

Consultation date: 30 November 2021

High Path Phases 4-7 New Outline Planning Application Frequently Asked Questions (FAQs)

QUESTION		ANSWERS
BACKGROUND		
1.	What is the purpose of the consultation?	The consultation gives residents and other interested parties the opportunity to view and comment on our revised plans for High Path Phases 4-7.
2.	What does affordable housing mean?	This is housing aimed at those whose needs are not met by the market. This includes shared ownership or a below-market rent homes You can find out more about shared ownership here: (https://www.myclarionhousing.com/find-a-home/buy-a-home/shared-ownership-explained).
3.	What is an Outline Planning Application?	An application for outline planning permission allows for a decision on the general principles of how a site can be developed. At High Path this will include consideration of the: <ul style="list-style-type: none">• location and size of buildings• height• location and size of streets and open spaces• overall number of homes• quantum of non-residential uses
4.	What is a Reserved Matters Planning Application?	Once an outline permission has been granted we will develop the design and submit the details (“reserved matters”) for approval before work can start. These will cover five matters: Access, Layout, Scale, Landscaping and Appearance.

DESIGN PRINCIPLES		
5.	What types of homes are being proposed in Phases 4 to 7?	We are proposing a range of housing typologies, including 1, 2 and 3 bedroom apartments, duplexes and a small number of mews houses.
6.	How many homes will you be providing across the estate?	We are currently proposing up to 2,280 homes across Phases 1 to 7.
7.	How many affordable homes will you be providing across the estate?	<p>Under the existing planning permission, there is a requirement to provide 357 affordable homes. Under the new plans, we remain committed to providing the 357 affordable homes, plus we propose that 40% of additional homes approved under the new planning application will also be affordable.</p> <p>For example, if we deliver 2,280 homes across Phases 1 to 7, we would provide 587 affordable homes (357 + 230).</p>
8.	If you are increasing the number of new homes will they be smaller?	The internal layouts of the blocks have not yet been designed. However, we aim to meet the nationally described space standard, which sets out detailed guidance on the minimum size of new homes.
9.	I've seen a video showing flats with baths (highpathlive.com). Are there apartments with showers as well?	Clarion's design requirements include an over-bath shower in all homes.
10.	Will the homes be designed with outdoor space?	All homes will be designed to include private amenity space (e.g. balcony) and most will have access to a communal courtyard.
11.	It would be good to find out more about the wall construction between apartments. Will there be soundproofing?	The design will be in accordance with the latest building regulations, which covers sound proofing between homes and the external environment.

	<p>Is there any soundproofing or has work been done to ensure noise reduction between apartments?</p>	<p>Also, where possible, the apartment layouts will stack above each other, which would result in living rooms above living rooms, bedrooms above bedrooms etc. This would mean that areas of the home that are typically noisier than other areas would be within the same vicinity of each home.</p>
<p>12.</p>	<p>Why are you changing the heights of the buildings?</p>	<p>The High Path project has a number of viability challenges, due to changes in planning policy, energy and sustainability targets, and the economics of the Merton Estate Regeneration Programme.</p> <p>Clarion has therefore worked closely with Merton Council to identify opportunities to improve the viability position. Increasing the overall number of homes on the estate is part of the proposed solution. This will require a new planning application to be submitted.</p> <p>By exploring a different approach to building heights, we are able to accommodate additional homes. Of the additional homes, 40% are proposed to be affordable.</p>
<p>13.</p>	<p>How much higher are the buildings?</p> <p>How is the increase in number of homes being achieved - how many by increase in heights, etc.?</p>	<p>Currently we have permission to build up to 10 storeys. It is proposed in our new design that part of the scheme is lower than the current planning permission, parts of our scheme are the same height as the current planning permission and part of the scheme is higher. We are currently proposing up to 13 storeys in the highest parts of the scheme.</p> <p>The increase in number of homes has been continually tested against a number of key principles: prevent overshadowing of communal amenity spaces, prevent loss of daylight to windows for habitable rooms, provision of dual aspect homes and sensitive response to existing properties.</p>

14.	Are the heights of buildings being tested for wind effect?	Yes. Positive preliminary assessments have been undertaken for the proposed masterplan.
15.	The heights seem to have increased, will there be overshadowing?	The increase in number of homes has been continually tested against a number of key principles: prevent overshadowing of communal amenity spaces, prevent loss of daylight to windows for habitable rooms, provision of dual aspect homes and sensitive response to existing properties.
16.	Originally, it was stated that buildings on Merton High Street would match the heights of the existing buildings on the opposite side of the road. Will the new heights make the buildings taller than the properties on the other side of the road?	We propose that the buildings along Merton High Street will be higher than the existing buildings on the opposite side of the road. However, we have tested the daylight-sunlight on the existing buildings, and any impact is within BRE guidance. Also, since the development is significantly set back from the road, and there are existing mature trees along the High Street within significant spread, the proposed increase in height would not impact the streetscape.
17.	The setbacks on Morden Road - will the buildings be the same total height as in the previous outline plan or higher?	Some of the building along Morden Road will be one or two storeys higher, but their visibility from the ground level by pedestrians will be reduced by a significant setback of the top storey.
18.	How do setbacks reduce overshadowing? Surely their height will increase the length of the shadow of the building?	Some of the upper floors have been 'set back' from the main building edge in order to reduce the perception of the building height at ground level. This also has the advantage of reducing the buildings shadow on adjacent windows and ground floor amenity spaces (e.g. courtyards, parks and streets).
19.	The 11-13 storey buildings on Morden Road and backing onto the mews behind will overshadow and dominate the lower buildings in the mews.	The maximum height and massing of the buildings have been tested against the Building Research Establishment (BRE) guidance, to ensure that sufficient light is received to both windows and amenity spaces.
20.	How many homes were not dual aspect in the previous outline plan compared with the new outline plan?	A fair comparison cannot be made as 'dual aspect' homes were not a requirement of Local Plan/ policies of London

