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 Merion 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.
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[Images of swans and street scene]
To whom it may concern at
Merton Council

I have been a resident for over 30 yrs. Most of these years under Merton with no problems. Circle Housing have now taken over and want to demolish all the houses to build more flats and some houses. The flats that are to be built are 4 storey high which goes against all that was said in previous meetings. I myself as a loyal resident am against all that they are doing. I do believe in good standards and think this could be reached by refurbishment and keep some history to this area.
Tell us what you think about the council’s consultation

4) How did you hear about this consultation?

Please select one or more.

☐ Email
☐ Letter
☐ Website
☐ Newspaper
☐ Other (please specify) Residents
☐ Newsletter

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

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

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

This does nothing to comfort residence
as many of this issues were previously
discussed and it appears that Merton
are not listening to us.

Letters have also gone unanswered.

Councillors and MP’s have been
shockingly poor in terms of trying
to support its residents.
Tell us what you think about the council’s consultation

4) How did you hear about this consultation?
Please select one or more.

☐ Email
☐ Letter
☐ Website
☐ Newspaper
☐ Other (please specify) ______________

RESIDENTS ASSOCIATION

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

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

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

Extremely poor and lacking in addressing the concerns shown by residents in previous meetings.
### Site specific policies

<table>
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<td><strong>EP R1 Townscape</strong></td>
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| a) Proposals should provide widening and landscape improvements into Ravensbury Park entrance adjacent to Ravensbury Mill whilst providing clear views into the park from Morden Road. |

| b) The corner of the estate adjacent to Ravensbury Park will be expected to make an architectural statement which sensitively addresses the park entrance, river and mill buildings. |

| c) Proposals should reinforce the corner of the estate opposite the Surrey Arms Public House as a space and a place. Proposals should have a sensitive relationship to the pub particularly in terms of massing and height. |

| d) The setting around the entrance to Ravensbury Park should be improved and enhanced. The architecture and design of buildings should draw upon from the surrounding quality townscapes such as Ravensbury Mill, The Surrey Arms and White Cottage. |

| e) There is also scope to utilise local history as a point of reference in the development of the scheme for example drawing on the sites past associations with industrial water mills and the estate of Ravensbury Manor. |

| **Further guidance** |

| 3.244 Proposals should investigate working in conjunction with the National Trust to consider the replacement of boundary treatment around Morden Hall Park to improve views into the park from Morden Road. |

| 3.245 Proposals may investigate working in conjunction with The National Trust to strengthen the Wandle Trail and ensure there is a unified approach to surface finishes, boundary treatments and materials used along the Trail. |

| 3.246 Proposals could investigate the scope to uncover and display the remains of Ravensbury Manor. The addition of interpretation panels could create a heritage focal point in the park. |

| 3.247 Development proposals may consider alteration of the internal layouts of the ground floor flats, proposed for refurbishment to re-orientate the front doors onto the pleasant open space in front of the block. Changes to the layout of the rear of these retained flats could also improve car parking and provide some private back gardens. IN MY VIEW THIS IS TOTALLY UNNECESSARY AND WILL NOT HAVE AN SIGNIFICANT POSITIVES. |

| 3.248 The townscapes of the estate are somewhat secondary to the landscape. However, it does have the feel of a quiet and pleasant residential neighbourhood, as the housing on Morden Road prevents much of the traffic noise from penetrating within. The flats and housing to be retained are generally pleasant in appearance, though the larger block of flats suffers from a rather dead frontage due to a lack of entrances on the frontage. STRONGLY DISAGREE THE FRONTAGES WILL LOOK UNEPITED. |

| 3.249 The Orit houses fronting Morden Road provide a strong building line edge to the estate which, helps define the character of Morden Road, reinforcing the curved shape of the road. This winding nature creates prominent points along the route defined by the corners and the buildings at them – such as the mill and pub. There is scope to improve the quality of these spaces and better link the estate with its surroundings without compromising its quiet character. |

| 3.250 On Morden Road the entrance to Ravensbury Park is obscured from view and highlighting the park entrance will strengthen visual links into the park from the surrounding area. |

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146 Draft Estates Local Plan
3.251 The architecture of the adjacent mill building provides inspiration which can be creatively interpreted in the design of buildings at this prominent corner of the estate adjacent to Ravensbury Park. Cues should be creatively interpreted to inform the design of new homes whilst ensuring proposals integrate well into a high quality landscape setting.

3.252 The Surrey Arms Public House and adjacent weather-boarded cottage are key elements in the surrounding townscape, their location adjacent to Morden Hall Park entrance is a key focal point. Development proposals provide opportunity to reinforce these key elements.

3.253 Ravensbury Mill occupies a prominent location on the approach to the estate. Improving and enhancing the setting around the entrance to Ravensbury Park will help to highlight the Mill as a potential new heritage destination.

3.254 Currently visibility into Morden Hall Park on Morden Road is poor due to boundary treatment. Regeneration of the estate provides an opportunity to work in conjunction with the National Trust to enable views from the estate to this high quality landscape. Replacing timber fences with railings and improvements to the park entrance could increase visibility and accessibility of the park whilst improving the physical environment on Morden Road. Adding a new entrance opposite the Mill may also be a possibility.

3.255 The remains of Ravensbury Manor are hidden from view amongst dense vegetation within Ravensbury Park. Uncovering remnants of these ruins will highlight the local history of the area and the park as part of the former estate of Ravensbury Manor.

3.256 The retained large block of flats could be enhanced by the changes to their internal layouts which would enable entrances on the ground floor flats to overlook Ravensbury Grove Road.

Disagree as any tall buildings that may be proposed will integrate well and the Park will be overlooked.

Disagree. There is no need to enhance the setting of the Mill - it is already well known to those that visit.

This will only make this hazardous. Given that it is a dangerous bend where cars speed.

This is insignificant and not sure why this is even highlighted.

Draft Estates Local Plan 147
Site specific policies

Policy

EP R2 Street network

a) The historic street pattern of Ravensbury Grove should be retained as the main route into and out of the estate and the basis of an internal network of streets.

b) Ravensbury Grove should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.

c) Hengelo Gardens should be retained and enhanced, particularly with respect to arrangement of car parking, general landscaping and the potential for flood attenuation measures.

d) New proposals should include a network of streets that provide clear connections from Ravensbury Grove to Morden Road and views to Ravensbury Park.

Justification

3.259 The estate is physically isolated from its surroundings in a number of ways, including its street layout. There is only one access for vehicles into the estate and a minor cul-de-sac serving properties fronting Morden Road. The streets are set out in the form of a traditional cul-de-sac layout.

3.260 Despite the relative isolation of the estate and its physical constraints of the river and park, there is significant potential to improve links towards Morden town centre, by opening up the frontage onto Morden Road via new street and footpath connections.

3.261 New street network proposals should be well designed to provide clear connections that will reduce the current detached make-up of the estate, whilst ensuring that the estate does not become a through route for vehicular traffic from Morden Road. Any new East-West streets should form clear connections from Ravensbury Grove to Morden Road with active frontages onto public space. A new access from Morden Road with flexibility for vehicular movement may also be considered, subject to an assessment of potential impacts.

Further guidance

3.257 The estate is bounded by Morden Road, which is a busy traffic route. There is scope to implement targeted traffic management measures along Morden Road at key points to improve pedestrian connectivity to the surrounding area, reduce severance caused by traffic and improve road safety.

3.258 The access lane and parking for the houses fronting Morden Road should preferably be removed and used for tree planting and a new cycle route. This approach could also accommodate flood attenuation measures, such as a swale or uncovering of the historic watercourse. Some parking may be retained but should be better integrated into the layout.

WHY? THIS AREA SHOULD REMAIN AS IT IS - REMOVING THIS LANE WILL ONLY HELP WITH ALREADY A PROBLEM - DOING CHILDREN ALSO USE THIS ACCESS LANE AS A PLAY AREA.

150 Draft Estates Local Plan
Site specific policies

Policy

EP R3 Movement and access

a) Proposals should improve pedestrian routes across the estate and to nearby parks, bus and tram stops. Routes should be linked into the proposed/existing street network along active frontages or existing walking routes, which should be well surveyed. Entrances into the park should be carefully designed and located to ensure accessibility into the park without undermining safety and biodiversity.

b) The relocation of crossing point from Morden Hall Park to the estate to a position which allows for direct link to park route and new pedestrian/segregated cycle way along Morden Road should be investigated. Proposals should create a clear legible route from Morden Hall Park to the entrance of Ravensbury Park. Improvements and unnecessary will only cause more time

c) Improvements to cycle links along Morden Road should create stronger links between Morden Hall Park and Ravensbury Park. Proposals should investigate the creation of a segregated cycle way along Morden Road which feeds into Ravensbury Park from Morden Hall Park. Additions to the cycle network should be integrated into wider cycle networks.

d) The main route for vehicles into the estate is Ravensbury Grove. There is also scope to retain the existing slip road access off Morden Road as a secondary entrance into the site should this be required. Any new East-West links from the estate onto Morden Road should be clearly designed as traditional streets, irrespective of whether they are for vehicular use.

Further guidance

3.262 Proposals should consider introducing physical features at key focal points along Morden Road to better manage the speed and flow of traffic and to improve road safety. To enhance pedestrian links there is also opportunity to build a new bridge to Ravensbury Park, creating a new North–South pedestrian link from Wandlile Road to the Ravensbury Estate. Will impact residents at the front of Ravensbury Court negatively.

3.263 Within Ravensbury Park there is potential to add additional bridges/walkways across the river and back channel which would allow for a better connection between the Ravensbury Estate and the play area in Ravensbury Park. The will only intensity issues faced currently with morden. This will encourage this further.

3.264 To strengthen cycling there is scope to develop cycle links further along Morden Road for night time cycling when Morden Hall Park is less accessible. Not a problem now!

Justification

3.265 Whilst the estate does have links to the surrounding area, they are generally poor and few in number. Morden Road is a busy road that creates severance between the two parks and the estate, as well as to the tram-stops to the north. To the south the River Wandlile presents a barrier to the residential area to the south. Whilst there is a footbridge, it is not conveniently located for north-south movement and is poorly overlooked.

3.266 There are two tram stops a short walk away that provide frequent services between Wimbledon and Croydon town centres. Bus routes also pass close to the estate providing access to Morden town centre, connections with other bus routes and the London Underground Network.

3.267 There is significant potential to improve direct links towards Morden by opening up the frontage onto Morden Road through new street and footpath connections. Proposals should create an easy to understand street layout for the estate including improved links to the Wandlile Trail and Ravensbury Park supported by way-finding signage.

152 Draft Estates Local Plan
3.268 Links from within the estate towards Morden consist of either a back alley or detour to the north. The pedestrian routes between the parks and cycling facilities on Morden Road are also unclear. The paths through Ravensbury Park are poorly overlooked with few escape points into the surrounding street network. It is therefore easy to get lost or disoriented in the area.

3.269 There is potential to improve movement and access around the estate in a way that is relatively low-key whilst retaining the quiet feel of the estate. The crossing from Morden Hall Park to the estate is a key link in the Wandle Trail in connecting Morden Hall Park to Ravensbury Park. There is scope to improve this crossing through enhancements to footways and crossing point which ensure pedestrians and cyclists have sufficient space to move in a comfortable environment.

3.270 The amount of traffic using Morden Road makes for a unfriendly environment for pedestrians and cyclists. Measures to better control traffic and improve pedestrian and cyclist safety could be achieved by a range of methods, including surface treatments, raised crossing points, cycle paths, width restriction or build outs and pedestrian refuges. The most appropriate measures should be investigated whilst ensuring the road blends into the area making it feel like a place rather than dominating the space. A new bridge across the river linking Ravensbury Grove Road to Wandle Road would improve pedestrian links to nearby tram stops and bus stops.

---

DISAGREE THERE IS A WELL USED PATHWAY.

NEED MORE POOR SIGNAGE.
NOT ON THE ESTATE!

DISAGREE

THERE IS A PEDESTRIAN CROSS
AND THIS IS CR Has NEVER BEEN A PROBLEM.

THIS PROBLEM IS NOT EXCLUSIVE TO RESIDENTS OF RAVENSBURY.
THIS IS A NONSENSE!

DISAGREE

THIS IS ONLY BENEFIT WANDLE ROAD BENEFITS.
**Specific policies**

**R4 Land use**

- The predominant land use for this estate is to be retained as residential with the re-provision of the existing community room.

Further guidance

3.271 The applicant may propose other land uses, though these must be appropriate to the site and comply with local planning policies. There may be scope for improving facilities for enjoying and interpreting the River Wandle.

**Justification**

3.272 The estate is essentially wholly residential, with the exception of a small community room. There are some local shops nearby to the east on Morden Road, the Surrey Arms Public House opposite and soon to open Wandle Industrial Museum. Morden town centre is a 15 minute walk away.

3.273 Ravensbury is located within an area with a low level of Public Transport Accessibility. Taking account of these factors, and application of the London Plan matrix a range of 106 - 288 (gross figure which excludes land occupied by housing to be retained or refurbished) new homes are anticipated on this site. The council's expectation is for development proposals to be at the higher end of this range.

**Disagree - Excellent Transport links already. This is the main reason in attracting residents here.**

3.274 Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision, in accordance with relevant Local Plan policies (e.g. Core Planning Strategy Policy CS8 and CS9 and Sites and Policies Plan Policies DM H1, H2 and H3). Proposals should seek to provide a mix of housing types, sizes and tenures to meet the needs of all sectors of the community. In accordance with policy DM E4 (Local Employment Opportunities) major developments proposals will be expected to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end-use.

