Have your say
on the future look of High Path Estate

London Borough of Merton
Draft Estates Local Plan

Stage 2 Consultation

Consultation is open from
1 February to 18 March 2016

Visit: merton.gov.uk/estatesplan

More information: estatesplan@merton.gov.uk
What is this consultation about?

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

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

www.merton.gov.uk/estatesplan

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

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

www.merton.gov.uk/estatesplan

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

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

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

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

What has happened so far?

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

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

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

www.merton.gov.uk/estatesplan

How to respond

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

by on-line questionnaire located here:
www.merton.gov.uk/estatesplan

or by e-mail to:

estatesplan@merton.gov.uk

or in writing to:

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

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

Next steps

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

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

Estates Plan: High Path

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

Townscape: How your neighbourhood looks and feels

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

Street Network: Where the new streets will go

- A network of traditional streets based on historic streets, including Pincott Road, Nelson Grove Road, High Path and Hayward Close, similar to streets in the surrounding area
- Good, convenient links between the new estate streets and the surrounding streets
Movement and Access: How people will move around
- Main vehicular movement and access to and within the estate to be via Pincott Road and Nelson Grove Road
- Car parking to be provided first by well-designed on-street spaces, then by secure undercroft and basement parking
- Improve ease of movement for pedestrians and cyclists, particularly across Morden Road and towards Merton Abbey Mills

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

Open Space: How much and what sort of open spaces there will be
- There is opportunity to provide new open space in different ways. For example, open spaces could be provided around existing groups of mature trees, the location of Nelson’s house, as a number of small parks across the estate or as one large open space

Environmental Protection: How design will help to achieve a sustainable neighbourhood e.g. reduce flooding, encourage wildlife and provide energy efficient homes
- Mature trees on the estate should be retained for their value to wildlife
- The main streets in the estate should include new tree planting to help create a ‘green network’ linking to surrounding open spaces and the River Wandle
- High Path will need to be highly energy efficient and it could prove to be suitable for local energy generation. Developers will need to demonstrate the best way for the estate to be energy efficient.

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

Building Heights: How high buildings should be
- The general building height across the estate could be 5-6 storeys, rising to 7-9 storeys fronting onto the wider Morden Road
- Lower heights should be beside narrower streets such as Rodney Place, High Path, Abbey Road and Merton High Street.
Consultation Stage 2

Movement and Access: How people will move around

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

Land Use: What uses can go in the new neighbourhood

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

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

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

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

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

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

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

Building Heights: How high buildings should be

- The general building height across the estate could be 5-6 storeys, rising to 7-9 storeys fronting onto the wider Morden Road
- Lower heights should be beside narrower streets such as Rodney Place, High Path, Abbey Road and Merton High Street.
Tell us what you think of the council’s draft Estates Local Plan

1) Having read and considered the council’s draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration. Please tick one of the following options:

Option 1: Demolish and redevelop the entire Estate

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

Option 2: Partial redevelopment

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

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

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

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

1) Having read and considered the council’s draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.

Please tick one of the following options:

☐ Option 1: Demolish and redevelop the entire Estate

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

☐ Option 2: Partial redevelopment

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

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

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.
2) To what extent do you agree or disagree with the following aspects of the council’s draft Estates Local Plan? Please select one of the following ratings for each topic area:

<table>
<thead>
<tr>
<th>Draft Estates Local Plan</th>
<th>Ratings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Strongly agree</td>
</tr>
<tr>
<td><strong>Townscape</strong> - How your neighbourhood looks and feels</td>
<td></td>
</tr>
<tr>
<td><strong>Street Network</strong> - Where the streets will go</td>
<td></td>
</tr>
<tr>
<td><strong>Movement and access</strong> – How people will move around</td>
<td></td>
</tr>
<tr>
<td><strong>Land use</strong> – What uses can go in the new neighbourhood</td>
<td></td>
</tr>
<tr>
<td><strong>Open space</strong> – How much and what sort of open space will there be</td>
<td></td>
</tr>
<tr>
<td><strong>Environmental protection</strong> - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes</td>
<td></td>
</tr>
<tr>
<td><strong>Landscape</strong> – How open space, trees and planting should be provided</td>
<td></td>
</tr>
<tr>
<td><strong>Building heights</strong> – How high buildings should be</td>
<td></td>
</tr>
</tbody>
</table>
3) Please tell us if you have any other comments about the council’s draft Estates Local Plan?

