



Have your say

on the future look of Eastfields Estate

London Borough of Merton Draft Estates Local Plan

Stage 2 Consultation

**Consultation is open from
1 February to 18 March 2016**

Visit: merton.gov.uk/estatesplan

More information: estatesplan@merton.gov.uk

What is this consultation about?

This is an opportunity for you to send your views directly to the council about the future of the estate where you live.

Please visit Merton's website to find out more and have your say:

www.merton.gov.uk/estatesplan

Merton Council wants to hear your views on the draft Estates Local Plan for the estates of Eastfields, High Path and Ravensbury.

Using background research, responses from the council's public consultation in September - November 2014 and other key considerations (e.g. national and regional planning policies) the council has drafted the Estates Local Plan to guide any regeneration proposals that may come forward for the three estates, a brief summary of which is set out in this leaflet. It is advised that you refer to the draft Estates Local Plan for fuller details which is located here:

www.merton.gov.uk/estatesplan

How is the council's consultation different from Circle Housing Merton Priory's consultation?

The council's consultation is completely separate and independent from the consultations which have been conducted by Circle Housing Merton Priory. We know you may have heard from Circle Housing Merton Priory already, and there have been a number of Circle Housing Merton Priory workshops on how the estates could look in the future including details on how the buildings and landscaping could look.

The council's consultation gives you the opportunity to tell us directly your ideas about regeneration and the planning policies that will need to be adhered to by any development proposal that may come forward in the future. The council's consultation sets out planning policies to guide any regeneration proposals that may come forward rather than detailed matters concerning internal layouts, size and type of new homes. It is another opportunity for people who will be affected by the proposed regeneration to be able to make their views known to the council independently of Circle Housing Merton Priory.

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

What has happened so far?

The council asked for your views between September and November 2014 to find out what options you thought the Estates Local Plan should cover. The feedback from this consultation is available on Merton Council's website here: www.merton.gov.uk/estatesplan

People told us they were unsure about regeneration or felt that they needed more information, such as the Residents Offer, before they could make a decision. The council has taken account of the feedback provided and has produced the draft Estates Local Plan that provides more detail, including a visual idea of what the area could look like.

Tell us what you think

The draft Estates Local Plan is a legal document which will guide any redevelopment proposals for the three estates. Alongside the draft Estates Plan you can also find supporting information (e.g. Merton's Sustainability Report 2015 and background research). Please visit Merton's website to find out more:

www.merton.gov.uk/estatesplan

How to respond

Please tell us what you think about the draft Estates Local Plan and the supporting information by sending your feedback by **18 March 2016 to us:**

by on-line questionnaire located here:

www.merton.gov.uk/estatesplan

or by e-mail to:

estatesplan@merton.gov.uk

or in writing to:

**Future Merton,
London Borough of Merton,
12th Floor Civic Centre,
London Road, Morden,
SM4 5DX**

If you have any queries regarding the council's consultation or the consultation form, please contact the Future Merton Team at the address above or telephone 0208 545 3693

Next steps

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

If the council's draft Estates Local Plan moves to the next stage, there will be another opportunity to have your say in summer 2016.

Estates Plan: Eastfields

The council's draft Estates Local Plan will guide any regeneration proposals that may come forward for the three estates and the following sets out a brief summary of this for your estate. It is advised that you refer to the draft Estates Local Plan for fuller details.

Townscape: How your neighbourhood looks and feels

- Design new homes around a network of traditional streets
- Well defined building line along the street on the north side of the estate (Acacia Rd – Mulholland Rd – Clay Ave), with streets leading into the estate at regular intervals
- Streets in the estate to provide clear views to the surrounding area

Street Network: Where the new streets will go

- New east-west (Acacia Rd – Mulholland Rd – Clay Ave), and north-south streets (from Grove Rd through estate), based on existing routes, linking the estate with its surrounding area
- The junction of these streets to be a focus for the area and main entrance into the estate
- A network of traditional streets within the estate, linking easily to each other and the surrounding area

Movement and Access: How people will move around

- Potential for local buses to run along east-west street (Acacia Rd – Mulholland Rd – Clay Ave), to the north of the estate and potential for north-south links for walkers and cyclists between the estate and Grove Road
- Streets inside estate to be well linked with each other

Land Use: What uses can go in the new neighbourhood

- Estate to remain residential, with potential for some local facilities at junction of east-west and north-south streets depending on demand, cost and planning regulations.