3.275 It is unlikely there will be any demand for other non-residential uses. The only exception could be some leisure uses associated with the Wandle Way walking and cycle route. However, this is a demand not yet established and facilities such as cycle hire, and interpretation centres may be more appropriately located in Morden Hall Park or the potential new museum at Ravensbury Mill.
specific policies

Policy

EP R5 Open Space

a) Proposals should enhance access and links to existing public open spaces, particularly the widening and improvement of access into Ravensbury Park from Morden Road.

b) Proposals should retain and enhance existing public open spaces on Hengeo Gardens and Ravensbury Grove principally for flood mitigation measures. New landscaping should connect to and complements these existing spaces.

c) Suitable designed plays space(s) for all age groups need to be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).

d) All new houses and flats should have gardens or amenity space that meet or exceed current space standards. See below to 3.277

Further guidance

3.276 Any new public open space should link into a network of sewles and the surrounding parkland landscape.

Justification

3.277 The estate is adjacent to a public park and not in an area deficient in access to public open space. Subject to meeting appropriate minimum standards concerning the provision of outdoor amenity space and play space, there is no requirement to provide additional public open space within the development. The estate is essentially surrounded by high quality public open space in the form of Ravensbury Park and Morden Hall Park. There are also pleasant linear open spaces with mature trees on Ravensbury Grove and Hengeo Gardens that should be retained.

3.278 The surrounding open spaces are all important elements of the estate's high quality landscape character and setting. This needs to be carefully maintained and enhanced as part of any new development.

3.279 There are potential opportunities for off-site play space enhancements that might address the need for certain age groups while there will also be a need for some on-site play space. Any proposal should clearly demonstrate how the play space needs of all the age groups will be provided for with reference to the guidance in the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).

3.280 The provision of gardens that meet space standards increases their functionality, potential for tree planting and the promotion of biodiversity. In keeping with the vision for the new neighbourhood as part of a suburban parkland setting front gardens or defensible space that allows for some planting, is also encouraged.

NO COMMENT.
Specific policies

EP R5 Environmental Protection

a) As the estate is in close proximity to the River Wandle, development proposals will need to include appropriate flood mitigation measures for the site in accordance with national, regional and local planning policies, to ensure the development is safe and does not increase the risk of flooding elsewhere.

b) Sustainable Drainage Systems (SuDS) must be part of any major development proposal and can include a range of measures such as rain gardens, green roofs, balancing ponds, filter strips, green verges and swales; these should be designed to reduce post development runoff and provide water quality, amenity benefits and enhance biodiversity.

c) The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible, as set out in London Plan policy 5.13 and the Mayor of London’s sustainable design and construction supplementary planning guidance and the government National Standards for Sustainable Drainage which sets out the requirements for the design, construction operation and maintenance of SuDS. If this is not possible, post development rates must be no more than three times the greenfield rate. The development must be designed to take into consideration flow routes should flooding occur, i.e. designing for exceedence.

d) Public realm proposals should be co-ordinated with the wider SuDS strategy for the site and the proposed linear swale network to ensure an appropriate distribution of species throughout the estate.

e) Proposals should seek to create mini corridors which enhance biodiversity of the estate and create a link between the estate and the surrounding parkland and river corridor habitats.

f) Under the terms of the Water Resources Act 1991 and Thames Region Land Drainage Byelaws 1881, the Environment Agency requires flood defence consent for any works within 8m from the top of the bank of a main river and they therefore seek an 8m wide undeveloped buffer strip from the top of the river bank on main rivers and Merton seeks a similar 5m wide strip on either side of ordinary watercourses, where possible these distances should be exceeded. Development should not encroach on this buffer zone, which should be managed for the enhancement of biodiversity and to allow maintenance access to the watercourse, where required.

g) New development must ensure the preservation, protection and enhancement of protected species and habitats within the adjacent Ravensbury Park and demonstrate that the proposals would result in net biodiversity gains.

Further guidance

3.281 The landscape character of the estate is reinforced by the nearby tributary of the River Wandle. There is scope to reinstate a historic river channel which runs alongside Morden Road, which could connect with the watercourses within Morden Hall Park.

3.282 Proposals should where possible enhance the outlook of the estate and improve the setting of the park whilst addressing biodiversity habitats.

3.283 There is potential to enhance the backwater tributary channel of the River Wandle that runs along the southern boundary of the site, subject to Environment Agency (EA) flood defence consent as this is a designated main river. Improvements should seek to improve surveillance and interface between the park, buildings and the water.

If the Ravensbury area is not cared for, it will be lost forever. The health of this area is vital to the entire community. The natural environment provides us with clean air, water, and food. It also helps to regulate the climate and provides us with the resources we need to live. Therefore, it is crucial to protect and preserve this precious habitat.
3.284 There is also potential to undertake in-river enhancements to the part of the main channel of the River Wandle to the south of the site, providing this does not increase flood risk and subject to EA flood defence consent.

Justification

3.285 Being adjacent to the River Wandle, its tributaries and two large historic parks makes issues of flooding and biodiversity particularly relevant to any redevelopment of the estate. These features define the character of the estate and carry various designations and responsibilities that proposals must embrace, address successfully, and take as an opportunity to positively shape and improve the surrounding area.

3.286 The interface area between any proposed development and Ravensbury Park, which is a designated as a SINC, LNR and Green Corridor, needs careful consideration, with particular reference to the habitats of the protected species within this area e.g. bats. This is a sensitive edge and a balance must be met between providing an active frontage onto the parkland whilst protecting the habitats of the park and surrounding vegetation.

3.287 Of particular importance should be the enhancement of the river corridor and its environment, including dealing with flooding and surface water drainage issues. There are a number of mitigation solutions which should be considered including an open network of swales, permeable paving surfaces, areas of landscaping, front and rear gardens and above and belowground storage (i.e. maximise void spaces above and below ground as a form of attenuation). Swales must be designed to enhance biodiversity and visual amenity, as well as to attenuate run-off and improve water quality.

3.288 Reinstatement of a historic river channel running alongside Morden Road, would help to enhance the Wandle trail creating a stronger landscape link between Morden Hall Park and Ravensbury Park whilst improving the estates riverside setting, as well as contributing to flood mitigation measures.

3.289 Proposals are expected to be developed in consultation with relevant statutory and local interest groups such as the Environment Agency, the National Trust and the Wandle Trust.

3.290 Food defence consent is required for any structure proposed within 8m of the river bank under the terms of the Water Resources Act 1991 and Land Drainage Byelaws 1981.
Site specific policies

Policy
EP R7 Landscape

a) Proposed landscaping should be a prominent feature within the public realm and create strong links to the surrounding parkland context. Landscaping treatments should emphasize green links and the river crossing.

b) Street tree planting and landscaping should be incorporated into streets whilst integrating with existing open space functionality, biodiversity enhancements and flood mitigation measures.

c) An integral part of any development proposals for the site should be the significant widening and enhancement of the entrance to Ravensbury Park off Morden Road.

d) Along Morden Road tree planting should be extended to wrap around the perimeter of the estate following the curvature of the road. Tree species should be specified to mitigate against pollution and noise.

Further guidance

3.291 Incorporate landscaping measures to improve the green corridor link between Ravensbury Park and Morden Hall Park.

Justification

3.292 The estate is defined and characterised by its landscape setting of the two parks and River Wandle. This is an essential element to its character that should not be lost. Indeed, there are various opportunities to enhance this character whilst still increasing density and building height to appropriate levels.

3.293 Large and well vegetated gardens also contribute to the estate’s landscape character and redevelopment proposals need to be designed to maintain opportunities for such incidental greenery throughout. The estate’s relative isolation is also an element of its character. This needs to be balanced with the need and opportunity to increase accessibility to and along the river and to the tram-stops to the north.

3.294 Currently pedestrian gateways into Ravensbury Park are hidden from view and have limited overlooking which could be resolved by significant widening and enhancement of the entrance to the park off Morden Road.

3.295 The skyline around the estate is enveloped by large mature trees and this is a key characteristic of the estate. Additional tree planting will bolster the landscape character of the area and create a landscape buffer between new development and traffic on Morden Road.

3.296 The Wandle Trail is interrupted by Morden Road and the narrowing of Ravensbury Park. There is scope to strengthen the green corridor link between Morden Hall Park and Ravensbury Park through the use of landscape features such as tree planting on Morden Road. This would also help to improve the continuity of the Wandle Trail and improve accessibility into the park. Tree planting could emphasize the entrance into Ravensbury Park.
R7 Landscape

Morden Hall Park

Ravensbury Park

R7 Landscape

- Tree planting & public realm landscaping
- Ravensbury Park entrance (enhancement & widening)
- Morden Road tree planting (strengthen tree planting)
- Tree species to mitigate noise and pollution
- Visual and physical links to surrounding landscapes
Site specific policies

Policy

**EP R8 Building Heights**

- **a)** Buildings heights should not compete with established mature trees which envelope the estate and should not harm the visual amenities from within the adjacent parks.

- **b)** Within the development a building height range of 2-4 storeys should not adversely affect views to the surrounding established trees. Relatively open views from within the estate to the surrounding tree canopy are a defining characteristic of the estate and should generally be retained.

Further guidance

**3.297** New development comprising mainly of houses rather than flats is more likely to preserve the landscape character of the estate.

**3.298** It is likely there is more scope to increase heights adjacent to Morden Road, and where landscaping features allow, for the creation of wider streets with width to height street proportions which enable wider and longer views.

Justification

**3.299** All existing buildings are two storey with the exception of the one larger four-storey block of flats. This low rise form is what allows views to the tree-line visible around the estate from numerous locations, which is one of the defining characteristics of the estate’s setting. The low-rise buildings also define the estate as a suburban place, although it is considered there is more scope to sensitively increase heights to create more homes so long as views to the trees which envelope the site are not obstructed and the landscape character of the overall estate remains strong.

**3.300** Redevelopment proposals must therefore give very careful consideration as to the site layout, landscaping, building heights and street widths to ensure this character is essentially retained. Any proposals to increase density must demonstrate how this will not result in undermining the dominant landscape character of the area.

**3.301** The next chapter outlines the requirements applicants will need to meet in their submission of planning applications. This entails a set of detailed design codes, developed by the applicant, in accordance with the Plan.

*We have on a number of occasions advised that buildings being proposed should not exceed 3 storeys.
Our home will be overlooked from both sides which is totally unacceptable.
This will do nothing in improving the area but just increase density and this is a huge concern to residents.*

*I will not accept that my home is overlooked and expect that this is given serious reconsideration.*
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.
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4) How did you hear about this consultation?
   Please select one or more.
   □ Email
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   □ Website
   □ Newspaper
   □ Other (please specify) ___________

5) How well did you understand the council's draft Estates Local Plan?
   Please select one
   □ Very well
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   an extra bus stop on morley rd.
Consultation questions

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I

9-3-16.

Dear Sir or Madam,

Thank you for your letter concerning my property at  [name redacted]. It is classed as my second home as I spend part of my time day and night at  [name redacted]. I will explain to you why. I have recently lost my daughter, my only child. She was only 43 years old when she died, and when the walls of  [name redacted] closed in on me I have somewhere to go. Also I am disabled and can't travel.
I can't go anywhere on my own. So it gives me independence to be able to go such a short distance without having to show friends and family to come and help me. That means move to me then any money that I could make on the house my independence to go to Hong Kong on my own is priceless.

Thank you.
Consultation questions

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I have lived on this estate for over 16 years, and what appealed to me when I purchased my home, was although it was an Anchor Estate, it didn’t feel like one. It is open, spacious, plenty of green and lovely flower beds. The main reason was the quiet, because it’s a circle. The only traffic you get is the odd delivery van & the tenants, plus my home backs onto the Park, so I have the added pleasure of listening to the birds, the nesting cranes, woodpeckers etc. I am or was very happy here, I also have some lovely neighbours.

This has all changed since circle housing purchased the land, for the last 3 years we have all become upset, angry, frustrated and stressed to say the least. What they are proposing is demolition not regeneration!

They are planning buildings of up to 4 storeys high, more than doubling the amount of people here, so my fear is the noise this will create, the constant dust from building work which is possibly going on for around 10 years, and ultimately a complete redesign of the estate which will no longer resemble the one I live in now. I will most definitely lose more sunlight from new builds, parking will become a major issue, they are not increasing parking spaces, which whether you like it or not is necessary. Many people here have vans and tracks that they use as a necessity for work and this has not been addressed.

The estate will be busier with the added people who will be moving in, noisier, as a possibility of new roads being built through it and basically not resemble Ravensthorpe in any shape or form.

My other major concern is flooding, all this new building may well impact on the river and the tributary that runs directly outside the back of our houses, the water will have to go somewhere, and I feel this has not be seriously addressed. Please, Please, leave Ravensthorpe Estate alone!
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
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☐ Very well  ☐ Not very well
☐ Reasonably well  ☐ Not at all

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

I have to say that this document has been a nightmare to complete, but I wish to thank you for having the drop-in sessions to help explain how to fill it in.

I would like to ask the Council to please listen to the Tenants on Ravensbury Estate, before allowing Circle Housing to destroy our homes.
I do not feel the councillors that have visited a few of the meetings were in any way interested in our views or feelings in this very important matter.
Site specific policies

Policy

EP R1 Townscape

3.245 Proposals may investigate working in conjunction with The National Trust to strengthen the Wandle Trail and ensure there is a unified approach to surface finishes, boundary treatments and materials used along the Trail.

3.246 Proposals could investigate the scope to uncover and display the remains of Ravensbury Manor. The addition of interpretation panels could create a heritage focal point in the park.

3.247 Development proposals may consider alteration of the internal layouts of the ground floor flats, proposed for refurbishment to re-orientate the front doors onto the pleasant open space in front of the block. Changes to the layout of the rear of these retained flats could also improve car parking and provide some private back gardens.