(Please include details of the page number(s) and paragraph number(s) of the council’s draft plan to which your comments relate. Please continue on a separate sheet and attach to this form clearly indicating the question you are writing about.)
Tell us what you think about the council’s consultation

4) How did you hear about this consultation?

Please select one or more.

☐ Email  ☐ Newspaper
☐ Letter  ☐ Other
☐ Website

☐ (please specify) ___________

_______________

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

Please select one

☐ Very well  ☐ Not very well
☐ Reasonably well  ☐ Not at all

6) Do you have any other comments about the council’s consultation process that you would like considered?
Your contact details

<table>
<thead>
<tr>
<th>Your details</th>
<th>If you are submitting a representation on behalf of someone else please state your client’s name and address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>Name:</td>
</tr>
<tr>
<td>Address:</td>
<td>Address:</td>
</tr>
<tr>
<td>Postcode:</td>
<td>Postcode:</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
<tr>
<td>Telephone:</td>
<td>Telephone:</td>
</tr>
<tr>
<td>Organisation you represent (if applicable):</td>
<td>Company Name (if applicable):</td>
</tr>
</tbody>
</table>

Which of the following describes you:

- [ ] Freeholder
- [ ] Leaseholder – private
- [ ] Private tenant
- [ ] Circle tenant
- [ ] Other register provider tenant, please state__________________________
- [ ] Other, please state__________________________
- [ ] Business Occupier
- [ ] Business Owner
Consultation monitoring form

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

Are you:  
☐ Male  ☐ Female

What is your age group?
☐ 18 or under  
☐ 19-30  
☐ 31-45  
☐ 46-60  
☐ 61+

Do you consider that you have a disability?  
☐ Yes  ☐ No

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

**White**
☐ White-English/Welsh/Scottish /Northern Irish/British  
☐ White-Irish  
☐ Gypsy or Irish Traveller  
☐ Any other White background, please state_____________

**Mixed / multiple ethnic groups**
☐ White and Black Caribbean  
☐ White and Black African  
☐ White and Asian  
☐ Any other Mixed background, please state_____________

**Asian or Asian Black**
☐ Asian or Asian British  
☐ Indian  
☐ Pakistani  
☐ Bangladeshi  
☐ Chinese  
☐ Any other Asian background, please state_____________

**Black or Black British**
☐ Caribbean  
☐ African  
☐ Any other Black background, please state_____________

**Arab**
☐ Arab

**Other ethnic group**
☐ Any other ethnic group, please state________
Consultation monitoring form
You do not have to answer these questions but doing so helps us to see how representative the responses to the survey are. This will help us plan improvements to our services more effectively. What you tell us is strictly confidential and will not be used for any purpose other than analysing this survey.

Do you consider that you have a disability?                    Yes                      No

How would you describe yourself (please tick one box only)
White
White-English/Welsh/Scottish/Northern Irish/British
White-Irish
Gypsy or Irish Traveller
Any other White background, please state_____________

Asian or Asian British
Indian
Pakistani
Bangladeshi
Chinese
Any other Asian background, please state_____________

Mixed / multiple ethnic groups
White and Black Caribbean
White and Black African
White and Asian
Any other Mixed background, please state_____________

Black or Black British
Caribbean
African
Any other Black background, please state_____________

Arab
Arab
Other ethnic group
Any other ethnic group, please state_________

Are you:
Sex
Male                         Female

What is your age group?
18 or under
19–30
31–45
46–60
61+

Your contact:
Name...................................................
Address...............................................
............................................................
............................................................
Telephone...........................................