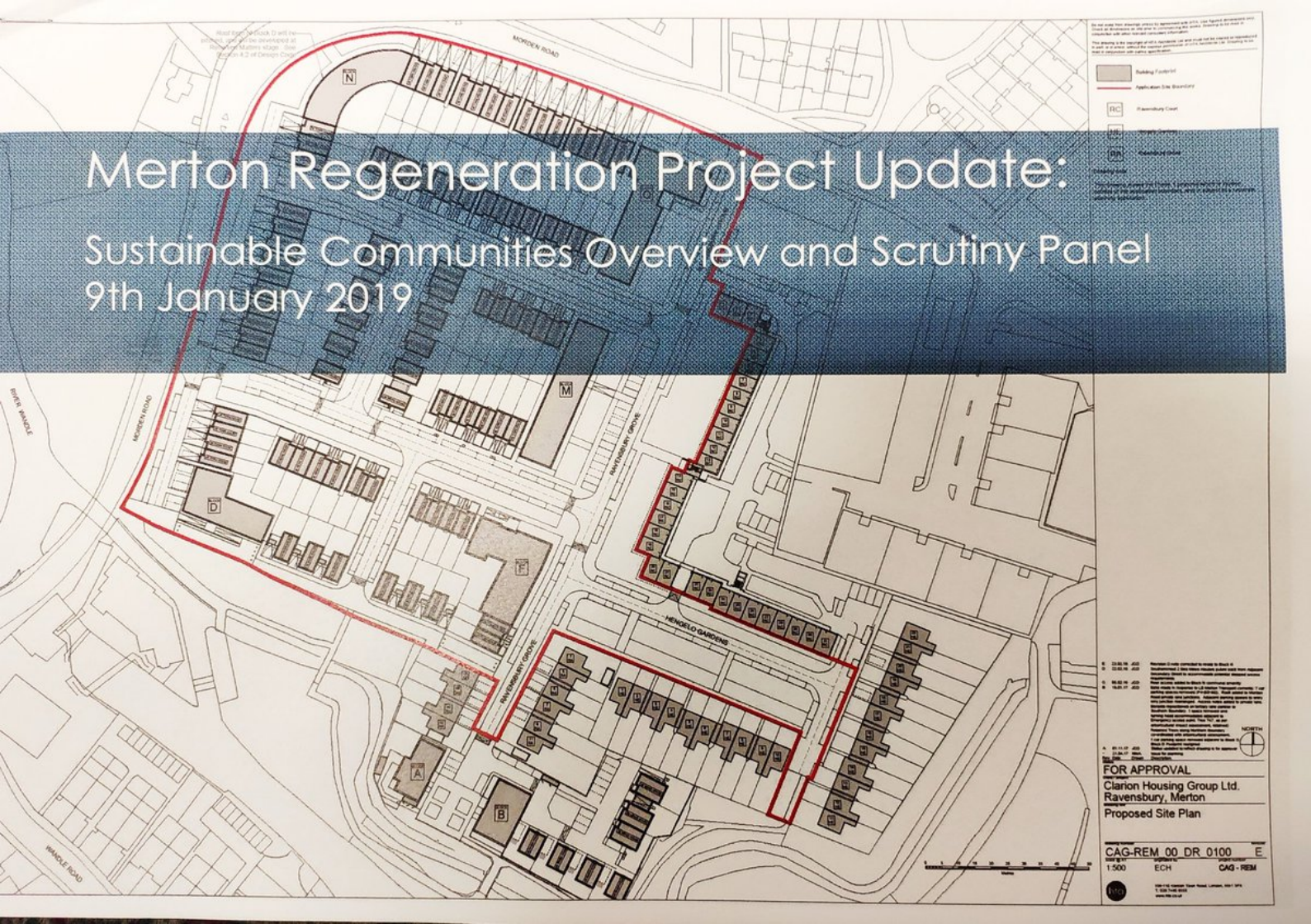


Merton Regeneration Project Update:

Sustainable Communities Overview and Scrutiny Panel

9th January 2019



Do not scale this drawing unless you are instructed to do so. Use A4 paper and print this drawing on one side of the paper. The drawing is the property of the developer and shall remain the property of the developer. The drawing is the property of the developer and shall remain the property of the developer.