Justification

3.248 The townscape of the estate is somewhat secondary to the landscape. However, it does have the feel of a quiet and pleasant residential neighbourhood, as the housing on Morden Road prevents much of the traffic noise from penetrating within. The flats and housing to be retained are generally pleasant in appearance, though the larger block of flats suffers from a rather dead frontage due to a lack of entrances on the frontage.

3.249 The Orbi houses fronting Morden Road provide a strong building line edge to the estate which, helps define the character of Morden Road, reinforcing the curved shape of the road. This winding nature creates prominent points along the route defined by the corners and the buildings at them - such as the mill and pub. There is scope to improve the quality of these spaces and better link the estate with its surroundings without compromising its quiet character.

3.250 On Morden Road the entrance to Ravensbury Park is obscured from view and highlighting the park entrance will strengthen visual links into the park from the surrounding area.

Further guidance

3.244 Proposals should investigate working in conjunction with the National Trust to consider the replacement of boundary treatment around Morden Hall Park to improve views into the park from Morden Road.
3.251 The architecture of the adjacent mill building provides inspiration which can be creatively interpreted in the design of buildings at this prominent corner of the estate adjacent to Ravensbury Park. Cues should be creatively interpreted to inform the design of new homes whilst ensuring proposals integrate well into a high quality landscape setting.

3.252 The Surrey Arms Public House and adjacent weather-boarded cottage are key elements in the surrounding townscape, their location adjacent to Morden Hall Park entrance is a key focal point. Development proposals provide opportunity to reinforce these key elements.

3.253 Ravensbury Mill occupies a prominent location on the approach to the estate. Improving and enhancing the setting around the entrance to Ravensbury Park will help to highlight the Mill as a potential new heritage destination.

3.254 Currently visibility into Morden Hall Park on Morden Road is poor due to boundary treatment. Regeneration of the estate provides an opportunity to work in conjunction with the National Trust to enable views from the estate to this high quality landscape. Replacing timber fences with railings and improvements to the park entrance could increase visibility and accessibility of the park whilst improving the physical environment on Morden Road. Adding a new entrance opposite the Mill may also be a possibility.

3.255 The remains of Ravensbury Manor are hidden from view amongst dense vegetation within Ravensbury Park. Uncovering remnants of these ruins will highlight the local history of the area and the park as part of the former estate of Ravensbury Manor.

3.256 The retained large block of flats could be enhanced by the changes to their internal layouts which would enable entrances on the ground floor flats to overlook Ravenbury Grove Road.

While I don't disagree in principle with the ideas on improving the entrance to Ravensbury Park and keeping the ideas regarding a theme running through the estate with its history with the Water Mill, my major concerns are 3.247 and 3.256. I see no advantage in changing the layout of the Ravensbury Court. It gives the residence a feeling of security and knowing their neighbours by having the front doors as they are. I feel this is an unnecessary upheaval for the tenants.
Site specific policies

Policy

EP R2 Street network

- The historic street pattern of Ravensbury Grove should be retained as the main route into and out of the estate and the basis of an internal network of streets.

- Ravensbury Grove should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.

- Hengelo Gardens should be retained and enhanced, particularly with respect to arrangement of car parking, general landscaping and the potential for flood attenuation measures.

- New proposals should include a network of streets that provide clear connections from Ravensbury Grove to Morden Road and views to Ravensbury Park.

Justification

3.259 The estate is physically isolated from its surroundings in a number of ways, including its street layout. There is only one access for vehicles into the estate and a minor cul-de-sac serving properties fronting Morden Road. The streets are set out in the form of a traditional cul-de-sac layout.

3.260 Despite the relative isolation of the estate and its physical constraints of the river and park, there is significant potential to improve links towards Morden town centre, by opening up the frontage onto Morden Road via new street and footpath connections.

3.261 New street network proposals should be well designed to provide clear connections that will reduce the current detached make-up of the estate, whilst ensuring that the estate does not become a through route for vehicular traffic from Morden Road. Any new East-West streets should form clear connections from Ravensbury Grove to Morden Road with active frontages onto public space. A new access from Morden Road with flexibility for vehicular movement may also be considered, subject to an assessment of potential impacts.

Further guidance

3.257 The estate is bounded by Morden Road, which is a busy traffic route. There is scope to implement targeted traffic management measures along Morden Road at key points to improve pedestrian connectivity to the surrounding area, reduce severance caused by traffic and improve road safety.

3.258 The access lane and parking for the houses fronting Morden Road should preferably be removed and used for tree planting and a new cycle route. This approach could also accommodate flood attenuation measures, such as a swale or uncovering of the historic watercourse. Some parking may be retained but should be better integrated into the layout.

1. Disagree with the potential ideas of opening up the estate. See 3.260 - the relative isolation is why it is so nice to live here, it is a quite, peaceful place to live without unnecessary traffic or people coming through and a feeling of safety.

3.261 - We do not want any extra through roads in, as we have a feeling of a small village in a busy town.

3.258 - No need to remove parking if it is necessary, there is already trees there and a cycle route.
R2 Street network

- Morden Road
- Ravensbury Grove (Retained historic street alignment)
- Hengeo Gardens (Retained street)
- Street network - illustrative
- Preferable green link for tree planting & new cycle route
- Suggested traffic managed area
- Main access street
- Potential secondary access street

Morden Hall Park

To Mitcham

To Morden

Ravensbury Park

0
0 100
metres
Site specific policies

Policy

EP R3 Movement and access

a) Proposals should improve pedestrian routes across the estate and to nearby parks, bus and tram stops. Routes should be linked into the proposed/existing street network along active frontages or existing walking routes, which should be well surveyed. Entrances into the park should be carefully designed and located to ensure accessibility into the park without undermining safety and biodiversity.

b) The relocation of crossing point from Morden Hall Park to the estate to a position which allows for direct link to park route and new pedestrian / segregated cycle way along Morden Road should be investigated. Proposals should create a clear legitimate route from Morden Hall Park to the entrance of Ravensbury Park.

c) Improvements to cycle links along Morden Road should create stronger links between Morden Hall Park and Ravensbury Park. Proposals should investigate the creation of a segregated cycle way along Morden Road which feeds into Ravensbury Park from Morden Hall Park. Additions to the cycle network should be integrated into wider cycle network.

d) The main route for vehicles into the estate is Ravensbury Grove. There is also scope to retain the existing slip road access off Morden Road as a secondary entrance into the site should this be required. Any new East-West links from the estate onto Morden Road should be clear and designed as traditional streets, irrespective of whether they are for vehicular use.

Further guidance

3.262 Proposals should consider introducing physical features at key focal points along Morden Road to better manage the speed and flow of traffic and to improve road safety. To enhance pedestrian links there is also opportunity to build a new bridge to Ravensbury Park, creating a new North–South pedestrian link from Wandle Road to the Ravensbury Estate.

3.263 Within Ravensbury Park there is potential to add additional bridges/walkways across the river and back channel which would allow for a better connection between the Ravensbury Estate and the play area in Ravensbury Park.

3.264 To strengthen cycling there is scope to develop cycle links further along Morden Road for night time cycling when Morden Hall Park is less accessible.

Justification

3.265 Whilst the estate does have links to the surrounding area, they are generally poor and few in number. Morden Road is a busy road that creates severance between the two parks and the estate, as well as to the tram-stops to the north. To the south the River Wandle presents a barrier to the residential area to the south. Whilst there is a footbridge, it is not conveniently located for north-south movement and is poorly overlooked.

3.266 There are two tram stops a short walk away that provide frequent services between Wimbledon and Croydon town centres. Bus routes also pass close to the estate providing access to Morden town centre, connections with other bus routes and the London Underground Network.

3.267 There is significant potential to improve direct links towards Morden by opening up the frontage onto Morden Road through new street and footpath connections. Proposals should create an easy to understand street layout for the estate including improved links to the Wandle Trail and Ravensbury Park supported by way-finding signage.
Better signs to show where the Park is and the Wandle Trail is a good idea. But to restrict traffic movement on Morden Rd is not really required, most cyclists that I know have stopped using the parks and keep to the main roads purely because of the swarms of flies, when cycling they get in their mouths and eyes, so have given up on cycling through the Park.

3.269 There is potential to improve movement and access around the estate in a way that is relatively low-key whilst retaining the quiet feel of the estate. The crossing from Morden Hall Park to the estate is a key link in the Wandle Trail in connecting Morden Hall Park to Ravensbury Park. There is scope to improve this crossing through enhancements to footways and crossing point which ensure pedestrians and cyclists have sufficient space to move in a comfortable environment.

3.270 The amount of traffic using Morden Road makes for an unfriendly environment for pedestrians and cyclists. Measures to better control traffic and improve pedestrian and cyclist safety could be achieved by a range of methods, including surface treatments, raised crossing points, cycle paths, width restriction or build outs and pedestrian refuges. The most appropriate measures should be investigated whilst ensuring the road blends into the area making it feel like a place rather than dominating the space. A new bridge across the river linking Ravensbury Grove Road to Wandle Road would improve pedestrian links to nearby tram stops and bus stops.
Site specific policies

Policy

EP R4 Land use

a) The predominant land use for this estate is to be retained as residential with the re-provision of the existing community room.

Further guidance

3.271 The applicant may propose other land uses, though these must be appropriate to the site and comply with local planning policies. There may be scope for improving facilities for enjoying and interpreting the River Wandle.

Justification

3.272 The estate is essentially wholly residential, with the exception of a small community room. There are some local shops nearby to the east on Morden Road, the Surrey Arms Public House opposite and soon to open Wandle Industrial Museum. Morden town centre is a 15 minute walk away.

3.273 Ravensbury is located within an area with a low level of Public Transport Accessibility. Taking account of these factors, and application of the London Plan matrix a range of 106 - 288 (gross figure which excludes land occupied by housing to be retained or refurbished) new homes are anticipated on this site. The council’s expectation is for development proposals to be at the higher end of this range.

3.274 Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision, in accordance with relevant Local Plan policies (e.g. Core Planning Strategy Policy CS 6 and CS 9 and Sites and Policies Plan Policies DM H1, H2 and H3. Proposals should seek to provide a mix of housing types, sizes and tenures to meet the needs of all sectors of the community. In accordance with policy DM E 4 (Local Employment Opportunities) major developments proposals will be expected to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end-use.

3.275 It is unlikely there will be any demand for other non-residential uses. The only exception could be some leisure uses associated with the Wandle Way walking and cycle route. However, this is a demand not yet established and facilities such as cycle hire, and interpretation centres may be more appropriately located in Morden Hall Park or the potential new museum at Ravensbury Mill.

Again, this is a lovely quiet estate, which should remain so, we do not want any added homes, shops etc... I feel this would have a negative impact on the character of this estate.

3.273 - The fact that the Proposal is to more than double the occupancy with new homes will destroy the character and community feel that we have here now.
Site specific policies

Policy

EP R5 Open Space

a) Proposals should enhance access and links to existing public open spaces particularly the widening and improvement of access into Ravensbury Park from Morden Road.

b) Proposals should retain and enhance existing public open spaces on Hengelo Gardens and Ravensbury Grove principally for flood mitigation measures. New landscaping should connect to and complements these existing spaces.

c) Suitsly designed playspace(s) for all age groups need to be provided in accordance with the Mayor of London’s ‘Play and Informal Recreation’ supplementary planning guidance document (2012).

d) All new houses and flats should have gardens or amenity space that meet or exceed current space standards.

3.278 The surrounding open spaces are all important elements of the estate’s high quality landscape character and setting. This needs to be carefully maintained and enhanced as part of any new development.

3.279 There are potential opportunities for off-site play space enhancements that might address the need for certain age groups while there will also be a need for some on-site play space. Any proposal should clearly demonstrate how the play space needs of all the age groups will be provided for with reference to the guidance in the Mayor of London’s ‘Play and Informal Recreation’ supplementary planning guidance document (2012).

3.280 The provision of gardens that meet space standards increases their functionality, potential for tree planting and the promotion of biodiversity. In keeping with the vision for the new neighbourhood as part of a suburban parkland setting front gardens or defensible space that allows for some planting, is also encouraged.

Further guidance

3.276 Any new public open space should link into a network of swales and the surrounding parkland landscape.

Justification

3.277 The estate is adjacent to a public park and not in an area deficient in access to public open space. Subject to meeting appropriate minimum standards concerning the provision of outdoor amenity space and play space, there is no requirement to provide additional public open space within the development. The estate is essentially surrounded by high quality public open space in the form of Ravensbury Park and Morden Hall Park. There are also pleasant linear open spaces with mature trees on Ravensbury Grove and Hengelo Gardens that should be retained.

The estate has a nice open feel about it. Green spaces and trees, I feel there is no need to include a play area for children as we have two parks that cater to them, perhaps an improvement on the flower beds would be nice, so the elderly on the estate could sit outside if they wish. But really the estate is perfectly fine as it is.
R5 Open space

Ravensbury Park entrance
(Widening and improvement of access)

Ravensbury Park
(Enhancement of access and links)

Existing communal garden space
(Retain and enhance)

Surrounding parkland
(Improve pedestrian and cycle links)
Site specific policies

Policy
EP R6 Environmental Protection

a) As the estate is in close proximity to the River Wandle, development proposals will need to include appropriate flood mitigation measures for the site in accordance with national, regional and local planning policies, to ensure the development is safe and does not increase the risk of flooding elsewhere.

b) Sustainable Drainage Systems (SuDS) must be part of any major development proposal and can include a range of measures such as rain gardens, green roofs, balancing ponds, filter strips, green verges and swales; these should be designed to reduce post development runoff and provide water quality, amenity benefits and enhance biodiversity.

c) The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible, as set out in London Plan policy 6.13 and the Mayor of London’s sustainable design and construction supplementary planning guidance and the government National Standards for Sustainable Drainage which sets out the requirements for the design, construction operation and maintenance of SuDS. If this is not possible, post development rates must be no more than three times the greenfield rate. The development must be designed to take into consideration flow routes should flooding occur, i.e. designing for exceedence.

d) Public realm proposals should be co-ordinated with the wider SuDS strategy for the site and the proposed linear swale network to ensure an appropriate distribution of species throughout the estate.

e) Proposals should seek to create mini corridors which enhance biodiversity of the estate and create a link between the estate and the surrounding parkland and river corridor habitats.

f) Under the terms of the Water Resources Act 1991 and Thames Region Land Drainage Byelaws 1981, the Environment Agency requires flood defence consent for any works within 8m from the top of the bank of a main river and they therefore seek an 8m wide undeveloped buffer strip from the top of the river bank on main rivers and Merton seeks a similar 5m wide strip on either side of ordinary watercourses, where possible these distances should be exceeded. Development should not encroach on this buffer zone, which should be managed for the enhancement of biodiversity and to allow maintenance access to the watercourse, where required.

g) New development must ensure the preservation, protection and enhancement of protected species and habitats within the adjacent Ravensbury Park and should demonstrate that the proposals would result in net biodiversity gains.