		Borough of Merton or the GLA London Plan when the previous masterplan and Outline Planning Application was approved in 2018. Dual aspect has recently become a requirement from the GLA London Plan 2021. The revised masterplan is proposing approximately two-thirds of all new homes to be dual aspect.
21.	With the importance of working from home and home study, will the communal space in the properties have a separate kitchen and living room?	The internal layouts of the blocks have not yet been designed. Currently the assumption is that apartments will be designed as open plan. However, there is design flexibility to provide an alternative layout, which could provide a separate kitchen/living room. This will be explored during the reserved matters stage of design.
22.	The internal design shows kitchens do not have separate access or independent of living spaces. This is unacceptable because it has been shown to be important with Covid-19 – spaces are needed for uninterrupted study and work from home.	The internal layouts of the blocks have not yet been designed. Currently the assumption is that apartments will be designed as open plan. However, there is design flexibility to provide an alternative layout, which could provide a separate kitchen/living room. This will be explored during the reserved matters stage of design.
23.	Materials will be extremely important. St John's Mews was previously portrayed in black/grey palettes. Can you confirm that this is not the case anymore? The weather is grey enough.	All materials and detailing will be chosen for being long lasting, minimal maintenance and responsive to their context. The colour palette will be influenced from the local heritage and surrounding neighbourhood. The details of specific materials will be developed during the reserved matters stage.
24.	What is meant by 'uniting High Path with the surroundings' and how will this be achieved?	Firstly, Reconnecting the existing neighbourhoods within High Path that have been separated by the poor street layout. Secondly, linking to the local and wider neighbourhood. Creating traditional streets and increasing the permeability linking through pedestrian friendly routes North to South and East to West.
25.	How will you improve the street character of the area?	The different character areas are based on the aspiration to create a distinct place with various character zones.

26.	How will you celebrate the unique character of the area?	<p>The design aims to build upon the inherent characteristics of the site and its surroundings. References can be made to the local architecture and historic routes to help create a strong sense of identity.</p> <p>It is proposed to reinstate the East to West route through the site (Nelson Grove Road), while still responding to the North to South links created by the original Victorian street grid (North to Merton High Street).</p> <p>The design proposes to enhance existing vistas to historic existing buildings like St. John The Divine Church. We will look at how we commemorate the historical significance of the place, such as where Lord Nelson built his house.</p>
27.	How will these plans take account of other significant planning applications in the area such as the Station Road and Eddie Katz sites?	<p>The proposed development at High Path takes account of the cumulative impacts of other significant planning applications in the area within the assessment reports that will be submitted with the planning application. These include, but are not necessarily limited to, the Transport Assessment, the Health Impact Assessment, Primary Care Needs Assessment, Daylight and Sunlight Assessment, and Energy Strategy. In this way Clarion and its design team will seek to ensure that the impacts of the High Path development offer suitable mitigation where necessary with reference to neighbouring development projects.</p>
28.	How far back will the blocks be set back from Merton High Street? And what will happen to the existing mature trees along Merton High Street?	<p>The buildings along Merton High Street are set back from the road edge by circa 14-16m.</p> <p>The original planning permission included a condition to retain and protect the existing Sycamore and London Plane trees located in the open landscaped areas adjacent to Merton</p>

		High Street. It is reasonable to expect that a similar planning condition, to protect these trees on Merton High Street, will be applied to a new permission.
29.	Bike storage takes up space, is this embedded in the current plans? In our current climate, open-space is a very outdated approach to cycle storage.	Bicycle storage spaces are embedded in the current plan. Dedicated, secure enclosed communal cycle storage spaces (standard, 'Sheffield stands', adaptable and cargo types) are provided within each apartment building for residents.
30.	Will the change of office space to residential be in the same building?	The block previously identified to be an office block is now proposed to be residential with some non-residential floor space on the lower levels.
31.	What other amenities/facilities are proposed?	<p>As well as new homes, the proposals include new mixed use commercial and community uses. The specific uses are not yet defined, but could include a new convenience store, food and beverage outlets, and co-working spaces.</p> <p>We also propose to deliver a new neighbourhood park that will be open to the whole community, and re-provide the existing community centre, church hall and ball court/s.</p>
32.	How can you say the designs have been informed by the existing neighbourhood which is mostly Victorian and Edwardian housing?	The detailed design for the elevations will be developed during the Reserved Matters Application (which is subsequent to the current Outline Application). These details will be informed by the existing local, historical and heritage context.
33.	There seems to be a focus on historic/ materiality of St John's Mews but that needs to be applied to ALL of the site. The site itself is a historic one and so far, what we see is bland, sterile. No detail has been provided to get a sense of how it will knit seamlessly with Merton High Street's historic flavour for example. Shop fronts which are extensive in the plans need to have character and flavour of tradition.	The details for each phase of the estate will be developed during the reserved matters stage, in accordance with a site-wide design code. It is intended that all buildings and homes will be designed to the same level of detail, quality and ease of maintenance. It is currently proposed that all buildings will be predominantly brick. Each building will consider local historical or heritage influences and existing context as appropriate in their design. The aspiration is that artwork will be incorporated into aspects of the development in collaboration with local artists.

