

London Borough of Sutton
Local Development Framework

Public Consultation: Statement of Compliance

Planning Brief for the Regeneration of
Cheam Village Sheltered Housing Scheme

Proposed Housing for Older People and Vulnerable Adults
Adult Social Services & Housing
Planning and Transportation

SEPTEMBER 2009

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1. Introduction

- 1.1** The Cheam Village Sheltered Housing Scheme Planning Brief provides a planning and design framework to guide the redevelopment of the Cheam Village sheltered housing site. The Planning Brief will supplement policies contained in the Sutton Unitary Development Plan (UDP) and will be a significant material planning consideration in assessing planning applications. The Planning Brief has been produced in accordance with the requirements applying to Supplementary Planning Documents (SPD) in the Sutton Statement of Community Involvement and will be adopted as an SPD by the London Borough of Sutton.
- 1.2** The Cheam Village Sheltered Housing Scheme Planning Brief arises from the Council's decision to regenerate the Cheam Village Sheltered Scheme site in Cheam Village. The draft Planning Brief assesses the key issues affecting the Cheam Village sheltered housing site and the opportunities for and constraints on future development. The Planning Brief will be adopted as supplementary planning guidance to the adopted Sutton UDP and will assist the Council in determining future planning applications for the site.
- 1.3** The Council recognises the importance of working in partnership with the local community in planning for the future development of the Borough. Sutton's Statement of Community Involvement (SCI), which was adopted in July 2006, sets out the Council's standards in relation to involving the community in the preparation of all local development documents. The purpose of the SCI is to ensure that all sections of the community and other interested parties have a reasonable opportunity to get involved from the earliest stages of policy preparation.
- 1.4** This Statement has been prepared by Consultants, Child Graddon Lewis Ltd, on behalf of the Council and sets out details of consultation undertaken in the preparation of the Cheam Village Sheltered Housing Scheme Planning Brief.
- 1.5** The Cheam Village Sheltered Housing Scheme Planning Brief (Supplementary Planning Document) assesses the key issues affecting the Cheam Village Sheltered Housing Site and the opportunities for and constraints on future development. The planning brief is accompanied by a Sustainability Appraisal and a conservation area assessment, both of which formed part of the formal consultation process.
- 1.6** The Council recognises the importance of working in partnership with the local community in planning for the future development of the Borough.

- 1.7** This statement has been prepared in accordance with Regulation 18(4)(b) of The Town and Country Planning (Local Development)(England) Regulations 2004 by Consultants, Child Graddon Lewis Ltd, on behalf of the Council. It provides a summary of the consultation process and the key points/ comments received during the public consultation on the draft Cheam Village Sheltered Housing Scheme Planning Brief and how the final planning brief has been informed by feedback received.
- 1.8** The Cheam Village Sheltered Housing Scheme Planning Brief builds on feedback received from early consultation carried out with the Sheltered Housing Scheme residents and local residents in October 2008 during the preparation stage of the planning brief.
- 1.9** The final Cheam Village Sheltered Housing Scheme Planning Brief, which includes alterations based on comments received during consultation, provides detailed planning guidance on the future development and delivery of the Cheam Village Sheltered Housing Scheme.

2. Consultation Process

- 2.1 Public consultation on the draft Cheam Village Sheltered Housing Scheme Planning Brief commenced 22nd April and was completed on 2nd June 2009.
- 2.2 The consultation arrangements included:
- Distributing to 3000 leaflets summarising the content of the draft planning brief, consultation arrangements and questionnaire response form (Appendix A);
 - Copies of the draft planning brief document, Conservation Area Assessment and Sustainability Appraisal sent to the sheltered housing scheme in Cheam for residents to view, and sending copies to individuals on request;
 - Consultation letters/ emails to consultees on the Cheam database, those who participated in prior consultations, Local newspaper, local businesses, relevant statutory bodies and any other person or groups who asked to be consulted;
 - Making the draft planning brief document available for inspection at nearby Cheam Library, Sutton Central Library and the Council's offices at Sutton Civic and at Denmark Road, Carshalton together with leaflets/ Questionnaire;
 - Advertising the document through posters on local area and Council notice boards (Appendix A);
 - Press release in the local newspaper;
 - Placing details of the draft planning brief on the Council website and providing for representations and questionnaire responses to be returned electronically;
 - Publicising an enquiry hotline which encouraged interested parties to clarify any points prior to submitting their views;
 - Holding a public exhibition at Cheam Library between 22nd April and 2nd June 2009, with Council officers on hand at set times to provide advice on the document;
 - Organising coffee mornings at the sheltered housing site where housing officers were available to attend if requested (Elizabeth House Communal lounge);
 - Providing copies of the Exhibition material for residents in the communal lounge at the sheltered housing scheme;
 - Prior to the public consultation, residents, local residents near the site and ward councillors were consulted during a series of meetings at Elizabeth House and at Cheam Library to provide the opportunity for input into the documents during the preparation stages of the planning brief (Appendix C);
 - Organising a visit to an Extra Care Development in Brighton for 16 residents of the sheltered housing scheme and their carers;
 - Organising individual meetings with residents and housing officers;
 - Providing copies of publicity documentation to the South Cheam & Belmont Local Committee, and the Worcestor Park & North Cheam Local Committee for their information.

Public Exhibition

- 2.3** A public exhibition was held for the whole of the consultation period between 22nd April and 2nd June 2009, at Cheam Library. The exhibition comprised a number of display boards providing more detail on draft proposals in the draft planning brief together with copies of the leaflet questionnaires. The display was available for viewing during library opening hours each day through the exhibition period. Council officers were also available on hand by appointment at set times to provide advice. The exhibition was largely attended by local residents and businesses.
- 2.4** Comments and concerns raised followed similar themes to that of the wider consultation, with loss of green space and trees, building heights, roads and parking themes extensively discussed. Visitors to the exhibition were encouraged to fill in the questionnaire and register their comments on the space provided in the leaflet. Comments registered during the exhibition are set out in more detail in the report and are included in the schedule of responses attached (Appendix G) .

Consultation with Sheltered Housing Residents and Local Residents

- 2.5** In order to incorporate the views of the people most affected by the proposed development informal meetings were held during the early preparation stages of the planning brief as follows:
- 14th October 2008 at Elizabeth House in two sessions (morning and afternoon). Residents of the sheltered scheme, immediate family of the residents, ward Councillors and local police attended;
 - 15th of October 2008 at Cheam Library. Residents in the immediate locality to the sheltered scheme site, ward councillors attended.

Key issues raised at these meetings were incorporated into the development framework and principles section of the planning brief. A summary of comments raised is provided in Appendix E.

- 2.6** In preparation for the public consultation stage residents of the sheltered housing scheme were advised by letter that an exhibition would be mounted in Cheam library and would be replicated in their communal lounge and that copies of all the associated documentation would also be available to them for viewing in large and standard print.
- 2.7** The residents of the sheltered housing scheme have a weekly coffee morning which can be attended by 6 to 20 residents depending on personal circumstances and commitments. The housing project officer for the development has attended the to answer any questions that residents may have about the scheme and associated correspondence they receive. As part of the dialogue at the coffee mornings residents were asked if they would like an officer from planning or the

consultants to meet with them give more information about the town planning brief consultation. Residents advised that this was not necessary because they had all the information that they required. In response to a request from one resident the Renewal and Commissioning Manager undertook a home visit on the 24th April 2009 to explain the processes involved with the planning consultation.

2.8 The draft planning brief was the subject of discussion amongst the residents of the scheme at coffee mornings and on other occasions during the consultation period. A folder was made up and kept by the residents recording their comments and observations. The contents of the folder was copied and included as part of the formal consultation and details of the comments are included in the schedule of comments in this report. Residents have also independently made contact with planning department.

2.9 During the public consultation period in April / June 2009 for the planning brief meetings with residents were held as follows:

- Group meetings with residents of the scheme: am and pm 15th July, am and pm 16th,
- 17h July: 1 Pond Hill Gardens, 33 Mickleham Gardens, 1, 2 and 3 Cheam Park Way
- 18th July 16 Mickleham Gardens
- 21st July group meetings with residents of the scheme am and pm 22nd July as above and evening meeting with Scouts and Guide leaders
- 24 July Group meetings as above am only and 13 Mickleham Gardens

Associated letters, newsletters and press releases are also attached for information (Appendix D).

3 Public Consultation Response

- 3.1** A wide range of stakeholders provided responses to the consultation. Some are individual views, whilst some represent much larger organisations such as residents and local environmental groups. Responses were also received from government bodies and utilities companies.
- 3.2** Methods of response varied. Some filled in all or part of a questionnaire, others wrote letters or e-mails. Others discussed matters directly with Council officers over the phone, at the public exhibition and/ or the informal meetings with residents at the sheltered housing scheme.
- 3.3** In total, there were 115 respondents. 12 respondents provided a written response by letter/email, 102 filled in the questionnaire, of which 89 provided additional comments, and there were two comments provided via telephone contact with council officers.
- 3.4** Respondents comprised Statutory bodies (Natural England and Surrey County Council) and infrastructure providers (including Thames Water Utilities, National Grid); local interest groups (including the Ramblers Association, London Cycling Campaign); and local residents and businesses.
- 3.5** Further respondents registered comments from general discussions with Council officers at the public exhibition, individual meetings at the sheltered housing scheme and some further comments registered over the phone to Council officers.
- 3.6** Letters from the Environment Agency, Natural England and Thames Water are included in the appendices to this report.
- 3.7** The following provides a summary of the key points, issues, comments and suggestions raised during the public consultation process.

Key/ common themes raised by respondents included:

- Providing sufficient green/ open space including preserving the existing trees,
- building heights and housing density,
- the proposed development and facilities to meet the needs of residents,
- housing tenure and sale of properties,

- preserving the character and setting of the listed buildings, in particular Park Lane,
- Impact on the local area during construction,
- Security of residents in the new development,
- Provision of adequate parking.

Appendix A provides a schedule of alterations to the draft planning brief in response to the key issues raised.

4 Questionnaire Response

- 4.1 The consultation process provided for representations via a questionnaire in the back of the summary leaflet. Respondents were able to forward the completed questionnaire postage paid or online. A total of 102 questionnaire responses were received, 100 returned via post and 1 online, and 1 by email.
- 4.2 8 responses were received after the completion date of the public consultation, and these representations have been included in this report.
- 4.3 The consultation leaflet provided a summary of the draft planning brief and an opportunity to make comments in the form of a questionnaire and reply paid coupon. The purpose of the consultation was to receive feedback on the overall vision and development principles outlined in the draft planning brief.
- 4.4 The consultation was structured around 4 key questions. The questions offered an opportunity to support or oppose key elements of the draft planning brief through the support/oppose/neutral/undecided boxes provided.
- 4.5 Of the 102 respondents to the questionnaire the overwhelming majority (90%) were in favour of a development which would be in keeping with the historic village character of Cheam. This represents significant support for the new development to be a 'village' character in terms of scale, architecture and use of materials so that the new development is in keeping with the character of Cheam Village.
- 4.6 60% were in favour of a low/medium height development with building heights between 2-3 storeys. Several of the respondents qualified their response by stating that the development should be no more than 2 storeys.
- 4.7 Support for widening of Mickleham Gardens was divided with most being in favour (39%) while the remainder of respondents were equally neutral or opposed to this proposal.
- 4.8 The majority (62%) were in favour of preserving the existing access routes via Mickleham Gardens and Pond Hill Gardens.
- 4.9 Respondents were also invited to suggest other facilities that may be required and provide any further comments and spaces were provided for this purpose.

Summary of Questionnaire Responses

		Support		Neutral		Oppose		Undecided		Unanswered	
	Issue										
	To what extent to you agree with the following?										
1.	A redevelopment using built forms, styles and materials which are in keeping with Cheam's building and landscape heritage?	90	88%	4	4%	4	4%	3	3%	1	1%
2.	Providing a residential development with a low/medium density with building heights of 2-3 storeys?	62 ^a	60%	12 ^b	12%	16	15%	10 ^c	10%	2	2%
3.	Improving the access to the site by widening Mickleham Gardens?	40	39%	20	20%	26	25%	14	14%	2	2%
4.	Preserving the existing access routes via Pond Hill Gardens and Mickleham Gardens?	63	62%	21	20%	7	7%	9	9%	2	2%
Total Number of Respondents		102									

*a 10 qualified maximum 2 storey,
4 stated maximum 3 storey in part of the development*

b 1 qualified maximum 2 storey

c 2 qualified maximum 2 storey

The majority of respondents provided additional and more specific comments which are covered along with comments received in writing, email and by telephone later in this report.

4.10 Other Facilities

Respondents were also requested to identify what other uses or facilities they think should be required as part of the redevelopment of the site. The number of mentions of each type of facility are identified (see Appendix B (ii)).

The majority of responses related to the following issues:

- Adequate parking provision for residents, staff and visitors and introducing the control of parking spaces;
- Providing sufficient garden/ amenity spaces (a mixture of communal, private and balconies) and provisions for residents to garden (taps, raised beds)
- Preserving the existing trees;
- A pedestrian controlled crossing over the A203 (Malden Road) to provide better and safer access;
- Adequate attention to accessibility issues both within the buildings and outside. Many responded with suggestions such as light switches being located at waist height, window cills that are low enough to allow wheelchair users to have views out, more accessible storage spaces, communal electric scooters, kerbs ramped to make it easier for wheelchairs on footpaths;
- A communal hall for the residents;
- other facilities mentioned included a community centre that was available to the residents and others to use, GP Surgery/health centre, communal scooter parking and storage areas, a post box.

5 Comments on Key Issues raised

The following sections provide a commentary on key themes raised during the consultation process:

5.1 Building Heights and Density

Building heights were the major cause of concern for the majority of respondents, so too the potential intensity of development. Many respondents were concerned in particular with the scale and height of 2 – 3 storeys stated in the development guidelines within the draft planning brief. Most of the respondents preferred building heights more in keeping with the 2 storey building heights currently existing on the site and in keeping with the immediate area. Many of the respondents felt that building heights in excess of 2 storeys would have a negative effect on the character of Park Lane in particular.

Other respondents from adjacent properties were concerned that raised building heights would create overlooking and privacy issues.

Comment

Site analysis illustrated within the draft planning brief shows that the immediate area surrounding the site is typified by buildings which are between 2 – 2.5 stories.

This is qualified by the Conservation Area assessment carried out as part of the draft planning brief which recommends that new buildings should be between 2-3 storeys, and the tallest buildings should be located to preserve or enhance key views and the setting of the listed buildings nearby.

However, in policy terms the London Plan seeks to ensure that development proposals achieve the maximum intensity of use compatible with local context, the design principles in Policy 4B.1 and with public transport accessibility. London Plan Policies 4B.1 and 4B.8 seek to ensure that developments respect local context, history, built heritage, character and communities to preserve and enhance characteristics of local distinctiveness.

This is reflected in Sutton's UDP Policy G/HSG1, which seeks to safeguard the character and appearance of existing residential areas, whilst seeking to make the best and most efficient use of land.

A Tall Buildings Study undertaken by consultants, Gillespies, identifies the site as within an area of general exclusion for new development that is significantly taller than the surrounding buildings, due to its inclusion in and close proximity to Cheam Village Conservation Area and several listed buildings.

The appropriateness of higher densities and heights of buildings will be further reviewed as part of future planning applications for the site. The

Council will take into account all comments/ concerns raised when considering future development options. The local community will be given opportunity to comment further on development plans when prepared.

5.2 Conservation and Listed Buildings.

Preserving the character of Cheam Village and in particular Park Lane was an important issue to many, and ties in with comments regarding the proposed design of buildings, heights and use of materials. There were comments regarding preservation of views and use of weatherboarding to match the listed buildings on Park Lane.

Comment

Since the site is partly within Cheam Village Conservation Area and close to several listed buildings guidance provided in the planning brief requires redevelopment proposals to be designed to comply with the overall requirement for development in CAs, which is to preserve or enhance the CA in which the proposals are located. It is evident that the development on the sheltered housing site will most affect the group of listed buildings at the junction with The Broadway and Park Lane. In accordance with the CAA and guidance in PPG15 special regard should be had for the scale, height, form and massing of proposals, while paying respect to key views, the traditional pattern of frontages (e.g. vertical or horizontal emphasis and detailed design of scale and spacing of openings), and the nature and quality of materials.

5.3 Proposed Facilities and Accessible Design.

There were many comments suggesting facilities that residents would like to include as part of any new development; the most important being a communal hall, and adequate provisions in place to ensure security for residents for example providing better lit footpaths.

Other suggestions included a centrally located launderette, more storage in dwellings and provisions for outside clothes lines. There were also comments regarding adequate waste and recycling facilities.

There were several comments regarding the need to provide more accessible environments both within dwellings and elsewhere, so that dwellings, and outside areas were designed to be wheelchair accessible, window cills to be low enough for wheelchair users to have views out, fittings such as door handles, light switches, and ovens were appropriate for older and disabled residents.

