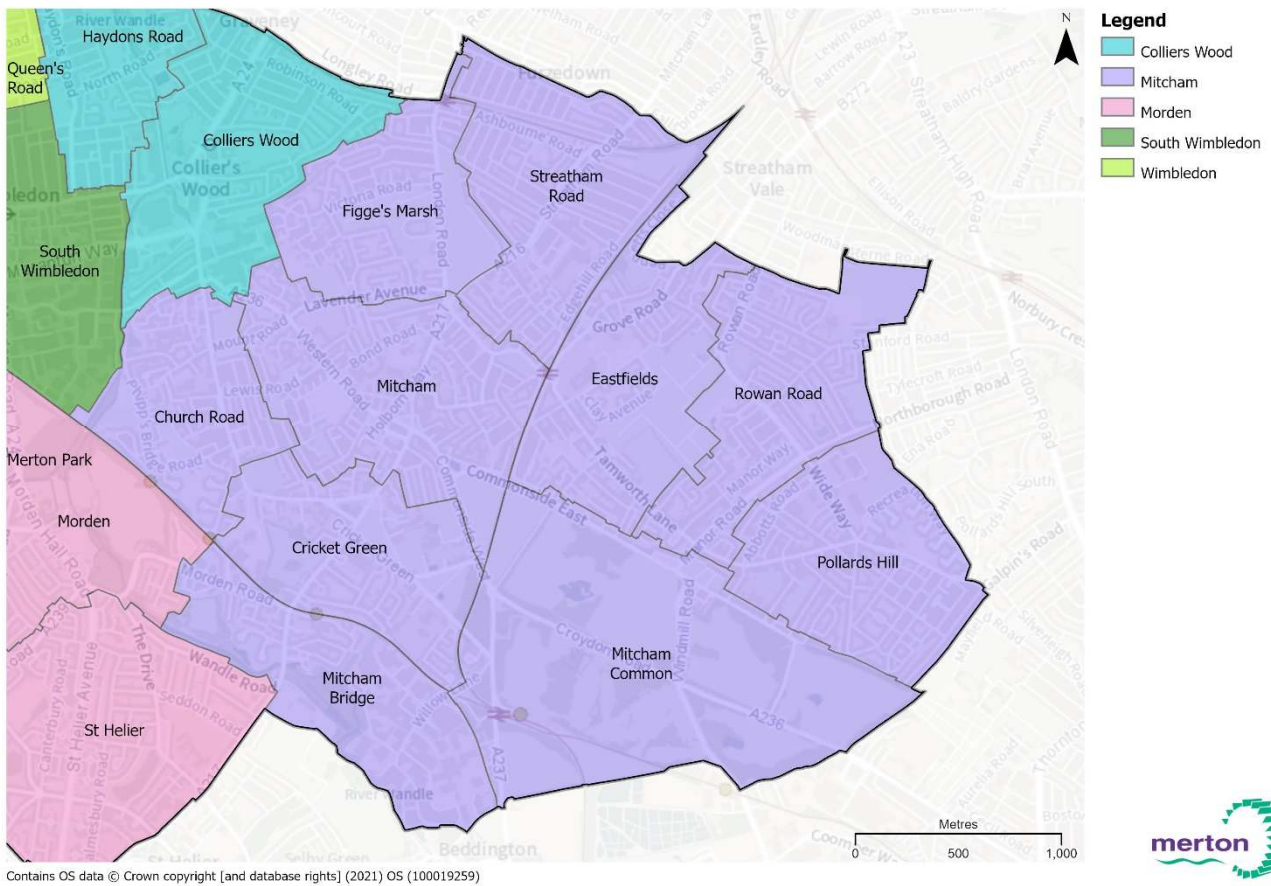
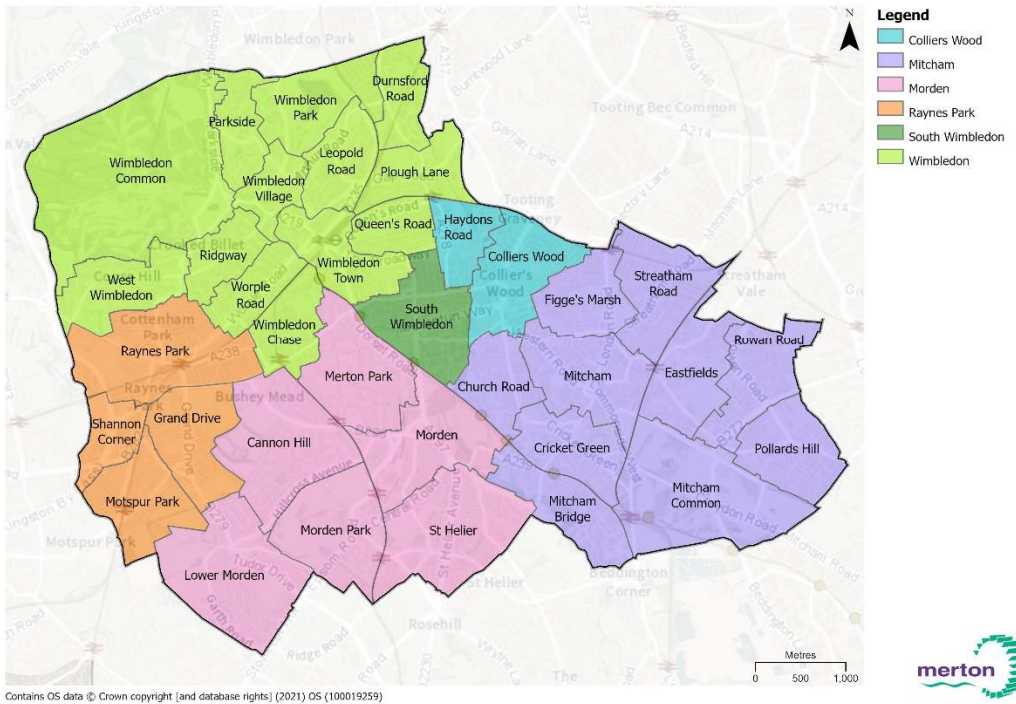