Open Space: How much and what sort of open spaces there will be

- There should be at least one large area of open space, keeping the mature trees, with smaller pocket parks as well
- Open space with high quality landscaping and recreational uses

Environmental Protection: How design will help to achieve a sustainable neighbourhood e.g. reduce flooding, encourage wildlife and provide energy efficient homes

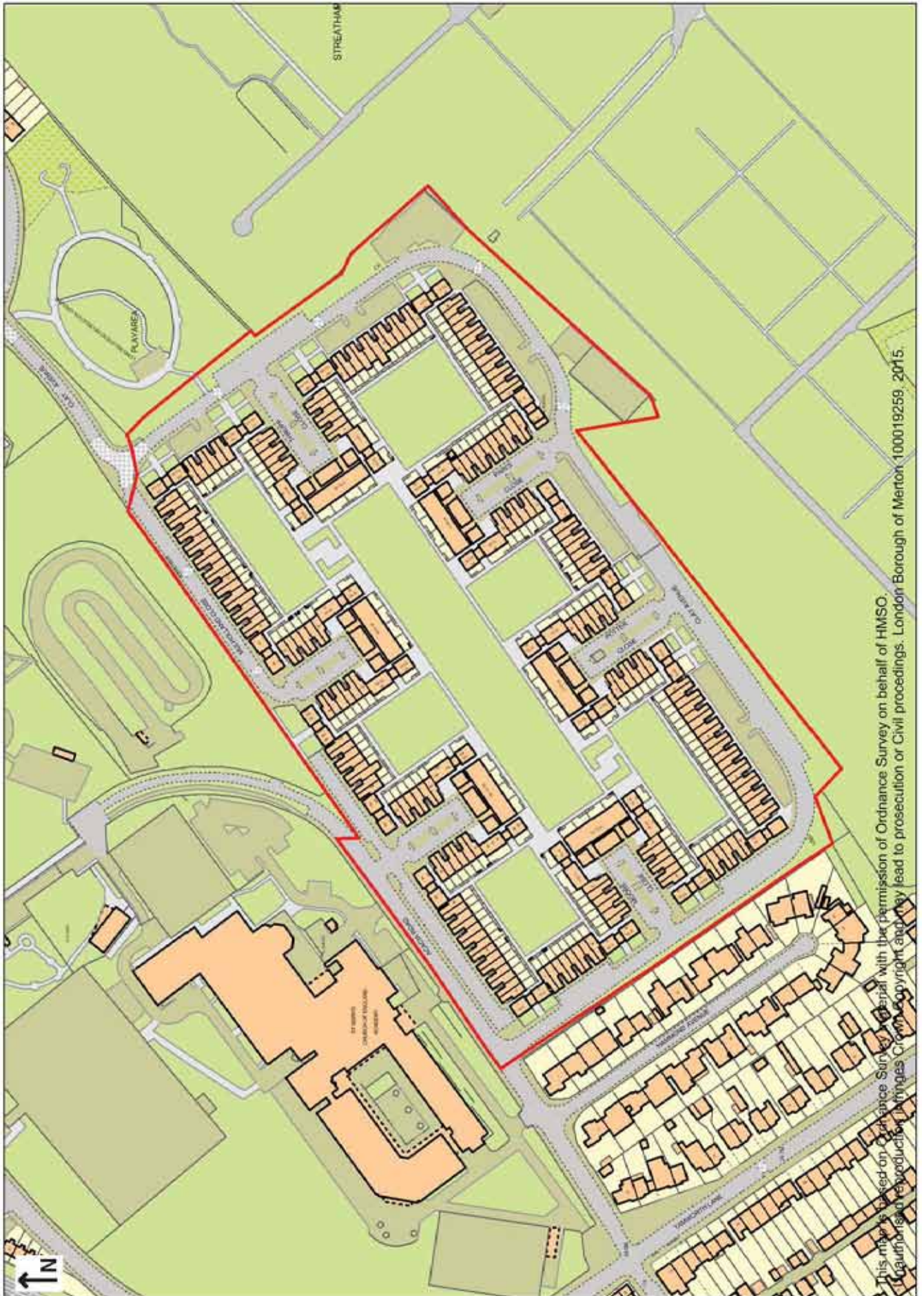
- A range of environmentally friendly methods to prevent flooding including sustainable drainage and swales
- Using tree planting and landscaping to encourage wildlife and create an attractive neighbourhood