Both this issue and the one above (proposed facilities) have a common theme regarding the new development which should be designed to meet the needs of residents and details of the design are important issues for residents.

Comment:

The council is committed to consulting with and involving the residents

of the Cheam Village sheltered scheme and associated properties in the development process and the future plans and design of the new development. The Council is also fully committed to ensuring disabled access and facilities are fully considered as part of any future plans.

The council will be arranging events with the residents of the sheltered scheme and other stakeholders as part of the consultation process in relation to design features, facilities and amenities that would be desirable to include in the new development. In preparation for this process the Council are arranging visits to other housing schemes for the residents of the existing sheltered housing scheme so that they can get an idea of what is available elsewhere and to confirm their likes and dislikes.

On the 28th May 2009 twelve of the more mobile residents (and a relation) accompanied three officers to two recently built developments in Brighton which have won awards. A folder with photographs of the schemes and comments from officers has been provided in the communal lounge of Elizabeth House with an invite from residents to make comments. Arrangements are also being made for more local visits to other schemes.

5.4 Landscape, Green Spaces and Trees

Many of the responses related to green/ open spaces and local biodiversity. There was a strong response reflecting the importance of green space and preservation of existing mature trees to the character of the area and the wellbeing of residents.

Comments were in favour of provisions for a series of communal green spaces with seating, some private garden spaces for ground floor dwellings and balconies.

There were also comments regarding adequate provisions for residents to be actively involved in gardening (tools, storage, composting facilities). Those residents who are less mobile have stated that the views of gardens and trees from within their homes are a great source of pleasure.

Comment

The presence of trees and green spaces make a strong positive contribution to the townscape, the setting of the CA and to the sheltered housing site. The integration of both hard and soft landscaping into the overall development would be considered an integral part of any proposals.

Trees within CAs are given special protection by the Town and Country Planning Act 1990 and the Council has additional powers to protect significant trees in all areas in accordance with UDP Policy OE30. The draft planning brief states that existing trees should be retained as far

as possible and incorporated into the public realm and gardens.

The CAA identified that the existing trees, which contribute to the character of the CA are primarily those surrounding Elizabeth House and developers will be required to integrate these into the overall proposals. It should be noted that a comprehensive tree survey for the whole site should be carried out as a part of proposals at planning stage.

The current sheltered housing site benefits from a variety of garden spaces, both communal and private, with views to the trees in Cheam Park. The combination of a variety of green spaces, trees and views of greenery beyond the site significantly contribute to the feeling of tranquillity that permeates the whole site. Landscaping strengthens the identity of the site and is an important contextual link with the surrounding area.

Green spaces are also an important element in the lives of the residents and contribute strongly to a sense of well being and to the sense of community. The site's existing trees provide the opportunity to create a mature, comprehensive, high quality landscape from the outset.

5.5 Transport and Access.

Traffic congestion along Malden Road was highlighted as a key issue with 'standstill' occurring during peak times. Residents were concerned that the significant increase in population to the area could further exacerbate this. Many questioned the impacts a development of this size would have on Malden Road. There were many comments regarding the need to provide adequate parking for residents, staff and visitors with restrictions so that non residents were prevented from parking in particular on disabled parking bays. Many suggested the need for a pedestrian controlled crossing.

Many agreed that there should be no vehicle access from the sheltered housing site to Park Lane and that retaining the lockable residents only gate would be important for residents.

Comments were divided regarding the widening of Mickleham Gardens. There were concerns raised over the impact on the Guides Hall/ British Legion and suggestions that if the road was widened that parking was provided only on one side.

Comments from the Ramblers Association suggested improving connections to the Public Right of way route network.

Comments from a member of the London Cycling Campaign (Sutton) requested further information regarding facilities for cyclists as part of the proposals.

Comment

Careful planning will be required to ensure that any road safety issues are satisfactorily addressed and overcome as part of Transport Assessments at planning stage.

Car parking will need to be provided in line with Appendix 7 of the UDP, although this provision may be assessed against the provision of homes for older and vulnerable adults.

Opportunistic parking has been highlighted as a growing problem by existing residents. Introducing appropriate parking restrictions as part of the development to overcome this problem would help to ensure that parking spaces are available to be used by residents, helping to strengthen a sense of security.

Guidance in the draft planning brief supports maintaining the existing pedestrian access via Park Lane as a key development principle. Maintaining the pedestrian link with Park Lane retains the strong connection that the existing residents have with the wider community and village.

Good pedestrian links supports the independence of residents and it encourages access to the facilities within the village and Cheam Park without the use of a car, thereby helping to create a more sustainable development.

5.6 Housing Tenure

There were several comments supporting a development that is solely affordable accommodation for older people and opposition to any properties for sale. There were also a few concerns raised over the inclusion of 'vulnerable' adults.

Comment

The council has authorised the inclusion of the non sheltered accommodation at 1, 2 and Cheam Park Way and 1 Pond Hill Gardens in the development scheme. These properties are being dealt with as a separate phase because they do not fall within the boundaries of the existing sheltered housing scheme and are occupied by a different client group.

5.7 Guide Hall, Scout Hut and British Legion Building

There were concerns over the potential inclusion of these buildings within the development and the loss of these facilities for the local community. A few respondents supported the replacement of the Scout Hall building with a better quality building.

Comment

The Guide Hall, Scout Hall and British Legion are not within the proposed planning brief site and are therefore not part of proposed development proposals. However, as part of significant development on

the site the organisations could be consulted for inclusion within overall development plans as there may be an opportunity for the buildings to be reprovided with better quality and improved facilities, which further benefit the overall setting of the Conservation area .

5.8 Principle of Redevelopment

Some respondents preferred no development and minimal change to the existing site. There were nearly equal numbers who supported the prospect of improved facilities and buildings, in particular the opportunity to enhance the character of the area with new buildings of better quality.

Comment

The Council's Executive considered an options appraisal carried out by the council and made the decision to regenerate the site. The decision to develop the site was made because the current buildings are not fit for purpose and cannot be cost effectively remodelled or refurbished to meet the needs of the borough's ageing population.

In response to the comments raised during the consultation meetings held during October 2008 the council commissioned an independent report regarding the feasibility of refurbishing the existing buildings from consultants Tribal Consulting in November 2008. The report recommended that providing new homes 'is the most appropriate means of delivering improved older people's housing' at the sheltered housing scheme in Cheam.

According to the Conservation Area Assessment aspects of the current sheltered housing scheme are considered to have a negative impact on the Conservation Area due to, in the main, the quality of architecture and materials used. The buildings identified are those in the north portion of the site, fronting Pond Hill Gardens and Malden Road. Although these buildings are outside the CA boundary, their proximity means they have an impact on the setting of the CA. New buildings at this location and replacing the properties at 1-3 Cheam Park Way creates an opportunity to provide new high quality buildings which make better use of their location and enhance rather than detract from the setting and character of the CA and park setting.

5.9 Responses from Statutory Consultees

GLA

No response was received from the Government Office of London.

GOL

No response was received from the Government Office of London.

Thames Water Utilities Plc (Appendix F)

Thames Water highlighted that significant upgrade to the sewerage network may be required given the levels of development proposed and requested that developers demonstrate that adequate capacity exists both on and off each site to serve the development and not lead to problems for existing and future users.

Natural England (Appendix G)

Natural England generally supported the planning brief and welcomed new and improved green spaces, linking these spaces and creating green corridors and wildlife corridors. The representation on the draft planning brief recommended all habitats and planting should make use of native species, to provide potential ecological enhancements for the area.

The reference to enhancing the ecology and 'green' character of the Borough, together with non detrimental impacts on the SINC (as referenced by the links to the Borough's Local Development Framework) was welcomed and supported.

Chapter 4 of the draft planning brief referring to green spaces linked by pathways was welcomed and supported, however, the Council was asked to give consideration to providing 'green corridors' linked in with walking and cycling paths which would help to meet the aims and objectives of the area and enhance its biodiversity/ecology also. These could also be used to link in to the proposed green buffers for the area.

Paragraph 7.3 refers to Planning Applications requiring submission of Green Travel Plan and full Environmental Impact Assessments, which is welcomed and supported by Natural England.

National Grid (Appendix H)

The assessment in respect to the proposals effects on the networks was considered negligible.

Environment Agency(Appendix I)

The Environment Agency highlighted issues relating to flood risk and climate change.

6 Next Steps

- 6.1** The consultation feedback and further considerations have informed the final draft of the Cheam Village Sheltered Housing Scheme Planning Brief . The final version including the recommended alterations will be adopted as a supplementary planning guidance to provide detailed planning guidance on the future development and delivery of the sheltered scheme.
- 6.2** The comments raised in the consultation have been presented to the Planning Advisory Group (PAG) meeting in July and alterations were agreed. A schedule of recommended alterations is provided in the appendices. A further draft of the planning brief with alterations was presented to the PAG on 3rd September 2009, and the final version presented on 14th September which included further alterations.
- 6.3** The Council has started the phased rehousing of residents in May 2009 and anticipate that it will be at least 12 months before all of the properties, other than Elizabeth House itself, will be vacated. During the rehousing process the council will continue consultation with residents. This will include discussion about design features, facilities and amenities that existing residents and other stakeholders would like to see on the site.
- 6.4** At this stage of the consultation and planning process the final plans for the scheme are still a long way from being formalised. However, the council is committed to maximising the use of the site for older people's accommodation and will ensure all the new affordable housing will be built to 'lifetime home' standards. The Council anticipate the new development will include at least 30 to 40 one and two bed roomed extra care flats (sheltered accommodation with 24hour on site carer support), 8 to 10 flats for people with learning disabilities, some provision for adults with physical disabilities as well as accommodation to meet the more general needs of older people.
- 6.5** The Council will also be seeking the views of potential developers and funders over the coming months about how they feel the scheme could be best developed and funded.
- 6.6** **Ongoing Consultation**
In acknowledgement of the feedback from residents the council has agreed to a phased development of the existing sheltered housing scheme with Elizabeth House (34 bedsits) being retained until new build properties become available for letting elsewhere on the site. As part of this process the council have consulted with residents of the scheme with regard to both the order (phasing) of the rehousing of residents and how cases should be prioritised.

The following phasing for rehousing has been agreed with residents:

23 to 32 Mickleham Gardens
13 to 22 Mickleham Gardens
1 to 12 Mickleham Gardens
2 to 12 Pondhill Gardens
23, 25 and 27 Malden Road

Appendices

APPENDIX A

Schedule of Alterations in Response to issues raised

SCHEDULE OF ALTERATIONS TO DRAFT CHEAM VILLAGE PLANNING BRIEF

**London Borough of Sutton
Adult Social Services and Housing
Planning and Transportation**

31ST JULY 2009

CHILD GRADDON LEWIS

Key Issue	Key Comments	Comment	Response
Building Heights and Density	Many respondents were concerned in particular with the scale and height of 2 – 3 storeys stated in the development guidelines within the draft planning brief. Most of the respondents preferred building heights more in keeping with the 2 storey building heights currently existing on the site and in keeping with the immediate area.	It is considered more appropriate to test building heights at a more detailed design stage. A variety of building heights between two and three stories would add interest and variety to the urban form of the development and would also facilitate increasing the density on the site whilst providing as much green space as possible. The ultimate aim would be to produce a place which is useable and lively, interesting and contributing to village character. This means appropriate domestic scale and form, variation, contrasts and visual stimulation, vernacular materials and palate, spacing and green areas, attention to detailing and also respect/referencing for surroundings/context.	Expand on the issue of building heights in section 4, but agreed that the guidelines should be kept to 2- 3 stories. Remove the inclusion of three stories to the northern end of the site in paragraph 5.17 The key issues should be summarised in an easy to understand format from paragraphs 2.34, 3.9, 3.29, 4.13, 4.44, 4.45, 5.11, 5.17.
	Other respondents from adjacent properties were concerned that raised building heights would create overlooking and privacy issues.	Section 4.41 – 4.43, 5.6, 5.18-19 and Figure 8, identifies sensitive boundaries and states the need to take into account	No change to SPD.

		the overlooking/ privacy of neighbouring properties.	
Conservation and Listed Buildings	Preserving the character of Cheam Village and in particular Park Lane was an important issue to many, and ties in with comments regarding the proposed design of buildings, heights and use of materials.	The SPD includes An assessment of the special character of the conservation area to set out criteria for preserving the setting and character of Cheam Village CA and the nearby listed buildings. This is summarised in section 3, 4.7 – 4.16 of the SPD.	Add additional reference to PPS 15 (consultation paper) July 2009 : Planning for the Historic Environment in section 2.
	There were comments regarding preservation of views and use of materials to match the listed buildings on Park Lane	Comments as above.	No change to SPD.
Proposed Facilities and Accessible Design	There were many comments suggesting facilities that residents would like to include as part of any new development; the most important being a communal hall, and adequate provisions in place to ensure security for residents for example providing better lit footpaths. Other suggestions included a centrally located launderette, more storage in dwellings and provisions for outside clothes lines. There were also comments regarding adequate waste and recycling facilities.	It is felt that this can be dealt with at the detailed briefing / design stage of the proposed buildings.	No change to SPD.
	There were several comments regarding the need to provide more accessible environments both within dwellings and elsewhere, so that dwellings, and outside areas were designed to be wheelchair accessible, window cills to be low enough for wheelchair users to have views out, fittings such as door handles, light switches, and ovens were appropriate for older and disabled residents. Both this issue and the one above (proposed facilities) have a common theme regarding the new development which should be designed to meet the needs of residents and details of the design are important issues for residents.	Many of the identified accessibility needs will be required to meet current building regulations and standards in housing for sheltered accommodation. It is felt that detailed requirements can be dealt with at the briefing / design stage of the proposed buildings/ development.	No change to SPD.
Landscape,	Many of the responses related to green/ open spaces and	Concern about the retention of	Trees that are situated outside the

Green Spaces and Trees	<p>local biodiversity. There was a strong response reflecting the importance of green space and preservation of existing mature trees to the character of the area and the wellbeing of residents.</p>	<p>trees on the site is Noted. However, the planning brief and Conservation Area Assessment prioritises identified clusters of trees for retention which are not only protected as they are within the CA boundary but also due to their positive impact on the overall setting of the CA and listed buildings (paragraph 4.17 - 4.21).</p> <p>The planning brief states that where retention is not possible, replacement trees should be provided in paragraph 5.25 Several references have been made in the draft planning brief as to the importance of providing a range of green, open spaces and the importance of trees to the setting of the CA and site as a whole 1.30, 2.35 – 2.38, 3.17 -3.20 4.17 – 4.20, 5.20 – 5.6, 5.27, 5.46</p>	<p>CA boundary and are not identified as contributing to the setting of the CA the planning brief should state that where retention is not possible, replacement trees should be provided as part of paragraphs 4.21.</p>
	<p>Comments were in favour of provisions for a series of communal green spaces with seating, some private garden spaces for ground floor dwellings and balconies. There were also comments regarding adequate provisions for residents to be actively involved in gardening (tools, storage, composting facilities).</p>	<p>Several references have been made in the draft planning brief as to the importance of providing a range of green, open spaces and the importance of trees to the setting of the CA and site as a whole 1.30, 2.35 – 2.38, 3.17 -3.20 4.17 – 4.20, 5.20 – 5.6, 5.27, 5.46</p>	<p>No change to SPD.</p>

		It is felt that detailed requirements can be dealt with at the detailed design stage of the proposed buildings/ development.	
	Those residents who are less mobile have stated that the views of gardens and trees from within their homes are a great source of pleasure.	This is stated in section 4.18 of the draft planning brief and can also be developed as part of detailed design proposals.	No change to SPD.
Transport and Access	Traffic congestion along Malden Road was highlighted as a key issue with 'standstill' occurring during peak times. Residents were concerned that the significant increase in population to the area could further exacerbate this situation. Many questioned the impacts a development of this size would have on Malden Road.	The draft planning brief recognises that that there will be additional vehicular traffic to the site using Malden Road, and paragraph 4.30 and 4.32 states that further technical assessments will be required as part of the planning application for the development, which should address the impact of the additional vehicle movements on the local road network. It is felt that this can be dealt with at the detailed design stage of the proposed development. The requirement for a Transport report as part of a planning application to assess the impact of the new development is stated in 7.3.	No change to SPD.
	There were many comments regarding the need to provide adequate parking for residents, staff and visitors with restrictions so that non residents were prevented from parking in particular on disabled parking bays.	The need to provide adequate parking on the site is recognised. The problems with parking facing residents is stated in section 4.35 but the extent and detail of the parking restrictions should be agreed with the London Borough of	Section 5.43 alteration to final bullet point to state ' <i>Ensure adequate car parking necessary for the development</i> '