Further guidance

3.281 The landscape character of the estate is reinforced by the nearby tributary of the River Wandle. There is scope to reinstate a historic river channel which runs alongside Morden Road, which could connect with the watercourses within Morden Hall Park.

3.282 Proposals should where possible enhance the outlook of the estate and improve the setting of the park whilst addressing biodiversity habitats.

3.283 There is potential to enhance the backwater tributary channel of the River Wandle that runs along the southern boundary of the site, subject to Environment Agency (EA) flood defence consent as this is a designated main river. Improvements should seek to improve surveillance and interface between the park, buildings and the water.
3.284 There is also potential to undertake in-river enhancements to the part of the main channel of the River Wandle to the south of the site, providing this does not increase flood risk and subject to EA flood defence consent.

Justification

3.285 Being adjacent to the River Wandle, its tributaries and two large historic parks makes issues of flooding and biodiversity particularly relevant to any redevelopment of the estate. These features define the character of the estate and carry various designations and responsibilities that proposals must embrace, address successfully, and take as an opportunity to positively shape and improve the surrounding area.

3.286 The interface area between any proposed development and Ravensbury Park, which is designated as a SINC, LNR and Green Corridor, needs careful consideration, with particular reference to the habitats of the protected species within this area e.g. bats. This is a sensitive edge and a balance must be met between providing an active frontage onto the parkland whilst protecting the habitats of the park and surrounding vegetation.

3.287 Of particular importance should be the enhancement of the river corridor and its environment, including dealing with flooding and surface water drainage issues. There are a number of mitigation solutions which should be considered including an open network of swales, permeable paving surfaces, areas of landscaping, front and rear gardens and above and belowground storage (i.e. maximise void spaces above and below ground as a form of attenuation). Swales must be designed to enhance biodiversity and visual amenity, as well as to attenuate run-off and improve water quality.

3.288 Reinstatement of a historic river channel running alongside Morden Road, would help to enhance the Wandle trail creating a stronger landscape link between Morden Hall Park and Ravensbury Park whilst improving the estates riverside setting, as well as contributing to flood mitigation measures.

3.289 Proposals are expected to be developed in consultation with relevant statutory and local interest groups such as the Environment Agency, the National Trust and the Wandle Trust.

3.290 Flood defence consent is required for any structure proposed within 8m of the river bank under the terms of the Water Resources Act 1991 and Land Drainage Byelaws 1981.

This is my biggest concern, interfering with the flood defences, see para 3.281 - 3.288. The building at the garage site at the back of Ravensbury which is 8m or less is behind Heyside Garden houses, how will this impact on potential flooding? A new river channel could severely increase the likelihood of this. Also behind my house we have nesting cranes that live there and we have bats that live in the trees next to the garage site. Also I have seen two woodpeckers that reside there. I am very concerned they will be uprooted from their homes.

Draft Estates Local Plan 161
Page 155 of 289
Site specific policies

Policy

EP R7 Landscape

a) Proposed landscaping should be a prominent feature within the public realm and create strong links to the surrounding parkland context. Landscaping treatments should emphasize green links and the river crossing.

b) Street tree planting and landscaping should be incorporated into streets whilst integrating with existing open space functionality, biodiversity enhancements and flood mitigation measures.

c) An integral part of any development proposals for the site should be the significant widening and enhancement of the entrance to Ravensbury Park off Morden Road.

d) Along Morden Road tree planting should be extended to wrap around the perimeter of the estate following the curvature of the road. Tree species should be specified to mitigate against pollution and noise.

Further guidance

3.291 Incorporate landscaping measures to improve the green corridor link between Ravensbury Park and Morden Hall Park.

Justification

3.292 The estate is defined and characterised by its landscape setting of the two parks and River Wandle. This is an essential element to its character that should not be lost. Indeed, there are various opportunities to enhance this character whilst still increasing density and building height to appropriate levels.

3.293 Large and well vegetated gardens also contribute to the estate’s landscape character and redevelopment proposals need to be designed to maintain opportunities for such incidental greenery throughout. The estate’s relative isolation is also an element of its character. This needs to be balanced with the need and opportunity to increase accessibility to and along the river and to the tram-stops to the north.

3.294 Currently pedestrian gateways into Ravensbury Park are hidden from view and have limited overlooking which could be resolved by significant widening and enhancement of the entrance to the park off Morden Road.

3.295 The skyline around the estate is enveloped by large mature trees and this is a key characteristic of the estate. Additional tree planting will bolster the landscape character of the area and create a landscape buffer between new development and traffic on Morden Road.

3.296 The Wandle Trail is interrupted by Morden Road and the narrowing of Ravensbury Park. There is scope to strengthen the green corridor link between Morden Hall Park and Ravensbury Park through the use of landscape features such as tree planting on Morden Road. This would also help to improve the continuity of the Wandle Trail and improve accessibility into the park. Tree planting could emphasize the entrance into Ravensbury Park.
Site specific policies

Policy

EP R8 Building Heights

a) Buildings heights should not compete with established mature trees which envelope the estate and should not harm the visual amenities from within the adjacent parks.

b) Within the development a building height range of 2-4 storeys should not adversely affect views to the surrounding established trees. Relatively open views from within the estate to the surrounding tree canopy are a defining characteristic of the estate and should generally be retained.

Further guidance

3.297 New development comprising mainly of houses rather than flats is more likely to preserve the landscape character of the estate.

3.298 It is likely there is more scope to increase heights adjacent to Morden Road, and where landscaping features allow, for the creation of wider streets with width to height street proportions which enable wider and longer views.

Justification

3.299 All existing buildings are two storey with the exception of the one larger four-storey block of flats. This low rise form is what allows views to the tree-line visible around the estate from numerous locations, which is one of the defining characteristics of the estate's setting. The low-rise buildings also define the estate as a suburban place, although it is considered there is more scope to sensitively increase heights to create more homes so long as views to the trees which envelope the site are not obstructed and the landscape character of the overall estate remains strong.

3.300 Redevelopment proposals must therefore give very careful consideration as to the site layout, landscaping, building heights and street widths to ensure this character is essentially retained. Any proposals to increase density must demonstrate how this will not result in undermining the dominant landscape character of the area.

3.301 The next chapter outlines the requirements applicants will need to meet in their submission of planning applications. This entails a set of detailed design codes, developed by the applicant, in accordance with the Plan.

While I disagree and am against any interference of Ravensbury Estate, buildings that if given the go ahead should be kept to a minimum. If building on the garage site two storeys and no more, as this will block out our sunlight, which is much needed, because Ravensbury House takes a lot of our natural sunlight already. Our sitting rooms are quite dark now. There should be no four storey buildings, again because of the light and the changing of the character of the estate.
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.

I would be happy when it all rebuilt we would continue living here.
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Please select one

☐ Very well
☐ Reasonably well
☐ Not very well
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\[\text{Comments box}\]
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Please see letter attached - Building heights for Ravensbury Gauges area and the townscape.
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Planning inquiry volume of documentation is creating real stress for local residents

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

Please see full letter attached.
Making a stressful crisis out of what was an opportunity?
We are private residents on the Ravensbury Estate. Over the last two years, (along with what we believe is a majority of the other residents of the estate) we have been horrified by the bullying, clumsy and stressful way in which Circle Housing/Merton have conducted what should surely have been a transparent and calm/humane dialogue with residents. Your reasons for this initiative (the ‘once in a generation opportunity for improvement, and the optimal use of public funds) are perfectly understandable……so why allow residents to be turned into ‘victims’? :

- Bombarded with technical/hard to follow ‘planning’ jargon
- Upset by ‘hard-line’ attitudes to what should be a rational and civilised process
- Confused by frequently repeated ‘mailings’ that seem to be repeating the same messages
- Feeling that residents views are ‘just a nuisance’

And now in 2016 we are shocked by the sudden arrival of Circle Housing plans for the hitherto ‘missed out’ Ravensbury Garages area, and which feature grossly intrusive and overbearing development proposals. These proposals illustrate blocks of flats that would be effectively 4-5 stores high and built within 6 metres of our garden fence….seriously overshadowing our home and resulting in complete loss of privacy both in our home and garden.

Does Circle Housing listen?
Just a few days later Merton invites us to ‘Have your say’…with a document loud in its claims that Ravensbury’s existing landscape and positive townscape features will be strongly protected!

Density: 2.45
“Development that is too dense may result in…..overlooking or daylight issues” ….too true!….why allow Circle to develop such irresponsible plans?

Ravensbury Estate : 3.201
“It is almost entirely enveloped by a skyline of large mature trees that define its setting as a kind of breathing space in a wooded landscape. This landscape character is reinforced by the River Wandle running nearby’ …….true, but the current Circle Housing plan for the Ravensbury Garages area with its over-sized blocks of flats will completely destroy this skyline for hundreds of residents!

Site Analysis: 3.225
"With the exception of the Ravensbury Court flats, all other flats and houses are two storeys with pitched roofs"......so why allow Circle to propose an oversized 4 storey block in an area of 2 storey housing? (in fact it will appear as 5 storeys due to the lie of the land...does anyone realise this???)

NB: this area is also identified by your own document (3.228) as an area where the views and prospects are important!

**Ravensbury Park: 3.241**

"Blocks should be arranged to maximize the visual and natural amenity provided by the park, ......Proposals should ensure landscaping setting of the estate is not undermined"......we refer you to our comments above and to our letter (copy attached) to Circle Housing concerning their totally unsuitable proposals.

**Conclusion**

Unsurprisingly we (along with most other Ravensbury residents) are now feeling bruised, stressed and distrustful.

We would be grateful if you and your team would be kind enough to explain a) whether the consistent ‘landscape-friendly’ strategy in your Local Plan is serious (and therefore the oversized landscape-destructive flats in the Ravensbury Garages area will be reduced to 2 storeys and will respect the trees and nearby houses) or b) whether Circle are right, and none of these fine words really matter....?
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☒ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.
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>Strongly agree</td>
<td>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>→ NO TO BRIDGES NEAR 44 HENGEND GARDENS</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>

(SEE NEXT PAGE)
<table>
<thead>
<tr>
<th>EPR1</th>
<th>Townscape – How your neighbourhood looks and feels</th>
<th>Agree to general architectural comments but definitely no to Ravensbury Court proposals!</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPR2</td>
<td>Street Network – Where the streets will go</td>
<td>Disagree – existing network proven to be very secure &amp; safe. No new East West Roads needed at all</td>
</tr>
<tr>
<td>EPR3</td>
<td>Movement and access – how people will move around</td>
<td>Disagree – existing design is very high standard. Alley is well lit and prevent motorbike use. Please enhance existing only.</td>
</tr>
<tr>
<td>EPR4</td>
<td>Land use – What uses can go in the new neighbourhood</td>
<td>Strongly agree to restrict to only residential usage. Please retain current mix</td>
</tr>
<tr>
<td>EPR5</td>
<td>Open space – How much and what sort of open space will be there</td>
<td>Generally agree but more details needed.</td>
</tr>
<tr>
<td>EPR6</td>
<td>Environmental protection – How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes</td>
<td>Strongly agree but flood risk not fully appreciated. More building footprint increases flood risk. New channel potentially increases flood risk too.</td>
</tr>
<tr>
<td>EPR7</td>
<td>Landscape – How open space, trees and planting should be provided</td>
<td>Strongly agree but retain existing glade at the end of Ravensbury Grove. Do not increase security risk to Hengelo Gardens with new park entrance and retain as many existing trees as possible.</td>
</tr>
<tr>
<td>EPR8</td>
<td>Building heights – How high buildings should be</td>
<td>Strongly disagree. Building heights should be restricted to 2-3 stories with Ravensbury as a whole. Map must include garages area as this is higher than rest of Ravensbury. Definitely there is no scope for 4 storeys along Ravensbury Park boundary and within Ravensbury Village estate. This will ruin the character and visual amenity forever, Far more importance needs to be put on this as otherwise the character of our area will be ruined.</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.)

I STRONGLY DISAGREE WITH PARA 3.263 (P.152) AND PARA 3.270 (P.153) THAT SUGGEST A NEW BRIDGE INTO RAVENSBURY PARK BETWEEN 10 AND 11 HENGELO GARDENS WHICH COULD HAVE SECURITY IMPLICATIONS BASED ON PAST EXPERIENCE.

IN ADDITION PLEASE SEE ATTACHED CORRESPONDENCE BACK IN 2012 REGARDING THE ADJOINING LAND TO 11 HENGELO GARDENS. THIS LAND IS NATURE CONSERVATION LAND AND SHOULD BE KEPT UNTouched.
Tell us what you think about the council’s consultation

4) How did you hear about this consultation?

Please select one or more.