34.	Many precedent examples have been shown, when will we see what the buildings will look like? How can we be sure they are distinctive to the site?	<p>The Outline application will only seek approval for the use, height and massing of the buildings. The precedent examples were shown to provide an illustration of what has been done on other similar development.</p> <p>A subsequent Reserved Matters application (RMA) is necessary before anything can be built. The RMA will provide detail of various aspects including elevations, layout of homes, materials, landscape/planting, etc.</p>
35.	The mews houses look to be an interesting typology and one which would be attractive to families with children but there are very few. Has any consideration been given to the inclusion of more houses to meet these needs?	As well as a limited number of Mews Houses, a number of two storey stacked maisonettes and duplexes have been included within the types of homes forming the masterplan to meet the needs of families.
36.	Will you apply the same focus/materiality to ALL the site and not just St Johns Mews especially as High Path in its entirety is a historic site?	The details for each phase of the estate will be developed during the reserved matters stage, in accordance with a site-wide design code. It is intended that all buildings and homes will be designed to the same level of detail, quality and ease of maintenance. It is currently proposed that all buildings will be predominantly brick. Each building will consider local historical or heritage influences and existing context as appropriate in their design. The aspiration is that artwork will be incorporated into aspects of the development in collaboration with local artists.
37.	Are maisonettes really worth the space they occupy? The internal stairwells can be wasteful of floor space.	It is important to provide a variety of different types of homes to reflect different housing needs. All homes will be designed with efficiency in mind, and we are targeting all homes to meet the London Plan 2021 (and Nationally Described) space standards.
38.	Can you confirm internal residential ceiling height is 2400mm or 2500mm?	A homes are being designed to have a minimum floor-to-ceiling height in habitable rooms of 2.5m between finished floor levels and finished ceiling level. This may be reduced in hallways if required for services.

39.	Can Paul Quinn's statement that internal cycle storage space is not included in habitable space calculations be confirmed?	A space has been allowed within each building to provide dedicated internal communal secured/covered bicycle parking (targeting the ratio per home as set out in the London Plan). Being a communal bicycle parking area, this is not included within the habitable space calculations.
40.	Could you confirm in metres what the heights are likely to be? In metres not storeys - 11-13 storeys.	For the Phase 4-7, the buildings heights are proposed as follows: <ul style="list-style-type: none"> • Merton High Street are proposed to be between approximately 24.5 to 29.5 m. • Morden Road are proposed to be between approximately 34.0 to 38.0 m. • High Path are proposed to be between approximately 9.5 to 44.0 m. • Abbey Road are proposed to be between approximately 12.5 to 14.5 m.
41.	How does the height of new buildings compare to the existing buildings to be replaced?	The tallest existing tower blocks are 12 storeys. The proposed tallest buildings are 13 storeys – the remaining homes vary in height relative to their context, as is the existing condition.
42.	How can the impact of height be assessed without details of design? Will there be a design code?	The impact of height is assessed in relation to the maximum height being proposed for all the buildings within the Outline Planning application. There will be a supporting Design Code (for guidance on design) and a Design and Access Statement (to illustrate how the masterplan could be achieved).
43.	The new existing block on High Path at lower levels appears to have no direct and little indirect sunlight. What is PRP's response to this?	All buildings have been designed to ensure that they have sufficient internal levels of sunlight in accordance with Building Research Establishment (BRE) guidance.
44.	Severe reflected sunlight occurs from boiler chimneys. Can these be externally finished with a non-mirror finish material?	The energy strategy is currently being developed, however it is proposed that air source heat pumps powered by electricity, will be used to provide heat and hot water to the homes. On the basis, there will be no boiler chimneys.
45.	From the new Outline Planning Application I read that there will be a reduction of non-residential space from	Non-residential space in the context of the proposed new planning application for phases 4-7 includes retail, food and

	9900 m ² to 7500 m ² . How to Clarion Housing justify making a greater number of people live in less space i.e. a more crowded environment, which will make it less appealing for all?	beverage, commercial and/or community space. The outline planning approval permitted up to 9,900sqm of non-residential floor space. This included up to 4,100sqm of Class B1 (Office) floor space. We are looking to create a quality place for all, and therefore need to balance the provision of new residential homes, non-residential space, entrances, plant rooms, bulky waste stores, car parking, cycle storage etc. We are proposing that the new Phases 4 to 7 planning permission includes flexibility to enable the provision of additional non-residential use area during detailed design where feasible and viable.
46.	Has the outline plan changed at all as a result of the Covid-19 pandemic e.g. outdoor space, width of pathways etc.?	<p>The new design responds to updated planning policy and other statutory requirements.</p> <p>While the long-term adjustments to living with the impact of Covid-19 are uncertain, the design provides quality of outdoor spaces. We can consider identifying areas for home working spaces during the reserved matters stage of design.</p>
PARKING / TRANSPORT / ACCESS		
47.	What parking provision will be provided?	<p>It is proposed to provide car and cycle parking in accordance with current Greater London Authority (GLA) London Plan planning policy requirements.</p> <p>We propose to provide car parking, with a mixture of on-street and secure podium parking bays. We propose to provide secure bicycle parking for residents within each block, and some parking hoops on-street for visitors.</p>
48.	Can you confirm how many car parking spaces will be provided?	We are currently unable to confirm the exact number of parking spaces that will be provided in the new development, as we are currently at early stages of design development, and will need to seek feedback on any proposals with Merton Council, the Greater London Authority (GLA) and Transport