		<p>Sutton at the planning application stage.</p> <p>Current parking standards are set out in sections 2.43 – 2.45 and guidance on parking provision is set out in section 5.41 – 5.44</p>	
	Many suggested the need for a pedestrian controlled crossing	This is outside the SPD boundary; however the issue relating to safety is noted. It is felt that this can be dealt with as detailed development proposals come forward.	No change to SPD.
	Many agreed that there should be no vehicle access from the sheltered housing site to Park Lane.	Creating vehicle access to Park Lane from the site is considered inappropriate as stated in section 4.27.	No change to SPD.
	Many respondents wished to maintain the current gated access to Park Lane used by residents of the sheltered scheme as a route to the village and park.	Provision of secure gated access for residents on foot is stated in section 4.40, 5.13 (5) and 5.39.	No change to SPD.
	Comments were divided regarding the widening of Mickleham Gardens. There were concerns raised over the impact on the Guides Hall/ British Legion and suggestions that if the road was widened that parking was provided only on one side.	Paragraph 4.32 identifies the opportunity to improve access to the site by widening Mickleham Gardens.	Further guidance from Transport and Highways to be included as part of 4.30.
	Comments from the Ramblers Association suggested improving connections to the Public Right of way route network.	Introducing a public right of way across the site is considered inappropriate as it would undermine the self contained and secure feel of the site which has been identified by the residents of the site as being important.	No change to SPD.
	Comments from a member of the London Cycling Campaign	The intention of the SPD is to	Additional comments relating to

	(Sutton) requested further information regarding facilities for cyclists as part of the proposals.	maximise promote sustainable modes of transport. Adequate facilities for secure cycle storage should therefore be provided as part of development proposals in line with council standards.	cycle provision added to Section 4 'Access and Connections' and section 5 'Movement and Transport'.
Housing Tenure	There were several comments supporting a development that is solely affordable accommodation for older people and opposition to any properties for sale. There were also a few concerns raised over the inclusion of 'vulnerable' adults.	The council's intention was to maximise the number of rented units. However, the Homes and Communities Agency (HCA) often expected mixed tenure developments in schemes of this size. Given the current economic situation, Housing Associations/developers would need to consider the viability of the scheme and could seek to include both shared-ownership and units for sale to cross-subsidise the rest of the development. Controls could be put in place to ensure that any shared-ownership or units sold would be for people of an 'appropriate' age only. The same restrictions could also be placed on future lessees. This aspect was not a planning policy issue and so would not be form part of the planning brief.	No change to SPD.
Guide Hall, Scout Hut and British Legion Building	There were concerns over the potential inclusion of these buildings within the development and the loss of these facilities for the local community. A few respondents supported the replacement of the Scout Hall building with a	It was noted that the Guides, Scouts and British Legion had been approached in the initial stages to see if they wanted to	Alterations to the planning brief – Section 4, remove 'Opportunity Area' on Figure 8 .

	better quality building.	be included in the new development. They had all refused. It was therefore agreed at the PAG meeting held on 14 th July that any reference to these buildings should be removed from the planning brief.	Reference to the British Legion/Scout Hall/ Guide Hall need to be included as part of the context of the site. The planning brief should mention that these had been suggested as possible opportunity site but that consultation indicated that this was not appropriate at this stage given the occupiers stated intentions in section 4.
Principle of Redevelopment	Some respondents preferred no development and minimal change to the existing site. There were nearly equal numbers who supported the prospect of improved facilities and buildings, in particular the opportunity to enhance the character of the area with new buildings of better quality.	<p>The rationale and need for the proposed development is set out in Section 1. Principally the decision to regenerate the site was made because the current accommodation is not fit for purpose. The proposed development would be designed to be meet current standards with improved facilities and accessibility to meet Lifetime home standards.</p> <p>The conservation area assessment (summarised in figure 7 in the planning brief) identifies buildings on the site which have a 'neutral' or 'negative' impact on the site. A comprehensive redevelopment offers the opportunity to positively enhance the overall setting of the CA and in particular the group of listed buildings close to the site.</p>	No change to SPD.

<p>Environment</p>	<p>Natural England (Appendix E)</p> <p>Chapter 5 of the draft planning brief referring to green spaces linked by pathways was welcomed and supported, however, the Council was asked to give consideration to providing 'green corridors' linked in with walking and cycling paths which would help to meet the aims and objectives of the area and enhance its biodiversity/ecology also. These could also be used to link in to the proposed green buffers for the area.</p>	<p>Noted.</p>	<p>Add additional notes to section 4 and 5.</p>
	<p>Environment Agency</p> <p>The key issues for the Environment Agency at this site are:</p> <ul style="list-style-type: none"> • Surface water flood risk; • Groundwater protection; • Climate change. • <p>Flood Risk</p> <p>The planning brief should reference PPS25 which requires that a surface water drainage strategy accompany planning applications for development proposals of 1 hectare or over in Flood Zone 1. Drainage design should be based on the SUDS hierarchy as set out in London Plan Policy 4A.14 Sustainable drainage whose aims should be incorporated in this brief.</p> <p>Surface Water Run off</p> <p>Drainage solutions such as swales and ponds would fit particularly well with your key design principles for this sheltered housing scheme, as would the retention of soft landscaping in front gardens and other means of reducing, or at least not increasing, the amount of hard standing. Permeable surfaces should be used for car parking areas.</p> <p>Groundwater Protection</p> <p>The EA consider the site to be in an area of high sensitivity</p>	<p>Noted.</p>	<p>Additional policy notes to Section 2 on flood risk and groundwater protection.</p> <p>General inclusion of notes regarding Surface water runoff, climate change, biodiversity, water resources to section 5 ' Sustainable Design and construction'.</p>

	<p>with regards to groundwater protection.</p> <p>Given that the site is an area of high pollution risk to groundwater, it is necessary for any developer to comply with PPS23 (Planning and Pollution Control, Annex 2: Land Affected by Contamination) to assess the level of risk to both human health and the environment.</p> <p>The design of a surface water drainage scheme will be constrained by the fact that the site is located in an SPZ 1. We oppose all discharges to ground other than clean roof water to protect this sensitive groundwater body. The EU Water Framework Directive should also be used to inform a sustainability objective to protect groundwater from abstraction pressures. The EU Water Framework Directive should also be used to inform a sustainability objective to protect groundwater from abstraction pressures.</p> <p><i>Climate Change</i></p> <ul style="list-style-type: none"> ▪ ensure optimum orientation and layout of streets and buildings, for example through daylight/sunlight and wind tunnel testing ▪ seek to provide 'blue space' and water features ▪ the use of passive air conditioning systems and other measures to achieve low carbon buildings. <p><u>Urban Heat Island</u></p> <p>As noted above sustained high temperatures will have significant impact. There is therefore need to develop strategies for managing high temperatures at the action plan scale to counteract the Urban Heat Island (UHI) effect, to structural adaptation at the building scale. Climate change offers opportunities to provide greater outdoor amenity in view of longer periods of warmer weather. Access to evening and night time open spaces, especially in high density, will become increasingly important.</p> <p><u>Biodiversity</u></p> <p>The characteristics and visual appearance of native vegetation can form the basis for a pattern book to be used</p>		
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	<p>by public realm designers. The Local Biodiversity Plan should provide definitive information on habitats and species</p> <p><u>Water resources</u></p> <p>There is need to consider the impacts of climate change on water resources.</p>		
Utilities	<p><i>Thames Water Utilities Plc</i></p> <p>Thames Water highlighted that significant upgrades to the sewerage network may be required given the levels of development proposed and requested that developers demonstrate that adequate capacity exists both on and off each site to serve the development and not lead to problems for existing and future users.</p>	Noted.	Add notes regarding potential sewerage upgrades to section 7.4.

APPENDIX B

Schedule of comments Received:

- i. Letter/ email/Telephone**
- ii. Questionnaire comments – Other Facilities**

Consultee Id	Full Name	Organisation	Contact Postcode	Nature of Response	Comment	Date
32837	Richard Evans	Surrey County Council Planning Implementation Team		Thank-you for consulting Surrey County Council have been consulted on the above documents. The TC AAP Preferred Options document concerns a long term vision for retail, leisure and housing etc. Over the next 15 years. We do not have objections. The County Council therefore SUPPORT the preferred approach. The Cheam Village Scheme indicates the promotion of sheltered housing for elderly people. We again SUPPORT the Borough's approach.	email	01-Jun-09
32863	Carmelle Bell	Thames Water Property Services	RG1 8DB	Thank-you for consulting Thames Water Utilities Ltd (Thames Water) regarding the above. As you will be aware, Thames Water is the statutory sewerage undertaker for the London Borough of Sutton and the statutory water undertaker for a small part of the Borough. General Comment. The draft Planning Brief does not refer to wastewater infrastructure which is essential to any development. The brief outlines a minimum provision of 80 units but also outlines an appropriate density range that could support the provision of between 66 and 174 units. Consequently the development could result in an increase in demand on existing wastewater infrastructure. Based on the figure of 174 units, Thames Water does not anticipate issues on accommodating the flow this size development would generate. Policy PNR14 of the Unitary Development Plan states that the Council will oppose development that will create a significant risk of flooding or foul sewage in the Borough until the problems have been identified and remedied. In order to comply with this policy and Policies 4A.18 of the London Plan, the developer needs to consider the net increase in wastewater demand and the impact the development may have off-site further down the network if problems such as internal and external sewage flooding of properties are to be avoided. Consequently, although Thames Water do not anticipate issues in accommodating wastewater flows from the development, it is recommended that the brief is amended to provide advice to developers of the need to demonstrate that there would be no impact on the wastewater infrastructure network. Any developer should therefore be required to demonstrate that the following infrastructure requirements can be met: - The developments demand for wastewater network infrastructure both on and off site; - The developments demand for sewage treatment and network infrastructure both on and off site; and - The surface water drainage requirements and flood risk of the development both on and off site. Should potential developers wish to obtain information on the above issues they should contact our Developer Service department on 0845 850 2777.	Letter	15-May-09
33508	Tony Golledge	Sutton and Cheam Society	SM2 7JA	Not sure what is involved in improving access by widening Mickleham Gardens. Good idea in principle but the devil is in the detail.	Questionnaire	30-Apr-09
33528	R.Siegmart	Ramblers Association	SW20 9LD	The Sutton Rights of Way Improvement Plan requires improvements such as is recommended in Para 6 above to the recommended in Para 6 above to the PROW network which connects via Sutton FP 39,6,38 and 3 to West Sutton train station. The PROW are given in the DM&S of LB Sutton April 1982 held by Steve Skew, Highways Manager.	Questionnaire	30-Apr-09
33774	Mrs B.C. Dickinson		SM1 2JF	Do not develop too high or too densely. Preserve present low key feel Preserve trees, general greenery. Preserve present views from Whitehall, Cheam Park, Cheam library, Malden Road. Keep it low and unobtrusive. Provide mix of bungalows and flats.	Questionnaire	20-May-09
34212	Mrs S.W. Mallins		KT4 8BB	The sheltered houses should be updated e.g. .Windows – Entrance, bathrooms and so on. Not pulled down and re-built! After all it is in a conservation area.	Questionnaire	05-May-09

67817	C.Parry	London Cycling Campaign (Sutton)	SM6 7AV	What about cyclists who live in the development, any facilities for them?	Questionnaire	02-Jun-09
91151	Sheila Pearl		SM1 3DR	Liaise with Belsize Court, Sutton. Provide opportunities for residents to socialise with "outside world".	Questionnaire	08-May-09
222877	Miss Rachael A. Bust Deputy Head of Planning and Local Authority Liaison	The Coal Authority Planning Consultation	NG18 4RG	<p>Cheam Village Sheltered Housing Site Draft Planning Brief</p> <p>Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on this document at this stage.</p> <p>We look forward to receiving your emerging planning policy related documents; preferably in an electronic format. For your information we can receive documents via our generic email address planningconsultation@coal.gov.uk, on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website.</p> <p>Alternatively, please mark all paper consultation documents and correspondence for the attention of the Planning and Local Authority Liaison Department.</p> <p>Should you require any assistance please contact a member of Planning and Local Authority Liaison at the Coal Authority on our departmental direct line.</p>	email	26-May-09
298070	F.Garrad		SM3 8QJ	<p>To whom this may concern</p> <p>No.1, the sale of newly built houses, would this be for the old on site, and not for the general public. I would prefer it to be residents on site. As you stated, it is sheltered housing specially for old folk, not for shared ownership sale. Also I would not like to see any building over two storey. I would like them to have balconies facing the park views rear of site. I would also like the parking for residents that have trouble getting around to have parking nearer to them. Also we have an iron gate which is lockable, this is located leaving site on the right of Elizabeth House, I would like to see this remain, thus giving exit to park and entrance back to site. You talk plan proposal to incorporate a living roof. Question, what is a living roof? Wheelchair10% accessible, immediate occupation. I would agree.</p> <p>Covered pathways, this would not be a good idea for residents, owing to loose of ground and lighting to low in corridors provided, in doing so would give the feeling of space loss such has gardens space, taking away the feeling of freedom and natural sunlight.</p>	Questionnaire / letter	22-May-09
298071	Mrs M. Vaton		SM3 8PB	Why not take some of the allotments so the building is more squared out.	Questionnaire	22-May-09
298073	Khuda Bakhsh Malik		SM2 6EJ	<ol style="list-style-type: none"> 1. Proposal should have easy access to the local amenities for elderly and disabled people. 2. Residents must have suitable facilities to enjoy their social and cultural habits and traditional methods. 	Questionnaire	22-May-09
298075	John Reilly		SM3 8QJ	At the initial residents meeting in Elizabeth House, we were informed by Malcolm Barker that the site would consist of two storey buildings. No mention was made of three storey buildings.	Questionnaire	22-May-09

298084	Miss M.Rainford		SM3 8QJ	<p>Keeping as much of present lawns and greenery as possible. Having ploughed my way through your tome, I make the following comments:</p> <ol style="list-style-type: none"> 1. Mention of properties for sale: We were promised there would be No properties for sale on this site. It has been suggested that if there were units for sale, these would only be available to people over 60. What would happen when these flats were sold on? Would they revert to a management company to sell ensuring only 60+ owners? 2. Car Parking: There must be adequate spaces for residents to park (and there will be more women in up-coming generations who are drivers than previously) and for staff, care workers and visitors. Spaces must be spread round the site for ease of access, but must not be too intrusive. 3. The joining up of Pond Hill Gardens and Mickleham Gardens to form a one way system: At present the strip of Mickleham Gardens outside the 3 halls gets very congested, particularly in the evenings, but at present parents picking up brownies, party eventers and the British Legion all return to the main road they way they came in. If you put in a one- way system ALL this traffic will be running through the centre of the site. There must also be lots of signs telling the general public that parking is PRIVATE (which is lacking at the moment) and "Please to keep the noise down" at night. The Scouts Hall on a party night can be very noisy musically, vocally and traffic-wise. As yellow lines do not operate at night, this will give more opportunity for people using the halls to park through the centre of the site. More Noise! 4. Roof Heights: In order to preserve our "open spaces", I suppose we may have to accept one or two buildings of three storeys, but these must be place in areas that will not block views (particularly towards Nonsuch Park). Much prefer the whole site remain one – two storeys if possible. 5. As much of the greenery, lawns and trees must be kept as possible. The green spaces are part of the character and attraction of this site. 6. Window heights as low as possible to ensure viewing of out open spaces. I sit at my window most of the day watching the wild life. 7. A focal point possibly at the corner of Pond Hill Gardens/ Malden Road: Do we really need it? Will it stick out like a sore thumb? Does the site need to be publicised in this way? Will people point to us and talk about "an old folks home?" If we did end up with a one-way traffic system, I am presuming Pond Hill Gardens will be the way out, not the way in, so the focal point would be in the wrong place. 8. There is talk of covered walkways: That would really break the site down into small chunks instead of keeping it open and spacious. 9. Height of buildings v. building distance from boundaries: I hear comment from neighbours that buildings may be placed too near boundaries and erode privacy of their residences, as people on second and third floors would have a sightline into their windows and gardens. <p>I hope the above may be helpful in your deliberations. No "For Sale" properties. No over powering buildings. As little overlooking into each property as possible. 1. Good sound proofing between properties.</p> <ol style="list-style-type: none"> 2. Ground floor properties should have garden doors and a small patio. 3. Upper floors with balconies. 4. Plenty of cupboard space – we do have possessions. 5. Main rooms to face towards the Park. 6. Gas Central Heating. 7. Laundries – in at least two different places. 8. Kitchen – Plenty of work space. 	Questionnaire / letter	11-May-09
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298089	Mrs E.A.Pitt		SM3 8QJ	<p>I am by no means convinced that a redevelopment is necessary. I will be very concerned if any aspect of the redevelopment overlooks my front or back garden. I am very happy in my accomodation and would hope this development does not take place.</p>	Questionnaire	19-May-09
298091		8th Cheam Scout Group	SM3 8PU	<p>No three storey buildings. No terracing. All buildings facing Park Lane to be in character with existing listed buildings and no more than 2 storey (already raised from cottages)</p>	Questionnaire	19-May-09
298096	A.E.Walker		SM3 8BW	<p>I am by no means convinced that a redevelopment is necessary. I will be very concerned if any aspect of the redevelopment overlooks my front or back garden. I am very concerned that any construction work will give rise to noisy and dirty traffic around my accommodation.</p>	Questionnaire	20-May-09
298099	Mrs M.E.Wright		SM3 9ST	<p>I understand that at the moment as I own my own home, I would not be eligible for this housing. Could (?) some of sheltered housing which could be part owned and suitable for house owners who cannot afford high priced accommodation available on the open market eg McCarthy and Stone.</p>	Questionnaire	21-May-09