☐ Email  ☐ Newspaper

☐ Letter  ☐ Other (please specify) ___________________

☐ Website

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

Please select one

☐ Very well  ☑ Not very well

☐ Reasonably well  ☐ Not at all

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

WE WOULD LIKE TO HAVE OFF STREET PARKING SPACE AT 11 HENEGEO GARDENS AS ALL THE OTHER HOUSES HAVE IT (THERE IS A POTENTIAL FOR THIS) BUT NUMBERS 11, 12, 13 & 14 DO NOT HAVE SUCH A POSSIBILITY. PLEASE EXTEND THE ROAD TO 11 HENEGEO GARDENS TO AVOID PARKING CONGESTION.

Many thanks.

£4,000 OFFERED COMPENSATION FOR 10 YEARS OF BUILDING AND CONSTRUCTION WORKS IS NOT APPROPRIATE. IT SHOULD BE AT LEAST £4,000 PER YEAR!
Subject: FW: Land purchase enquiry

From: "Property Management" <PropertyManagement@merton.gov.uk>
Date: 15 March 2012 at 10:20:39 GMT
To: "*
Subject: RE: Land purchase enquiry

Dear [Name],

Thank you for your enquiry concerning purchasing the land adjoining your property. Regrettably this land is not for sale, it does belong to Merton Council and is looked after by our Greenspaces Section, it is Nature Conservation Land which explains it's appearance.

If you have any further concerns regarding this site you would need to contact our Greenspaces Section: Jonathan Turner 020 8545 3930.

Kind regards

-----Original Message-----
From: [Name] <[Email Address]>
Sent: 13 March 2012 12:45
To: Property Management
CC: [Name] <[Email Address]>
Subject: Land purchase enquiry

Property Management and Review
12th Floor
Merton Civic Centre
London Road
Morden
SM4 5DX

Date: 13 March 2012

Re: Land purchase enquiry

Dear Sir/Madam,

We are writing to inquire some information with regards to the piece of land adjoining our property on the right and at the back and is located between our
property and a small channel. Please refer to the attached HM Land Registry map where the area of interest is highlighted in bright orange. Here is our address:

We purchased the above property in January 2012 and since then we have not seen anyone coming to clean the plot of land currently in terrible state (please refer to the attached pictures made on Sunday, 11 March 2012). The plot of land is wild and unkempt and appears to be derelict. Dry grass is everywhere, pieces of the cut trees have not been removed, gates to access the territory have been welded shut and we believe there is no way to access this land for the council workers to clean it nor is it accessible to the public.

I was advised by the previous owners that Merton were looking for buyers of this land. Consequently, I would like to discuss with you the outright purchase of this land at your earliest convenience.

Thank you very much in advance.
Kind regards,

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Reduce waste - please do not print this message unless you need to. This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. This email may contain information that is confidential and may contain sensitive or protectively marked information up to RESTRICTED and should be handled accordingly. This communication may be subject to recording and/or monitoring in accordance with relevant legislation. If you have received this email in error you must not copy, disclose or make any further use of the information contained within it. Instead we request that you notify the system manager.
Postmaster@merton.gov.uk
http://www.merton.gov.uk
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Site specific policies

Policy

EP R1 Townscape

a) Proposals should provide widening and landscape improvements into Ravensbury Park entrance adjacent to Ravensbury Mill whilst providing clear views into the park from Morden Road. **NOT WANTED**

b) The corner of the estate adjacent to Ravensbury Park will be expected to make an architectural statement which sensitively addresses the park entrance, river and mill buildings. **OK**

c) Proposals should reinforce the corner of the estate opposite the Surrey Arms Public House as a space and a place. Proposals should have a sensitive relationship to the pub particularly in terms of massing and height. **YES**

d) The setting around the entrance to Ravensbury Park should be improved and enhanced. The architecture and design of buildings should draw upon from the surrounding good quality townscape such as Ravensbury Mill, The Surrey Arms and White Cottage. **YES**

e) There is also scope to utilise local history as a point of reference in the development of the scheme for example drawing on the sites past associations with industrial water mills and the estate of Ravensbury Manor. **YES**

Further guidance

3.244 Proposals should investigate working in conjunction with the National Trust to consider the replacement of boundary treatment around Morden Hall Park to improve views into the park from Morden Road. **NO**

3.245 Proposals may investigate working in conjunction with The National Trust to strengthen the Wandle Trail and ensure there is a unified approach to surface finishes, boundary treatments and materials used along the Trail.

3.246 Proposals could investigate the scope to uncover and display the remains of Ravensbury Manor. The addition of interpretation panels could create a heritage focal point in the park.

3.247 Development proposals may consider alteration of the internal layouts of the ground floor flats, proposed for refurbishment to re-orientate the front doors onto the pleasant open space in front of the block. Changes to the layout of the rear of these retained flats could also improve car parking and provide some private back gardens. **NO**

Justification

3.248 The townscape of the estate is somewhat secondary to the landscape. However, it does have the feel of a quiet and pleasant residential neighbourhood, as the housing on Morden Road prevents much of the traffic noise from penetrating within. The flats and housing to be retained are generally pleasant in appearance, though the larger block of flats suffers from a rather dead frontage due to a lack of entrances on the frontage. **YES**

3.249 The Orilt houses fronting Morden Road provide a strong building line edge to the estate which helps define the character of Morden Road, reinforcing the curved shape of the road. This winding nature creates prominent points along the route defined by the corners and the buildings at them – such as the mill and pub. There is scope to improve the quality of these spaces and better link the estate with its surroundings without compromising its quiet character. **NO**

3.250 On Morden Road the entrance to Ravensbury Park is obscured from view and highlighting the park entrance will strengthen visual links into the park from the surrounding area. **NO**
3.251 The architecture of the adjacent mill building provides inspiration which can be creatively interpreted in the design of buildings at this prominent corner of the estate adjacent to Ravensbury Park. Cues should be creatively interpreted to inform the design of new homes whilst ensuring proposals integrate well into a high quality landscape setting.

3.252 The Surrey Arms Public House and adjacent weather-boarded cottage are key elements in the surrounding townscape, their location adjacent to Morden Hall Park entrance is a key focal point. Development proposals provide opportunity to reinforce these key elements.

3.253 Ravensbury Mill occupies a prominent location on the approach to the estate. Improving and enhancing the setting around the entrance to Ravensbury Park will help to highlight the Mill as a potential new heritage destination.

3.254 Currently visibility into Morden Hall Park on Morden Road is poor due to boundary treatment. Regeneration of the estate provides an opportunity to work in conjunction with the National Trust to enable views from the estate to this high quality landscape. Replacing timber fences with railings and improvements to the park entrance could increase visibility and accessibility of the park whilst improving the physical environment on Morden Road. Adding a new entrance opposite the Mill may also be a possibility.

3.255 The remains of Ravensbury Manor are hidden from view amongst dense vegetation within Ravensbury Park. Uncovering remnants of these ruins will highlight the local history of the area and the park as part of the former estate of Ravensbury Manor.

3.256 The retained large block of flats could be enhanced by the changes to their internal layouts which would enable entrances on the ground floor flats to overlook Ravensbury Grove Road.

Oleg Pashkovskiy
Site specific policies

Policy

EP R2 Street network

a) The historic street pattern of Ravensbury Grove should be retained as the main route into and out of the estate and the basis of an internal network of streets. **Agree**

b) Ravensbury Grove should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.

c) Hengelo Gardens should be retained and enhanced, particularly with respect to arrangement of car parking, general landscaping and the potential for flood attenuation measures.

d) New proposals should include a network of streets that provide clear connections from Ravensbury Grove to Morden Road and views to Ravensbury Park. **No new roads**

Further guidance

3.257 The estate is bounded by Morden Road, which is a busy traffic route. There is scope to implement targeted traffic management measures along Morden Road at key points to improve pedestrian connectivity to the surrounding area, reduce severance caused by traffic and improve road safety.

3.258 The access lane and parking for the houses fronting Morden Road should preferably be removed and used for tree planting and a new cycle route. This approach could also accommodate flood attenuation measures, such as a swale or uncovering of the historic watercourse. Some parking may be retained but should be better integrated into the layout.

Justification

3.259 The estate is physically isolated from its surroundings in a number of ways, including its street layout. There is only one access for vehicles into the estate and a minor cul-de-sac serving properties fronting Morden Road. The streets are set out in the form of a traditional cul-de-sac layout.

3.260 Despite the relative isolation of the estate and its physical constraints of the river and park, there is significant potential to improve links towards Morden town centre, by opening up the frontage onto Morden Road via new street and footpath connections.

3.261 New street network proposals should be well designed to provide clear connections that will reduce the current detached make-up of the estate, whilst ensuring that the estate does not become a through route for vehicular traffic from Morden Road. Any new East-West streets should form clear connections from Ravensbury Grove to Morden Road with active frontages onto public space. A new access from Morden Road with flexibility for vehicular movement may also be considered, subject to an assessment of potential impacts.
Site specific policies

Policy

EP R3 Movement and access

a) Proposals should improve pedestrian routes across the estate and to nearby parks, bus and tram stops. Routes should be linked to the proposed/existing street network along active frontages or existing walking routes, which should be well surveyed. Entrances into the park should be carefully designed and located to ensure accessibility into the park without undermining safety and biodiversity.

b) The relocation of crossing point from Morden Hall Park to the estate to a position which allows for direct link to park route and new pedestrian / segregated cycle way along Morden Road should be investigated. Proposals should create a clear legible route from Morden Hall Park to the entrance of Ravensbury Park.

c) Improvements to cycle links along Morden Road should create stronger links between Morden Hall Park and Ravensbury Park. Proposals should investigate the creation of a segregated cycle way along Morden Road which feeds into Ravensbury Park from Morden Hall Park. Additions to the cycle network should be integrated into wider cycle network.

d) The main route for vehicles into the estate is Ravensbury Grove. There is also scope to retain the existing slip road access off Morden Road as a secondary entrance into the site should this be required. Any new East-West links from the estate onto Morden Road should be clear and designed as traditional streets, irrespective of whether they are for vehicular use.

Further guidance

3.262 Proposals should consider introducing physical features at key focal points along Morden Road to better manage the speed and flow of traffic and to improve road safety. To enhance pedestrian links there is also opportunity to build a new bridge to Ravensbury Park, creating a new North–South pedestrian link from Wandle Road to the Ravensbury Estate.

3.263 Within Ravensbury Park there is potential to add additional bridges/walkways across the river and back channel which would allow for a better connection between the Ravensbury Estate and the play area in Ravensbury Park.

3.264 To strengthen cycling there is scope to develop cycle links further along Morden Road for night time cycling when Morden Hall Park is less accessible.

Justification

3.265 Whilst the estate does have links to the surrounding area, they are generally poor and few in number. Morden Road is a busy road that creates severance between the two parks and the estate, as well as to the tram-stops to the north. To the south the River Wandle presents a barrier to the residential area to the south. Whilst there is a footbridge, it is not conveniently located for north-south movement and is poorly overlooked.

3.266 There are two tram stops a short walk away that provide frequent services between Wimbledon and Croydon town centres. Bus routes also pass close to the estate providing access to Morden town centre, connections with other bus routes and the London Underground Network.

3.267 There is significant potential to improve direct links towards Morden by opening up the frontage onto Morden Road through new street and footpath connections. Proposals should create an easy to understand street layout for the estate including improved links to the Wandle Trail and Ravensbury Park supported by way-finding signage.
3.268 Links from within the estate towards Morden consist of either a back alley or detour to the north. The pedestrian routes between the parks and cycling facilities on Morden Road are also unclear. The paths through Ravensbury Park are poorly overlooked with few escape points into the surrounding street network. It is therefore easy to get lost or disoriented in the area.

3.269 There is potential to improve movement and access around the estate in a way that is relatively low-key whilst retaining the quiet feel of the estate. The crossing from Morden Hall Park to the estate is a key link in the Wandle Trail in connecting Morden Hall Park to Ravensbury Park. There is scope to improve this crossing through enhancements to footways and crossing point which ensure pedestrians and cyclists have sufficient space to move in a comfortable environment.

3.270 The amount of traffic using Morden Road makes for an unfriendly environment for pedestrians and cyclists. Measures to better control traffic and improve pedestrian and cyclist safety could be achieved by a range of methods, including surface treatments, raised crossing points, cycle paths, width restriction or build outs and pedestrian refuges. The most appropriate measures should be investigated whilst ensuring the road blends into the area making it feel like a place rather than dominating the space. A new bridge across the river linking Ravensbury Grove Road to Wandle Road would improve pedestrian links to nearby tram stops and bus stops.
R3 Movement and Access

- New and enhanced pedestrian and cycle links to parks
- Improved pedestrian and cycle river crossing routes
- Improve pedestrian routes to tram stops

Ravensbury Grove Road
Street network - illustrative
Existing pedestrian routes

Traffic management
Existing road crossing point
Existing river crossing point

Park focal point
Site specific policies

Policy

EP R4 Land use

a) The predominant land use for this estate is to be retained as residential with the re-provisioning of the existing community room. [Yes] Out or Morden Road. No businesses or shops in Ravensbury.

Further guidance

3.271 The applicant may propose other land uses, though these must be appropriate to the site and comply with local planning policies. There may be scope for improving facilities for enjoying and interpreting the River Wandle.

Justification

3.272 The estate is essentially wholly residential, with the exception of a small community room. There are some local shops nearby to the east on Morden Road, the Surrey Arms Public House opposite and soon to open Wandle Industrial Museum. Morden town centre is a 15 minute walk away.

3.273 Ravensbury is located within an area with a low level of Public Transport Accessibility. Taking account of these factors, and application of the London Plan matrix a range of 106 - 268 (gross figure which excludes land occupied by housing to be retained or refurbished.) new homes are anticipated on this site. The council’s expectation is for development proposals to be at the higher end of this range. [No, 106 prefer! No more!]