		for London (TfL). However, we propose to maintain the same number of parking spaces approved under the existing outline planning application, and provide additional parking bays for the additional wheelchair homes. We will update these FAQs once further details are confirmed.
49.	Why don't you provide more car parking spaces?	<p>Planning policy sets maximum standards for car parking, which take into account local transport links. The High Path estate has 'very good' levels of public transport accessibility across the site, with parts of the site defined by TfL as having an 'excellent' level of public transport accessibility (given its proximity to South Wimbledon Underground Station and various bus routes). It would therefore be very difficult and potentially contrary to planning policy, to seek to justify more non-wheelchair parking spaces than originally permitted. We are proposing additional parking spaces for the additional wheelchair homes, subject to agreement with Merton Council and TfL.</p> <p>Our aim is to encourage sustainable travel, and in particular active travel, as part of a sustainable development. We are proposing to make it easier for people to walk, cycle or use public transport, rather than using a car. We will also be providing car club bays.</p>
50.	Who will the car parking spaces be allocated to?	It is not proposed to allocate parking to specific dwellings, unless provided within the curtilage of the dwelling.
51.	Will all the car parking spaces outside the curtilage (the area directly in front of homes) of a dwelling be for use by existing residents only?	It is currently proposed that existing residents would have exclusive access to the on-street standard parking bays (i.e. excluding car club, loading bay, designated disabled parking bays). However, this is subject to implementation of a Controlled Parking Zone (CPZ), which would be subject to consultation with local residents and businesses, and agreement with Merton Council.

52.	What is a Controlled Parking Zone (CPZ)?	<p>A CPZ is an area where on-street parking on the highway is restricted during specified times unless you have a permit. Implementation of a CPZ would be subject to consultation with local residents and businesses, and agreement with Merton Council. A CPZ would only apply to adopted highway (i.e. managed and maintained by the highway authority). Any parking spaces on land owned by Clarion Housing Association, would not be covered by the CPZ. Instead they would be controlled by Parking Control Management (PCM).</p>
53.	In total, how many car parking spaces will be available to existing residents?	<p>At this time, we are unable to confirm the exact number of parking spaces that will be available to existing residents, as we are currently in design development, and we need to discuss and agree the proposals further with Merton Council, the GLA and TfL.</p> <p>Control of the parking spaces on the highway would be subject to implementation of a Controlled Parking Zone (CPZ), which would be subject to consultation with local residents and businesses, and agreement with Merton Council.</p> <p>We will update residents once further details are known.</p>
54.	Will there be a charge for car parking permits for existing residents?	<p>Merton Council does charge for resident parking permits within a CPZ. The amount depends upon a number of factors, including location within the borough, type of vehicle and number of permits. Clarion Housing Association currently does not charge for permit controlled by PCM.</p>
55.	Will new residents be allocated any car parking bays?	<p>Under planning policy (London Plan Policy T6.1 Residential parking), this type of development must provide a minimum of 10% disabled parking bays. We are therefore proposing to provide disabled parking bays within each phase, regardless of tenure.</p>

56.	What about parking for residents of Hubert Close which is managed by Wandle Housing Association?	In line with the approved outline planning permission, Hubert Close remains outside of the planning application boundary. Clarion is therefore not proposing any change to the public highway on-street parking spaces opposite Hubert Close.
57.	What are you proposing to do to support electric vehicles?	In accordance with current policy, 20% of parking spaces will have electric vehicle charging points installed from the outset. The remaining spaces will be designed as 'passive' electric vehicle charging bays, which means they have potential to be converted into points in the future as a greater proportion of cars on the road become electric. Electric vehicle charging point's provision is a requirement of the GLA London Plan 2021. The London Plan 2021 also includes requirements around cycling parking. As such, we are proposing dedicated, secure enclosed communal cycle storage spaces are provided within each apartment building for residents.
58.	Is the only access to the estate going to be from Abbey road and High path road? Currently there is access from Pincott Road also. Abbey Road is already almost at a standstill at rush hour. With a significant increase in residents it is likely to become much worse	In line with existing arrangements and the approved outline planning permission, vehicle access into the estate will be from Merton High Street via Pincott Road (entry only), Abbey Road via Nelson Grove Road (two-way), and High Path (two-way).
59.	What will be done to address concerns about traffic flow; to improve this?	In line with the approved outline planning permission, the roads within the estate are being redesigned to align with current highway design standards to give greater priority to pedestrians and cyclists and reduce vehicle speeds, to improve road safety. As requested by Merton Council, it is also proposed to keep existing width restrictions (such as on Pincott Road) to prevent larger vehicles from driving through the estate.
60.	Are there considerations to make Abbey Road one way or are other solutions being considered, to improve air quality and treat it like the residential road that it is, rather than a rat run?	In line with the approved outline planning permission, Abbey Road remains outside of the planning application boundary and will therefore not be redesigned in the way that estate roads will be redesigned. It will remain a two-way road and

