

Eastfields regeneration update

Circle
Housing™

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Introduction

Throughout November and December 2016 we consulted with you about the vision for your neighbourhood. This included changes we made to the master plan to improve the design of your homes, outside spaces and the layout of your neighbourhood. I'd like to thank residents who attended events or took the time to call and meet with me to discuss the proposals for Eastfields. If you were unable to attend you can view the information that was on display by visiting www.mertonregen.org.uk.

A summary of the feedback received is included in this

newsletter along with details of the master plan.

I'd like to finish by thanking you for your patience whilst the ground investigation works were taking place in January. Your kindness and cooperation meant that this work was able to go ahead smoothly.

If you have any questions about regeneration please contact me on **020 3784 5951** or email mertonregen@circle.org.uk.

Best wishes,

Doreen Jones
Regeneration Manager,
Eastfields

The vision for Eastfields



Proposed Eastfields master plan



780-800 new homes



Traditional streets with safer routes for residents



A wide range of houses, maisonettes and flats giving choice and flexibility



Keeping as many trees as possible



Central green space for all with easy access to play, seating and leisure



A paved, well-lit public square



Shared surfaces along Acacia Road and Mulholland Close to reduce the speed of cars



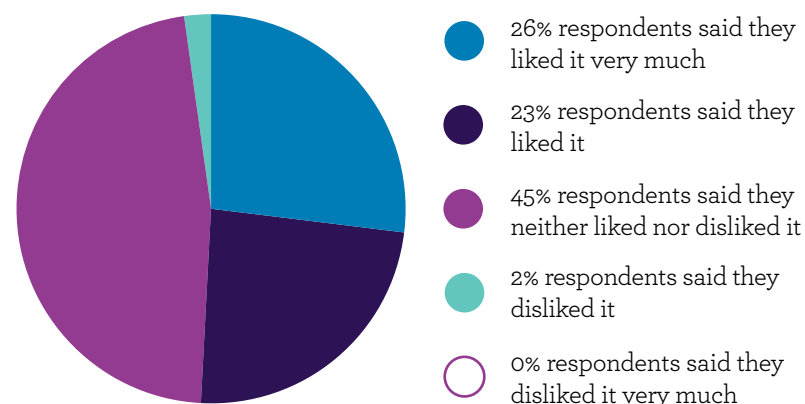
Improving access to surrounding areas and nearby facilities



Your feedback and comments

We'd like to thank residents who attended consultation events in November and December and provided us with feedback on the designs.

When asked what they thought about the updated master plan for Eastfields:



Residents also provided comments on particular aspects of the master plan.

Comments on the proposals for the spaces and streets

- "Looks good overall but will be interesting to see the life-like models"
- "The plan seems more efficient of space, but would like plenty of trees"
- "I do not like the idea of flats behind my bungalow with parking places also tight"
- "I like them because they are all very logical"
- "I like the way the new homes will be laid out as it looks more spacious"

Comments on the proposals for the linear park

"I think that the linear park could be nice if done right. I would like to see more planting, a zip wire, sports court, skating area, benches and bins"

"It looks good and with plenty of different options depending on what you want to do outside"

"I like the greenery as long as it is water tight"

"I think the new greenery will be good for the environment"

"Worried about the height of the block and overlooking"

"Logical to have private sector closer to the station. Need undertaking from residents to keep homes/area tidy and in good condition"

"As a resident of Hammond Avenue I am seriously concerned about a 5 storey block of flats which will overlook my back garden"

Comments on the proposals for house types

"How soundproof will homes be?"

"Hardly any flats have dual aspect outdoor space since some of the balconies have been removed"

Benefits of regeneration

Through regeneration we'll build on the many qualities of your neighbourhood, including the strong sense of community.