3.274 Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision, in accordance with relevant Local Plan policies (e.g. Core Planning Strategy Policy CS8 and CS9 and Sites and Policies Plan Policies DM H1, H2 and H3). Proposals should seek to provide a mix of housing types sizes and tenures to meet the needs of all sectors of the community. In accordance with policy DM E4 (Local Employment Opportunities) major developments proposals will be expected to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end-use.

3.275 It is unlikely there will be any demand for other non-residential uses. The only exception could be some leisure uses associated with the Wandle Way walking and cycle route. However, this is a demand not yet established and facilities such as cycle hire, and interpretation centres may be more appropriately located in Morden Hall Park or the potential new museum at Ravensbury Mill.
Site specific policies

Policy

**EP R5 Open Space**

a) Proposals should enhance access and links to existing public open spaces particularly the widening and improvement of access into Ravensbury Park from Morden Road.

b) Proposals should retain and enhance existing public open spaces on Hengelo Gardens and Ravensbury Grove principally for flood mitigation measures. New landscaping should connect to and complements these existing spaces.

c) Suitably designed plays space(s) for all age groups need to be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).

d) All new houses and flats should have gardens or amenity space that meet or exceed current space standards.

3.278 The surrounding open spaces are all important elements of the estate's high quality landscape character and setting. This needs to be carefully maintained and enhanced as part of any new development.

3.279 There are potential opportunities for off-site play space enhancements that might address the need for certain age groups while there will also be a need for some on-site play space. Any proposal should clearly demonstrate how the play space needs of all the age groups will be provided for with reference to the guidance in the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).

3.280 The provision of gardens that meet space standards increases their functionality, potential for tree planting and the promotion of biodiversity. In keeping with the vision for the new neighbourhood as part of a suburban parkland setting front gardens or defensible space that allows for some planting, is also encouraged.

Further guidance

3.276 Any new public open space should link into a network of swales and the surrounding parkland landscape.

Justification

3.277 The estate is adjacent to a public park and not in an area deficient in access to public open space. Subject to meeting appropriate minimum standards concerning the provision of outdoor amenity space and play space, there is no requirement to provide additional public open space within the development. The estate is essentially surrounded by high quality public open space in the form of Ravensbury Park and Morden Hall Park. There are also pleasant linear open spaces with mature trees on Ravensbury Grove and Hengelo Gardens that should be retained.
Site specific policies

Policy

EP R6 Environmental Protection

a) As the estate is in close proximity to the River Wandle, development proposals will need to include appropriate flood mitigation measures for the site in accordance with national, regional and local planning policies, to ensure the development is safe and does not increase the risk of flooding elsewhere. **YES**

b) Sustainable Drainage Systems (SuDS) must be part of any major development proposal and can include a range of measures such as rain gardens, green roofs, balancing ponds, filter strips, green verges and swales. These should be designed to reduce post development runoff and provide water quality, amenity benefits and enhance biodiversity.

c) The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible, as set out in London Plan policy S.13 and the Mayor of London’s sustainable design and construction supplementary planning guidance and the government National Standards for Sustainable Drainage which sets out the requirements for the design, construction operation and maintenance of SuDS. If this is not possible, post development rates must be no more than three times the greenfield rate. The development must be designed to take into consideration flow routes should flooding occur, i.e. designing for exceedence.

d) Public realm proposals should be co-ordinated with the wider SuDS strategy for the site and the proposed linear swale network to ensure an appropriate distribution of species throughout the estate.

e) Proposals should seek to create mini-corridors, which enhance biodiversity of the estate and create a link between the estate and the surrounding parkland and river corridor habitats.

f) Under the terms of the Water Resources Act 1991 and Thames Region Land Drainage Byelaws 1981, the Environment Agency requires flood defence consent for any works within 8m from the top of the bank of a main river and they therefore seek an 8m wide undeveloped buffer strip from the top of the river bank on main rivers and Merton seeks a similar 5m wide strip on either side of ordinary watercourses, where possible these distances should be exceeded. Development should not encroach on this buffer zone, which should be managed for the enhancement of biodiversity and to allow maintenance access to the watercourse, where required. **Yes, important.**

g) New development must ensure the preservation, protection and enhancement of protected species and habitats within the adjacent Ravensbury Park and should demonstrate that the proposals would result in net biodiversity gains.

Further guidance

3.281 The landscape character of the estate is reinforced by the nearby tributary of the River Wandle. There is scope to reinstate a historic river channel which runs alongside Morden Road, which could connect with the watercourses within Morden Hall Park. **NO, NO WANT**

3.282 Proposals should where possible enhance the outlook of the estate and improve the setting of the park whilst addressing biodiversity habitats.

3.283 There is potential to enhance the backwater tributary channel of the River Wandle that runs along the southern boundary of the site, subject to Environment Agency (EA) flood defence consent as this is a designated main river. Improvements should seek to improve surveillance and interface between the park, buildings and the water. **NO, NEW BRIDGE WANTED**
3.284 There is also potential to undertake in-river enhancements to the part of the main channel of the River Wandle to the south of the site, providing this does not increase flood risk and subject to EA flood defence consent.

Justification

3.285 Being adjacent to the River Wandle, its tributaries and two large historic parks makes issues of flooding and biodiversity particularly relevant to any redevelopment of the estate. These features define the character of the estate and carry various designations and responsibilities that proposals must embrace, address successfully, and take as an opportunity to positively shape and improve the surrounding area.

3.286 The interface area between any proposed development and Ravensbury Park, which is a designated as a SINC, LNR and Green Corridor, needs careful consideration, with particular reference to the habitats of the protected species within this area e.g. bats. This is a sensitive edge and a balance must be met between providing an active frontage onto the parkland whilst protecting the habitats of the park and surrounding vegetation.

3.287 Of particular importance should be the enhancement of the river corridor and its environment, including dealing with flooding and surface water drainage issues. There are a number of mitigation solutions which should be considered including an open network of swales, permeable paving surfaces, areas of landscaping, front and rear gardens and above and belowground storage (i.e. maximise void spaces above and below ground as a form of attenuation). Swales must be designed to enhance biodiversity and visual amenity, as well as to attenuate run-off and improve water quality.

3.288 Reinstatement of a historic river channel running alongside Morden Road, would help to enhance the Wandle trail creating a stronger landscape link between Morden Hall Park and Ravensbury Park whilst improving the estates riverside setting, as well as contributing to flood mitigation measures.

3.289 Proposals are expected to be developed in consultation with relevant statutory and local interest groups such as the Environment Agency, the National Trust and the Wandle Trust.

3.290 Flood defence consent is required for any structure proposed within 8m of the river bank under the terms of the Water Resources Act 1991 and Land Drainage Byelaws 1981.
Site specific policies

**Policy**

**EP R7 Landscape**

- **a)** Proposed landscaping should be a prominent feature within the public realm and create strong links to the surrounding parkland context. Landscaping treatments should emphasize green links and the river crossing.

- **b)** Street tree planting and landscaping should be incorporated into streets whilst integrating with existing open space functionality, biodiversity enhancements and flood mitigation measures.

- **c)** An integral part of any development proposals for the site should be the significant widening and enhancement of the entrance to Ravensbury Park off Morden Road. **NO!**

- **d)** Along Morden Road tree planting should be extended to wrap around the perimeter of the estate following the curvature of the road. Tree species should be specified to mitigate against pollution and noise. **YES**

**Further guidance**

**3.291** Incorporate landscaping measures to improve the green corridor link between Ravensbury Park and Morden Hall Park.

**Justification**

**3.292** The estate is defined and characterised by its landscape setting of the two parks and River Wandle. This is an essential element to its character that should not be lost. Indeed, there are various opportunities to enhance this character whilst still increasing density and building height to appropriate levels. **NO**

**3.293** Large and well vegetated gardens also contribute to the estate’s landscape character and redevelopment proposals need to be designed to maintain opportunities for such incidental greenery throughout. **YES**
Site specific policies

Policy

EP R8 Building Heights

a) Buildings heights should not compete with established mature trees which envelope the estate and should not harm the visual amenities from within the adjacent parks.

b) Within the development a building height range of 2-4 storeys should not adversely affect views to the surrounding established trees. Relatively open views from within the estate to the surrounding tree canopy are a defining characteristic of the estate and should generally be retained.

3.300 Redevelopment proposals must therefore give very careful consideration as to the site layout, landscaping, building heights and street widths to ensure this character is essentially retained. Any proposals to increase density must demonstrate how this will not result in undermining the dominant landscape character of the area.

3.301 The next chapter outlines the requirements applicants will need to meet in their submission of planning applications. This entails a set of detailed design codes, developed by the applicant, in accordance with the Plan.

Further guidance

3.297 New development comprising mainly of houses rather than flats is more likely to preserve the landscape character of the estate.

3.298 It is likely there is more scope to increase heights adjacent to Morden Road, and where landscaping features allow, for the creation of wider streets with width to height street proportions which enable wider and longer views.

Justification

3.299 All existing buildings are two storey with the exception of the one larger four-storey block of flats. This low rise form is what allows views to the tree-line visible around the estate from numerous locations, which is one of the defining characteristics of the estate's setting. The low-rise buildings also define the estate as a suburban place, although it is considered there is more scope to sensitively increase heights to create more homes so long as views to the trees which envelope the site are not obstructed and the landscape character of the overall estate remains strong.
Consultation questions

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

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CHANGE OPINION AFTER READING OPTION 2.

WANT 3.
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I don't want my property demolished. I only want my property refurbished. The consultation has not taken my thoughts into consideration and have constantly pursued redevelopment as the plan.
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I don't like the tall, high buildings to be build here - it will change the entire surroundings which is not beneficial for anyone.
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I want the homes repaired.
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Our house is badly deteriorating due to neglect - 

Housing Association
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Hi,

I am a resident of [redacted] Please, whatever you do in Ravensbury, can we please have a Controlled Parking Zone that includes Deer Park Gardens. Parking is horrendous in this street, we have a repair garage using the street as a car park for vehicles queuing to be worked on and we are also treated as a park and ride area for the Tram. We cannot condone add to the problem by parking being reduced in the surrounding area without helping Deer Park Gardens residents.

Many thanks

This is a personal email sent from my work email address
Consultation questions

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IT IS VERY DIFFICULT TO GIVE AN OBJECTIVE APPRAISAL OF THE REGENERATION PLAN AS A WHOLE. THIS IS BECAUSE I OWN A BRICK BUILT BUILDING ON THE RAUNSBURY ESTATE AND DO NOT WISH MY PROPERTY TO BE DEMOLISHED. I HAVE NOT HAD A CLEAR EXPLANATION FROM ANY OF THE MEETINGS I HAVE ATTENDED AS TO WHY MY PERFECTLY SOUND BUILDING HAS TO BE KNOCKED DOWN. I APPRECIATE THE CONCERNS THAT THE ORUT HOUSING MAY NOT BE FIT FOR PURPOSE, BUT I HAVE NOT BEEN INFORMED OF ANY SURVEY RESULTS THAT HAVE BEEN DONE ON THE ORUT BUILDINGS TO PROVE THIS IS THE CASE. THIS IS WHY I HAVE TICKED OPTION 3 ON QUESTION 1. I HAVE ALSO TICKED OPTION 3 BECAUSE PART OF CHMP’S REMIT WHEN THEY TOOK OVER THE HOUSING STOCK WAS TO COMPLETE A REFURBISHMENT PROGRAM AS STATED ON P. 12 PARA 2.1 UNDER BACKGROUND. IT IS UNFAIR TO DESCRIBE THE MAJORITY OF HOMES AND THE RAUNSBURY NEIGHBOURHOOD AS ‘POOR’. THIS IS WHY I HAVE TICKED MAINLY NEITHER AGREE OR DISAGREE ON QUESTION 2 AS THESE QUESTIONS ARE ALMOST IRRELEVANT WHEN I DON’T WANT OR UNDERSTAND WHY MY PROPERTY SHOULD BE KNOCKED DOWN.
Tell us what you think about the council's consultation

4) How did you hear about this consultation?
Please select one or more.

☐ Email  ☐ Newspaper
☐ Letter  ☐ Other (please specify) __________
☐ Website

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

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

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

MY MAIN CONCERN IS THAT UP TO NOW I HAVE NO CONFIDENCE THAT CHMP HAS LISTENED TO MY CONCERNS OVER THE REGENERATION PROJECT. MY EMAILS HAVE BEEN UNANSWERED AND WHEN I HAVE BEEN AT MEETINGS I HAVE LEFT MY CONTACT DETAILS WITH THE PROMISE OF A FOLLOW UP CALL OR EMAIL AND NONE HAVE BEEN FORTHCOMING. LOSING MY PROPERTY WILL BE VERY SIGNIFICANT. IT WAS CHOSEN AND BOUGHT SPECIFICALLY TO CATER FOR MY LIVING AND BUSINESS NEEDS BECAUSE OF ITS SIZE AND UNIQUE POSITION ON THE ESTATE. I HAVE ALREADY BEEN TOLD BY THE ARCHITECTS THAT THERE WOULD BE NO SUITABLE ALTERNATIVE BUILT THAT I COULD AFFORD. WILL ANYONE FROM THE COUNCIL BE PREPARED TO MEET WITH ME TO HEAR MY CONCERNS.
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P.12 201 The ‘Decent’ homes improvements have not been done as promised, and so the transfer to CHMP has deceived residents and owners into believing their homes will improve, and yet now they are to be knocked down! The good parts have moved. Furthermore p.20 2.25 and 2.26 ‘surveys’ and ‘exploration of reasonable options’ – where is the evidence? All workshop meetings I attended had residents claiming no surveys were done of e.g. the orbit Housing in Ravensbury, and this was not denied. Where are the results of surveys, and costings for improvements for us to see? It has not been demonstrated that the ‘Decent’ homes improvements, especially to brick built homes in Ravensbury is not cost effective. Nothing anywhere in this plan or accompanying notes shows me why my brick built house must be demolished.