298101	Jonathan Long	1st Cheam Scout Group		<p>The development under no circumstances should impact the operations of the Scouts, Guides or British Legion who operate from the three halls located in this area and provide a very valuable service to the young people of Cheam</p> <p>You may recall that you kindly visited our Scout Headquarters on 22nd July last year and met with representatives from 1st Cheam Scouts as well as the Mickleham Gardens Guide Groups. I followed this up with an email to you dated 19th August 2008. I have recently been handed by one of our neighbours a card questionnaire concerning the above development (although was disappointed that we had not received a copy personally), and have returned this with our comments. The document includes a plan of the development and designates the status of the various land holdings. I note that the land encompassing the 'three community halls' is designated as an 'opportunity area'. Unfortunately there is no explanation in this document as to what this means and I shall be grateful if you will confirm the meaning of this designation by return letter. During our meeting of 22nd July 2008 you specifically confirmed that; the proposal did not include and was not dependent on use of the land occupied by the halls and that there was no intention in taking a step in that direction. I shall be grateful if you will confirm that this is still the position. For clarity, we have no objection to the sympathetic re-development of the Mickleham Gardens site if the outcome is provision of a sustainable development that allows the needs of 'older and more vulnerable adults in the borough' to be met whilst at the same time continuing to support the provision of Scouting and Guiding to our young people, who are an equally important part of the Borough's and Cheam's community. As you are aware the Scouts and Guides, which are voluntary charitable organisations, have been a focal point for young people in the 'Village' for many years (in the case of 1st Cheam since 1928). Between us we offer opportunities to over 200 young people, with activities happening almost every night of the week as well as full week and weekend outdoor activities for young people from 6 years of age upwards.</p>	Questionnaire / letter	21-May-09
298103				<p>Not only will this cause major disruption to the area including noise and mess, it is also devastating to the residents who live in those properties. Haven't these elderly members of society done enough for this country without having to be moved out of the homes they have lived and been comfortable in for many years. It is also highly likely that many of the existing residents will no longer be with us by the time the redevelopment is finished.</p>		
298105	E.Jones		SM3 8QN	<p>Planning brief</p> <p>5.20 Property needs to be secure</p> <p>1.8 Sale of properties, would like NONE to be sold</p> <p>4.45 Would be nice to keep height of buildings two storeys high</p> <p>1.28 Making better use of site, will our gardens be used</p>	Questionnaire	21-May-09
298110	Sylvia Aslangul		SM1 2AR	<p>It would be helpful if the planning officer could spell the word PROMINENT – this reflects badly on the Council.</p>	Questionnaire	16-May-09
298112	Sue Desborough		SM3 8QS	<p>I feel there should be access from Malden Road via Mickleham Gardens only, not via the park's peripheral roads</p>	Questionnaire	05-May-09
298114	T.Witchett		SM3 8QT	<p>I think it is a terrible waste of Council Tax money producing expensive pieces of literature such as this.</p>	Questionnaire	07-May-09
298115	H.E.Barrett O.B.E		SM3 8QB	<ol style="list-style-type: none"> 1. Why are important trees at Whitehall and in Rectory Garden not shown despite influencing sight lines. 2. Why are not all listed buildings so marked eg 3 & 5 Park Road 3. Support for Q2 above with proviso that any bldg within say 100 metres of Whitehall do not exceed this height 	Questionnaire	07-May-09
298117	Ersrer Ersrer		SM3 8RK	<p>I fully support the modernisation of these facilities so long as it is in full keeping with the Cheam surroundings. I am concerned about what will happen to the so called ' Opportunity Area' as it would be a shame to lose the facilities currently available in this section.</p>	Questionnaire	07-May-09

298118	G.Nash		SM2 6PD	Please keep Elizabeth House's exterior the same as it blends in pleasantly with its surroundings! O Please improve the appearance of Mickleham Gardens etc to be more appealing to the eye.	Questionnaire	07-May-09
298122	Mr P.King		SM3 8BN	A final SPD which includes development of 3 storeys conflicts with the Council's aim and key issues. The character of the development area can only be retained if redevelopment is restricted to two storeys. The SPD should be amended accordingly.	Questionnaire	12-May-09
298123	M.King		SM3 8BS	Safer access for all routes within development plans.	Questionnaire	12-May-09
298125	E.J.Thomas		SM3 8BW	1. I would support a phased redevelopment which preserves the trees and open spaces. 2. I oppose any construction over two storeys 3/ 4 The existing access routes are adequate	Questionnaire	18-May-09
298126	Ann M.Culley		SM3 8QJ	I appreciate that to increase the homes (units!) you have to build more homes on the available space which can easily be done with higher buildings. However, I would not want to see more than one x 3 storey building. Also I don't want to lose all the green space. I have studied the 'Consultation Planning Brief for the Regeneration of Cheam Village Sheltered Housing Scheme' with interest and wish to make the following observations. 1:8 'Making better use of the land may also require some of the new properties to be available for sale'. See also 1:17, 2:20-22, 2:53. I am aware that 'better use' equals money and are concerned that some of the homes may be for sale. We have been assured properties will not be for sale and especially that families with children will not be admitted to the site. I would appreciate you addressing this point. 2 1:28 'Making better use of the site' – Please do not take away our gardens and lawns! See also 2:23-27 and 5:37. 3 1:30 paragraph 4 'encourages non car modes of travel' – What does this mean? I trust there will be adequate parking for residents and their carers. See also 1:39, 2:43-45, 4:35 and 5:6 partly re-assures me. 4 2:13 'and other client groups' – Who are these? I thought it would be sheltered housing. 5 4:45 'Building heights' – I, and in fact all of us, understand that to retain our lawns and gardens we cannot have bungalows/single storey buildings but I would ask that 3 storey buildings be kept to a minimum. See also 5:6 paragraph 5. 6 4:46 last paragraph, 'Overlooking, loss of daylight and sunlight and overshadowing onto adjoining properties will need to be minimised which may restrict the height and placement of windows of proposed buildings'. I am concerned this could mean the homes in this building will have small, high windows and make the resident feel a prisoner. In fact I asked on behalf of the residents for bigger windows. 7 5:20 'should be made up of the public realm, communal garden spaces and private amenity space'. What is 'the public realm'? I do not want any public access to our grounds as this could affect the security of the property.	Questionnaire / letter	18-May-09

				<p>8 5:27 'a gateway, a sense of arrival – 'What on earth does this mean? We are talking about a sheltered housing scheme!9 5:28 'include pathways or 'covered corridors' – This will again take away space from our lawns and gardens, boxing in the whole property. We were told it would like more countrified but I can only see blocks of boring flats and our gardens and lawns greatly reduced. 10 5:32 What does this mean? 11 5:37 How many homes (units as you call them) do you plan to put here? 145 is almost double what we have at the present. 12 6:4 'Leaving properties empty for extended periods will not make the best use of the Council's resources' Is this a loophole for putting in temporary residents? If so, who and how will you re-house them if you do go on to develop the site? Could you please note the following: 1 Private access to the park for residents only should be maintained. 2 Residents should still be allowed to have pets. 3 Could some of the ground floor homes have access to the garden? French windows for example. 4 Many of us would like our homes to have larger windows, lower set in the wall, with window ledges, so that we can see out into the garden more easily. 5 Buffer zones are mentioned in the brief but there is no mention of the minimum boundary. 6 I would like to know what percentage of the total property will be left as 'green space' eg lawns and gardens. May I also point out that many people will not be able to wade through this brief and note things that are important or ambiguous. They are too old and some are just not able to read it. Please consider this when all comments are gathered in by your team. I do hope you will take my comments seriously.</p>		
298127	Mrs J.N.Culley		SM3 8BT	<p>I have read the proposed planning brief and want to make the following comments. 1. Properties for sale 1.8, 1.17, 2.20, 21, 22 53 all mention that some properties may be available for sale. We have been told many times that this would not happen and I am concerned that some new homes will be sold. We do not want young people with families buying into the site. 2. Building heights 4.45, 5, 6 say that the building heights could be up to 3 storeys high and we will want to know that too many of these are built. 3. Public access 5.20 mentions that the green spaces should be made up of the public (?) communal garden spaces and provide amenity space. Does this mean that any one can use the green spaces. I am frightened this will affect our security. We also want our own private access to the park as we have now with a locked gate. This is very important to us all. I would like to know how much of the land will be left to lawn and garden as I like to sit out on fine days. And lots of us do. I am 93 and do like being able to sit out. Thank you for your attention. I hope you will take notice of my views (?).</p>	Questionnaire / letter	18-May-09
298128	J.Liddle		SM3 8QS	<p>I did not support this redevelopment and I believe that any work should not be higher than 2 stories and should fit in with the character of the existing housing near the site.</p>	Questionnaire	14-May-09
298129	Warner / Hutchinson		SM3 8AD	<p>We support the above proposals but have concerns about the already busy Malden Road which at certain times of the day is at a standstill due to Tesco lorries turning, buses stopping and shear weight of traffic.</p>	Questionnaire	14-May-09
298131	Mrs A.Gibbons		SM3 8QJ	<p>If all properties for sale have to by law present a document outlining appliance rating and any reports concerning the nature of area in which property stands, surely such similar documents should be in order for all areas that the residents of Elizabeth House sheltered housing residents are offered whether on or off site.</p>	Questionnaire	05-May-09

298132	Mrs I.A.Rowe		SM3 8QS	<p>1. I would have liked to see the existing council properties shown on plan. This would have indicated the amount of garden space there is now.</p> <p>2. I don't think three storey buildings are necessary especially as they are for the elderly.</p> <p>3. There is a high water table in this area, so I am very concerned that dense building would direct more water my way. We do experience flooded gardens in Tudor Close</p> <p>Dear Sir For the past forty years I have enjoyed my quiet and private garden and hope to continue to do so, when the housing site is developed. There is approximately 40ft width of lawn between 23-32 Mickleham Gardens. Nevertheless, I do have concerns about any close and dense development as I have already had my house underpinned. I am worried that any vibration or diversion of underground water could cause damage to my property. Regarding the appearance of the redevelopment, I personally like the subtle multicoloured brick already used. What a pity they can't be reused.</p>	Questionnaire / letter	05-May-09
298136		Cheam Baptist Church	SM3 8QB	The QA is biased to the assumption that a full redevelopment is a given. Energy and disruption stress consideration might favour refurbishment.	Questionnaire	29-Apr-09
298262	Mr S.R.Bayley		SM3 8QN	I live in Pond Hill Gardens which I own (no.14). Are there any compensation amounts for those of us left in the middle of a ghost site during re-housing b/a demolition site and b/a a building site. The value of my property and re-sale value is a concern.	Questionnaire	29-Apr-09
298263	P.Jellis		SM3 8QS	Controlled parking for residents only. People are using that area as commuter parking. If you dare to build 3 storey high buildings you will totally destroy the village feel of Cheam. It will be a travesty!	Questionnaire	30-Apr-09
298265				The transition for the existing tenants, by reason of their ages, should be the main consideration and should be handled with great understanding.		
298267	Christina Lewis		SM3 8QJ	<p>2. 1.8, 1.7, 2.20, 2.21, 2.21, 2.53: the possible sale of properties. We do not want any properties to be sold. We would prefer them to be affordable for over 60 year olds.</p> <p>1.28: Making use of the site. Sheds are useful for storage space which is minimal in bedsits, bungalows or maisonettes. Garden and green spaces are essential. Rotary clothes lines would take up less space., individual ones – preferably. Seating areas for residents to sit in the sun and meet communally.</p> <p>2.13: other client groups – who are these?</p>	Questionnaire / letter	30-Apr-09

				<p>5.6: building height – how high do they intend to build, 2, 2.5 or 3 storeys? 5.20: buildings that are designed to be accessible for a wide range of users. Does this mean that all the public would be allowed on the site or that a little shop would be provided for the more vulnerable residents. In the interests of these residents' safety – only access should be gained by residents, resident's families, friends, carers and the emergency services, minibus to day care centres, SAB, taxis, dial-a-ride and shopping vans.</p> <p>The paths at present are wide enough for wheelchairs and scooters but steps need to be made into ramps.</p> <p>Covered ways would spoil the rural look of the place and make it look more like a hospital going between wards.</p> <p>At present there is no way to cut through for public. Residents have access to the village through a gate which only residents have keys. This is a good system as gardeners can also gain access by this route.</p> <p>Pets which are kept under control should be allowed.</p> <p>Wheelchair access needs to be available to all flats, bungalows and maisonettes.</p> <p>Individual recycling bins for separated residences but in the new Elizabeth House compost and recycling huge bins are preferable. Some less mobile residents may need a chute to the rubbish as now.</p> <p>In the complex what %age of places will be allotted to dementia patients?</p> <p>Has any consideration been made to avoid cutting down trees with a preservation order and other established trees?</p> <p>There are 3 sycamore trees within a square brick formation near Elizabeth House. The brick is cracked and the leaves need regular removal from the gutters. So it may be advantageous to remove these.</p> <p>Cherry trees adorn the garden in spring. Silver birch and oak give off oxygen and create a rural ambiance as the winds stir through their leaves. They create a playground for birds and squirrels and the leaves create a home for hedgehogs and toads.</p> <p>2.27: 150 habitable rooms – does it include kitchen, bedrooms, living rooms –ie 50 residences. Chris would prefer gas central heating as it is the best. Her cooker is now a gas cooker but her eyesight will not let her see the gas jet and so she will need an ELECTRIC COOKER (2 near fires so far).</p> <p>4.6: We need at least 4 points where water is accessible to water gardens and clean cars.</p>		
298269	McCarthy		SM3 8AD	We strongly oppose the erection of 3 storey buildings in that area. The listed status of the ex Budgens building is a joke not appreciated by the people of Cheam.	Questionnaire	30-Apr-09
298272	Barry Green		SM2 7AZ	I think the Scout Hut – tin shack – should be included for redevelopment in this scheme.	Questionnaire	30-Apr-09
298286	Mr K.Wolstencroft		SM3 8DH	What do you propose to do for the elderly occupiers of Mickleham Gardens during the reconstruction work?	Questionnaire	27-Apr-09
298287	Mr and Mrs E.Wyatt		SM3 8QT	Very concerned at loss of pedestrian access from car park to Ewell Road ie Cheam Park Way. Will there still be Cheam Park Way?	Questionnaire	27-Apr-09
298319	D.S.Reynold		SM3 8PT	The Council should ensure that all its promises and guarantees to existing residents are met.	Questionnaire	27-Apr-09
298405	R.Kinton		SM3 8QT	The Guide Hall is not shown on the diagram. Why not! The facilities for the aged are important just as they are for the young. The scout hall and site must be retained. Why widen Mickleham Gardens? Keep design in Tudor character and/or white boarding.	Questionnaire	27-Apr-09
298407	Mrs E.Bakewell		SM3 8BT	We have told consultants – so hopefully it has been included in the design brief. Also alternative drawings were drawn up by Peter (Park Lane) – we hope this has been viewed constructively and discussed with him (as he is qualified but retired). We as residents need to view other sites before being qualified to judge what works for a whole lifetime! Some do use the open washing hanging space so rotating dryers should be included.	Questionnaire	27-Apr-09
298409	S. and M. Grubb		SM3 8PR	We would wish if possible that Elizabeth House could be retained and refurbished. The other properties to be replaced in a much more sympathetic style than at present seeing that they are so close to the Conservation Area. It is important these alterations are done well and that future requirements are taken into account if possible so they will stand the test of time.	Questionnaire	27-Apr-09

