 orlit houses on 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, please state how you would change it?**
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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**
- Option 2: A wide range of homes including a mix of houses, flats and maisonettes**
- Option 3: Mostly flats**
- Option 4: Other please state**
-
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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 of you think about building heights?

Please select **one** of the following

- Option 1: Evenly across the Estate**
Buildings should be of 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
- 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 spaces 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 does the area need?

Select a **maximum of two** from the following

Sport pitches such as grassed areas suitable for kick-a-bouts 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

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**, for example, increased bus stops and bus frequencies, improved bus stops travel information
 - Provide better walking routes to 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 help people to switch to cycling.**

12. How should parking be managed?

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

- Introduce parking controls** for example Controlled Parking Zone; double or single yellow lines)
- No parking restrictions**
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed** for example, car clubs

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

Please feel free to continue on the blank pages 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.

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