		<p>the existing width restriction, just north of High Path and Station Road, will also be kept to prevent larger vehicles from travelling between Merton High Street and High Path, Station Road and Merantun Way. We are proposing to maintain the same number of parking spaces approved under the existing outline planning application, and only provide additional parking bays for the additional wheelchair homes. It is therefore predicted that there will be an overall reduction in the amount of traffic compared with the existing situation. This conclusion was previously accepted by both Merton Council and TfL in connection with the original planning permission.</p>
61.	<p>How will you manage construction impacts, such as the traffic, noise and dust which will affect residents and the wider community whilst the regeneration is ongoing?</p>	<p>The Transport Assessment (TA) that will be submitted as part of the new outline planning application will contain outline details on construction vehicle routing and will also set out high-level principles to be followed as part of the management of construction traffic on and off-site. It is expected that there will be a planning condition requiring the completion and submission, for approval, of a Construction Logistics Plan / Construction Traffic Management Plan prior to commencement of works on-site. This will be prepared in accordance with prevailing policy requirements and best practice guidance, and with the input of construction and traffic management experts. Measures that are typically put in place and will be explored to manage impacts during construction include: limiting construction vehicles to certain routes; restricting when deliveries may occur on-site (for example, outside of peak hours); restricting on-site working hours; and using traffic marshals to control the movement of vehicles in and out of the site. Measures such as, for example, wheel washing and water suppression can also be used to prevent dirt being taken onto the roads and to damp down any dust from the site.</p>

62.	<p>Initial plans were for (if I recall correctly) 1,200 residents. With two iterations on the planning development application that number has risen to 1,600. Now maybe you wouldn't have got planning permission going straight for more homes. Regardless, I'd like to know please whether any modifications have been made for the additional residents e.g. more bike spaces, more electric car charging sites, more car parking spaces, more shared space?</p>	<p>The total for which Clarion has approval to develop at High Path is up to 1,704 homes. Currently, the proposed masterplan/ revised Outline Application will seek permission for approximately 2,280 new homes. As with every new planning application in London, we are required to comply with a large number of planning policy requirements, a number of which are reflected in your question. As outlined at the recent consultation events for Phases 4-7:</p> <ul style="list-style-type: none"> • bike spaces – each building will have a dedicated internal storage space for secured/covered bicycle storage, and we are targeting the ratio per home as set out in the London Plan 2021. • more electric car charging sites – we are currently designing electric vehicle charging points for 20% of the car parking spaces, with the remaining 80% having underground infrastructure for future provision. • more car parking spaces - we are proposing additional parking spaces for the additional wheelchair homes. • more outdoor space/amenities – additional dedicated play spaces are being proposed for different age groups within either communal courtyards or the new neighbourhood park, and additional amenity spaces in the form of enlarged communal courtyard gardens and additional upper floor roof terraces being provided to some blocks. In addition, private balconies/patios or gardens to each home, being provided in accordance with London Plan 2021
63.	<p>With external pathways for Covid-19 we were promised wider pathways, to the south of Nelson Grove Road in Phase 1, but this does not appear to be the case. Will any public footways be narrowed?</p>	<p>The proposed Phase 4-7 outline planning application will not reduce the width of any existing public footways. Within the Phase 4-7 masterplan, the public footpaths are generally minimum 2 meters wide. Footpaths within the park will be</p>

		sized according to the amount of people that are expected to use them.
64.	Can we have information about the whole estate, will it move to residents parking only or will the free parking along Nelson Grove Road still exist as it is currently now please?	<p>It is currently proposed that existing residents would have exclusive access to the on-street standard parking bays (i.e. excluding car club, loading bay, designated disabled parking bays). However, this is subject to implementation of a Controlled Parking Zone (CPZ). Implementation of a CPZ would be subject to consultation with local residents and businesses, and agreement with Merton Council.</p> <p>A CPZ would only apply to adopted highway (i.e. managed and maintained by the highway authority). Any parking spaces on land owned by Clarion Housing Association, would not be covered by the CPZ. Instead they would be controlled by Parking Control Management (PCM).</p>
65.	Will Nelson Grove Road become a CPZ?	It will be Merton Council who decides if a CPZ is to be introduced. That will only happen after the Council has undertaken extensive consultation with local residents, ward councillors and other interested parties. You can find out more at: https://www.merton.gov.uk/streets-parking-transport/parking/consultations/cpz
PUBLIC REALM		
66.	Where can my children play?	<ul style="list-style-type: none"> • We propose to deliver a new neighbourhood park that will be open to the whole community to use. • For residents, formal play space for under 5 years will be provided within the high quality landscaped communal courtyards (e.g. logs, stepping stones etc.). • Formal play space for older children (5 years+) will be provided within the new park. • Existing ball courts to be reprovided.
67.	Will the central park be the same area?	Yes. The Neighbourhood Park remains in the same location.

68.	Why is the park area designed North to South, implying a narrow stretch of day light, instead of across from Morden Road to Abbey Road that maximises daylight coming from the South?	The Neighbourhood Park is arranged North to South as this provides the greatest opportunity for sunlight. Overshadowing assessment of the neighbourhood Park and other communal courtyards approves the proposed masterplan arrangement of buildings, heights and the location of amenity spaces.
69.	Will the park be secure or open?	The new neighbourhood park will be open to the residents and local community. The design of the park will follow principles of secure by design, including in relation to lighting, to ensure that the space feels safe. Although open, the park has been carefully and strategically designed so that areas of play are crafted in amongst planting with a soft boundary around them.
70.	Will any existing trees be removed?	<p>Our objective is to retain as many as trees as possible, however some trees may need to be removed to accommodate the future development.</p> <p>We are currently developing plans for Phases 4-7, so we are unable to confirm the exact number of trees, however we are targeting an overall net increase in the number of trees across the site.</p>
71.	Will any trees along Merton High Street be removed?	The original planning permission included a condition to retain and protect the existing Sycamore and London Plane trees located in the open landscaped areas adjacent to Merton High Street. It is reasonable to expect that a similar planning condition, to protect these trees on Merton High Street will be applied to a new permission.
72.	What trees will be planted? Small 4-6m tall trees, or large, native trees such as oak, etc.?	In addition to the trees being retained, it is intended that there are a significant number of new trees to be planted. Feature trees: trees in key locations will be selected to have distinctive form, leaf colour so that they are clearly identifiable and create a landmark. Street Trees: Large trees with narrow canopy, long life expectancy selected to provide structure and