With the help of residents we have developed a master plan to transform your neighbourhood. The master plan includes:

- Well-designed homes that will be the same size or bigger than existing homes
- Larger homes for families who are currently overcrowded
- Private outdoor space for every home
- New community spaces
- Safe, well-connected and attractive streets
- Training and employment opportunities for local people



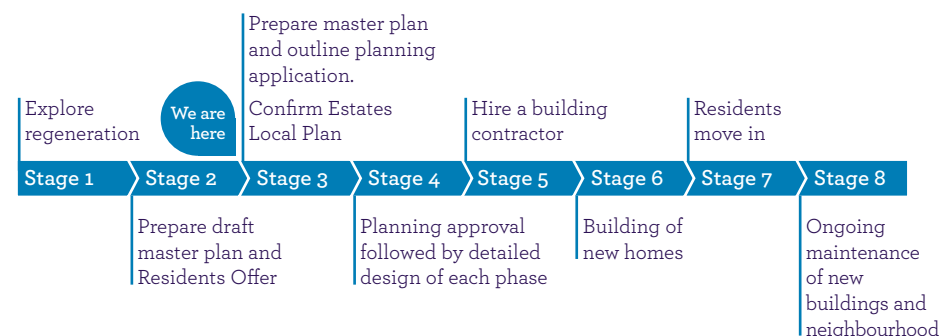
Frequently asked questions

Here are the answers to the questions you have been asking us.

Why is it taking so long for regeneration to start?

A regeneration project of this size takes time to complete. You can see from the diagram below that it involves a lot of stages. A number of things have to be in place before regeneration gets going. It's worth taking the time to get things right. We're currently getting the outline planning application together which needs to be submitted to Merton Council. If the planning application is approved we'll work on the detailed design of each phase and hire a building contractor.

Our diagram below explains the process.



What is the difference between a master plan and an outline planning application?

A master plan is the design of a neighbourhood. This includes the vision for how the streets, buildings and outside spaces might look. An outline planning application is made up of a number of technical documents. They go into detail about the number of houses, the layout of the buildings and how vehicles will move around. If Merton Council gives us permission for the outline planning application it means we can go ahead and rebuild the neighbourhood in the style of the master plan.

What is the Estates Local Plan and what has this got to do with regeneration?

The Estates Local Plan is a legal document being prepared by Merton Council. The council has been consulting with residents about it. Once it is finalised the Eastfields master plan will be compared against the Estates Local Plan to help Merton Council make a decision about whether regeneration can go ahead.

When will you talk to me about my housing options?

If we get the go ahead for regeneration the new homes will be built in phases. We will let you know what phase of regeneration your home is in. We'll also contact you about a year before you would need to move home to confirm your latest circumstances and housing options.

To help us plan for this we'll be collecting the latest household information about resident homeowners and our tenants. Your regeneration manager will be in touch soon, but please contact them to confirm your household needs or if you require any special adaptations.

Are you still doing repairs on Eastfields?

We're still carrying out urgent, emergency and routine repairs on your neighbourhood. We'll be making decisions about planned works based on each home and which phase of regeneration it's in. Planned works include internal upgrades to kitchen, bathrooms, windows and doors of our tenants.

If you have any more questions please call your regeneration manager on 020 3784 5951 or email mertonregen@circle.org.uk.



CLARION
HOUSING GROUP

Changes to Circle Housing

In November 2016 Circle Housing merged with Affinity Sutton to form Clarion Housing Group. Circle Housing is still your landlord.

The same people continue to work on the Merton Regeneration Project. We remain committed to supporting residents and delivering a successful regeneration project tailored to your needs.

Next steps

We had planned to submit an outline planning application to Merton Council at the end of 2016. We're still working on this as it's taking longer than anticipated to get it ready. We'll write to you directly once it's submitted.

The outline planning application includes details about the number of homes, layout and vehicle access for the Eastfields master plan. Merton Council will decide whether to approve the outline planning application once the Estates Local Plan is in place. This is the legal document prepared by the council to guide planning applications for an area. It sets out what can and cannot be built in the neighbourhood.

If the Estates Local Plan is put in place and our planning application is approved we'll consult with you about specific details including building materials, landscaping and the layout for each phase of regeneration.

Contact us

If you have any questions or would like to arrange a meeting to discuss what regeneration could mean for you please contact your regeneration manager, **Doreen Jones**, on **020 3784 5951** or email **mertonregen@circle.org.uk**.

If you need a copy of this newsletter in large print, Braille or any other format or language please call **020 3784 5951**.

We welcome calls from Text Relay.
If calling from a textphone, please dial **18001** and the number you wish to connect.