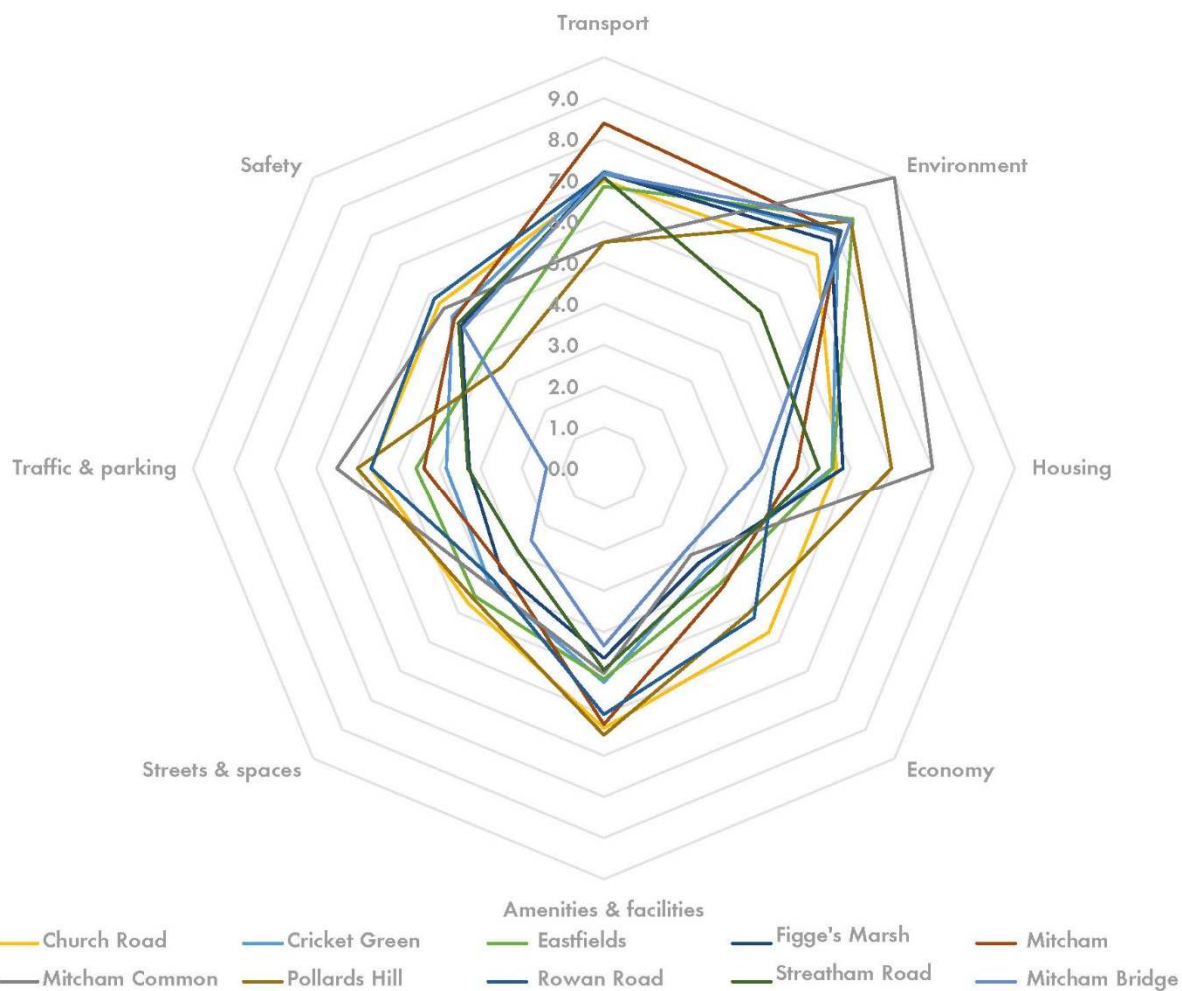


CHAPTER 04. MITCHAM



PLACE PROFILE: MITCHAM

As part of the Borough’s Character Study, 415 Merton residents took part in an online public survey, of which 98 people lived in Mitcham. The diagram below highlights how people felt about their neighbourhood based on a series of questions asked. This work was also used to inform Merton’s Borough Character Study 2021.



Results from residents of Mitcham rating their neighbourhood

KEY OBJECTIVES: MITCHAM

The following objectives provide an overarching vision for Mitcham. More detail can be found in the Policy and Justification sections that follow.



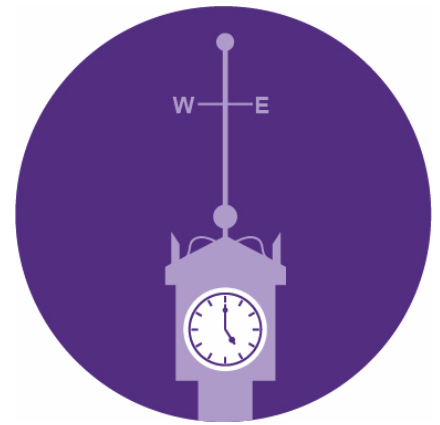
A stronger Mitcham town centre

Improve the environment of Mitcham Town Centre and surrounding areas through high quality design improvements to shop fronts and public spaces and increasing footfall and spend. Improve walking and cycling to and from Mitcham Town Centre.



Supporting community

Mitcham comprises many local parades and open spaces that serve the whole community. Improving Mitcham town centre, local parades, open spaces and the historic environment will help to support communities and reduce inequalities.



Celebrating heritage

Ensuring that development conserves and enhances the historic environment. For example, around Cricket Green, Canons House and Mitcham Common.

CHARACTER: MITCHAM

These photos illustrate the diverse character found across Mitcham.





MITCHAM: POLICY N4.1

Introduction.

Leading the way with providing award-winning sustainable forms of development such as Brenley Park, Rowan Park and the Y:Cube, and with public realm improvements to the Town Centre and the Cannons, the future of Mitcham focusses on improving wellbeing, supporting local economy and creating sustainable neighbourhoods.

The policies are split into two areas, Mitcham Town Centre and the surrounding areas of Mitcham Town Centre.

Mitcham Town Centre

To improve the vitality and overall quality of Mitcham Town Centre, we will:

- a. Increase the footfall and spend in the town centre by improving the quality and diversity of shops and services.
- b. Create healthier streets and spaces that continue to enhance the public realm through high quality streetscape and design improvements using Healthy Streets Approaches.
- c. Improve access to, and movement through, Mitcham town centre by encouraging walking, cycling and public transport that improves links to surrounding neighbourhoods and supports the vision of a 20-minute neighbourhood and improving air quality.
- d. Deliver high quality mixed tenure homes that adds to the vitality of the Town Centre, in particular supporting mixed use developments with homes above shops in the town centre.
- e. Support local and independent businesses, leisure, community and retail outlets that are attractive to and used by the whole community.
- f. Celebrate Mitcham Town Centres unique character by enhancing the setting of heritage assets with high quality design and character led developments.
- g. Improve Mitcham Town Centres unique connection with Mitcham Common, the surrounding green open spaces and public leisure uses.
- h. Champion sustainable design in future developments to contribute to Merton's net-zero carbon target by 2050.

Surrounding area of Mitcham Town Centre

Mitcham is one of Merton's larger neighbourhoods. Beyond the Town Centre, Mitcham has a rich mix of uses and character that span from Phipps Bridge, Figges Marsh, the Cricket Green and Pollards Hill. To improve the overall environment of Mitcham's surrounding areas by providing quality shopping, housing, community facilities and good transport links, we will:

- i. Support North Mitcham Local Centre around Tooting rail station: only supporting development that complements or improves the local or wider public realm.
- j. Improve the quality and mix of homes, including affordable homes.
- k. Ensure that development conserves and enhances the historic environment and green spaces, encouraging greater usage, for example, around Cricket Green, Canons House and Mitcham Common.
- l. Enhance the public realm through high quality urban design and architecture and allowing development that makes a positive visual impact to the overall surroundings and connectivity to the town centre.
- m. Support the regeneration at Pollards Hill to provide good quality new homes and services and refurbish existing homes in a landscaped setting.
- n. Enhance the connections between Mitcham and surrounding neighbourhoods such as Colliers Wood, Morden and Tooting by improving the public realm and boosting opportunities to walk and cycle through the streets and open spaces around Church Road, Phipps Bridge and Figges Marsh supporting the vision of a 20-minute neighbourhood.
- o. Make more of underused spaces and places around Mitcham, encouraging investment to improve public access and support greater and more diverse usage, particularly for leisure and recreation.
- p. Support and improve the quality of local parades.
- q. Strongly encourage and support sustainable improvements to new and existing developments, in particular to Mitcham's industrial estates and homes.