		<p>scale. Public Spaces - Parks: Long lived, medium to large scale trees selected for form and colour. Species selection to contrast with street trees and have key park typologies.</p> <p>Communal Gardens and Courtyards: Small to medium scale ornamental. The trees specification will look at increasing the Biodiversity net gain and therefore native trees and their species will be specified.</p>
73.	<p>Can the existing trees that may be 60+ years old be relocated? Clarion staff have already cut down growing horse chestnut trees etc.</p>	<p>Relocating mature trees is not a routine approach. Generally, the older and larger the tree, the more complicated it usually gets and in turn an increased chance of failure. Our objective is to retain as many trees as possible.</p>
74.	<p>Does the phrase ‘...aim to retain mature trees on Merton High Street’ mean that if one goes they all go? The community would wish to see a stronger commitment to this, can this be provided?</p> <p>Will the large London Plane trees between Pincott Road and Abbey Road remain or be removed and replaced?</p>	<p>Our objective is to retain as many as trees as possible, and therefore we would not apply a blanket approach to the proposed removal of trees. As mentioned previously, the original planning permission included a condition to retain and protect the existing Sycamore and London Plane trees located in the open landscaped areas adjacent to Merton High Street. It is reasonable to expect that a similar planning condition, to protect these trees on Merton High Street, will be applied to a new permission.</p>
75.	<p>What management of trees is planned, to avoid shading and heave that could occur for the new places already constructed?</p>	<p>To minimise the potential for tree root heave, the proposed new hard and soft landscaping will be designed to provide adequate uncompacted soil volume to allow space for the tree roots, as well as the incorporation of root management products.</p> <p>We envisage the use of underground cellular tree pits especially in hard landscaped areas to provide the required soil volume for each tree species proposed. This will be coordinated with the structural engineer in relation to their foundation design, in particular existing trees in proximity to the proposed buildings</p>

		As the estate is being designed under a comprehensive masterplan, the location of buildings and trees is being coordinated, in order to avoid excessive overshadowing from trees. Tree species will be selected appropriate to their location. For example street trees will be selected with a more conical or fastigiate form when in proximity to buildings to mitigate excessive overshadowing and reduce long term maintenance.
76.	<p>Can we see a representation of the courtyard gardens in winter instead of summer so we can see how much shade and sunlight there is? It is the courtyard garden shading I want to see.</p> <p>Can illustrations of the courtyard gardens be drawn up and put on the website?</p>	We will look to provide further detail on this for the next consultation event.
77.	What is meant by improvements in public space	There is an opportunity to provide new play facilities for the residents of High Path and the surrounding area, in an easily accessible and better overlooked space, to ensure that these spaces are safe and secure. Consistent with the existing planning permission, we are also proposing a new neighbourhood park.
INFRASTRUCTURE		
78.	Who will maintain the buildings and public spaces?	An estate management strategy for the estate will be developed. It is likely that a managing agent will manage the public spaces. Management of the buildings may depend upon the tenure. However, this will be confirmed in the estate management strategy.
79.	What will happen with waste and recycling?	We are proposing an Underground Refuse System across the High Path estate for general waste, recycling and paper/card. There will also be separate bins for food waste, and bulky waste stores within the buildings.

80.	How are you going to prevent mice and rats coming up / gnawing their way into the underground rubbish storage	<p>The metal containers used in an underground refuse system sit in a pre-cast concrete bunker so we would not expect there to be any issue with vermin making their way into the containers.</p> <p>In addition, it is proposed that food waste is contained in an above ground bin.</p>
81.	New residents will place additional demands on local services, for example, health, education, open/green spaces. How do you address this?	<p>We are creating new and additional public green spaces for the community to benefit from.</p> <p>We will also make financial contributions to the local authority following planning approval via Section 106 and community infrastructure levy payments. The council uses this money to plan for community infrastructure needs arising from communities.</p>
82.	Will CCTV be added in the play areas and open space?	<p>A key aim of Clarion projects is to ensure that the whole community feels comfortable and safe in and around our developments. While it is not currently proposed to install CCTV in the play areas, the aim of the masterplan is to design out crime and anti-social behaviour, through for instance:</p> <ul style="list-style-type: none"> • Good legibility of the routes and spaces through developments • Clear definition of which areas are public and which are private or associated with tenanted dwellings etc. • No hiding places within the landscape • A good level of lighting from dusk till dawn within the constraints imposed by the ecology, affording good facial recognition on main routes • Natural surveillance of publicly-accessible spaces from adjacent buildings