- Building Footprint
- Application Site Boundary
- Boundary Line
- Proposed Footprint
- Existing Footprint
- Existing Footprint

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A 01/11/18 JGP
 B 02/11/18 JGP
 C 03/11/18 JGP
 D 04/11/18 JGP
 E 05/11/18 JGP
 F 06/11/18 JGP
 G 07/11/18 JGP
 H 08/11/18 JGP
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 V 22/11/18 JGP
 W 23/11/18 JGP
 X 24/11/18 JGP
 Y 25/11/18 JGP
 Z 26/11/18 JGP

FOR APPROVAL
 Clarian Housing Group Ltd.
 Ravensbury, Merton
 Proposed Site Plan

CAG-REM 00 DR 0100
 1:500 ECH CAG-REM
 1/18/18
 1/18/18

Five Years of Preparation

- 2013 – 2015 Early Stakeholder Engagement
- May 2015 Residents Offer and first draft master plans
- Aug 2015 Test of Opinion
- May 2017 Ravensbury Phase 1 Detailed Planning approved
- Oct 2017 High Path Phase 1 Detailed Planning approved
- Dec 2017 Merton Estates Plan (DPD) adopted by LBM
- Mar 2018 Outline Planning for all three neighbourhoods
- Dec 2018 Ravensbury garage site sold to Clarion

An aerial photograph of a residential development in Ravensbury. The image shows a mix of housing styles, including terraced houses and larger detached homes, interspersed with green spaces and trees. A semi-transparent blue banner is overlaid at the top of the image, containing the text 'The Next 2 Years: Ravensbury'.

The Next 2 Years: Ravensbury

The Next 2 Years: Ravensbury

- Phase 1 (garage site) demolition Feb 2019
- Phase 1 (21 homes) start on site Mar 2019
- First new homes ready Jan 2021
- Ravensbury CPO in place Feb 2021
- Phases 2 – 4 planning submission Feb 2019



The Next 2 years: High Path



The Next 2 Years: High Path

- Phase 1 (Lampworks) demolition Jan 2019
- Phase 1 (134 homes) start on site Mar 2019
- First new homes ready Dec 2021
- Phase 2 (116 homes) planning submission Mar 2019
- Phase 3 (387 homes) planning submission Dec 2019
- First High Path CPO in place July 2021

The Next 2 years: Eastfields



The Next 2 Years: Eastfields

- Phases 1 community engagement Feb - Jun 2019
- Phases 1 (193 homes) planning submission Sep 2019
- Eastfields CPO in place Dec 2021
- Phase 1 start on site Feb 2022

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"First life, then spaces, then buildings – the other way around never works" Jan Gehl



Merton Regeneration Project



£1bn
investment

2,800
homes

£650m
construction

**No loss of
affordable
housing**

£30m
community
infrastructure

**Extra
£2m**
Council Tax
a year

1,500
more houses and flats

100%
Lifetime Homes

500+
construction jobs

**Energy efficient
homes**

150 retail jobs

Space for **50**
new start ups

2 low carbon
energy centres

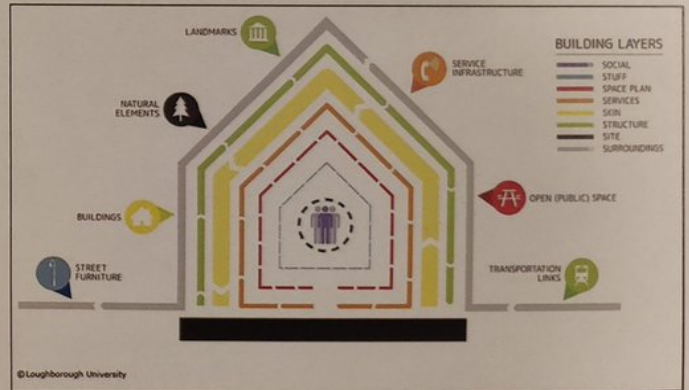


Hundreds
of apprenticeships



2 new parks
Hundreds
of new trees

We will support **4,000** people a year into employment



Circular Economy Strategy

Residents Offer



CLARION
HOUSING


**Offer to
Clarion Housing
tenants**

Housing options
Compensation
Support

1

*Regenerating your
neighbourhood*

mertonregen.org.uk



CLARION
HOUSING


**Offer to
Resident
Homeowners**

Housing options
Compensation
Support

2

*Regenerating your
neighbourhood*

mertonregen.org.uk



CLARION
HOUSING

**Offer to
Non-Resident
Homeowners**

3

*Regenerating your
neighbourhood*

mertonregen.org.uk

Questions

APPROVED PHASE ONE

PHASE TWO

NELSON GROVE ROAD

HIGH PATH

View of Phase One and Phase Two along Pincott Road