JUSTIFICATION

- 4.1.1.** The focus for the next 10 years for Mitcham will be to encourage more people to use the town centre for socialising, leisure and shopping. Greater footfall will lead to greater spend, which will help boost local businesses.
- 4.1.2.** Although vacancy rates in Mitcham have generally been low for the past 10 years (lower than average in England and in London), existing businesses report lower spend and therefore less scope to expand, employ more staff, provide new services or refresh their shopfront. In addition, businesses and town centres across the borough need greater trade and more spend to help recover from Covid19.
- 4.1.3.** To boost jobs in Mitcham, the council has been working to make the town centre more attractive and easier to get to and to get around, particularly for people walking, cycling and travelling by public transport. The Mayor and Merton Council's £6million investment in Rediscover Mitcham has transformed the public realm, restored the iconic clock tower, opened the bus lane and helped drive extra footfall to businesses around the Fair Green.
- 4.1.4.** One of the issues identified for the edges of Mitcham town centre is that existing buildings and roads present a barrier to people being able to find their way around the area, particularly by walking and cycling. The 1980s bypass that is now Holborn Way is a clear example, splitting off homes to the west of the town centre from easily accessing it. Other examples include buildings such as Sadler's Close with a built form and site layout that create a physical barrier between the town centre and surrounds. We will require new developments to be laid out to make it easier for people to find their way around and to move around, helping to create attractive streetscape, places to dwell and walking and cycling links to the town centre and through the wider area.
- 4.1.5.** Mitcham town centre has a small proportion of multiple retailers and primarily serves the retail needs of residents living within the east of the borough. The high number of independent retailers and low vacancy rates is one of Mitcham's strengths. However, there are also views of a lack of variety in Mitcham's offer, particularly for people wanting to socialise and the night time economy.
- 4.1.6.** As set out in policies on town centres, many of us visit and use town centres to meet friends and socialise in cafes and restaurants, leisure and entertainment spaces rather than only shopping. Given the pace and scale of change in how we shop and socialise over the last 10 years has been accelerated by Covid19, it is impossible to predict all the changes we

might welcome in the next 10 years. This means that the ground floors of commercial developments need to be flexible to accommodate anything from a soft play area for children to food stalls to flexible offices, while having active, attractive and accessible frontages. The council will support non-residential developments that provide opportunities for people from a wide range of ages, cultures and other characteristics to enjoy.

- 4.1.7.** Mitcham is home to a number of ethnic groups who bring energy and entrepreneurial flair to the community as well as a variety of specialist cultural shops and services which collectively enrich the distinct cultural identities of Mitcham.
- 4.1.8.** Mitcham is located to the east of the borough and is served and connected by rail, tram and bus links; however, the tram stops and train stations are situated at a distance away from the town centre. The council will continue to campaign for increased rail services, particularly at Mitcham Eastfields, and will continue to support the Merton-Sutton Tramlink.
- 4.1.9.** Mitcham is projected to accommodate a range of new homes throughout the plan period. Major development sites include the regeneration of Eastfields and Ravensbury estates. New homes are also proposed at Benedicts Wharf on Hallowfield Way, at Tamworth Lane and a variety of smaller sites across the neighbourhood. In line with the London Plan which prioritises residential development above shops in town centres, the town centre sites will be able to accommodate apartments, providing a contrast to the surrounding terraces and semi-detached houses.
- 4.1.10.** Good quality housing could encourage young professionals into Mitcham bringing increased spending power. More people using the town centre will have knock on social and environmental effects, including greater support for existing local businesses, allowing them to expand and create new jobs. It will also make the centre more attractive to new businesses, providing a wider range of services for residents and workers. Improvements to the business offer, leisure opportunities shops and services will reduce the need for surrounding residents to travel further afield.
- 4.1.11.** To accommodate the significant increase in new housing in Mitcham and the surrounding neighbourhood, in particular from large key development sites, we will also ensure that community services such as education and health meet the needs of existing and new residents. The council has sufficient primary and secondary school places locally and is expanding provision for children with additional needs at Cricket Green School. we will continue to work with the NHS (National Health Service) Clinical Commissioning Group and other partners to protecting and improving the healthcare capacity of the borough currently

serviced by Wilson Clinic.

Surrounding neighbourhoods

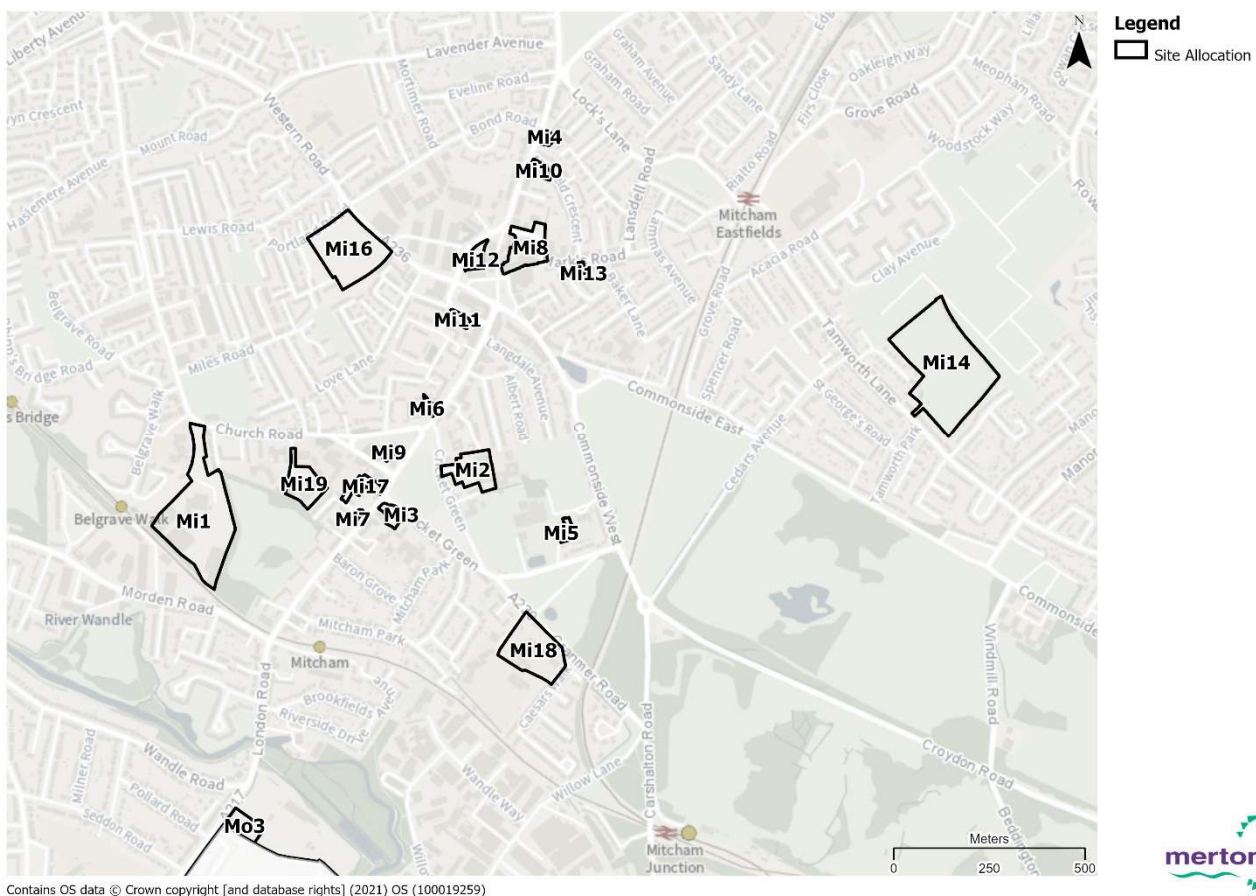
- 4.1.12.** North Mitcham is a reasonably large Local Centre, about 1km north of Mitcham town centre and 1km east of Tooting Broadway underground station. The linear centre has developed around Tooting Rail station at its heart and is bisected by the railway line. It is a key location for residents on the Tooting borders and in the homes surrounding the open spaces at Figges Marsh to avail of shops and services and travel to work. Despite this, the range of shops and the quality of buildings is relatively poor. The council will support proposals that improve the look and feel of the area and provide new services and homes. In particular, the council would support a well-designed redevelopment of the single storey buildings on land lying between Mitcham Road and Links Way to provide homes on upper floors.
- 4.1.13.** Mitcham Cricket Green is an attractive neighbourhood with a wealth of historic assets surrounding Cricket Green, the oldest continuously played cricket pitch in the country. Both historically and today the area has contained a significant number of civic functions, often in purpose-built buildings. There are a number of key sites within or on the borders of Cricket Green that are proposed for redevelopment to provide new homes; these should be laid out to improve legibility and permeability within the area and sensitively designed to complement the heritage assets.
- 4.1.14.** The Canons House and grounds is an attractive historic landscape but has not been well used or much known outside the Mitcham Cricket Green area. The Canons Heritage Lottery Fund Parks for People” project is to shine a spotlight on this underplayed and underused landscape. The project aims to increase footfall and visibility of the Canons House and Grounds to be a better used asset for Mitcham.
- 4.1.15.** Homes and businesses at Church Road and Phipps Bridge lie between the town centres of Mitcham, Colliers Wood and Morden. Local roads can be congested and there is potential to improve the look and feel of these areas and at the same time improve the experience for walkers and cyclists. Wherever possible developments should support public realm improvements. Large development sites should be permeable to help improve public access for walking and cycling, helping to link the green spaces along the Wandle Trail, between Morden Hall Park, Ravensbury Park, London Road Playing Fields, Cricket Green, The Canons, Mitcham Common through to Rowan Park and Pollards Hill. This will help make it easier for people to get around, whether for work, leisure, or recreation, will have associated wellbeing benefits. Additional footfall could help support local businesses.