		<ul style="list-style-type: none"> • Management of new and existing planting so as to not obstruct primary footways and with no pinch points created • A clear field of vision should be maintained through sites
SUSTAINABILITY		
83.	What is a sustainable community?	<p>A Sustainable Community can be described as one where:</p> <ul style="list-style-type: none"> • The needs of the community are met and people feel safe, healthy and happy. • The environment is appreciated by the community, protected and any damage is minimised. <p>The economy is vibrant, and local employment opportunities are improved.</p>
84.	What will be the energy rating of the new homes?	Clarion's Sustainable Development Roadmap target is to maintain a minimum Energy Performance (EPC) of Band B.
85.	Will the underfloor heating be economical?	Underfloor heating should be more efficient than standard radiators, as it evenly distributes the heat around the room, and works at a lower temperature. While the internal heating system for each home is not yet confirmed, it is expected that residents will notice a significant reduction in heating bills due to the energy efficiency of their new homes.
86.	What are rain water collection facilities?	Surface Water will be attenuated through the use of various Sustainable Urban Drainage System (SuDS) methods such as swales, green/brown roof, and permeable block paving. The drainage principles will be produced in liaison with the Lead Local Flood Authority and Thames Water.
87.	What flash flood prevention measures are planned?	In accordance with NPPF the proposed development will manage surface water runoff for all storm events up to and including the 1% (1 in100) Annual Probably including an appropriate climate change allowance (extreme rainfall event). In addition, an exceedance flow route plan will be produced to detail to the LLFA how surface water runoff will be directed away from buildings for the large storm events. In

		<p>addition, as part of the proposed development lies within Flood Zone 2 the project team will work with the wider design team to adopt flood resilient measures (e.g. raising FFLs) to mitigate against the flood risk impacts.</p> <p>LLFA = Lead Local Flood Authority FFLs – Finished Floor Levels</p>
88.	<p>Have you calculated how many years will be needed of the "reduced" CO2 emissions per better insulation compared to the embedded CO2 in the current buildings, as well as what will be created in the new buildings? Please will you share this data publicly</p>	<p>As part of the outline planning application, a whole life carbon assessment will be undertaken. This will be available on the Council's planning portal in due course.</p>
89.	<p>What energy will be used to ensure net zero carbon by 2050?</p>	<p>The energy strategy is currently being developed, however it is proposed that air source heat pumps powered by electricity, will be used to provide heat and hot water to the homes.</p>
90.	<p>Please will you share the sustainability report with residents?</p>	<p>An Energy & Sustainability Statement will be prepared as part of the new High Path outline planning application, and will be available on the Council's planning portal in due course.</p>
91.	<p>Recent cop. climate considerations - can CO2 considerations of triple glazing and hydrogen boilers for space heating be introduced?</p>	<p>Clarion has an aspiration that by 2025, we will be delivering all new homes to at least a net zero carbon compatible standard. This means that any home not built to net zero carbon standards will be capable of becoming so in the future. This will not only help the planet, but also those living in our new homes by dramatically cutting their energy bills.</p> <p>We are not aware of any current plans for a hydrogen network in London, and the UK Government are still in an exploration phase with hydrogen with a decision to be made by 2026 as to its place in the energy mix. The details of the energy strategy are currently being developed, however, we are currently exploring a heat pump solution.</p>

		We will be following the London Plan energy hierarchy, which requires the development to reduce energy demand on site as the first principle. We will be look at energy performance holistically, rather than focusing on specific components to such as triple glazing, to provide a good whole life carbon performance and low energy bills for residents.
92.	How will you create a healthier environment?	<ul style="list-style-type: none"> • Pedestrian and cycle routes should be promoted in the proposal to encourage healthy and active lifestyles and sustainable modes of transport. • The provision of safe, stimulating play facilities for children’s welfare, health and future development within walking distance from their homes. • Embodying principles that include use of energy efficient building materials, appropriate design and construction methods and use of low-carbon technologies and renewable energy generation. <p>Air Quality, Noise and Vibration and lighting pollution assessments have been undertaken to ensure and protect the quality the external environment.</p>
REHOUSING		
93.	Can existing residents be rehoused at a quicker pace, and in what phase will this be completed?	The increased number of homes will inevitably extend the construction timeframe. However, under the new proposals, we are proposing to rehouse all remaining existing residents, not being rehoused in Phases 1 or 2, in Phase 4. In effect, we will therefore complete the rehousing of existing residents sooner than originally envisaged.
94.	Can I view a new property now in Phase 1 so I know what to expect when it is time for me to move?	Please contact your Regeneration Manager to request a viewing of a new home in Phase 1.
95.	Are all existing residents guaranteed a new home?	<p>The following existing residents will be eligible for a new home:</p> <ul style="list-style-type: none"> • All existing Clarion Assured Tenants

		<ul style="list-style-type: none"> • Resident homeowners who have owned their homes on or before 27 May 2015 would be eligible for the replacement option • Residents who have owned their homes after 27 May 2015 will be eligible for a new homes under the shared equity option <p>For further information please see our resident offer documents at https://www.myclarionhousing.com/my-community/regeneration-projects/merton-london</p>
96.	To achieve the increase in the number of homes, has there been any change in the home sizes (number of beds/ occupants) from the previous outline plan? This is about the number of occupants and bedrooms not the floor space.	There have been changes to the number of beds/occupants for tenanted properties to reflect the changes to household needs since the original outline planning permission. For instance, some children have grown up and moved out, there have been changes to family sizes, and there has been a need for separate bedrooms for older children.
97.	Can you confirm that new properties will not have any less habitable space than the total internal accessible floor space of the total floor space of individual overall tenure they replace?	Clarion is committed to the Nationally Described Space Standard (NDSS); consequently, no home will be smaller than the home it replaces.
98.	I have one child who is going to be 16 next month will I be offered a 2 bedroom or 3 bedroom property?	Every household with a Clarion tenancy (excluding assured shorthold tenancies) will be assessed in terms of the type of property they need, including the number of bedrooms required, before you are made an offer of a new home. Everyone will be rehoused based on that need, no one will be overcrowded. The way this is worked out is based on Merton Council's allocation policy.