298416	G.Nolan		SM3 8PD	I oppose everything that involves the narrowing of footpaths in Mickleham Gardens as this will be less safe for elderly residents and cubs/brownies using their facilities. I also strongly oppose the inappropriate housing of so called 'vulnerable' problem individuals among the elderly as has happened in other areas.	Questionnaire	27-Apr-09
298418	Mr D.Duffy		SM3 8QD	In these hard time show are you expecting to pay for all of this? I would have thought that most of the present tenants are quite happy with things as they are.	Questionnaire	27-Apr-09
298421	M.Mongiovi		SM3 8DE	The new development should not be more than 2 storeys high so they don't look like blocks of flats.	Questionnaire	22-Apr-09
298423	John Brooker		SM3 8BS	What is an opportunity area? The provision of a questionnaire implies that the conservation area guidelines could be waived. The conservation area document provides strict legal requirements regarding the quality and compatibility of developments and materials. The Council should ensure that these requirements are met – the disgusting 'Cow and Gate' milk depot development was also within the conservation area and the Council turned a blind eye to the abuse.	Questionnaire	22-Apr-09
298424	Mrs J.Kimber		SM3 8RY	As long as the council do what this document sets out and doesn't deviate or slip anything else in and as long as the local current residents support the ideas and are well looked after during the development works, I fully support this.	Questionnaire	22-Apr-09
298425	Carol A. Gonzalez		SM3 8QJ	Residents should be given a choice of flooring eg carpeting/hard wood etc. Room in kitchen for dining table and chairs, washer, dryer, dishwasher, lots of cabinet space at correct level, for senior citizens. Good and up to date satellite access for all units. Safe, well lighted walk – access ways. Good and easy to use intercom and safety alarm system. Rubbish disposal, easy, accessible.	Questionnaire	22-Apr-09
298426	J.Short		SM3 8DE	Park Lane and Whitehall are a unique area which needs to be preserved as too many of these old and valued places are being lost.	Questionnaire	22-Apr-09
298427	Mr A. Churchill		SM3 8BT	Actually listen to proposals put forward and not use them as a front, to say that you have consulted people but then do whatever you decide.	Questionnaire	22-Apr-09
298428			SM3 8QF	No 3 storey properties to be built. As at present all are low level. We shall face the new buildings opposite to us! It will add further congestion on the main road, which is already getting busier each year. The beloved trees will go, we shall have our bungalow view destroyed. No thank you!	Questionnaire	22-Apr-09
298429	J. and B. Baldwin		SM3 8RU	There are no other properties with more than 2 storeys in the area and I would hope that only 2 storey buildings in keeping with Cheam's heritage are built.	Questionnaire	22-Apr-09

298430	A.J. Piddington		SM3 8BN	<p>It is essential that no vehicular access to the site is introduced from Park Lane or Cheam Park Way. The current height of Elizabeth House should under no circumstances be exceeded.</p> <p>Dear Sir</p> <p>We write as two very concerned residents of Park Lane, Cheam, directly opposite Elizabeth House.</p> <p>We have followed the proposed development plans with interest and attended most of the public meetings connected with the matter.</p> <p>We now wish to put in writing our concerns on the draft Planning Brief which we have read with interest.</p> <p>Our main concerns as adjacent residents are:</p> <p>(i) It is essential that there is no vehicular access from Park Lane opposite our property</p> <p>It is essential that the height of the buildings which will overlook Park Lane is no higher than at present.</p> <p>(ii) It is essential that there is no more traffic directly along Cheam Park Way</p> <p>Our concerns relating to the brief itself are as follows:</p> <p>1.8 'Some of the properties will be available for sale' – Although residents of Elizabeth House have been assured that any houses for sale will only go to people over 60, we would like assurance in writing of this fact.</p> <p>1.39 'encourage non-motor travel' – it is essential to ensure that there are enough parking spaces</p> <p>2.13 'other client groups' – what does this mean?</p> <p>2.71 We feel that as the properties are being completely demolished it is important that ALL new properties have wheelchair access.</p> <p>5.20 'public realm' – does this actually mean the public?</p> <p>5.28 It is essential for the residents to ensure that pathways and covered corridors are not built at the expense of open space and gardens.</p> <p>6.4 <u>Is this a loophole for putting temporary residents in the properties? We have been assured that this will not be the case</u></p>	Questionnaire / letter	23-Apr-09
298432	E. Laidman		SM3 8BW	<p>Re:2, It depends at what height you begin eg. will Elizabeth House begin at the height the earth now- if so 3 storeys will be too high. The buildings are 'roughly the same height' is not really good enough they must be the same or less where already above one storey.</p>	Questionnaire	23-Apr-09
298433	Adraina Stringer		SM3 8QT	<p>I believe the current buildings are very ugly and are not in keeping with Cheam Village. Any redevelopment should improve the look of the buildings but not increase their height as they are in residential surroundings many of which are listed. It is hard to comment not having seen any drawings to indicate what they will look like.</p>	Questionnaire	27-Apr-09
298525	June Mannell		SM3 8BS	<p>I am concerned that the term 'sheltered housing' is a term used to house other people rather than older residents which Elizabeth House is now used for. I wouldn't want it used for a half way housing for single parents or people waiting to be housed.</p>	Questionnaire	23-Apr-09

299549	Mr G.E. Cook		C	<p>Dear Sir</p> <p>I list below the items I would like included in the above redevelopment which I hope will be of help to you in the overall plan.</p> <p>1 No more than three floors high ie. Ground floor and two above.</p> <p>2 Upper floor to have balconies. Ground floor to have French windows leading onto a private area of a similar size to the balconies.</p> <p>3 All flats to face south and Cheam Park for more daylight and pleasant views.</p> <p>4 Large windows to let in natural warmth for the sunshine, thus cutting heating cost.</p> <p>5 Architecture to look attractive and in keeping with existing old buildings of conservation in this area.</p> <p>6 No over concentration of the new development.</p> <p>7 Everything does to make residents feel happy there.</p> <p>8 Maintaining existing facilities, ie communal lounge and washing facilities for clothing.</p> <p>9 Maintaining as much open space as possible with grass land, flower beds and trees etc.</p> <p>10 Exclusive occupation by people over 60 years old. Single or married. Hopefully and mainly by the indigenous population who have suffered losses in the war and had to tolerate years of austerity afterwards.</p> <p>11 No families.</p> <p>12 No rights of descendants to automatic accommodation even if they are over 60 years old.</p> <p>13 No sale of any of the new flats.</p> <p>14 No temporary accommodation even if over 60 years old.</p> <p>15 No asylum seekers or new immigrants even if they are over 60 years old.</p> <p>I look forward to living in the new development.</p>	Questionnaire / letter	28-Apr-09
299553				<p>Please consider wildlife preservation in this area. It is so important for mental health/morale to have green spaces where birds can thrive and a place to sit quietly. The current ratio of trees; beech/apple in the existing garden is perfect and well established. Please consider this. Also balconies are perfect for fresh air. Growbags/hanging baskets giving the elderly a hobby within their own private space.</p>		
299756	Neden		SM3 8QD	<p>We do not support the building of 3 storey buildings on this site. We would also like to mention that the drive to our garage and our neighbours car port runs up the back side of Elizabeth House. At present there is an awkward corner so it would really help if it was wider.</p>	Questionnaire	01-Jun-09
299760	E.Dansine		SM3 8QS	<p>I don't think 3 storey dwellings will benefit the elderly with more stairs or lifts to contend with.</p> <p>We hope that the finished project will be village like with special attention and interest regarding the building materials.</p>	Questionnaire	01-Jun-09
301352				<p>The proposals set out in the draft Planning Brief are supported provided that,</p> <p>1. It is built to low or medium density</p> <p>2. The buildings are in sympathy with the historic character of Cheam</p> <p>3. Any building of 2 or more storeys must incorporate a lift and such lifts must be large enough to accommodate stretchers.</p> <p>4. There must be good lighting throughout the site</p> <p>5. The nearby Cheam family practice should be relocated and included as part of the proposed redevelopment</p> <p>6. It should incorporate one purpose built hall/meeting space to accommodate the Air Cadets, the Scouts and the Girl Guides. This would replace the 3 existing halls which are falling into disrepair.</p>	Telephone	

301668	Betty Speechly		SM3 8BT	<p>Maximum use should be made of park views for as many blocks as possible. There should be (as a minimum) several small 'communal' outside areas. Absolutely no access through the park for the public can be allowed and the site (as now) should be separated from the park by suitably 'secure' fencing/railings. Most residents wish to preserve the private quiet nature of the site. The narrow building layout of the roadway at present helps preserve this. Also</p> <ol style="list-style-type: none"> 1. As many flats as possible should be built with balconies taking advantage of the park views (in keeping with the privately owned West Dene Block) and current EH maisonettes. 2. There should be a minimum of 3 separate communal garden areas created. 3. To maintain the present peaceful/tranquil nature of the site it should be kept a child free zone and no social housing. 4. Any gate provided for access to Cheam Park should only be for resident use and kept locked otherwise. 5. Sink/baths etc should be fitted with lever operated taps as standard. 6. Front door bells/buzzers should have an extra loud setting to properly accommodate those with hearing difficulties. 7. All accommodation should include bath and shower units and several grab rails as standard. 8. Electric wall sockets should all be waist height. 9. Everybody thought that grab railings each side of every corridor were a necessary and useful feature. 10. Each flat should be given a security spy hole on the front doors if they want one. 11. Toilet flushes as well as all taps everywhere should be of the large LEVER style to help frail or arthritic tenants. 12. Light switches should be large pads for the same reason. Plenty of cupboards in kitchen for storage of utensils etc. If possible windows in bathrooms. Window design which enables cleaning from inside. 	Questionnaire / letter	03-Jun-09
301685			SM3 8BT	<p>As well as comments from ID 301668 9. At least 4 outdoor taps for water access to enable gardens to be watered and cars cleaned.</p> <ol style="list-style-type: none"> 10. Large letter, BLUE and YELLOW (SHP) signs to help partially sighted 11. Fire doors 12. Centrally placed laundry 13 Centrally placed recycling bins 14. Communal seating/meeting areas overlooking garden areas 15. Suitable spaces for piano where there is no damp –away from dart board-to allow darts to be played. 16. Trees to be retained for squirrels and birds and provide oxygen for humans. 17. Hedgehog and toads need leaves for their habitats. Foxes? 18. Garden beds to encourage residents to sit out and enjoy fresh air 19. Provision of salad/vegetable growing space to help promote healthy exercise and nutritional organic eating habits 20. Fruit trees like the pear tree near 5-12 Mickleham Gardens. Pear is very old but has a large crop each year. If it has to go to provide more accommodation can new fruit trees/strawberry/gooseberry/raspberry/blackberry/currant be planted 21. Retention of bird baths drinking containers essential and feeders, trees, hedges for birds to nest 22. Centrally situated 6 possibly composting facilities 23 Warden(s) accommodation in new Elizabeth House. Wardens to be consulted. 24. Sufficient power points to avoid having to use extension leads 25. 4 extra care windows low enough for wheelchair people to look out onto green space. 	Letter	02-Jun-09

				<p>26. Balconies for those not on ground floor to gain access to oxygen air. Either to sit out, hang washing, look after plants, entertain grandchildren.</p> <p>27. Cupboards in kitchens within reach, maybe not 2 or 3 shelves stretched out lengthwise. Floor cupboards to have shelves available as doors open as you would a waste bin but with food trays behind door fixed to it.</p> <p>28. Taps and toilet flush big enough to push and pull (not twist arthritic hands!)</p> <p>29. Mirrors, pictures in corridors to add light and aura of space. Décor and ambience and artefacts in Brighton made it feel like a hotel. 1st one yellow and red and sunshine walls made it feel warm.</p> <p>30. Open plan gave roomy ambience heating and how clean glass area?</p>		
301690			SM3 8QJ	<p>To be read in conjunction with ID 301668</p> <p>I agree with all that was originally said</p>	Letter	02-Jun-09
301691	Sheila Davis		SM3 8QJ	<p>1. Definitely no cupboards over kitchen sink</p> <p>2. Different shaped door handles please. The ones we have are dangerous!</p> <p>3. Lots of large mirrors throughout the building which will reflect the light and open up the space.</p> <p>4. Cupboards do not need to be up to the ceiling or down to the floor.</p> <p>5. Cupboards could have shelves that are attached to the door which would make it much easier for residents to reach into.</p> <p>6. Ovens need to be waist high.</p> <p>7. The wall lights in the corridors of Larch Court would be very nice.</p> <p>8. And windows in kitchen and bathroom as well.</p>	Letter	02-Jun-09
301799	Alison Murphy	Sutton District Water		<p>Thanks for the email, which was passed to me from Nick Fisher.</p> <p>Can you confirm whether the properties will be built to Code Level 3, as with other residential properties in your area. If not, are you planning to specify the level of water efficiency that could be achieved?</p>	Email	05-May-09
302256	Miss Pamela Davies		SM3 8NN	<p>Ideally the height of all buildings on the site should be no more than two storeys high.</p>	Questionnaire	
ID Anon 1			SM3 8QJ	<p>1. Parking somewhere for a car</p> <p>2. Somewhere to sit outside when necessary</p> <p>3. Decent open space with trees</p> <p>4. No through access for public</p>	Letter	02-Jun-09
ID Anon 2				<p>No, thank you</p>		
ID Anon 5				<p>How about demolishing the Scout hut (which is an eyesore) and the British Legion (which is never open)!</p>		
ID Anon 7				<p>Please try to improve the way the flat numbers are arranged.</p>		
ID Anon 8				<p>1. The scout hut and BL Hall are two of the main eyesores in the Village. Their demolition and replacement with sheltered housing would be welcomed.</p> <p>2. Park Lane is a very popular route to Cheam Park. The present wall alongside the sheltered housing should be retained as it makes the housing scarcely noticeable to pedestrians.</p>		
ID Anon 10				<p>No 3 storey buildings.</p> <p>There should be adequate parking on site so no local roads are put under pressure.</p> <p>There should be residents' parking scheme for all roads bordering the SPD.</p>	Questionnaire	01-Jun-09

ID Anon 11				Most buildings two storeys. 3 where essential only ancient lights etc permitting. Also self contained bungalows for obvious reasons Better lighting (street) Park Lane/Broadway entrance to site	Questionnaire	27-Apr-09
ID Anon 12				May be (?)	Questionnaire	22-Apr-09
ID Anon 13				Stop wasting tax payers money More in consultants' pockets	Questionnaire	22-May-09
ID Anon 15				Elizabeth House should not be pulled down, it is in keeping with the area and is a fairly new building.	Questionnaire	14-May-09
ID Anon 17				Community area for residents big enough that they can not only meet but use for various 'physio' type hobbies/activities. Perhaps also raised garden beds so that they can grow their own small fruit/vegetable as well as flowers.	Questionnaire	29-Apr-09
ID 302883	Mr I Bridgewater		SM3 8QJ	Gardens & Seats. Parking spaces & garages space for each flat. Room for scooters.	Questionnaire	04-Jun-09
ID 303562	K.C. O'Flanagan		SM3 8QF	Maximum 2 storey high. Pedestrian Crossing between Bajing (?) Garden and Tesco's. Clearer understanding of 'Opportunity Area'. Existing trees to be untouched in this area.	Questionnaire	08-Jun-09
ID 303565	Mr and Mrs Murphy		SM1 7BH	I was just made aware of the plans and I understand you wanted comments by 2nd June but please could you include mine. Many thanks. We find it very disturbing that you have marked the scout Hall, British Legion Hall and Girl Guides Hall as areas of opportunity. Please do not bulldoze through these well loved buildings just to create yet more housing. Please keep Cheam as it is as much as possible. Surely there is enough land without using....(?)	Questionnaire	11-Jun-09
ID 303565	Angela Murphy			I would like to register my objection to the scout hall, British Legion and Girls Guide Hall being marked in the re development proposals as "areas of opportunity". Please think of the many local people and children that use these halls regularly for many varying purposes. Can we please have Cheam left as much as possible as it is? I understand the need to update the housing in Mickleham and Pond Hill Gardens but to even consider bulldozing through these very well used and much loved halls just to create an even bigger area for the housing project is wrong. Could they please have the 'area of opportunity' tag removed?	Email	06-Jun-09
ID 304051	Fr Darren Miller			Good visitor parking for all residents (Rectory's residents included, please as the only other residents of the street). Access needs to take into account not only the new development but also of the current occupants of the site (Rectory, Guide Hall, British Legion and Scouts). Parking is currently a difficult issue with hall users clogging the area and creating access difficulties. The road is currently so narrow that with the parking spaces full, vans, dustcarts etc have to mount the kerb for access. This is not particularly safe for access too homes where elderly people and young children live. I hope these comments are useful and I look forward to hearing of future developments	Email	09-Jun-09
ID 305534	B.L. Parnell			As far as I know the public have not found out the style of building to replace Elizabeth House. It would be a terrible shame if the one remaining corner of Cheam which has any historic charm left is not replaced by a similar 'olde world' style of weather-boarded building, especially after the restoration of the Lodge around the corner.	Letter	09-Jun-09
ID 307461				The height of 2-3 storeys is wrong for the area. It should be 1-2 stories.	Questionnaire	18-Jun-09

ID 301358	Simon Stuart		SM3 8RY	A new doctors surgery with easy vehicle parking for GP and patients with illness and incapacity or mobility, good idea for new development. Any new buildings i.e. flats should have large enough lifts to take London Ambulance trolley bed for safer evacuation of very ill patients! It would be nice to see a purpose built also in keeping with design of the area replacing the three buildings already on site.	Questionnaire	29-Jun-09

Appendix B (ii)

6. What other uses or facilities do you think are required as part of the redevelopment site?

Facility	No. Of Responses	
No other use but sheltered housing scheme	1	11%
Medical Centre	2	2%
Provision of public footpath across SPD boundary	1	1%
Pedestrian Controlled crossing and Cycle crossing of A203	5	6%
A meeting hall/ communal room to be used by residents and others for functions	7	8%
Community Centre including restaurant for residents and public	5	6%
Accommodation for care staff, Manager/ Caretaker	3	3%
Adequate parking for all residents (including the new Rectory), staff, support vehicles and visitors to the site and parking restrictions to stop unauthorised use of parking bays.	10	11%
Garages	1	1%
Residents parking for all houses in Park Lane	1	1%
A garden area full of flowers	1	1%
Windows to be low looking over the park and garden areas	2	2%
Post Box	2	2%
Public footpath alongside Park Lane boundary	1	1%
Landscaping and trees along Malden Road Boundary	1	1%
Communal Garden areas with seating	8	8%
Residents private access to the Park	3	3%
Widen access route via Pond Hill Gardens	1	1%
Good street lighting	2	2%
Communal electric mobility scooter provision	2	2%
Storage for Scooters and cycles	2	2%
Centrally located launderette	3	3%
Adequate facilities for gardening (taps, storage, composting etc)	2	2%
Preserve or increase lawns and trees	5	6%
Access via Parkside and Ewell rd/park lane	1	1%
Extra storage for residents in their homes	2	2%
Private gardens(for ground floor flats)	3	3%
Balconies	2	2%
Wildlife preservation	1	1%
Address accessibility issues in the design of proposed dwellings (eg lifts, ramps for wheelchairs, height of light switches, door handles etc)	3	3%
Adequate Sound proofing in dwellings	2	2%
Raised garden beds for residents to grow vegetables	1	1%
Demolish Scout Hut and British Legion building (eyesore)	3	3%
Total number of respondents	89	

APPENDIX C

Consultation Material :Leaflet / Questionnaire, Poster



2



Examples of existing buildings on the site



Elizabeth House (Park Lane)

Elizabeth House (Mickleham Gardens)



Pond Hill Gardens

22 - 32 Mickleham Gardens



5 - 12 Mickleham Gardens

Mickleham Gardens



London Borough of Sutton
Environment and Leisure
24 Denmark Road
Carshalton
Surrey
SM5 2JG

FAO Strategic Planning

RESPONSE LICENCE No.
SEA 0135

Find Out More

Public Exhibition:

View the proposals at **Cheam Village Library** between **April 22nd and 2nd June 2009**. The Exhibition will be staffed by appointment at Cheam Library.