4.1.16. Like Wimbledon, Mitcham also has a rich sporting environment and recreational opportunities although these are unfortunately less well known. The Canons Running Track, Mitcham Cricket Club, Tooting and Mitcham Hub, the Merton Mile and green gym at Figges Marsh and the grassroots football games on Mitcham Common are just some of the sporting opportunities locally. We will support proposals that provide long term, resilient investment in sports and recreation for the benefit of local communities, opening up private land to public access for sport and recreation, providing local job and training opportunities and supporting all of Mitcham's diverse communities.

Site Allocations

Site allocations are planning policies which apply to key potential development sites of strategic importance. Site allocations are needed to ensure that when a strategic site comes forward for redevelopment it integrates well into its surroundings and contributes towards meeting strategic needs for new homes, jobs, public open space, public access routes, transport infrastructure and social infrastructure, such as health or education facilities.

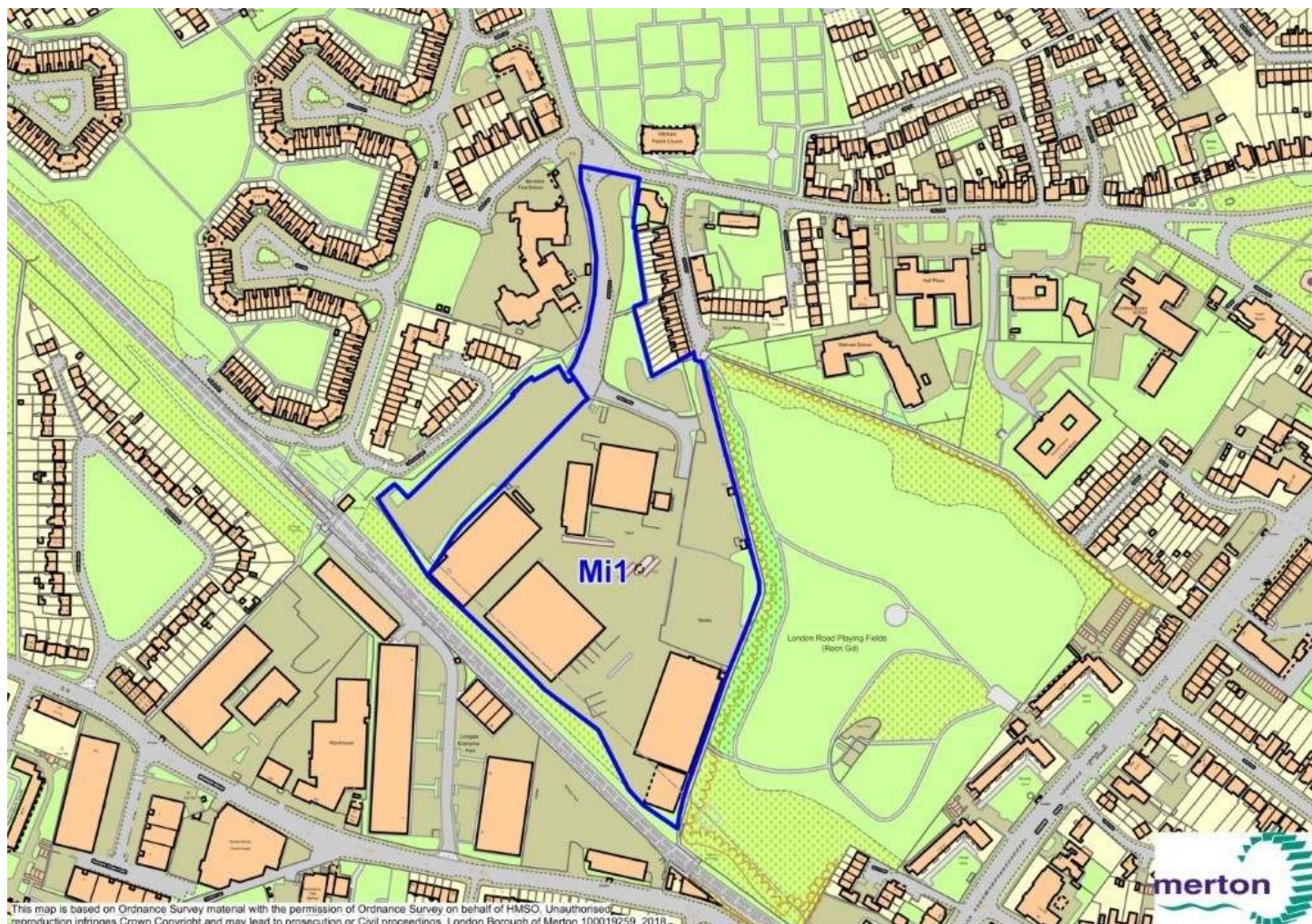
Site allocations set out the land uses that must be provided as part of any redevelopment alongside other acceptable land uses that may be provided in addition to the required land uses. Any development proposal for a Site Allocations will be determined against planning policies (including the London Plan).



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SITE Mi1: Benedict Wharf, Hallowfield Way, Mitcham, CR4 3BT.



Ward: Cricket Green

Site description: Most of the site is used for waste management purposes by the owner occupier Suez. A small part of the site (rectangle in the north-western corner) is owned by Cappagh and is used as the car pound for Wandsworth and Lambeth traffic enforcement.

The single operational site entrance is from the north down a short wide single access road, Hallowfield Way, off Church Road. Vehicles entering the site must pass Benedict Primary school, St Peter and St Paul's church and graveyard and residential properties, all of which are found at the junction of Hallowfield Way and Church Road. There is also a secondary road access down Church Path, a narrow residential street lined with historic two-storey cottages, but this is currently closed off by Suez while the site is in waste management use.

To the north of the site, beyond Cappagh's car pound boundary, lies White Bridge Avenue, a residential road and Benedict Primary School. Morden Hall Park, a historic park owned by the National Trust, lies circa 200m to the northeast of the site boundary. To the west of the site boundary lies Barons Walk, a fenced off path and beyond lies London Road playing fields.

The Wimbledon-Croydon tramline lies adjacent to the southwestern boundary of the site. Belgrave Walk tram stop is within 5 minutes' walk (300m) of the site's northeast corner with services between Wimbledon and Croydon; At the other side of the tramline are large industrial sheds.

Large electricity pylons lie just beyond the site boundary, with electricity wires running circa 30 metres above ground parallel with the tram tracks.

Site owner: Suez (site 3.8ha), Cappagh (site 0.6 ha), to the north of the site is a strip of land owned by the London Borough of Merton.

Site area: 4.4 hectares (main Suez owned site 3.8ha; rectangular Cappagh site 0.6 hectares)

Existing uses: Waste facility with planning permission for expansion (majority of site); car pound for Wandsworth and Lambeth councils (rectangular northern part of site)

Site allocation: Residential with some non-residential uses that are commensurate with a residential setting (for example small workshops, community uses etc.) and deliverable. Reallocation is dependent on there being no loss of waste management capacity within the South London Waste Plan area.

Merton Council will only support reallocation where the waste management capacity and function are moved within the South London Waste Plan area.