Therefore, I strongly object to Regeneration of the Ravensbury Estate, and in particular, knocking down the brick build houses. The plan refers several times to Ravensbury Grove Road being retained with its already ‘pleasant linear open spaces’ (p.158 3.277) so why knock down the houses on that road? The area of orbit housing is a clearly defined and separate area, and if residents there wish to have new homes built, then that should still happen without affecting the brick builds on Ravensbury Grove Rd.

I strongly object to the proposed new vehicle streets in Policy EP R2 d) p.150 and to the proposed increase in density and height of buildings in Policy EP R8 b). Opening up the Ravensbury Estate for vehicles to Morden Road will create a rat run of through – routes, and the ‘feel of a quiet and pleasant residential neighbourhood’ p.146 3.248 will be lost. The increased density and height of new builds will further add to a change in the feel of the estate to a more busy urban setting. Improvements to pedestrian access to the parade, and tram stops, and a bridge over Native Road, and pedestrian crossings and cycle path on Morden Road can all be done without any need to knock down the brick built houses in Ravensbury. The existing ‘low rise form (allowing) views to the tree line’ p.166 3.2999 will also be lost or at best severely reduced.

The Site analysis map on p.140 reveals several positive long views and vistas, but relatively few & short negative ones: 3 positive landmark and no negative ones: Several pedestrian access points already: only one small area ‘lacking character’. The case for regeneration of Ravensbury is nowhere near as strong as proposed.
Consultation Stage 2

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
☐ White-Irish
☐ Gypsy or Irish Traveller
☐ Any other White background, please state_____________

Mixed / multiple ethnic groups

☑ White and Black Caribbean  
☒ White and Black African  
☐ White and Asian  
 ☜ Any other Mixed background, please state_____________

Black or Black British

☐ Caribbean  
☐ African  
☐ Any other Black background, please state_____________

Arab

☐ Arab

Other ethnic group

☐ Any other ethnic group, please state__________
Dear Merton Council

The dwellings opposite should be no higher than at present otherwise natural light to my house will be much reduced

disruption to living in my house must be minimised. The extra heavy and dangerous construction vehicles are a big worry as are the vehicles of the construction workers and sub contractors
The dirt dust and danger to health of living on a construction site for a period of up to 15 years (according to the report you sent) are a daunting prospect.
the disruption caused by demolition and new building during the redevelopment raises a number of issues including
1/ the disturbance of the land will lead to more vermin mice and rats (near river) in and around houses
2/ danger to health of adults and children because of building work eg more dirt dust and traffic
3/ my property and other remaining ones will provide a poorer quality of life for residents for up to 15 years because of the demolition and construction work for the redevelopment of the estates
4/ parking could be a big problem for residents and visitors

[Redacted] is let to a young family. This is how we would like to continue. The proposed works may make the property not rentable, unpleasant/not possible to live in and unsaleable (except at a knockdown price)

In your 'consultation stage 2/5' give three options and ask me to tick one
Option 1 demolish entire estate and redevelop
would this mean that my house would be knocked down

Option 2
partial redevelopment some properties remaining[Redacted] included I think)

Option 3
Improve existing properties no new building

I am unable to tick an option for the following reasons
No 1
I have not been told how the loss of my freehold property would be compensated. I asked a Circle representative at one of the meetings and they said market value plus a percentage that was a casual chat.

No 2
Re-development with my houses standing amongst it could make the house difficult to live in, difficult to let and impossible to sell.

No 3
Some of the properties I was told by circle are beyond refurbishment so I do not see how this can be an option.

So on all the above information is required on compensation arrangements and amounts, on the level of disruption and length of the project.
My loss in any option would need to be assessed and discussed.

Many thanks and best wishes.
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<td>Environmental protection - 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>Landscape – How open space, trees and planting should be provided</td>
<td></td>
</tr>
<tr>
<td>Building heights – How high buildings should be</td>
<td></td>
</tr>
</tbody>
</table>

I feel this chart does not represent the residents' views or requests - following consultation, I feel this is an aweful way on a tick chart.
3) Please tell us if you have any other comments about the council’s draft Estates Local Plan?

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

Please see comments entered on each of the “Site specific policies” attached.

I feel that this booklet has not allowed me to voice my opinion for each category in detail, so have commented on each point where I felt it necessary within the booklet.
Tell us what you think about the council’s consultation

4) How did you hear about this consultation?
Please select one or more.
- [ ] Email
- [ ] Letter
- [ ] Website
- [ ] Newspaper
- [x] Other (please specify)

5) How well did you understand the council’s draft Estates Local Plan?
Please select one
- [ ] Very well
- [ ] Reasonably well
- [x] Not very well
- [ ] Not at all

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

I feel that despite 2 meetings with the planners, the voice of the residents in the consultation have been overlooked and ignored. We are told it is only plans and nothing is for sure, but my confidence has been shot to pieces as the worries, concerns and requests by residents have never been answered reassurance.
Site specific policies

Policy

EP R1 Townscape

a) Proposals should provide widening and landscape improvements into Ravensbury Park entrance adjacent to Ravensbury Mill whilst providing clear views into the park from Morden Road.

b) The corner of the estate adjacent to Ravensbury Park will be expected to make an architectural statement which sensitively addresses the park entrance, river and mill buildings.

c) Proposals should reinforce the corner of the estate opposite the Surrey Arms Public House as a space and a place. Proposals should have a sensitive relationship to the pub particularly in terms of massing and height.

d) The setting around the entrance to Ravensbury Park should be improved and enhanced. The architecture and design of buildings should draw upon from the surrounding good quality townscapes such as, Ravensbury Mill, The Surrey Arms and White Cottage.

e) There is also scope to utilise local history as a point of reference in the development of the scheme for example drawing on the site's past associations with industrial water mills and the estate of Ravensbury Manor.

Further guidance

3.244 Proposals should investigate working in conjunction with the National Trust to consider the replacement of boundary treatment around Morden Hall Park to improve views into the park from Morden Road.

3.245 Proposals may investigate working in conjunction with The National Trust to strengthen the Wandle Trail and ensure there is a unified approach to surface finishes, boundary treatments and materials used along the Trail.

3.246 Proposals could investigate the scope to uncover and display the remains of Ravensbury Manor. The addition of interpretation panels could create a heritage focal point in the park.

3.247 Development proposals may consider alteration of the internal layouts of the ground floor flats, proposed for refurbishment to re-orientate the front doors onto the pleasant open space in front of the block. Changes to the layout of the rear of these retained flats could also improve car parking and provide some private back gardens.

Justification

3.248 The townscape of the estate is somewhat secondary to the landscape. However, it does have the feel of a quiet and pleasant residential neighbourhood, as the housing on Morden Road prevents much of the traffic noise from penetrating within. The flats and housing to be retained are generally pleasant in appearance, though the larger block of flats suffers from a rather dead frontage due to a lack of entrances on the frontage.

3.249 The Orilt houses fronting Morden Road provide a strong building line edge to the estate which, helps define the character of Morden Road, reinforcing the curved shape of the road. This winding nature creates prominent points along the route defined by the corners and the buildings at them – such as the mill and pub. There is scope to improve the quality of these spaces and better link the estate with its surroundings without compromising its quiet character.

3.250 On Morden Road the entrance to Ravensbury Park is obscured from view and highlighting the park entrance will strengthen visual links into the park from the surrounding area.
3.251 The architecture of the adjacent mill building provides inspiration which can be creatively interpreted in the design of buildings at this prominent corner of the estate adjacent to Ravensbury Park. Cues should be creatively interpreted to inform the design of new homes, whilst ensuring proposals integrate well into a high quality landscape setting.

3.252 The Surrey Arms Public House and adjacent weather-boarded cottage are key elements in the surrounding townscape, their location adjacent to Morden Hall Park entrance is a key focal point. Development proposals provide opportunity to reinforce these key elements.

3.253 Ravensbury Mill occupies a prominent location on the approach to the estate, improving and enhancing the setting around the entrance to Ravensbury Park will help to highlight the Mill as a potential new heritage destination.

3.254 Currently visibility into Morden Hall Park on Morden Road is poor due to boundary treatment. Regeneration of the estate provides an opportunity to work in conjunction with the National Trust to enable views from the estate to this high quality landscape. Replacing timber fences with railings and improvements to the park entrance could increase visibility and accessibility of the park whilst improving the physical environment on Morden Road. Adding a new entrance opposite the Mill may also be a possibility.

3.255 The remains of Ravensbury Manor are hidden from view amongst dense vegetation within Ravensbury Park. Uncovering remnants of these ruins will highlight the local history of the area and the park as part of the former estate of Ravensbury Manor.

3.256 The retained large block of flats could be enhanced by the changes to their internal layouts which would enable entrances on the ground floor flats to overlook Ravensbury Grove Road.

DISAGREE -
THE EXISTING BUILDINGS FACE MORDEN ROAD

I feel that the new design facing the Park will spoil and give an overlooked feel when using the Park.

Agree

DISAGREE -
THE MILL IS ALREADY WELL RECOGNISED.
VISITORS TO MORDEN HALL + WANDLE TRAIL DO NOT HAVE PROBLEMS FINDING IT AS IT IS HIGHLY NOTICABLE ON THE BEND OF THE ROAD.

DISAGREE - This will only encourage cars to park on an already dangerous Blind Bend. There is no parking facility this end of the park, it is also a dangerous pedestrian crossing area when not using the pelican/zebra crossing areas.

NO COMMENT - Why Not!

UN NECESSARY, RESIDENTS WILL HAVE BETTER SECURITY STAYING WITH ENTRANCES FACE THEIR OWN COURT YARD.

I DON'T FEEL THIS WILL ENHANCE THE社區 BALCONIES IF anything it would increse noise pollution levels.
Site specific policies

<table>
<thead>
<tr>
<th>Policy</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>EP R2 Street network</td>
<td>3.259 The estate is physically isolated from its surroundings in a number of ways, including its street layout. There is only one access for vehicles into the estate and a minor cul-de-sac serving properties fronting Morden Road. The streets are set out in the form of a traditional cul-de-sac layout.</td>
</tr>
</tbody>
</table>

Further guidance

3.257 The estate is bounded by Morden Road, which is a busy traffic route. There is scope to implement targeted traffic management measures along Morden Road at key points to improve pedestrian connectivity to the surrounding area, reduce severance caused by traffic and improve road safety.

3.258 The access lane and parking for the houses fronting Morden Road should preferably be removed and used for tree planting and a new cycle route. This approach could also accommodate flood attenuation measures, such as a swale or uncovering of the historic watercourse. Some parking may be retained but should be better integrated into the layout.

More parking is needed rather than loosing space.

Again resident have felt strongly about keeping existing layout - one road in/out - we like to keep the road as it currently is. Resident like the security and have expressed this during MPH meetings.

This should not be removed as it is already efficiently used by cyclists/children play area as a shared surface.
Site specific policies

Policy

EP R3 Movement and access

- I WORRY ABOUT SECURITY

a) Proposals should improve pedestrian routes across the estate and to nearby parks, bus and tram stops. Routes should be linked into the proposed/ existing street network along active frontages or existing walking routes, which should be well surveyed. Entrances into the park should be carefully designed and located to ensure accessibility into the park without undermining safety and biodiversity.

b) The relocation of crossing point from Morden Hall Park to the estate to a position which allows for direct link to park route and new pedestrian/segregated cycle way along Morden Road should be investigated. Proposals should create a clear legible route from Morden Hall Park to the entrance of Ravensbury Park. Both are located on dangerous bends in the road.

c) Improvements to cycle links along Morden Road should create stronger links between Morden Hall Park and Ravensbury Park. Proposals should investigate the creation of a segregated cycle way along Morden Road which feeds into Ravensbury Park from Morden Hall Park. Additions to the cycle network should be integrated into wider cycle network.

d) The main route for vehicles into the estate is Ravensbury Grove. There is also scope to retain the existing slip road access off Morden Road as a secondary entrance into the site should this be required. Any new East-West links from the estate onto Morden Road should be clear and designed as traditional streets, irrespective of whether they are for vehicular use.

Further guidance

3.262 Proposals should consider introducing physical features at key focal points along Morden Road to better manage the speed and flow of traffic and to improve road safety. To enhance pedestrian links there is also opportunity to build a new bridge to Ravensbury Park, creating a new North-South pedestrian link from Wandle Road to the Ravensbury Estate.

3.263 Within Ravensbury Park there is potential to add additional bridges/walkways across the river and back channel which would allow for a better connection between the Ravensbury Estate and the play area in Ravensbury Park.

3.264 To strengthen cycling there is scope to develop cycle links further along Morden Road for night time cycling when Morden Hall Park is less accessible.

Justification

3.265 Whilst the estate does have links to the surrounding area, they are generally poor and few in number. Morden Road is a busy road that creates severance between the two parks and the estate, as well as to the tram-stops to the north. To the south the River Wandle presents a barrier to the residential area to the south. Whilst there is a footbridge, it is not conveniently located for north south movement and is poorly overlooked.

3.266 There are two tram stops a short walk away that provide frequent services between Wimbledon and Croydon town centres. Bus routes also pass close to the estate providing access to Morden town centre, connections with other bus routes and the London Underground Network.

3.267 There is significant potential to improve direct links towards Morden by opening up the frontage onto Morden Road through new street and footpath connections. Proposals should create an easy to understand street layout for the estate including improved links to the Wandle Trail and Ravensbury Park supported by way-finding signage.

Current walk is a satisfactory route.

No additional roads needed.

All paths are currently adequate.