SOCIAL VALUE		
99.	Will there be any job opportunities created?	In Phase 1, the construction works have provided 15 new jobs, 11 apprenticeships, and training and qualification opportunities. We expect future phases to continue to deliver social value to residents and the local community.
CONSTRUCTION PROGRAMME & LOGISTICS		
100.	I am an existing resident. When will my new home be built?	<p>It is proposed that existing residents will be offered a new home in Phases 1, 2 or 4.</p> <ul style="list-style-type: none"> • Phase 1 is currently expected to complete early 2022. • Phase 2 is currently expected to complete in 2026. • Phase 4 is currently expected to complete in 2029.
101.	Will the revised proposals mean that it will take longer to complete the regeneration?	The increased number of homes will inevitably extend the construction timeframe. However, under the new proposals, we are proposing to rehouse all remaining existing residents, not being rehoused in Phases 1 or 2, in Phase 4. In effect, we will therefore complete the rehousing of existing residents sooner than originally envisaged.
102.	When will Phases 4-7 start? How long will this take and when can we choose what kind of apartment we can move in to?	<p>The timescales are currently indicative, as it is subject to necessary planning and other consents. However, based on the current programme, the construction works are proposed to start:</p> <ul style="list-style-type: none"> • Phase 2 - 2024 • Phase 3 - 2024 • Phase 4-7 – 2027 <p>It is proposed that existing residents will be offered a new home in Phases 1, 2 or 4.</p> <ul style="list-style-type: none"> • Phase 1 is currently expected to complete early 2022. • Phase 2 is currently expected to complete in 2026. • Phase 4 is currently expected to complete in 2029.

		When you can discuss the details of your new home will depend upon what phase you have been allocated to move into. Please contact your Regeneration Manager, Donna Brown at Donna.Brown@clarionhg.com for more details.
103.	Roughly what year will the regeneration finish?	Based on the current programme, the last phase will complete by 2036.
104.	Please will you reduce the working week on site to only 5 days a week and not 6 days? Happy to have work finishing at 6pm so the hours are the same but for everyone's sanity, it would be nice that your residents and locals can have their weekends for the next decade.	<p>We appreciate that the construction works will cause disruption to residents, and we will try our best to minimise this as much as possible, and is why we look to work with contractors that have experience of regeneration projects and design construction processes to minimise this disruption.</p> <p>Hours of work during the construction phases of the development is normally a condition of the planning permission. New permissions will also include a condition for each contractor to produce a demolition and construction management plan. This would need to be submitted to the Local Planning Authority for approval, and would usually be required to include information around proposed hours of operation, and measures to control the emission of noise and vibration</p>

ADJACENT SITES		
105.	Are you consulting on Phases 1, 2 or 3?	<ul style="list-style-type: none"> Phase 1 has full planning consent, and is currently under construction, and expected to complete early 2022. Phase 2 has planning approval under the existing outline planning permission and reserved matters approval. Phase 3 also falls under the existing outline planning permission, and we will be consulting on the reserved matters application once the design has been developed. Design development on Phase 3 has started, and it is anticipated that the reserved matters application will be submitted Summer/Autumn 2022.
106.	Why does Phase 3 not require a new outline planning application?	Since we believe that the proposals for Phase 3 largely comply with the existing outline planning permission, we have instead made an application to Merton Council for a minor material amendment to the existing planning application to accommodate the proposed changes.
107.	Are you providing any additional affordable homes within Phase 3?	<p>Clarion is an affordable housing provider and our priority is always to deliver affordable housing for the benefit of people failed by the housing market.</p> <p>The 247 homes consented in Phases 1 and 2 have been designed for existing residents, and it is proposed that Phase 4 will provide affordable homes.</p> <p>Phase 3 is intended to deliver homes for open market sale, to help subsidise the delivery of the affordable homes.</p>
108.	Is there any plan you're aware of to redevelop the other side of Merton High Street e.g. the shops opposite?	We are not aware of any current plans to redevelop the opposite side of Merton High Street. Regeneration sites often act as a catalyst to wider improvement in the local area, and we are optimistic that something similar will take place here.

109.	Are any councillors on tonight aware that 23 High Path, The Trafalgar Public House, is scheduled to be sold at auction on Wednesday 8 December 2021 unless sold prior? What impact could this have on any plans for access via Pincott Road?	We understand that the Trafalgar Pub did not sell at the auction on 8 December 2021. Clarion is in dialogue with the current owner, to ensure that we aware of each other's plans.
110.	What is happening to the Trafalgar Pub site? Clarion had expressed an interest in it. Will Clarion bid for it?	Clarion did not bid for the Trafalgar Pub at the auction on 8 December.
NEXT STEPS		
	Are there plans for any Covid-19 compliant in-person consultation meetings?	The next in-person consultation event is planned in early 2022. The details will be provided by Clarion to all residents and stakeholders in due course.