Development of the site is an opportunity to provide much needed new homes and other compatible uses in a largely residential setting with surrounding infrastructure and minimise HGV (Heavy Goods Vehicle) and other heavy traffic and attributed to the waste management use of the site and minimise the associated road-based noise and air pollution.

Site deliverability: 5- 10 years.

Indicative site capacity (new homes): 650-850 new homes.

Further information: The site is safeguarded as an existing waste management site in Schedule 1 of the adopted (2012) South London Waste Plan unless replacement compensatory provision is provided.

Suez has acquired a site in Sutton, a South London Waste Plan partner borough, and has secured planning permission for a replacement waste management facility that will exceed the required replacement compensatory provision.

The draft South London Waste Plan 2021-2036, which was had two rounds of public consultation (Oct-Dec 2019 and Sep-Oct 2020) and has been submitted to the Secretary of State for an Examination in Public, does not propose the safeguarding of the Benedict Wharf site for waste management purposes.

On 18 June 2020, Merton's Planning Applications Committee resolved to refuse outline planning

permission (19/P2383) for the development of 850 dwellings and 750sqm of commercial floor space on the site. On 3 August 2020, the Mayor of London decided to take over the application for determination and on 8th December 2020 the Deputy Mayor of London resolved to approve the application subject to the completion of a Section 106 agreement. This is due to be completed in 2021.

Design and accessibility guidance:

Development proposals for any use would be required to address the national and local planning policies relating to heritage assets, environmental protection and nearby sensitive development. In this case, the council supports the removal of SIL capacity from this site to elsewhere in the South London Waste Plan area as the proximity of so many sensitive land uses, directly adjacent or near the site is not compatible with viable long-term strategic industrial development. Decontamination will be required due to the site's historic uses.

The overhead power lines supported by electricity pylons influence the layout, scale, massing and potential uses of new development on parts of the site.

Development proposals must mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Development proposals must protect the amenity of the adjacent properties, including the nearby homes and schools.

The site must provide sustainable drainage measures throughout the development.

Neighbourhood and heritage considerations

Development proposals must enhance the design and streetscape in the setting of the Wandle Valley Regional Park and Mitcham Cricket Green conservation area.

Development proposal must provide public realm improvements along Hallowfield Way, reducing the width and improving the frontage, enhancing the setting of the Grade II* St Peter and St Paul's Church and Benedict Primary school, thus delivering some of the actions from the Mitcham Cricket Green conservation area character appraisal and action plan.

Development proposals must preserve and enhance and not cause significant harm to heritage assets including the character of Mitcham Cricket Green Conservation area, the nationally and locally listed buildings and the historic park and garden.

Development proposals must be sensitive to the following:

- Benedict Primary School lies opposite the church adjoining the site entrance at Hallowfield Way. Melrose School (for secondary school aged children with social, emotional and behavioural difficulties) and Cricket Green School (a special educational needs school for 4-19-year-olds) are both within 300m of the site, adjacent the London Road playing fields.
- Residential streets within 100m of the site include Church Path, White Bridge Avenue, Belgrave Walk and the nearby Cherry Trees estate.
- Respect and not cause significant harm to heritage assets including the character of Mitcham Cricket Green Conservation area, the nationally and locally listed buildings and the historic park and garden.

Improving walking, cycling and access:

Development proposals must improve public access through the area and increase permeability, including via Barons Walk and between London Road playing fields and the site.

The site is bounded by Baron Walk to the east and Ravensbury Path to the west (both Public Rights of Way) that provides access to Belgrave Walk Tram stop and over the tram tracks to Morden Road.

Development proposals must fully protect and enhance these routes and maximise the permeability of the site for pedestrians and cyclists by providing and contributing to new routes and connections including into London Road playing fields.

Development proposals must support walking and cycling links between the green spaces at Morden Hall Park, London Road Playing Fields and enhance the Wandle Valley Regional Park.

Infrastructure requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan 2021 and Green Infrastructure Study 2020 and contribute to access improvements with London Road Playing Fields.

Any development proposals for this site, is expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links, ensuring that the development positively enhances accessibility to the park. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

Development proposals must consider the existing Wimbledon-Croydon tramline on the western boundary of the site, mitigation of any safety and security impacts and improve access from the site to the tram stop.

The developer should contact SGN (Southern Gas Networks) to discuss requirements for any improvements to the gas infrastructure network.

The scale of development/s in this catchment is likely to require upgrades of the water supply and wastewater network infrastructure. It is recommended that the developer engage with Thames Water at the earliest opportunity to agree a housing phasing plan. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development> Merton Council will engage with and seek advice from Thames Water about any development proposals on this site.

The site is adjacent to tram tracks, the developer must consultation with London Trams. The council will require evidence of engagement with London Trams with any submitted planning application. Merton Council will also consult with and seek advice from London Trams about the development of this site.

Electricity cables, supported by two pylons just beyond the site boundaries, run parallel with the tramlines. This is National Grid infrastructure in the form of YYU route 275Kv two circuit route from Beddington substation in Sutton to Wimbledon substation in Merton. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances, the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. It is recommended that the developer engage with National Grid at the earliest opportunity to discuss the infrastructure on site. The council will require evidence of engagement with National Grid with any submitted planning application.

The site location

Approach to tall buildings	The size of the site allows for a masterplanned approach which could contain taller buildings.
Impacts an Archaeological Priority Area	Yes.

Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources.	Site is susceptible to surface flooding.
Is in a town centre.	No
Is in an Opportunity Area	No
Impacts a designated open space.	The site is within the Wandle Valley Regional Park and is adjacent to London Road Playing Fields, designated as open space.
Impacts on ecology designations.	<p>London Road Playing Fields running along the entire eastern side of the site, is designated as a Site of Importance for Nature Conservation and as a green corridor for wildlife protection.</p> <p>Nearby Morden Hall Park is designated as Metropolitan Open Land, a Site for Importance for Nature Conservation, as green corridor.</p>
Public Transport Accessibility Level (PTAL)	PTAL 3, moderate access to public transport.

SITE Mi2: Birches Close, Mitcham, CR4 4LA.



Ward: Cricket Green
Site description: The site, which takes access from Cricket Green, consists of various single and two-storey buildings accommodating specialist NHS clinics and supported accommodation units. To the north, on the opposite side of the Cold Blows footpath is a three-storey former office since converted into flats and three-storey blocks of flats. To the east of the site is a single storey nursing home and to the south is a bowling green, the Methodist Church and a row of two-storey terrace houses. To the west is a row of two and three-storey detached and semi-detached houses.
Site owner: National Health Property Service (NHPS)
Site area: 0.97ha
Existing uses: Healthcare
Site allocation: Healthcare with community and enabling residential development or residential if the existing services are relocated within an alternative healthcare facility in Mitcham.
Site deliverability: Delivery: 5-10 years
Indicative site capacity (new homes): 35-54 new homes
Design and accessibility guidance:

Opportunities arising from the site size and location for exemplary urban design either delivering either healthcare or sustainable homes, complimenting the heritage assets and historic character of the area, while protecting the residential amenity or the adjacent properties.

Development proposals must improve walking and cycling links to, from and around the site. Access to the nearby green spaces and heritage assets should be promoted through a development proposal.

Development proposals must preserve and enhance the Cold Blows footpath along the northern boundary.

Investigating the potential impact of any proposed development on archaeological heritage. Locally listed Birches House to be retained as part of any development proposal.

Development proposals must improve the connectivity of the site - ensuring the layout of buildings and spaces within the site provides accessibility to London Road and the town centre and The Canons House and its grounds.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Infrastructure requirements

To ensure that healthcare provision is delivered in this area and that there is no loss of potential NHS sites until this happens, the new Mitcham healthcare facility must be built and operational before redevelopment can progress on either the Wilson Hospital or Birches Close sites.

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020.

Any development proposals for this site, is expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links, ensuring that the development positively enhances accessibility to the park. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer engage with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of engagement with Thames Water with any submitted planning application. Merton Council will also engage with and seek advice from Thames Water.

