



Estates Local Plan First Draft

EASTFIELDS - HIGH PATH - RAVENSBRURY

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Part 01 Introduction



a great place to live and call home, where citizens are also neighbours and take responsibility for improving their own lives and neighbourhoods

Merton's Sustainable Community Strategy (2009-2019)



Estates Local Plan - second consultation

The council's consultation

1.1 The council's consultation is completely separate from that which has been conducted by Circle Housing Merton Priory. We know you may have been through consultation with Circle Housing Merton Priory already, and there have been a number of Circle Housing Merton Priory workshops on how the estates could look in the future and getting into the details about how you would want the buildings and landscaping to look. We want to reassure you that before any decision is made on the proposals Circle Housing Merton Priory show you, the council also wants to ensure your collective voice is heard as part of our own official consultation, which is taking place.

Please visit Merton's website to find out more and have your say: www.merton.gov.uk/estatesplan

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

1.3 Even if you have participated in Circle Housing Merton Priory's consultation, we would strongly recommend you also take the opportunity to complete the council's consultation too. Your response will be considered and will provide invaluable input into the legal document we have to prepare, called the Local Plan as well as guidance on the next steps.

What has happened so far?

1.4 The council undertook initial consultation during September – November 2014 to find out what options you thought the Estates Local Plan should cover and to ensure that all feasible options were tested and considered in developing the Local Plan.

1.5 During the council's initial consultation during September - November 2014, it was evident that the majority of people felt that they were unable to support regeneration. It was also evident from the comments provided that respondents generally felt that they did not have enough information available to them in order to make an informed decision (such as what offer they would be given for their home, what types of new homes would be in the area). The council has taken account of the feedback provided and have produced plans that take things a step further, providing a visual idea of what the area could look like.

1.6 Like the previous consultation, we are asking for your thoughts on these plans, and have produced a short feedback form which we would kindly ask you to complete. It is important that we get as many responses as possible in order to gain as comprehensive an understanding as possible of what residents would like to see for their local area.

What is this consultation about?

1.7 Merton Council wants to hear your views on the draft Estates Local Plan. Using local research, responses from the council's public consultation in September - November 2014 and other key considerations (e.g. national and regional planning policies) the Council has drafted a strategy to guide any regeneration proposals that may come forward for the three estates.

1.8 This is a first draft of the Estates Local Plan and it consists of the following sections:

- Part 2 provides a **background** setting out the key drivers, the case for regeneration, the design principles and the **council's vision** for each of the new neighbourhoods.
- Part 3 looks at each estate neighbourhood in turn. It proposes a set of **detailed policies** to guide development. This is informed by a study of the historic context and site analysis of the current estates.

- Part 4 sets out requirements for design codes to guide development and ensure design consistency on each estate and every phase of development.
- Part 5 sets out how the Plan will be expected to be delivered and implemented.

Tell us what you think

1.9 Please tell us what you think about the draft Estates Local Plan to guide any redevelopment proposals for the three estates. We would like to hear your views about any or all of the three estates. Please also have your say on Merton's sustainability Report 2015 which accompanies the draft Plan.

Please visit Merton's website to find out more and have your say: www.merton.gov.uk/estatesplan

How to respond

1.10 Please tell us what you think on the draft Estates Local Plan by completing the form and sending it to us at:

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

or email:

estatesplan@merton.gov.uk by XXXXXXXXXX on 2015.

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

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

1.13 If you have any queries regarding the council's consultation, please contact us at the address above or telephone 0208 545 3693.

Next steps

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

1.15 If the Local Plan moves to the next stage, there will be another opportunity to have your say in Spring 2016.

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