Landscape: How open space, trees and planting should be provided

- Planting of street trees to create attractive streets and public spaces
- Managing existing landscapes better to improve views out of the estate to the surrounding open spaces

Building Heights: How high buildings should be

- Most buildings should be 2-4 storeys high
- Buildings around larger open spaces can be slightly higher as long as they fit well into the wider landscape



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Consultation questions

Tell us what you think of the council's draft Estates Local Plan

1) Having read and considered the council's draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.

Please tick **one** of the following options:

Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy

efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



2) To what extent do you agree or disagree with the following aspects of the council’s draft Estates Local Plan? Please select one of the following ratings for each topic area:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Townscape - How your neighbourhood looks and feels					
Street Network - Where the streets will go					
Movement and access – How people will move around					
Land use – What uses can go in the new neighbourhood					
Open space – How much and what sort of open space will there be					
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes					
Landscape – How open space, trees and planting should be provided					
Building heights – How high buildings should be					



3) Please tell us if you have any other comments about the council's draft Estates Local Plan?

(Please include details of the page number(s) and paragraph number(s) of the council's draft plan to which your comments relate. Please continue on a separate sheet and attach to this form clearly indicating the question you are writing about.)

Tell us what you think about the council’s consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|----------------------------------|--|
| <input type="checkbox"/> Email | <input type="checkbox"/> Newspaper |
| <input type="checkbox"/> Letter | <input type="checkbox"/> Other
(please specify) _____ |
| <input type="checkbox"/> Website | _____ |

5) How well did you understand the council’s draft Estates Local Plan?

Please select one

- | | |
|--|--|
| <input type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
| <input type="checkbox"/> Reasonably well | <input type="checkbox"/> Not at all |

6) Do you have any other comments about the council’s consultation process that you would like considered?

Your contact details

Your details		If you are submitting a representation on behalf of someone else please state your client's name and address									
<p>Name:</p> <p>Address:</p> <p>Postcode:</p> <p>Email:</p> <p>Telephone:</p> <p>Organisation you represent (if applicable):</p>	<p>Name:</p> <p>Address:</p> <p>Postcode:</p> <p>Email:</p> <p>Telephone:</p> <p>Company Name (if applicable):</p>										
<p>Which of the following describes you:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="checkbox"/> Freeholder</td> <td style="width: 33%;"><input type="checkbox"/> Circle tenant</td> <td style="width: 33%;"><input type="checkbox"/> Business Occupier</td> </tr> <tr> <td><input type="checkbox"/> Leaseholder – private</td> <td><input type="checkbox"/> Other register provider tenant, please state _____ _____</td> <td><input type="checkbox"/> Other, please state _____ _____</td> </tr> <tr> <td><input type="checkbox"/> Private tenant</td> <td><input type="checkbox"/> Business Owner</td> <td></td> </tr> </table>			<input type="checkbox"/> Freeholder	<input type="checkbox"/> Circle tenant	<input type="checkbox"/> Business Occupier	<input type="checkbox"/> Leaseholder – private	<input type="checkbox"/> Other register provider tenant, please state _____ _____	<input type="checkbox"/> Other, please state _____ _____	<input type="checkbox"/> Private tenant	<input type="checkbox"/> Business Owner	
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<input type="checkbox"/> Private tenant	<input type="checkbox"/> Business Owner										

Consultation monitoring form

You do not have to answer these questions but doing so helps us to see how representative the responses to the survey are. This will help us plan improvements to our services more effectively. What you tell us is strictly confidential and will not be used for any purpose other than analysing this survey.