The site location	
Impacts Listed Buildings or undesignated heritage assets.	Yes, The White House, 'Cricket Green, and 'Chestnut Cottage', Cricket Green, both Grade II listed buildings, are to be preserved. The Birches (a.k.a. 'Birches House') is a Locally Listed building.
Impacts a Conservation Area	Yes
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument	No
Impact from flooding from all sources	Portions of the north, east and west of the site are within a Critical Drainage Area.

Is in a town centre.	No
Is in an Opportunity Area	No
Impacts a designated open space.	Yes. The site is within the Wandle Valley Regional Park 400m buffer. Opposite the site is Metropolitan Open Land and Mitcham Cricket Green Open Space which also forms part of the Wandle Valley Regional Park.
Impacts on ecology designation.	Yes. Mitcham Cricket Green is a Green Corridor.
Public Transport Accessibility Level (PTAL)	PTAL 4, good access to public transport.

SITE Mi3: Burn Bullock and Mitcham Cricket Pavilion 315 London Road, Mitcham, CR4 4LA.



Ward: Cricket Green

Site description: The site is occupied by two distinct uses. On the junction of London Road and Cricket Green sits the two storey Burn Bullock public house (currently closed) with associated car park. On the part of the site that faces Cricket Green is a two-storey red brick and wood building, currently in use as a Cricket Pavilion serving the cricket club on Cricket Green.

The site faces the open space at Mitcham Cricket Green to the northeast. The adjacent property to the Burn Bullock fronting London Road to the west is the three storey Jobcentre Plus. Next to the Cricket Pavilion on Cricket Green is a two-storey dwelling house.

The cricket pavilion built around 1920 and the associated land and building is the only dedicated facility supporting the playing of cricket on Mitcham Cricket Green.

Mitcham Cricket Green is recognised as one of the oldest cricket grounds in the world where cricket has been consistently played since at least 1685.

Site owner: Private ownership - (Site allocation suggested by Mitcham Cricket Green Community)

and Heritage)
Site area: 0.24ha
Existing uses: Public house (currently closed) car park, cricket pavilion.
Site allocation: Secure community ownership and management of the land and buildings associated with Mitcham Cricket Pavilion and restoration of the Burn Bullock supported by enabling development.
Use of the cricket pavilion and associated shed in perpetuity as a cricket pavilion serving Mitcham Cricket Green.
Use of the Burn Bullock building as non-residential uses with public access on the ground floor which could include business, service or community uses. Residential development may be acceptable on upper floors as enabling development.
Residential development on the car park to the rear of the site to enable community ownership and management of Mitcham Cricket Pavilion associated land and buildings.
Site deliverability: 5-10 years.
Indicative site capacity (new homes): 5-12 new homes - on parts of the site not including the Cricket Pavilion, storage shed and lower floor of the Burn Bullock.
Design and accessibility guidance:
The cricket pavilion is registered as an Asset of Community Value.
The council is looking to secure the long-term future community ownership and management of the land and buildings associated with Mitcham Cricket Pavilion to help the continuation of cricket being played on the Green. This would be helped by enabling development on the former car park within the site.
Opportunity to secure ownership and improvements to Mitcham Cricket Pavilion directly associated with the active operation of cricket playing on the historic town green at Mitcham Cricket Green.
Development of the site is an opportunity for enabling development to support restoration of Burn Bullock Opportunity to bring an underused site at the Burn Bullock back into use.
Opportunity to secure long term community ownership and management of the land and buildings associated with Mitcham Cricket Pavilion and restoration of the Burn Bullock supported by enabling development.
Development proposals will be required to secure the restoration of the listed Burn Bullock public house and its removal from the “Heritage at Risk” register.
Development appropriate to the residential setting that supports public access to the ground floor of the Grade II listed Burn Bullock would be supported.
Development on the car park to the rear of the site to enable community ownership and management of Mitcham Cricket Pavilion associated land and buildings. Use of the cricket pavilion and associated shed in perpetuity as a cricket pavilion serving Mitcham Cricket Green.
Development proposals must be delicately designed to conserve and enhance the significance of the heritage assets and the views from Metropolitan Open Land.
Infrastructure requirements:
Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan 2021,

Green Infrastructure Study 2020 and Playing Pitch Strategy 2019.

Development proposals for this site, is expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer engage with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of engagement with Thames Water with any submitted planning application. Merton Council will also, engage with and seek advice from Thames Water about the development of this site.

The site location

Impacts Listed Buildings or undesignated heritage assets.	<p>Burn Bullock Public House is a Grade II listed building and is on the national “Heritage at Risk” list.</p> <p>The cricket pavilion is locally listed.</p> <p>Other historic assets in the vicinity of the site include the White Hart (Grade II listed), drinking fountain & horse trough (Grade II listed), 346-348 London Road (Grade II listed).</p> <p>The cricket pavilion built around 1920, and associated land / building is the only dedicated facility supporting cricket playing on Mitcham Cricket Green.</p> <p>The cricket pavilion is registered as an Asset of Community Value.</p>
Impacts a Conservation Area	Yes
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources.	No
Is in a town centre.	No
Is in an Opportunity Area	No
Impacts a designated open space.	Yes. The site is within the 400m buffer of Wandle Valley Regional Park. Registered town green hosting an operational cricket pitch. Mitcham Cricket Green is Metropolitan Open Land, designed Open Space and within the Wandle Valley Regional Park.
Impacts on ecology designation.	Yes. Mitcham Cricket Green is a Green Corridor.
Public Transport Accessibility Level (PTAL)	PTAL 3, moderate access to public transport.

SITE Mi4: Elm Nursery Car Park 210 London Road, Mitcham, CR4 3TA



Ward: Figges Marsh

Site description: This site is a publicly accessible surface car park. Adjacent the northern boundary is a single storey commercial unit; a public access footpath lies between the commercial unit and the car park. Adjacent the southern boundary are flats ranging from three to five storeys to the west (on the opposite side of London Road) are four storey flats and to the east are two storey terraced houses. The site is not within the Mitcham town centre boundary. The site is accessed from London Road with pedestrian access also to Feltham Road.

Site owner: Merton Council

Site area: 0.1ha

Existing uses: Car Park

Site allocation: Residential

Site deliverability: 0-5 years

Indicative site capacity (new homes): 10-21 new homes.

Design and accessibility guidance:

On 16th July 2020 planning permission (19/P4047) was resolved to be granted for residential development on this site subject to the completion of any enabling agreement and conditions.

Development of the site is an opportunity to deliver new homes in an accessible setting and to provided connections to the streets lying to the east of the site.

Development proposals must mitigate potential parking, traffic and road safety impact on neighbouring streets and local amenity.

Development proposals must protect the residential amenity of those properties adjacent to or in the

vicinity of the site.

The public access footpath should be protected and enhanced.

Infrastructure requirements:

The developer should contact SGN (Southern Gas Networks) to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from Thames Water about the development of this site.

This site is located in an area identified as being deficient in access to nature. The council will require proposals to alleviate this deficiency in accordance with the Green Infrastructure policies.

This site is located in an area identified as being deficient in access to children’s play space for ages 0-4 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan.

The site location	
Impacts Listed Buildings or undesignated heritage assets.	No
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	No
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources.	Yes, Area is susceptible to surface water flooding.
Is in a town centre.	No
Is in an Opportunity Area	No
Impacts a designated open space.	No
Impact on ecology designation	No
Public Transport Accessibility Level (PTAL)	PTAL 4, good access to public transport.

SITE Mi5: Land at Canons Madeira Road, Mitcham, CR4 4HD



Ward: Cricket Green

Site description:

The site is vacant, vegetated land surrounding a residential dwelling set back circa 50 metres from the public highway and not visible from it. A high wall surrounds much of the site to the west, with boundary fencing on all other sides.

To the west of the site is the car park associated with Canons Leisure Centre, Canons House and its grounds. To the northwest of the site is Canons Leisure Centre. Canons Recreation Ground, including a children’s playground is visible to the northern boundary of the site. To the east of the site is a restaurant behind residential properties, which front Commonsides West. Beyond that is Mitcham Common.