152 Draft Estates Local Plan
3.268 Links from within the estate towards Morden consist of either a back alley or detour to the north. The pedestrian routes between the parks and cycling facilities on Morden Road are also unclear. The paths through Ravensbury Park are poorly overlooked with few escape points into the surrounding street network. It is therefore easy to get lost or disorientated in the area.

3.269 There is potential to improve movement and access around the estate in a way that is relatively low-key whilst retaining the quiet feel of the estate. The crossing from Morden Hall Park to the estate is a key link in the Wandle Trail in connecting Morden Hall Park to Ravensbury Park. There is scope to improve this crossing through enhancements to footways and crossing point which ensure pedestrians and cyclists have sufficient space to move in a comfortable environment.

3.270 The amount of traffic using Morden Road makes for an unfriendly environment for pedestrians and cyclists. Measures to better control traffic and improve pedestrian and cyclist safety could be achieved by a range of methods, including surface treatments, raised crossing points, cycle paths, width restriction or build outs and pedestrian refuges. The most appropriate measures should be investigated whilst ensuring the road blends into the area making it feel like a place rather than dominating the space. A new bridge across the river linking Ravensbury Grove Road to Wandle Road would improve pedestrian links to nearby tram stops and bus stops.
Site specific policies

Policy
EP R4 Land use

a) The predominant land use for this estate is to be retained as residential with the re-provision of the existing community room. A NURSERY, No business or shop/ stores in Ravensbury or on Morden Road development.

Further guidance

3.271 The applicant may propose other land uses, though these must be appropriate to the site and comply with local planning policies. There may be scope for improving facilities for enjoying and interpreting the River Wandle.

No commercial uses needed.

Justification

3.272 The estate is essentially wholly residential, with the exception of a small community room. There are some local shops nearby to the east on Morden Road, the Surrey Arms Public House opposite and soon to open Wandle Industrial Museum. Morden town centre is a 15 minute walk away.

3.273 Ravensbury is located within an area with a low level of Public Transport Accessibility. Taking account of these factors, and application of the London Plan matrix a range of 106 - 208 (gross figure which excludes land occupied by housing to be retained or refurbished) new homes are anticipated on this site. The council’s expectation is for development proposals to be at the higher end of this range.

Disagree. Transport links are very accessible.

Hence why its so popular among residents want to stay.

3.274 Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision, in accordance with relevant Local Plan policies (e.g. Core Planning Strategy Policy CS8 and CS9 and Sites and Policies Plan Policies DM H1, H2 and H3. Proposals should seek to provide a mix of housing types, sizes and tenures to meet the needs of all sectors of the community. In accordance with policy DM E4 (Local Employment Opportunities) major developments proposals will be expected to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end-use.

3.275 It is unlikely there will be any demand for other non-residential uses. The only exception could be some leisure uses associated with the Wandle Way walking and cycle route. However, this is a demand not yet established and facilities such as cycle hire, and interpretation centres may be more appropriately located in Morden Hall Park or the potential new museum at Ravensbury Mill.
Site specific policies

**Policy**

**EP R5 Open Space**

a) Proposals should enhance access and links to existing public open spaces particularly the widening and improvement of access into Ravensbury Park from Morden Road.

b) Proposals should retain and enhance existing public open spaces on Hengelo Gardens and Ravensbury Grove principally for flood mitigation measures. New landscaping should connect to and complements these existing spaces.

c) Suitably designed plays space(s) for all age groups need to be provided in accordance with the Mayor of London’s ‘Play and Informal Recreation’ supplementary planning guidance document (2012).

d) All new houses and flats should have gardens or amenity space that meet or exceed current space standards.

3.278 The surrounding open spaces are all important elements of the estate’s high quality landscape character and setting. This needs to be carefully maintained and enhanced as part of any new development. **AGREE**

3.279 There are potential opportunities for off-site play space enhancements that might address the need for certain age groups while there will also be a need for some on-site play space. Any proposal should clearly demonstrate how the play space needs of all the age groups will be provided for with reference to the guidance in the Mayor of London’s ‘Play and Informal Recreation’ supplementary planning guidance document (2012).

3.280 The provision of gardens that meet space standards increases their functionality, potential for tree planting and the promotion of biodiversity. In keeping with the vision for the new neighbourhood as part of a suburban parkland setting front gardens or defensible space that allows for some planting, is also encouraged.

**Further guidance**

3.276 Any new public open space should link into a network of swales and the surrounding parkland landscape.

**Justification**

3.277 The estate is adjacent to a public park and not in an area deficient in access to public open space. Subject to meeting appropriate minimum standards concerning the provision of outdoor amenity space and play space, there is no requirement to provide additional public open space within the development. The estate is essentially surrounded by high quality public open space in the form of Ravensbury Park and Morden Hall Park. There are also pleasant linear open spaces with mature trees on Ravensbury Grove and Hengelo Gardens that should be retained.

All current green spaces should be retained.

158 Draft Estates Local Plan
Site specific policies

Policy

EP R6 Environmental Protection

a) As the estate is in close proximity to the River Wandle, development proposals will need to include appropriate flood mitigation measures for the site in accordance with national, regional and local planning policies, to ensure the development is safe and does not increase the risk of flooding elsewhere.

b) Sustainable Drainage Systems (SuDS) must be part of any major development proposal and can include a range of measures such as rain gardens, green roofs, balancing ponds, filter strips, green verges and swales; these should be designed to reduce post development runoff and provide water quality, amenity benefits and enhance biodiversity.

c) The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible, as set out in London Plan policy 5.13 and the Mayor of London’s sustainable design and construction supplementary planning guidance and the government National Standards for Sustainable Drainage which sets out the requirements for the design, construction operation and maintenance of SuDS. If this is not possible, post development rates must be no more than three times the greenfield rate. The development must be designed to take into consideration flow routes should flooding occur, i.e. designing for exceedence.

d) Public realm proposals should be co-ordinated with the wider SuDS strategy for the site and the proposed linear swale network to ensure an appropriate distribution of species throughout the estate.

e) Proposals should seek to create mini corridors which enhance biodiversity of the estate and create a link between the estate and the surrounding parkland and river corridor habitats.

f) Under the terms of the Water Resources Act 1963 and Thames Region Land Drainage Byelaws 1881, the Environment Agency requires flood defence consent for any works within 8m from the top of the bank of a main river and they therefore seek an 8m wide undeveloped buffer strip from the top of the river bank on main rivers and Merton seeks a similar 8m wide strip on either side of ordinary watercourses, where possible these distances should be exceeded. Development should not encroach on this buffer zone, which should be managed for the enhancement of biodiversity and to allow maintenance access to the watercourse, where required.

g) New development must ensure the preservation, protection and enhancement of protected species and habitats within the adjacent Ravensbury Park and should demonstrate that the proposals would result in net biodiversity gains.

Further guidance

3.281 The landscape character of the estate is reinforced by the nearby tributary of the River Wandle. There is scope to reinstate a historic river channel which runs alongside Morden Road, which could connect with the watercourses within Morden Hall Park.

3.282 Proposals should where possible enhance the outlook of the estate and improve the setting of the park whilst addressing biodiversity habitats.

3.283 There is potential to enhance the backwater tributary channel of the River Wandle that runs along the southern boundary of the site, subject to Environment Agency (EA) flood defence consent as this is a designated main river. Improvements should seek to improve surveillance and interface between the park, buildings and the water.

I am very concerned that work on the car park site will be a flood risk area if built on. I have lived here 21 years with no flood issues. A full investigation and report from Environment Agency should be made before work starts.
3.284 There is also potential to undertake in-river enhancements to the part of the main channel of the River Wandle to the south of the site, providing this does not increase flood risk and subject to EA flood defence consent.

Justification

3.285 Being adjacent to the River Wandle, its tributaries and two large historic parks makes issues of flooding and biodiversity particularly relevant to any redevelopment of the estate. These features define the character of the estate and carry various designations and responsibilities that proposals must embrace, address successfully, and take as an opportunity to positively shape and improve the surrounding area.

3.286 The interface area between any proposed development and Ravensbury Park, which is a designated as a SINC, LNR and Green Corridor, needs careful consideration, with particular reference to the habitats of the protected species within this area e.g. bats. This is a sensitive edge and a balance must be met between providing an active frontage onto the parkland whilst protecting the habitats of the park and surrounding vegetation.

3.287 Of particular importance should be the enhancement of the river corridor and its environment, including dealing with flooding and surface water drainage issues. There are a number of mitigation solutions which should be considered including an open network of swales, permeable paving surfaces, areas of landscaping, front and rear gardens and above and belowground storage (i.e. maximise void spaces above and below ground as a form of attenuation). Swales must be designed to enhance biodiversity and visual amenity, as well as to attenuate run-off and improve water quality.

3.288 Reinstatement of a historic river channel running alongside Morden Road, would help to enhance the Wandle trail creating a stronger landscape link between Morden Hall Park and Ravensbury Park whilst improving the estates riverside setting, as well as contributing to flood mitigation measures.

3.289 Proposals are expected to be developed in consultation with relevant statutory and local interest groups such as the Environment Agency, the National Trust and the Wandle Trust.

3.290 Flood defence consent is required for any structure proposed within 8m of the river bank under the terms of the Water Resources Act 1991 and Land Drainage Byelaws 1981.
R6 Environmental protection

- Flood mitigation measures (illustrative network of swales)
- Mini green corridors (illustrative network of green links)
- Landscape buffer (Sensitive edge carefully managed)
- River band buffer strip 8m
- Historic river channel reinstatement
- Backwater channel enhancement
- Main River Wandle enhancement
Site specific policies

Policy

EP R7 Landscape

a) Proposed landscaping should be a prominent feature within the public realm and create strong links to the surrounding parkland context. Landscaping treatments should emphasise green links and the river crossing.

b) Street tree planting and landscaping should be incorporated into streets whilst integrating with existing open space functionality, biodiversity enhancements and flood mitigation measures.

c) An integral part of any development proposals for the site should be the significant widening and enhancement of the entrance to Ravensbury Park off Morden Road.

d) Along Morden Road tree planting should be extended to wrap around the perimeter of the estate following the curvature of the road. Tree species should be specified to mitigate against pollution and noise.

Further guidance

3.291 Incorporate landscaping measures to improve the green corridor link between Ravensbury Park and Morden Hall Park.

Justification

3.292 The estate is defined and characterised by its landscape setting of the two parks and River Wandle. This is an essential element to its character that should not be lost. Indeed, there are various opportunities to enhance this character whilst still increasing density and building height to appropriate levels.

3.293 Large and well vegetated gardens also contribute to the estate's landscape character and redevelopment proposals need to be designed to maintain opportunities for such incidental greenery throughout. The estate's relative isolation is also an element of its character. This needs to be balanced with the need and opportunity to increase accessibility to and along the river and to the tram-stops to the north.

3.294 Currently pedestrian gateways into Ravensbury Park are hidden from view and have limited overlooking which could be resolved by significant widening and enhancement of the entrance to the park off Morden Road.

3.295 The skyline around the estate is enveloped by large mature trees and this is a key characteristic of the estate. Additional tree planting will bolster the landscape character of the area and create a landscape buffer between new development and traffic on Morden Road.

3.296 The Wandle Trail is interrupted by Morden Road and the narrowing of Ravensbury Park. There is scope to strengthen the green corridor link between Morden Hall Park and Ravensbury Park through the use of landscape features such as tree planting on Morden Road. This would also help to improve the continuity of the Wandle Trail and improve accessibility into the park. Tree planting could emphasize the entrance into Ravensbury Park.
R7 Landscape

- Tree planting & public realm landscaping
- Ravensbury Park entrance (enhancement & widening)
- Morden Road tree planting (strengthen tree planting)
- Tree species to mitigate noise and pollution
- Visual and physical links to surrounding landscapes

Morden Hall Park

Ravensbury Park

100 metres
Site specific policies

Policy

EP R8 Building Heights

a) Buildings heights should not compete with established mature trees which envelope the estate and should not harm the visual amenities from within the adjacent parks.

b) Within the development a building height range of 2-3 storeys should not adversely affect views to the surrounding established trees. Relatively open views from within the estate to the surrounding tree canopy are a defining characteristic of the estate and should generally be retained.

Further guidance

3.297 New development comprising mainly of houses rather than flats is more likely to preserve the landscape character of the estate.

3.298 It is likely there is more scope to increase heights adjacent to Morden Road, and where landscaping features allow, for the creation of wider streets with height to street proportions which enable wider and longer views.

Justification

3.299 All existing buildings are two storey with the exception of the one larger four-storey block of flats. This low rise form is what allows views to the tree-line visible around the estate from numerous locations, which is one of the defining characteristics of the estate’s setting. The low-rise buildings also define the estate as a suburban place, although it is considered there is more scope to sensitively increase heights to create more homes so long as views to the trees which envelope the site are not obstructed and the landscape character of the overall estate remains strong.

3.300 Redevelopment proposals must therefore give very careful consideration as to the site layout, landscaping, building heights and street widths to ensure this character is essentially retained. Any proposals to increase density must demonstrate how this will not result in undermining the dominant landscape character of the area.

3.301 The next chapter outlines the requirements applicants will need to meet in their submission of planning applications. This entails a set of detailed design codes, developed by the applicant, in accordance with the Plan.

I totally disagree with the heights suggested in planning and have voiced this at each meeting.

The Town Houses and flats in Phase 1 are unacceptable due to the surrounding area and_periodic views.

My home will be 'towered' by the Town houses and Flats suggested around my property.

I am horrified that the wrap-around balconies and multi-storey suggested development will not only totally ruin my views but will now overlook my property and lose all privacy.

Anything above 2 storey will effect both views and privacy.

Also the building proposed for has now been turned 90 degrees which will overlook my garden.

The garage area is on approx. 1 metre higher ground so 4 storey blocks are unacceptable.