To make an appointment:

Telephone **020 8770 6255** or fax **020 8770 6298**.

Email & Phone:

email ldf@sutton.gov.uk or telephone 020 8770 6255 or fax 020 8770 6298.

Internet:

The full Planning Brief with supporting information can be viewed on the 'Consultations Home Page' section of the council's website - www.sutton.gov.uk

Cheam Village Sheltered Housing Site

draft Planning Brief to guide future development
April 2009

Please fill in your contact details

Name / Organisation :
Address :

Postcode:
email:

Would you like to be sent future relevant planning information?

Yes

No

take part, take pride



Introduction

Sutton Council is committed to providing the right accommodation for local people in later life. The council plans to redevelop the Sheltered Housing Site in Cheam Village – which includes Elizabeth House, Mickleham Gardens, 1 to 12 Pond Hill Gardens, 1 to 3 Cheam Park Way, 23,25 and 27 Malden Road – so that it can meet the needs of older people and vulnerable adults.



The proposals are for a new sheltered housing development that meets modern standards of building design and accessibility, so that generations of older people can continue to live as independently as possible.

A draft Planning Brief has been prepared for the site by the council's consultants, Child Graddon Lewis. This will set out the guidance for the site's development.

The aims of the proposed Cheam Village Sheltered Housing Scheme are:

- To make the best use of the site to meet the needs of older and vulnerable adults in the borough
- To provide accommodation which is of good quality and well designed
- To provide accommodation which fits into the surrounding area
- To provide a development with a sense of community

All existing sheltered housing tenants will be guaranteed a tenancy in the new development.

What are the key issues?

The Cheam Village Sheltered Housing Scheme is partly within the Cheam Village Conservation Area. It's also next to Cheam Park, so we need to ensure that any development is sympathetic to the surroundings.

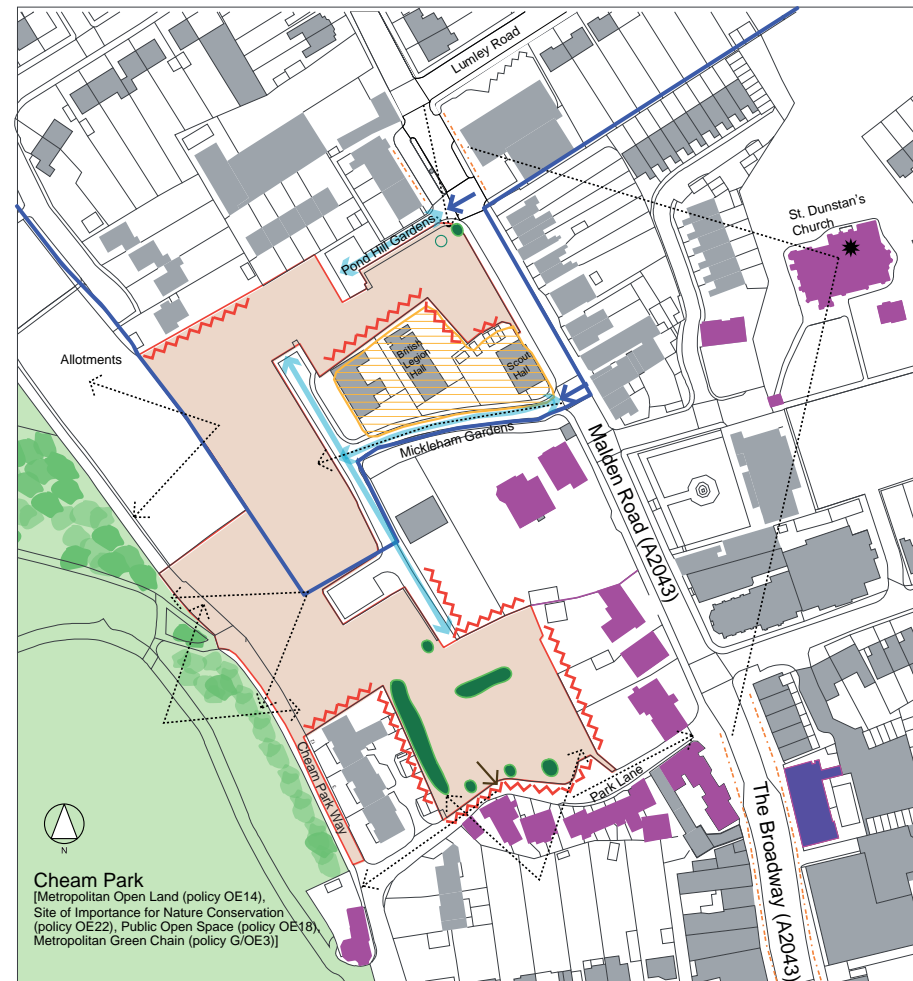
This consultation asks for your views on how the site can be developed in a way that is appropriate for the surrounding area.

* Please note that the draft Planning Brief is being prepared as a Supplementary Planning Document (SPD).

The council want to make sure that:

- The development is appropriate for the Cheam Village Conservation Area
- The character of the existing development is retained
- A good range of accommodation is provided on the site to meet the needs of older people and vulnerable adults
- As many of the existing trees as possible are kept
- The development meets the highest standards of sustainable development
- The buildings are roughly the same height as the surrounding ones so that they're in keeping with the local area
- The building doesn't block views in the area
- Traffic into, out of and around the site won't cause safety hazards locally
- The site is laid out so it's easy for people to get around

Summary of Key Issues and Opportunities



SPD Boundary	Listed Building	Sensitive boundaries	Opportunity Area
Conservation Area Boundary	Local Listed Building	Important Trees/ Groups of Trees	Local Retail / Commercial frontage
Park	Key Views	Existing movement routes	Prominant corner
Access	Pedestrian Access	Prominant Landmark	



Questionnaire

We are interested in your comments on the draft planning brief for the Cheam Village Sheltered Housing Scheme. To send us your feedback, please tear off this short questionnaire and post it back to us. The closing date for making comments is the 2nd of June 2009.

To what extent do you agree with the following?

1) A redevelopment using built forms, styles and materials which are in keeping with Cheam's building and landscape heritage?

support neutral oppose undecided

2) Providing a residential development with a low / medium density with building heights of 2 - 3 storeys?

support neutral oppose undecided

3) Improving the access to the site by widening Mickleham Gardens?

support neutral oppose undecided

4) Preserving the existing access routes via Pond Hill Gardens and Mickleham Gardens?

support neutral oppose undecided

6) What other uses or facilities do you think are required as part of the redevelopment site?

.....

.....

7) Any other comments?

.....

.....

.....

.....

.....

.....

Cheam Village Sheltered Housing Site

Consultation on draft Planning Brief to guide future development
April 2009

Examples of existing buildings on the site



Elizabeth House (Park Lane)



Pond Hill Gardens



5 - 12 Mickleham Gardens

Sutton Council is committed to providing the right accommodation for local people in later life. The council plans to redevelop the Sheltered Housing Site in Cheam Village so that it can meet the changing needs of older people and vulnerable adults in the community.

A draft Planning Brief has been prepared for the site which sets out guidance for the site's development.

This consultation asks for your views on how the site can be developed in a way that is appropriate for the surrounding area. These will be taken into account when the council makes plans for the site.

* Please note that the draft Planning Brief is being prepared as a Supplementary Planning Document (SPD).



Examples of other local buildings and open space

Find Out More

Public Exhibition:

View the proposals at **Cheam Village Library** between **April 22nd and 2nd June 2009**.

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To make an appointment:

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Internet:

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www.sutton.gov.uk

take part, take pride

www.sutton.gov.uk



APPENDIX D

Consultation with Residents – Letters, Newsletter

Elizabeth House Newsletter

Welcome to the second edition of Sutton Council's Elizabeth House Sheltered Housing Scheme newsletter. The purpose of the newsletter is to keep the community informed on what is being proposed and up to date with the consultation process.

In this edition, we want to share with you the decision reached by the Council on 2nd March 2009 and to give an insight into the consultation that will be taking place in the coming months.

On the 2nd March the Council agreed to adopt the recommendations of an independent report by consultants. The report found that providing new homes 'is the most appropriate means of delivering improved older people's housing' at the Elizabeth House sheltered housing scheme in Cheam. The Council also agreed to undertake a phased development of the Elizabeth House sheltered scheme.

Phased development means up to 34 residents who want to stay on site will be able to do so.

Sutton Council commissioned Tribal Consulting to undertake an independent appraisal of the options to regenerate Elizabeth House sheltered housing scheme in November 2008, as a direct result of listening to local people. Many residents expressed the view that the existing

homes should be refurbished rather than building new homes.

The existing accommodation at Elizabeth House is not up to modern standards. It has shared bathrooms no lifts and four different levels on each floor. The other homes on the site have similar mobility and access problems also making them unsuitable for letting as sheltered accommodation.

The report found that:

- New homes would provide longer lasting accommodation with greater flexibility to adapt to the changing needs of an ageing population
- New homes would provide more individual tenancies than the refurbishment option, a vital consideration as the demand for older persons housing rises in line with the borough's ageing population
- A phased new build development would also enable up to 34 of the tenants who want to remain on site to have the option to do so.
- New homes would also be more attractive, make better use of the site, be more energy efficient and sustainable, and fit in better with the surrounding area.

Cllr Colin Stears, Executive Member for Adult Social Services and Housing said: "I am very pleased the independent report from Tribal has been able to go some way into meeting the wishes of the residents in the Elizabeth House Development. The provision of Lifetime Homes in the area will allow elderly residents to remain in their own, brand new homes, for longer should they become more frail. Any resident who has to temporarily leave the site during the building phase has been guaranteed a new home on the site thus maintaining the community that exists there."

The Elizabeth House sheltered scheme in Cheam village comprises 34 bedsits in the main building, 17 bedsit bungalows and 28 one bedroom flats in Mickleham Gardens, Pond Hill Gardens and Malden Road.

The council decided in July 2008 to develop the site to provide a mix of new affordable housing built to 'Lifetime Homes' standards for older people and vulnerable adults. The proposal includes some extra care housing to meet the increasing 'caring needs' of the borough's ageing population and people with disabilities.

Further consultation

Consultation with residents will continue over the coming months.

Residents of the scheme

Over the next few weeks we will be consulting with the residents of the scheme with regard to where and when the rehousing should start and who should have priority for properties becoming available for letting off of the site.

We will also be consulting on what type of services, facilities and design features residents and other interested parties would like to see in the new development.

Town Planning Brief

The council will be undertaking a formal consultation with residents of the area to develop a Town Planning Brief which will provide detailed guidance for the future development of the site. The council wants as many local residents as possible to take part in this consultation which will be over a six week period.

Full details of the consultation will be shared with residents via the local press and a further leaflet when the council gives the formal approval to go ahead. A report is being submitted to the Executive committee of the council on the 6th April seeking the necessary authority to undertake the consultation.

If you require more information please contact:

Malcolm Barker
Renewal and Commissioning
Manager

Adult Social Services and Housing
3rd Floor
Civic Offices
St Nicholas Way
Sutton
SM1 1EA

Email: malcolm.barker@sutton.gov.uk
Telephone: 020 8770 6173

London Borough of Sutton

Adult Social Services and Housing Renewal and Resources, Community Living

Your Ref

Direct Line: 020 8770 6173

Fax No: 020 8770 5998

Our Ref: MB/rm

Date 5th March 2009

Please ask for: Malcolm Barker

Please reply to:

Communal Lounge - **FILE COPY**
Elizabeth House,
Park Lane,
Cheam,
Surrey, SM3 8BT

**London Borough of
Sutton**
Civic Offices
St Nicholas Way
Sutton
Surrey
SM1 1EA

www.sutton.gov.uk

Elizabeth House Sheltered Scheme

I am writing to share the decision reached by the Council on the 2nd March, to clarify a number of issues which were raised at the meetings with residents on the 19th February and to confirm that we will be in further contact about the next stage of the process.

Council decision

The Council agreed to proceed with the regeneration and resolved (agreed):

- i) To note the report from Tribal Consulting and its conclusions;
- ii) To agree, in light of the conclusions of the independent consultants, to proceed with the option of providing new affordable homes for older people and vulnerable adults at the Elizabeth House sheltered housing scheme;
- iii) To agree to a phased development, with the demolition of Elizabeth House delayed until new properties have been constructed;
- iv) To agree to the inclusion of Nos. 1, 2 and 3 Cheam Park Way and No. 1 Pond Hill Gardens in the development and the appropriation of Nos. 1, 2 and 3 Cheam Park Way from the Environment and Leisure Group to the Housing revenue account;
- v) To delegate authority to the Strategic Director – Adult Social Services & Housing, in consultation with the Executive Member for Adult Social Care & Housing, to decide the formal commencement date of the rehousing process;
- vi) To agree



*Executive Head of
Community Living
Simon Latham*

*Strategic Director
Adult Social Services
& Housing
Adi Cooper*

*Chief Executive
Paul Martin*

- a) Every opportunity will be given to the residents of Elizabeth House sheltered scheme and their neighbours in the community, to be fully involved in the consultation process regarding the ongoing development of the scheme;
- b) Officers bring forward reports to The Executive Committee at the earliest appropriate opportunity on the proposed Town Planning Brief for the site and also further reports on the tendering process including more precise and detailed financial appraisal;
- c) A report be compiled by officers to cover the risks of living near to an ongoing development.

Homeloss payment

All residents will be entitled to one Homeloss payment of £4,700 (minus any arrears of rent). The payment will be made when a resident moves to a property away from the present scheme or when they move from Elizabeth House into a new build dwelling within the new scheme. The payment will not be refundable to the council if a resident decides to return to the new development.

Rehousing start date

The Council said that the rehousing process can go ahead and we will advise you as soon as a start date has been agreed by the Strategic Director of Adult Social Services and Housing in consultation with the Executive Member for Adult Social Care and Housing.

Further consultation

As part of our continuing consultation with residents, we will be contacting you again in the near future to share our thoughts on how the priority for rehousing should be determined, where the rehousing process should start and to seek your feedback on when the process should start. We will also provide more information about the formal Town Planning Brief consultation when the details become available.

If you have any queries with regard to this letter please do not hesitate to make contact by telephoning 0208 770 6173 to speak to me or Stephen Daniels.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Malcolm Barker', written in a cursive style.

Malcolm Barker
Housing Renewal & Commissioning Manager

Press Notice from the London Borough of Sutton

Embargo Immediate, 8 July 2008

Contact Katherine Riviere, 0208 770 5606, katherine.riviere@sutton.gov.uk

REGENERATION OF ELIZABETH HOUSE AGREED

Sutton Council's Executive has agreed that the Elizabeth House sheltered scheme in Cheam should be regenerated.

The council decided to develop the site to provide a mix of new affordable housing, including extra care housing for older people and homes built to 'Lifetime Homes' standards for adults with disabilities.