The rear gardens of semi-detached properties fronting Madeira Road bound the site to the south.

Site owner: Merton Council

Site area: 0.16ha

Existing uses: Vacant

Site allocation: Residential

Site deliverability: 0-5 years.

Indicative site capacity (new homes): 5-12 new homes

Design and accessibility guidance:

On 16th July 2020 planning permission (19/P4050) was resolved to be granted for residential development on this site subject to the completion of any enabling agreement and conditions.

Development proposals need to be sympathetic to the historic setting, particularly of Canons House and the views from the nearby Metropolitan Open Land.

Development proposals must protect the amenity of adjacent residential occupiers.

Access to the site is limited to the existing access from the north of the site via Commonsides West and in front of Park Place.

Infrastructure Requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020.

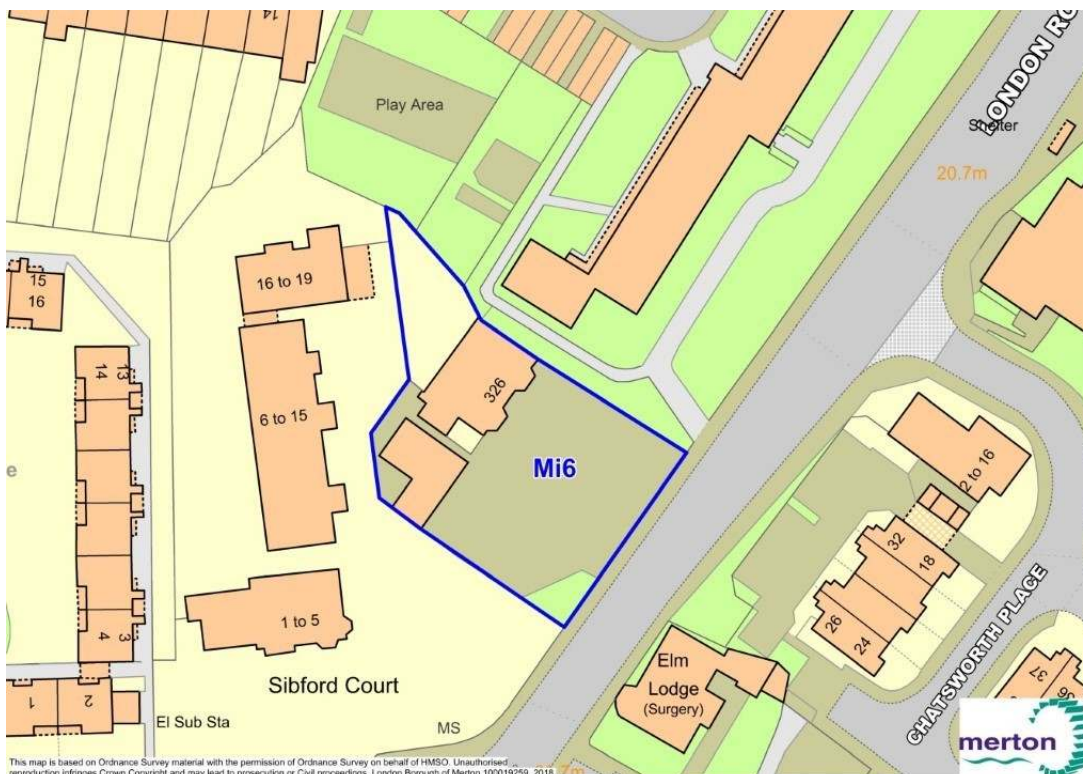
Development proposals for this site, is expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from Thames Water about the development of this site.

The site location	
Impacts Listed Buildings or undesignated heritage assets.	Yes, historic assets within the surrounding area include the Grade II* listed Canons House and the Grade II listed Dovecote.
Impacts a Conservation Area	Yes
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources.	No
Is in a town centre.	No
Is in an Opportunity Area	No
Impacts a designated open space.	Yes, Canon Recreation Ground and the site is within Wandle Valley Regional Park.
Impacts on ecology designation.	Metropolitan Open Land, Site of Importance for Nature Conservation and several Green Corridors close to the site.
Public Transport Accessibility Level (PTAL)	PTAL 2, poor access to public transport.

SITE Mi6: 326 and 328 London Road, Mitcham CR4



<p>Ward: Cricket Green</p>
<p>Site description: At 326 London Road is a three-storey double fronted Victorian building with parking spaces in front and a garden to the rear. The neighbouring 328 London Road is a single storey, pitch roofed, office building with parking spaces in front. Both buildings are set back from the road and have significant natural barriers from large trees on the London Road boundary. The area is characterised by mansion blocks of apartments such as Glebe Court. The site is currently in use as Mitcham Citizens Advice Bureau and community meeting space.</p>
<p>Site owner: Merton Council</p>
<p>Site area: 0.13ha.</p>
<p>Existing uses: Offices (Mitcham Citizens Advice Bureau (CAB) and community meeting space</p>
<p>Site allocation: Residential if, the office and community functions are provided elsewhere locally. Residential use would be dependent on the office and community use being re-provided locally.</p>
<p>Site deliverability: 5-10 years</p>
<p>Indicative site capacity (new homes): 5-12 new homes</p>
<p>Design and accessibility guidance: Site provides an opportunity to provide new homes sensitive to the local heritage assets. Development proposals must recognise the site’s close proximity to Grade II Elm Lodge and</p>

structures, Grade II milestone and heritage assets near the site and must consider the setting of heritage assets.

Development proposals must enhance the frontage on London Road, respecting the character of this part of the conservation area and the setting of the listed buildings and protect the residential amenity of the adjacent properties.

Infrastructure requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan.

Development proposals for this site, is expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from Thames Water about the development of this site.

The site location

Impacts Listed Buildings or undesignated heritage assets.	Yes. Grade II Elm Lodge and structures, Grade II milestone.
Impacts a Conservation Area	Yes.
Impacts an Archaeological Priority Area	Yes. Mitcham Village Archaeological Priority Zone (APZ)
Impacts a Scheduled Ancient Monument	No.
Impacts on flooding from all sources.	No.
Is in a town centre.	No.
Is in an Opportunity Area	No.
Impacts a designated open space.	Site adjacent to open space
Impacts on ecology designation.	Site of Interest for Nature Conservation (SINC) and green corridors.
Public Transport Accessibility Level (PTAL)	PTAL 3, moderate access to public transport, however 5 – 8 minutes' walk to the town centre.

SITE Mi7: 370 London Road Mitcham, Mitcham, CR4 3ND



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Ward: Cricket Green

Site description: Area of vacant land facing London Road, currently used as outdoor car wash. Parade of shops with flats above adjacent to the southwest of the site and residential street with two-storey houses to the north of the site

Site owner: Private owner

Site area: 0.04ha

Existing uses: Outdoor car wash

Site allocation: Mixed used non-residential (shops, services, offices, community on the ground floor and residential on upper floors).

Site deliverability: The site was not proposed by the landowner, which could delay the delivery of the site).

Indicative site capacity (new homes): 5 -8 new homes

Design and accessibility guidance:

To provide new homes sensitive to the heritage assets and historic setting and character.

Development proposal will need to enhance the frontage on London Road, while enhancing the character of this part of the conservation area and the setting of the listed buildings.

Development proposal will need to protect the residential amenity of the adjacent properties.

Positive use of empty site with active frontage to London Road strengthening and extending local retail parade. Height to be guided by context of buildings over shops running along London Road to south west and the proposed development at 360-364 London Road. Opportunity for small site provision of new homes.

Infrastructure requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from Thames Water about the development of this site.

There is a bus stop fronting the site which should be protected or appropriately relocated in discussion with Transport for London.

