

## High Path Regeneration and 42 Station Road Q&A

The regeneration of the High Path estate in Merton is a large scale, complex project, providing up to 2,000 new homes for residents. The 42 Station Road development will provide 98 new homes for rent for existing residents.

Take a look at a list of questions and answers about the High Path regeneration and 42 Station Road development.

No.	Question	Answer
<b>High Path Phase 1</b>		
1	Is consultation material for High Path Phase 1 available to view?	The High Path Phase 1 planning consultation material is available to view on the Clarion Housing website. Please find the website link here: <a href="http://www.myclarionhousing.com/my-community/regeneration-projects/news-letters-and-consultation-documents">www.myclarionhousing.com/my-community/regeneration-projects/news-letters-and-consultation-documents</a>
<b>High Path Phase 2</b>		
2	<b>Please give more information on parking and road layouts and traffic calming measures.</b>	<p>The revisions to High Path Phase 2 retain the approved transport strategy from 2019. This includes road layouts which are unaffected by the scheme changes proposed. Phase 2 of the regeneration will deliver 17 on-street parking spaces: 3 parking spaces on Nelson Grove Road in front of Phase 1, 7 spaces along Pincott Road, 3 spaces on High Path and 4 spaces on the new mews street. Seven parking spaces will also be provided in front of the new houses on Abbey Road.</p> <p>To mitigate against potential rat running through the estate from Merton High Street, the new mews street will also be one-way from High Path to Nelson Grove Road.</p> <p>A planning application was also approved in 2022 to replace the width restriction on Pincott Road with an Automatic Number Plate Recognition (ANPR) camera. This will allow underground refuse system (URS) refuse vehicles to pass.</p>
3	<b>Is the existing height of the new houses on Abbey Road the same as before? We previously received</b>	The new houses on Abbey Road now feature a revised roof design which do not exceed the roof height of those in the approved reserved matters application in 2019. Rights of light impact is therefore not worse than the reserved matters scheme.

	<b>reassurance about the heights and rights of light.</b>	
<b>4</b>	<b>How will Clarion manage the dust, disruption, and noise during the demolition?</b>	<p>Clarion has appointed Goody Demolition to demolish Marsh Court and Lovell House. Last month, Clarion submitted a planning application to partially discharge planning condition 23 relating to the demolition method statement.</p> <p>The application outlines ways in which Goody Demolition will manage dust, noise, and vibration, including the use of water to suppress dust, delivery restrictions and vibration monitoring. The application can be viewed on the London Borough of Merton's Planning Portal using reference <b>24/P2736</b> here: <a href="http://www.merton.gov.uk/planning-and-buildings/planning/planningexplorer">www.merton.gov.uk/planning-and-buildings/planning/planningexplorer</a></p>
<b>5</b>	<b>What will happen to the on-street parking on Abbey Road; will existing parking restrictions remain in place?</b>	<p>It is intended that the Controlled Parking Zone (CPZ) on Abbey Road will remain in place and that residents moving into the new houses will be able to apply for a CPZ permit, as per the approved transport strategy in 2019. The parking bays outside Lovell House will need to be suspended for a short period of time during the construction works to upgrade the landscaping/public realm that the bays will be part of.</p>
<b>6</b>	<b>What are the plans for the plans for the car park behind Lovell House? Previously, the replacement church hall was to be located here.</b>	<p>The car park site behind Lovell House sits within Phase 4 of the High Path regeneration. The car park site has outline planning approval for a building up to 4 storeys which could accommodate either new homes and/or a replacement church hall. The outline planning permission gives Clarion land use approval for either location. It is likely the church hall will be reprovided in Phase 7 as it is closer to the church, but this is still subject to ongoing discussions/confirmation with the church.</p>
<b>High Path Phase 3</b>		
<b>7</b>	<b>Please will you share the traffic analysis for Pincott Road. Can this information be uploaded to the website?</b>	<p>The traffic impacts of the masterplan proposals, including Phase 3, across the existing estate roads plus the surrounding highway network were assessed as part of the original outline planning application Transport Assessment for Phases 2-7.</p> <p>Additionally, impacts of replacing the physical width restriction with an automatic number plate recognition (ANPR) camera solution (to allow underground refuse system (URS) refuse vehicles past) were assessed further as part of the Transport Strategy report for High Path Phase 2, which is part of the planning application approved in 2022.</p>

8	<p><b>Please will you share the agricultural analysis and plans for the trees. Can this be uploaded to the website? You say you will retain as many trees as possible; exactly how many existing trees will be retained?</b></p>	<p>The Arboricultural Impact Assessment is available to view on the London Borough of Merton's Planning Portal as part of the Planning Application, Reference ID: 22/P377 here: <a href="https://planning.merton.gov.uk/MVM/Online/DMS/DocumentViewer.aspx?pk=1000120849&amp;SearchType=Planning%20Application">https://planning.merton.gov.uk/MVM/Online/DMS/DocumentViewer.aspx?pk=1000120849&amp;SearchType=Planning%20Application</a></p> <p>The document is also available on the Clarion Housing website here: <a href="http://www.myclarionhousing.com/my-community/regeneration-projects/news-letters-and-consultation-documents">www.myclarionhousing.com/my-community/regeneration-projects/news-letters-and-consultation-documents</a></p>
42 Station Road		
9	<p><b>Please can there be consideration of lighting along the Wandle. The height of the new building is now making the riverside path incredibly dark and no longer appealing or safe. There is lighting but it does not do an effective job and wondered if in the project there is scope to add more?</b></p>	<p>We would be happy to support you in raising your concerns about the lighting along the Wandle River path with Merton Council. The local authority has statutory responsibility for the lighting in this area.</p>