The Elizabeth House sheltered scheme comprises 34 bedsits in the main building, 17 bedsit bungalows and 28 one bedroom flats in Mickleham Gardens, Pond Hill Gardens and Malden Road.

The existing accommodation at Elizabeth House is not fit for purpose. There are no lifts in the multi-level building and communal shared bathrooms make the bedsits difficult to let. The other properties on the site have similar mobility and access problems making them also unsuitable for letting as sheltered accommodation.

Sutton Council will fully consult with residents on the rehousing process and the type of accommodation to be offered. We will support the most vulnerable residents through the change with personalised support and keep residents fully up to date with progress throughout the process. All the residents will have the option to return on completion of the works if they need sheltered or extra care accommodation.

We will arrange individual, in-depth interviews with existing tenants over the following months to identify their housing needs and preferences. This information will be one of the factors used to determine when and where the rehousing process will begin. All the residents being rehoused from the scheme will receive financial support and the council will also provide additional practical support for those residents who need help and do not have friends and family to assist.

The council will also be consulting members of the local community about its proposals for the site and the envisaged timetable for the changes. We are keen to hear the views of local people and a local surgery will also be arranged to enable residents to drop in to discuss the proposals.

Executive Member for Housing Councillor Colin Stears said: "The decision to regenerate Elizabeth House has been agreed because the current site is not fit for purpose. Modern accommodation which will enable older residents to lead more independent lives will take its place. All residents will be fully consulted and supported by the council throughout the rehousing process and will all have the option to return on completion of the works if they want to."

Residents who would like further information will be referred to Malcolm

Barker, Renewal and Commissioning Manager for individual enquiries.

Notes to Editor:

1. The 'Lifetime Homes Standards' are a series of 16 standards intended to make homes more easily adaptable for lifetime use. All public sector funded housing in England will be built to the Lifetime Homes standard from 2011.

ends

Press Notice from the London Borough of Sutton

Embargo Under Strict Embargo, Monday 10 November 2008

Contact Katherine Riviere, 0208 770 5606

Independent Feasibility Study into Elizabeth House

Sutton Council will be commissioning independent consultants to carry out a feasibility study to compare refurbishing the existing properties at the Elizabeth House Sheltered scheme with making use of the site to provide new affordable homes for older people and vulnerable adults.

The Elizabeth House Sheltered scheme was identified for regeneration as part of the Strategic Best Value Review of Sheltered Housing initiated in 2001. On receipt of a further report in May 2003, the Council decided that additional work would be carried out to assess the potential of the site to provide new, high quality accommodation for older people. Further work to assess the potential of the site was completed and reported to The Executive in July this year and members agreed to develop the site to provide new accommodation.

Following the Council's decision, some residents have voiced concern that an independent exercise to compare the merits of refurbishing with providing new homes has not recently been undertaken. The Council has listened to residents concerns and has commissioned independent consultants to undertake a feasibility study.

When undertaking the exercise the consultants will consider the best use of the site to meet the current and future needs of the borough's ageing population.

The Council's Executive agreed in July that the existing accommodation at the Elizabeth House sheltered scheme is not fit for purpose and needs to be replaced. Elizabeth House itself falls well below the modern day standards expected for sheltered accommodation. All the tenants occupy bedsits where they have to cook, eat, sleep and relax in one small room without their own separate bedroom, living room, kitchen or proper bathing facilities. The residents have to share communal bathrooms and there are four separate levels on each floor and no lifts. The other properties on the site also have mobility and access problems making them

unsuitable for the long term needs of the boroughs ageing population and letting as sheltered accommodation.

The proposals include replacing the existing accommodation with a mix of new affordable housing, built to 'Lifetime Homes' standards, for older people and vulnerable adults. The new scheme will also include improved 24 hour on site extra care facilities for our older residents. The council accepts full responsibility for rehousing all of the residents who will be fully consulted and supported throughout the rehousing process. Every tenant will be invited to return on completion of the works and guaranteed a tenancy of a new home within the new scheme.

The new housing will be built to modern standards, offer residents a more independent lifestyle and enable them to continue to live as a close-knit community.

Cllr Colin Stears, Executive Member for Adult Social Services and Housing, said: "We have listened to residents and have decided to commission independent consultants to carry out a feasibility study so we can fully explore the options in regards to the regeneration of the Elizabeth House Sheltered Scheme. "

Press Notice from the London Borough of Sutton

Embargo Immediate, 27 January 2009

Contact Katherine Riviere, 0208 770 5606, katherine.riviere@sutton.gov.uk

Independent Consultants favour Redevelopment of Elizabeth House

A report by independent consultants has found that providing new homes 'is the most appropriate means of delivering improved older people's housing' at the Elizabeth House sheltered housing scheme in Cheam.

The report also noted that a phased development would allow up to 34 residents to stay on site until new homes become available for letting.

The existing accommodation at Elizabeth House is not up to modern standards. It has shared bathrooms no lifts and four different levels on each floor. The other homes on the site have similar mobility and access problems also making them unsuitable for letting as sheltered accommodation.

The report, by Tribal Consulting, was commissioned after residents asked the council to consider refurbishing the site in Cheam rather than replacing it with new homes.

The Executive will now consider the independent study at its next meeting on February 3rd.

The report found that:

- New homes would provide longer lasting accommodation with greater flexibility to adapt to the changing needs of an ageing population
- New homes would provide more individual tenancies than the refurbishment option, a vital consideration as the demand for older persons housing rises in line with the borough's ageing population
- A phased new build development would also enable up to 34 of the tenants who want to remain on site to have the option to do so.
- New homes would also be more attractive, make better use of the site, be more energy efficient and sustainable, and fit in better with the surrounding area.

Sutton Council commissioned Tribal Consulting to undertake an independent appraisal of the options to regenerate Elizabeth House sheltered housing scheme in November 2008, as a direct result of listening to local people. Many residents expressed the view that the existing homes should be refurbished rather than building new homes.

Executive Member for Housing Councillor Colin Stears said: "The council has listened to residents' concerns and appointed consultants to compare the merits of refurbishment and proving new build homes. The report concludes that providing new homes is the most appropriate means of delivering improved older people's housing and highlights that with a phased development up to 34 of the existing residents could have the opportunity to remain on site until new homes become available for letting. The Executive will now consider the report's conclusions at its next meeting. "

The Elizabeth House sheltered scheme in Cheam village comprises 34 bedsits in the main building, 17 bedsit bungalows and 28 one bedroom flats in Mickleham Gardens, Pond Hill Gardens and Malden Road.

The council decided in July 2008 to develop the site to provide a mix new affordable housing built to 'Lifetime Homes' standards for older people and vulnerable adults. The proposal includes some extra care housing to meet the increasing 'caring needs' of the borough's ageing population and people with disabilities.

If the decision to proceed with developing the site to provide new homes is approved by the Executive, consultation with residents will continue. Consultation will include the type of properties and services that should be provided on the site, the rehousing of residents and town planning constraints for the site.

Phased Development of Elizabeth House sheltered scheme means up to 34 residents can stay put

Sutton Council's agreed last night (March 2) to adopt the recommendations of an independent report by consultants and undertake a phased development of Elizabeth House sheltered scheme.

The decision means up to 34 residents who want to stay on site are able to do so. It follows a report by independent consultants that also found that providing new homes 'is the most appropriate means of delivering improved older people's housing' at the Elizabeth House sheltered housing scheme in Cheam.

The existing accommodation at Elizabeth House is not up to modern standards. It has shared bathrooms no lifts and four different levels on each floor. The other homes on the site have similar mobility and access problems also making them unsuitable for letting as sheltered accommodation.

The report, by Tribal Consulting, was commissioned after residents asked the council to consider refurbishing the site in Cheam rather than replacing it with new homes.

The report found that:

- New homes would provide longer lasting accommodation with greater flexibility to adapt to the changing needs of an ageing population
- New homes would provide more individual tenancies than the refurbishment option, a vital consideration as the demand for older persons housing rises in line with the borough's ageing population
- A phased new build development would also enable up to 34 of the tenants who want to remain on site to have the option to do so.
- New homes would also be more attractive, make better use of the site, be more energy efficient and sustainable, and fit in better with the surrounding area.

Sutton Council commissioned Tribal Consulting to undertake an independent appraisal of the options to regenerate Elizabeth House sheltered housing scheme in November 2008, as a direct result of listening to local people. Many residents expressed the view that the existing homes should be refurbished rather than building new homes.

Cllr Colin Stears, Executive Member for Adult Social Services and Housing said: "I am very pleased the independent report from Tribal has been able to go some way into meeting the wishes of the residents in the Elizabeth House Development. The Life Long Homes Scheme for the area will allow elderly residents to remain in their own, brand new homes, for longer should they become more frail. Any resident who has to temporarily leave the site during the building phase has been guaranteed a new home on the site thus maintaining the community that exists there."

The Elizabeth House sheltered scheme in Cheam village comprises 34 bedsits in the main building, 17 bedsit bungalows and 28 one bedroom flats in Mickleham Gardens, Pond Hill Gardens and Malden Road.

The council decided in July 2008 to develop the site to provide a mix new affordable housing built to 'Lifetime Homes' standards for older people and vulnerable adults. The proposal includes some extra care housing to meet the increasing 'caring needs' of the borough's ageing population and people with disabilities.

Consultation with residents will continue. Consultation will include the type of properties and services that should be provided on the site, the rehousing of residents and town planning constraints for the site.

Draft Planning Brief for Elizabeth House Sheltered Scheme

The Executive agreed last night (April 6) to consult with residents on a draft planning brief for the regeneration of Elizabeth House Sheltered Scheme.

The consultation will ask for views from local residents on how the site can be developed in a way that fits in with the surrounding area and meets the needs of older people living there. Your views will be taken into account when the council makes plans for the site

A draft planning brief has been prepared for the site by the council's consultants, CGL.

Sutton Council is committed to providing the right accommodation for local people in later life. The council plans to redevelop the Sheltered Housing Site in Cheam Village – which includes Elizabeth House and Mickleham Gardens – so that it can meet the needs of older people and vulnerable adults in the community long into the future.

The proposals are for a new sheltered housing development that meets modern standards of building design and accessibility, so that generations of older people can continue to live as independently as possible.

We have re-assured Elizabeth House residents that they will be given the option to return once the work is complete. Last month, the Executive agreed on the phased development of the sheltered scheme which means up to 34 residents can stay put.

Cllr Colin Stears, Executive Member for Housing said: "It is essential everyone takes part in this consultation and tell us what they want. The views will help shape the future design plans for the site".

APPENDIX E

Preparation Stage Consultation Report

Consultation with Residents during the preparation stage of the planning brief

The residents of living on the site of the proposed Cheam Village Sheltered housing scheme and other local residents were first made aware of the council's intention to undertake a town planning brief when council representative from Adult and Social Services met with them at a series of meetings in July 2008 to share the council's decision to redevelop the site.

In October 2008 the town planning brief consultants (Child Graddon Lewis and Conservation specialist Peter Stanway) arranged meetings with the residents of the Elizabeth House sheltered scheme and local residents to undertake informal consultation in advance of the formal process.

Residents of the Elizabeth House scheme, residents in the immediate locality and local ward councillors were invited by letter to participate in the informal meetings.

Prior to the meetings a council representative from Adult and Social Housing discussed the proposed meetings with a small group of tenants at the sheltered housing site to ensure the communication that was made with residents of the site was appropriate.

The meetings provided an opportunity for the Consultants to discuss local issues in detail with the local community and to exchange local knowledge and ideas on key elements of the draft planning brief.

The main topics discussed at the meetings included a review of the draft planning brief on key themes such as the council's decision to regenerate the site/ overall approach/ the sites/ Conservation Area and listed buildings/ the character of the new development / parking, roads and connections with adjacent areas, and open space and trees.

The meetings were well attended with approximately 50 sheltered housing residents attending the meetings held at Elizabeth House and approximately 30 participants attending the meeting held at Cheam Library, comprising a mix of sheltered housing scheme residents, local residents, local ward councillors

The following notes provide a summary of key comments from the meetings.

Summary of key comments:

- *Refurbishment Option.* Many of the comments referred to the feasibility of refurbishing the existing buildings, however the planning brief emerged from the decision by the council to reprovide housing on the existing site following earlier feasibility studies and therefore this issue was outside the scope of the consultation for the planning brief.
- *Character of the new development* should be to create a sheltered housing development that fosters a sense of community;

A self contained development set within a green landscape which fits in with a 'village' character in terms of scale/ bulk of buildings and materials.

- *The Buildings and Facilities*
The development should be low rise with a majority of 1 bedroom properties;
Local vernacular materials such as white painted weatherboarding and red brick should be used;
A communal 'hub' should include a communal room with kitchen, and other facilities such as laundry;
A facility for residents with dementia or other mental health problems should include warden accommodation so that there is help available at all times.
- *Landscaping and public realm*
Each dwelling should have access to a range of private, semi private and communal green spaces;
The landscaping should be well designed with sufficient seating and lighting;
Existing mature trees should be retained.
- *Access and movement*
The existing access routes via Pond Hill Gardens and Mickelham Gardens into the site need to be retained with consideration of safety at the Maldon Road junctions;
The pedestrian route via Park Lane should be retained;
Park Lane and Cheam Park Lane should not be used as car access routes into the site.
- *Views*
Overlooking to neighbouring properties should be avoided;
Views from windows in neighbouring houses needs to be protected;
The new buildings should take into consideration views from individual properties.
- *Security*
Although the new development should have a feeling of 'openness' there should also be sufficient security measures in place to so that residents feel secure, can overlook open areas and pathways, there is secure entry to all buildings and that community officers can continue to patrol.
- *Parking*
There should be adequate parking for any increase in the numbers of residents;
Parking controls should be considered to prevent non residents parking;
Parking should be spread out and located as close as possible to individual buildings;
Consideration to improve parking in the surrounding streets should be considered.

In response to the comments raised during the consultation meetings held during October 2008 the council commissioned an independent report regarding the feasibility of refurbishing the existing buildings from consultants Tribal Consulting in November 2008. The report recommended that providing new homes 'is the most appropriate means of delivering improved older people's housing' at the sheltered housing scheme in Cheam and that a phased development would allow for the 34 residents at Elizabeth House to remain while development was being carried out. Following the report the council made a decision to:

- carry out a phased development
- report on the risks on living near to an ongoing development.

Press releases and letters from the council's Adult and Social Housing team were issued to inform the residents and other interested parties of these decisions (see Appendix B).

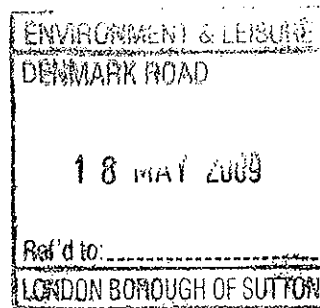
On the 11th March 2009 residents of the sheltered housing scheme were invited to attend a Planning Advisory Group (PAG) meeting. The PAG was considering a draft report to the Executive seeking authority to undertake a formal six week town planning brief consultation. The meeting was attended by representatives from the sheltered housing scheme, the locally formed action group and other local residents.

On the 3rd April 2009 a newsletter was delivered to local residents and the residents of the sheltered housing scheme which updated residents on the council's intentions. This included references to the town planning brief report going to the Executive for approval (see Appendix B).

APPENDIX F

Thames Water

10 32863



Philip James

London Borough of Sutton
Environment and Leisure
24 Denmark Road
Carshalton
SM5 2JG

Thames Water Property Services

Your ref
Our ref 8042/77/CC
Name Carmelle Bell
Phone 0118 373 8054
Fax 0118 373 8009
E-Mail carmelle.bell@thameswater.co.uk

15 May 2009

LB Sutton: Cheam Village Sheltered Housing Site Draft Planning Brief

Dear Sir:

Thank you for consulting Thames Water Utilities Ltd (Thames Water) regarding the above. As you will be aware, Thames Water is the statutory sewerage undertaker for the London Borough of Sutton and the statutory water undertaker for a small part of the Borough.

General Comments

The draft Planning Brief does not refer to wastewater infrastructure which is essential to any development. The brief outlines a minimum provision of 80 units but also outlines an appropriate density range that could support the provision of between 66 and 174 units. Consequently the development could result in an increase in demand on the existing wastewater infrastructure. Based on the figure of 174 units, Thames Water does not anticipate issues in accommodating the flow this size development would generate.

Policy PNR14 of the Unitary Development Plan states that the Council will oppose development that will create a significant risk of flooding of foul sewage in the Borough until the problems have been identified and remedied. In order to comply with this policy and Policies 4A.17 and 4A.18 of the London Plan the developer needs to consider the net increase in wastewater demand and the impact the development may have off-site further down the network if problems such as internal and external sewage flooding of properties are to be avoided.