Are you: Male Female

What is your age group?

- 18 or under
- 19- 30
- 31- 45
- 46- 60
- 61+

Do you consider that you have a disability? Yes No

How would you describe yourself (please tick one box only)

White

- White-English/Welsh/Scottish /Northern Irish/British
- White-Irish
- Gypsy or Irish Traveller
- Any other White background, please state_____

Asian or Asian Black

- Asian or Asian British
- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background, please state_____

Mixed / multiple ethnic groups

- White and Black Caribbean
- White and Black African
- White and Asian
- Any other Mixed background, please state_____

Black or Black British

- Caribbean
- African
- Any other Black background, please state_____

Arab

- Arab

Other ethnic group

- Any other ethnic group, please state_____

Request for document translation

Draft Estates Local Plan – Stage 2 consultation

If you need any part of this document explained in your language, please tick box and contact us either by writing or by phone using our details below.

Request for document translation

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- Albanian** Nëse ju nevojitet ndonjë pjesë e këtij dokumenti e shpjeguar në gjuhën amtare ju lutemi shenojeni kutinë dhe na kontaktoni duke na shkruar ose telefononi duke përdorur detajet e mëposhtme.
- Bengali** এই ভাষার কোনো অংশ আপনার নিজ ভাষায় বুঝতে চাইলে, দয়া করে বাজ্ঞাটিতে (বক্সে) টিক চিহ্ন দিন এবং চিঠি লিখে বা ফোন করে আমাদের সাথে যোগাযোগ করুন। নিচে যোগাযোগের বিবরণ দেওয়া হয়েছে।
- French** Si vous avez besoin que l'on vous explique une partie de ce document dans votre langue, cochez la case et contactez-nous par courrier ou par téléphone à nos coordonnées figurant ci-dessous.
- Korean** 만일 본 서류의 어떤 부분이라도 귀하의 모국어로 설명된 것이 필요하다면, 상자속에 표시를 하고 우리에게 전화나 서신으로 연락하십시오.
- Polish** Aby otrzymać część tego dokumentu w polskiej wersji językowej proszę zaznaczyć kwadrat i skontaktować się z nami drogą pisemną lub telefoniczną pod poniżej podanym adresem lub numerem telefonu.
- Portuguese** Caso você necessite qualquer parte deste documento explicada em seu idioma, favor assinalar a quadrícula respectiva e contatar-nos por escrito ou por telefone usando as informações para contato aqui fornecidas.
- Somali** Haddii aad u baahan tahay in qayb dukumeentigan ka mid ah laguugu sharxo luqaddaada, fadlan sax ku calaamadee sanduuqa oo nagula soo xiriir warqad ama telefoon adigoo isticmaalaya macluumaadka halkan hoose ku yaalla.
- Spanish** Si desea que alguna parte de este documento se traduzca en su idioma, le rogamos marque la casilla correspondiente y que nos contacte bien por escrito o telefónicamente utilizando nuestra información de contacto que encontrará más abajo.
- Tamil** இந்தப் பத்திரத்தின் எந்தப் பகுதியும் உங்களின் மொழியில் விளக்கப்படுவது உங்களுக்கு வேண்டுமானால், தயவுசெய்து பெட்டியில் அடையாளமிட்டு, கீழுள்ள எங்களின் விபரங்களைப் பயன்படுத்தி எழுத்துமூலமாக அல்லது தொலைபேசி மூலமாக எங்களைத் தொடர்புகொள்ளவும்.
- Urdu** اگر آپ اس دستاویز کے کسی حصے کا ترجمہ اپنی زبان میں حاصل کرنا چاہتے ہیں تو دیکھیں کہ اس میں صحیح کا نشان لگائے اور ہمارے درج ذیل رابطے پر یا تو ٹیلیفون کے ذریعے یا پھر تحریری طور پر رابطہ کریں۔

Large print

Braille

Audiotape

Your contact:	Our address:
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.....	London Road, Morden
.....	SM4 5DX
Telephone.....	Telephone: 0208 545 3693