Consequently, although Thames Water do not anticipate issues in accommodating wastewater flows from the development, it is recommended that the brief is amended to provide advice to developers of the need to demonstrate that there would be no impact on the wastewater infrastructure network. Any developer should therefore be required to demonstrate that the following infrastructure requirements can be met:

Thames Water Plc
Clearwater Court, Grnd Floor
East, Vastern Rd, Reading,
Berks
RG1 8DB
T 0118 - 373 8093
F 0118 - 373 8009
I www.thames-water.com

Registered in England and Wales
No. 2366623, Registered office
Clearwater Court, Vastern Road,
Reading, Berks, RG1 8DB



Page 2

- the developments demand for wastewater network infrastructure both on and off site;
- the developments demand for sewage treatment and network infrastructure both on and off site; and
- the surface water drainage requirements and flood risk of the development both on and off site.

Should potential developers wish to obtain information on the above issues they should contact our Developer Services department on 0845 850 2777.

I trust that the above comments are satisfactory, however, should you wish to discuss any of the comments and issues raised above please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "C. Bell".

Carmelle Bell
Planning Administrator
Thames Water Property Services.

APPENDIX G

Natural England

Date: 10 June 2009
Our ref: B05/2-10/29-2
Your ref:



Mr Philip James
Principal Planner
London Borough of Sutton
24 Denmark Road
Carshalton
Surrey
SM5 2JG

Natural England
Zone E7
6th Floor
123 Ashdown House
London
SW1E 6DE

T 0300 060 1373
F 020 7932 2201

Cheam Village Sheltered Housing Site
Draft Planning Brief
Supplementary Planning Document

Thank you for your letter which we received on 24 April 2009, requesting Natural England's views and comments on the above Supplementary Planning Document consultation. Your consultation request has been passed to me as a member of the Future London Team for response.

Natural England is the Government agency that works to conserve and enhance biodiversity and landscapes, promote access to the natural environment, and contribute to the way natural resources are managed so that they can be enjoyed now and by future generations.

After careful consideration of the information provided it is our opinion that this proposal does not significantly affect any priority areas for Natural England, therefore we do not object to the proposal. However, if you are aware of any reason why Natural England should comment further on this application please let us know as soon as possible.

Natural England is pleased to see that the document has recognised the proximity of the Cheam Park Site of Interest for Nature Conservation (SINC) and included this in the Planning Brief. The reference to enhancing the ecology and 'green' character of the Borough, together with non detrimental impacts on the SINC (as referenced by the links to the Borough's Local Development Framework) is welcomed and supported

Chapter 4 of the document refers to green spaces linked by pathways which is welcomed and supported, however, the Council may wish to give consideration to providing 'green corridors' linked in with walking and cycling paths which would help to meet the aims and objectives of the area and enhance its biodiversity/ecology also. These could also be used to link in to the proposed green buffers for the area.

Paragraph 7.3 refers to Planning Applications requiring submission of Green Travel Plan and full Environmental Impact Assessments, which is welcomed and supported by Natural England.

Sustainability Appraisal

Natural England
Head Office
1 East Parade
Sheffield S1 2ET

www.naturalengland.org.uk

The Sustainability Appraisal covers the areas and issues that Natural England would expect to see considered in such a document and has clear references and links to relevant documents. However, there appears to be no reference to PPS 9 – Biodiversity and Geological Conservation, in the main text of the document, although there is clear reference to PPS 9 in Appendix 3.

Although we do not object to the Planning Brief, we recommend that should your Council be minded to grant permission for any applications in the Planning Brief area, you secure as appropriate, measures to enhance the natural environment in accordance with the planning guidance referenced below.

Biodiversity

Paragraph 14 of PPS9: Biodiversity and Geological Conservation¹ states that “*Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around developments, using planning obligations where appropriate.*”

As stated in London Plan Policy 3D.14, “*The planning of new development and regeneration should have regard to nature conservation and biodiversity, and opportunities should be taken to achieve positive gains for conservation through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitat and natural landscape and improving access to nature.*”

Access to Nature

As highlighted in PPG17: Planning for open space, sport and recreation², “*In planning for new open spaces and in assessing planning applications for development, local authorities should seek opportunities to improve the local open space network, to create public open space from vacant land, and to incorporate open space within new development on previously used land. They should also consider whether use can be made of land which is otherwise unsuitable for development, or procure public use of privately owned areas of land or sports facilities.*”

Additionally, as outlined in Policy 3D.14 of the London Plan, your Council should be aiming to improve people’s access to nature, and priority should be given to sites within or near to areas deficient in accessible wildlife sites.

Climate Change Adaptation

It is important that, in line with ‘Planning Policy Statement: Planning and Climate Change³’, your Council takes account of the contribution to be made from existing and new opportunities for green infrastructure to urban cooling, sustainable drainage systems, and conserving and enhancing biodiversity.

Policy 4A.9 of the London Plan also states that “*The Mayor will, and other agencies should, promote and support the most effective adaptation to climate change, including protecting and enhancing green infrastructure.*”

There are a number of resources available to assist you and developers when considering the implications of development proposals on the natural environment in Greater London. For further information please refer to:

¹ Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM August 2005.

² Planning Policy Guidance 17: Planning for open space, sport and recreation, ODPM, July 2002

³ Planning Policy Statement: Planning and Climate Change, Supplement to Planning Policy Statement 1 (December 2007)

Design for Biodiversity

<http://www.d4b.org.uk/>

Biodiversity by Design

<http://naturalengland.communisis.com/naturalenglandshop/docs/TCP1.pdf>

Improving Londoner's Access to Nature⁴

<http://www.london.gov.uk/mayor/planning/docs/access-to-nature.pdf>

Right Trees for a Changing Climate

<http://www.right-trees.org.uk/>

Adapting to Climate Change: A Checklist for Development⁵

<http://www.london.gov.uk/lccp/publications/development.jsp>

The London Rivers Action Plan

<http://www.therrc.co.uk/lrap.php>

Biodiversity and the Built Environment: A report by the UK-GBC Task Group

<http://www.ukgbc.org/site/news/showNewsDetails?id=139>

Monitoring the natural environment

To ensure that your Council's planning decisions are based on the best available evidence on the natural environment your Council should give consideration to entering into an agreement with Greenspace Information for Greater London (GIGL) for the provision of a variety of natural environment and greenspace datasets. This information essential for making effective planning decisions and for ensuring compliance with planning guidance. You can contact GIGL at:

enquiries@gigl.org.uk

I hope that this makes Natural England's position clear but if you have any further questions about this letter or require further information please do not hesitate to contact me.

Yours Sincerely,

David Hammond
Planning and Advocacy Adviser
Natural England London Region

Direct Dial: 0300 060 1373

Email: david.hammond@naturalengland.org.uk

⁴ Improving Londoner's Access to Nature: London Plan (Consolidated with Alterations since 2004) Implementation Report – Mayor of London, February 2008

⁵ Adapting to climate change: a checklist for development – Guidance on designing developments in a changing climate: Greater London Authority, November 2005

APPENDIX H

National Grid

nationalgrid

Asset Protection Team
PO Box 3484
Warwick
CV34 6TG

Attention: Philip James
London Borough of Sutton
24 Denmark Rd
Carshalton
Surrey
SM5 2JG

Direct tel +44 (0)800 7312961
Direct fax +44 (0)1926 656574

24-hour Electrical Emergency No
0800 40 40 90*

*Calls may be recorded and monitored

24-hour Gas Escape No
0800 111 999*

*Calls may be recorded and monitored

www.nationalgrid.com

Date 07 May 2009
Our Reference IN15321/0078139
Your Reference

Dear Sir/Madam

Re: CHEAM VILLAGE SHELTERED HOUSING SITE

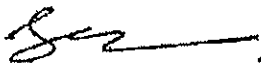
Thank you for your enquiry, which we have assessed with respect to our operational electricity transmission network and our operational gas transmission network.

Based on the information you have provided and the proximity and sensitivity of these networks to your proposals we have concluded, using the enclosed tables, that the risk is NEGLIGIBLE.

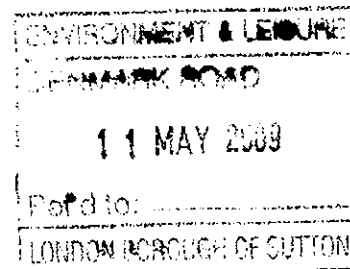
• **IMPORTANT NOTE:** This response is for the national transmission gas and electricity networks ONLY. You MUST also obtain information of local gas and electricity distribution networks. Please refer to the enclosed "Work Safely in the Vicinity..." leaflet or on www.nationalgrid.com

- If the nature, location or extent of your work changes please submit a new enquiry.
- Save time on you next search! Visit www.linesearch.org for free searches with instant results.

Yours faithfully



Graham Walton
Asset Protection Officer



ENCLOSURES

Risk Assessment Tables
Map

For our national transmission networks see :

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/gastransmission/gaspipes/>

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/overheadlines/>

APPENDIX I

Environment Agency

Mr Philip James
London Borough of Sutton
Strategic Planning
24 Denmark Road
Carshalton
Surrey
SM5 2JG

Our ref: SL/2006/100128/SD-05/IC1-L01

Your ref:

Date: 14 July 2009

Dear Mr James

**Cheam Village Sheltered Housing Site
Draft Planning Brief
Supplementary Planning Document**

Thank you for consulting the Environment Agency on the above document. We apologise for the delay in replying and trust that our comments may still be taken into account.

The key issues for the Environment Agency at this site are:

- Surface water flood risk;
- Groundwater protection;
- Climate change.

Surface water flood risk

The site is located in an area at low risk of fluvial flooding (Flood Zone 1) however consideration should be given to the risks posed to any new development by surface water flooding and overland flows. With ever more intense downpours as a result of climate change the risks are increasing and it is imperative that provisions are made to manage and address this risk.

At present there is little information on flood risk from non-river sources. To understand the level and nature of risk it would be necessary to prepare a Surface Water Management Plan (SWMP) or Integrated Urban Drainage Plan (IUDP) that would help to define the future approach. These can guide your local area policy direction in terms of risk or consequence reduction and management.

The planning brief should reference PPS25 which requires that a surface water drainage strategy accompany planning applications for development proposals of 1 hectare or over in Flood Zone 1. Drainage design should be based on the SUDS hierarchy as set out in London Plan Policy 4A.14 Sustainable drainage whose aims should be incorporated in this brief.

Sustainable drainage

The use of sustainable urban drainage systems (SUDS) should be promoted for development unless there are practical reasons for not doing so. Such reasons may include the local ground conditions or density of development. In such cases, the developer should seek to manage as much run-off as possible on site and explore sustainable methods of managing the remainder as close as possible to the site.

Sustainable drainage techniques will be one of the keys to ensuring that long-term flooding risk is managed, particularly given the extent of hard surfaced area in London. The Mayor believes that managing London's surface water and combined sewer flooding/overflows should start with source control management – improving the permeability of the public realm through the incorporation of rainwater harvesting and sustainable drainage – before proceeding to enhanced drainage capacity. These techniques include permeable surfaces, storage on site, green roofs, infiltration methods and even water butts.

Drainage solutions such as swales and ponds would fit particularly well with your key design principles for this sheltered housing scheme, as would the retention of soft landscaping in front gardens and other means of reducing, or at least not increasing, the amount of hard standing. Permeable surfaces should be used for car parking areas. We are pleased to note the reference in the brief to London Plan Policy 4A.11 Living roofs and walls.

Groundwater protection

The protection of groundwater resources should be incorporated as an objective in the brief.

The southern part of the site is underlain by Thanet Sand Formation, which is classified as a Minor (Secondary) Aquifer. This is in turn underlain by the Lewes Chalk Formation, which is a Major (Principal) Aquifer. Northern parts of the site are underlain by the Lambeth Group, which is a less permeable clayey unit. Whilst this may offer some protection to groundwater from surface contamination, it is unknown to what extent this layer extends and therefore what level of protection it may provide. The site is also located within an Inner Source Protection Zone (SPZ 1) that relates to the use of groundwater within the Chalk Aquifer to supply water for human consumption. As such, we consider the site to be in an area of high sensitivity with regards to groundwater protection.

Given that the site is an area of high pollution risk to groundwater, it is necessary for any developer to comply with PPS23 (Planning and Pollution Control, Annex 2: Land Affected by Contamination) to assess the level of risk to both human health and the environment.

The design of a surface water drainage scheme will be constrained by the fact that the site is located in an SPZ 1. We oppose all discharges to ground other than clean roof water to protect this sensitive groundwater body. Further information is available from our Groundwater Protection: Policy & Guidance (GP3, 1998) at the following link: <http://www.environment-agency.gov.uk/research/library/publications/40741.aspx>.

The EU Water Framework Directive should also be used to inform a sustainability objective to protect groundwater from abstraction pressures.

Climate change

By the 2080s London and the South East England could face an increase in average summer temperatures of between 2 and 6 degrees Celsius and 22 per cent decrease in average summer rainfall - which is already water stressed. Peak summer temperatures in London would regularly hit more than 40 degrees Celsius and there will be an increase in water shortages and heat stress. Some climate change impacts are now inevitable irrespective of individual or societal action.

During spells of hot weather the death rate among the elderly is much higher than usual and therefore the need to factor in climate change impacts in the design for this scheme is especially important.

Built Environment

We are pleased to note the council will ensure that all new development will contribute towards improving the public realm and maximising green open space and green infrastructure. To enhance this further the council should:

Environment Agency

Eastbury House, 30-34 Albert Embankment, London, SE1 7TL.
Tel: 020 7091 4003, fax: 020 7091 4090

- ensure optimum orientation and layout of streets and buildings, for example through daylight/sunlight and wind tunnel testing
- seek to provide 'blue space' and water features
- the use of passive air conditioning systems and other measures to achieve low carbon buildings.

Urban Heat Island

As noted above sustained high temperatures will have significant impact. There is therefore need to develop strategies for managing high temperatures at the action plan scale to counteract the Urban Heat Island (UHI) effect, to structural adaptation at the building scale. Climate change offers opportunities to provide greater outdoor amenity in view of longer periods of warmer weather. Access to evening and night time open spaces, especially in high density, will become increasingly important.

We recommend consideration of a number of climate risk management options (bearing in mind the potential conflicts between options and with Green House Gas (GHG) mitigation efforts), including:

- Evaporative cooling effects from a matrix of green corridors, smaller open spaces, street trees, and green or living roofs and walls.
- Increased use of ponds, roadside swales, flood balancing lakes, swimming pools and fountains.
- Orientation of buildings and streets to reduce excessive solar gain and catch breezes.
- Cool pavement materials on roadways or large parking areas – to increase surface reflectivity (though it is important to avoid glare problems) or increase rainfall permeability to benefit from the cooling effect of evaporation. Porous cool pavements offer the additional benefit of rainwater infiltration at times of heavy rain.
- Networks of 'cool roofs' made of light coloured materials to prevent solar heat gain and reduce the need for mechanical cooling.

Biodiversity

We support the council's plans to make optimal use of green space at the site. Green infrastructure should provide for multi-functional uses i.e. wildlife, recreational and cultural experience, as well as delivering ecological services, such a flood protection and microclimate control. Maximising opportunities for biodiversity requires an understanding of an area's distinctive ecology. The characteristics and visual appearance of native vegetation can form the basis for a pattern book to be used by public realm designers. The Local Biodiversity Plan should provide definitive information on habitats and species

Water resources

There is need to consider the impacts of climate change on water resources in order to achieve:

- greater use of separate drainage systems for surface and waste water, to send surface water runoff directly back to the watercourse and reduce the treatment burden;
- increased use of rainwater and recycled water at building level;
- increased use of reclaimed water produced after advanced treatment and filtering of wastewater and storm water; and
- in order to sustain the evaporative cooling function of vegetation, rainwater harvesting, underground storage and accessing new supplies of lower grade groundwater for non-potable water use in times of drought.

We support the objective to comply with London Plan Policy 4A.16 Water supplies and resources.

Advice on saving water can be found at the following links:

<http://www.environment-agency.gov.uk/homeandleisure/drought/38527.aspx>

<http://www.environment-agency.gov.uk/business/topics/water/32040.aspx>

<http://www.netregs.gov.uk/netregs/89554.aspx>

Environment Agency

Eastbury House, 30-34 Albert Embankment, London, SE1 7TL.
Tel: 020 7091 4003, fax: 020 7091 4090

Assessing local vulnerability to climate change

Oxfordshire County Council and UKCIP have produced the [Local Climate Impacts Profile](#). This is a resource that councils can compile so that they better understand their exposure to weather and climate. The main value of the profile is in demystifying much of the perceived complexity of the climate scenarios. It does this by:

- starting with the real experience of actual weather events and their impacts in the locality;
- identifying the type of information needed on future weather events in order make informed adaptation decisions.

The local authorities' section on the [UKCIP](#) website provides information to identify the main effects of climate change on local services. It also includes links to professional institutions, specialists, government bodies, case studies and best practice approaches developed by other local authorities.

We trust you find the above information useful. Please contact me if you have any queries.

Yours sincerely

Miss Judith Cooke
Planning Liaison Officer

Direct dial 020 7091 4002
Direct fax 020 7091 4090
Direct e-mail judith.cooke@environment-agency.gov.uk