The site location

Impacts Listed Buildings or undesignated heritage assets.	Adjacent to designated open space, setting of listed building (Grade II Elm Lodge) and structures (Grade II milestone)
Impacts a Conservation Area	Yes, the Mitcham Cricket Green Conservation Area
Impacts an Archaeological Priority Area	Yes, Mitcham Village Archaeological Priority Zone (APZ) The site is in an archaeological priority area and within the Wandle Valley Regional Park boundary.
Impacts a Scheduled Ancient Monument	No
In a Flood Zone	No
Is in a town centre.	No
Is in an Opportunity Area	No
Impacts a designated open space.	No
Impacts ecological designation.	No
Public Transport Accessibility Level (PTAL)	PTAL 3 moderate access to public transport however, within 5 minutes' walk of Mitcham town centre.

SITE Mi8: 1 to 12 Majestic Way, Mitcham, CR4 2JS.



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Ward: Figges Marsh

Site description: The site lies within Mitcham town centre and consists of a series of 11 purpose built commercial with their main frontage onto Majestic Way and access for deliveries from St Mark's Road to the rear.

These units include Poundland, Lloyds bank, Scope and the largest of these is Morrison's supermarket.

A multi-storey car park accessed from St Mark's Road is leased to Merton Council. A part of the site currently used as the ramp for access to the multi storey car park lies to the north of St Mark's Road.

The site has road frontage on three sides but currently only active shop frontage on Majestic Way aside from Unit 1 which has dual aspect frontage onto Majestic Way and London Road bus lane.

The site is 8 - 10-minute walk to Mitcham Eastfields station and trains to London Victoria and Blackfriars, Sutton and Epsom.

The landowner says that the existing retail accommodation is let on short leases. The multi storey car park is let to Merton Council. During construction, a significant and prominent element of commercial floorspace at the heart of Mitcham town centre would not be available.

Site owner: Appleby
Site area: 1ha
Existing uses: Mixed uses: residential, retail, office community and car park.
Site allocation: Mixed use: retail, businesses, food and drink and community services (health centres, crèches, day nurseries, day centre on the ground floors, residential on upper floors.
Site deliverability: 5-10 years.
Indicative site capacity (new homes): 60 -160 new homes
<p>Design and accessibility guidance: The site provides an opportunity to modernise and revitalise the town centre by supplying new homes and increase business floorspace in an accessible area.</p> <p>Proposal must contribute to the increasing the footfall, the local economy and support the vitality and sustainability of Mitcham town centre.</p> <p>Mitigation measures are needed during the construction phase to minimise disruption to Mitcham Fair Green, London Road bus lane Mitcham market, St Mark’s Road and nearby school and the surrounding businesses.</p> <p>Development proposals design and building must make an attractive and significant contribution to improving the look and feel of the whole town centre and Fair Green. In addition, be sensitive to Mitcham town centre landmark namely the clock tower.</p> <p>Development proposals must provide an active frontage along St Marks’s Road, adding vitality and safety of the area.</p> <p>Development must give careful consideration to the impact on all transport modes in the surrounding area. The development should be designed in accordance with the Healthy Streets Approach and should enhance active travel and public transport connections in the area. During the construction phase for this site negative transport, delivery and servicing impacts should be minimised and mitigated, giving priority to active modes and bus operations.</p> <p>Development may be required to include a secure cycle storage facility (hub) for wider public access.</p> <p>The site is adjacent to the London Road bus lane, any negative impacts on bus operations, including during construction, should be minimised and mitigation provided.</p>
<p>Infrastructure Requirements:</p> <p>Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan.</p> <p>Development proposals for this site are expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links, ensuring that the development positively enhances accessibility to the park. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.</p> <p>This site is located in an area identified as being deficient in access to children’s play space for ages 0-4 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.</p> <p>The developer should contact SGN to discuss requirements for any improvements to the gas</p>

infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from Thames Water about the development of this site.

The site location

Impacts Listed Buildings or undesignated heritage assets.	The clock tower on Fair Green Grade II listed.
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	Yes, two Archaeological Priority Zones
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources.	No
Is in a town centre.	Yes
Is in an Opportunity Area	No
Impacts a designated open space.	Yes, within the Wandle Valley Regional Park and designated open space to the north of the site.
Impacts on an ecology designation.	No
Public Transport Accessibility Level (PTAL)	PTAL 5, very good access to public transport.

SITE Mi9: Former Mitcham Fire Station 30 Lower Green West, Mitcham, CR4 3AF.



Ward: Cricket Green

Site description: This site is a 2-3 storey building (fire station) set in a group of buildings, including 3-4 storey Vestry Hall next to the rear of the site (northeast) and the Cricketers pub site, which is currently being redeveloped, next to the southeast of the site. Next to the northwest of the site is triangular open space known as Lower Green. The site fronts Lower Green Road. Cricket Green (recreational open space) lies to the southeast of the group of buildings, across London Road from Vestry Hall and is close to a war memorial.

Site owner: London Fire Brigade

Site area: 0.04ha

Existing uses: Former fire station

Site allocation: A mix of uses which could include any of the following: community uses (Clinics, health centres, crèches, day nurseries, day centre), other community uses such as a cinema, gallery, theatre; residential, restaurant/café, office, drinking establishment or non-food retail.

Site deliverability: 0-5 years

Indicative site capacity (new homes): 1-4 new homes.

Design and accessibility guidance:

Any redevelopment or change of use should keep the building and design should be sensitive to its form and function. Recognise physical and functional relationship with neighbouring Vestry Hall.

Mitcham Cricket Green Conservation Area Character Assessment and management plan should also inform any design considerations. The size, layout and location of the building would merit its consideration for community uses, subject to delivery.

Mitigate potential parking, traffic and road safety impacts on neighbouring street and local amenity. Investigating the potential impact of any proposed development on archaeological heritage.

Development should improve the cycle and pedestrian connections to this island site, which could be through enhancing access to Public Right of Way 187 to the rear of Vestry Hall.

Infrastructure Requirements

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020.

Development proposals for this site are expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from Thames Water about the development of this site.

The site location

Impacts Listed Buildings or undesignated heritage assets.	Yes, Mitcham Parish Rooms, to the west of the site is a Grade II statutory listed building. The Burn Bullock public house across the junction to the south of the site is Grade II listed.
Impacts a Conservation Area	Yes.
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No.
Impacts flooding from all sources.	Yes, area is susceptible to surface water flooding.
Is in a town centre.	No.
Is in an Opportunity Area	No.
Impacts a designated open space.	Yes.
Impacts on ecology designation.	Yes, the triangular open space to the northeast of the site is designated as Metropolitan Open Land, Green Corridor and Green Chain
Public Transport Accessibility Level (PTAL)	PTAL 4 good access to public transport.

SITE Mi10: Mitcham Library, London Road, Mitcham, CR4 2YR



Ward: Figges Marsh

Site description:

This site holds a two-storey library and community facility with a car park found to the east of the building. The site is surrounded by buildings ranging between two and five storeys in height that consist of blocks of flats and retail parades. The site fronts London Road.

Site owner: Merton Council

Site area: 0.18ha

Existing uses: Library

Site allocation: Library to be kept and improved (either on site or closer to Mitcham town centre). The rest of the site considered for a suitable mix or any of community uses, office or residential.

Site deliverability: 5-10 years

Indicative site capacity (new homes): 20-30 new homes

Design and accessibility guidance:

A library to be kept either on site or closer to Mitcham town centre. If residential elements are considered, these should be found on upper floors or set back from the frontage with London Road. Access to a library and the services it provides, for the local community is an important asset which helps to address, income, education and training inequalities.

Development must increase the customer service area to increase Mitcham library facility and service, provide more adaptable and suitable modern space for the local community.

Development proposals must respect the character of the locally listed building.

Development proposals must mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Investigation of the potential impact of any proposed development on archaeological heritage must be carried out.

Development proposals must incorporate sustainable drainage measure within the design and layout.

Infrastructure Requirements

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from Thames Water about the development of this site.

This site is located in an area identified as being deficient in access to public open space. The council will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in accordance with the Green Infrastructure policies.

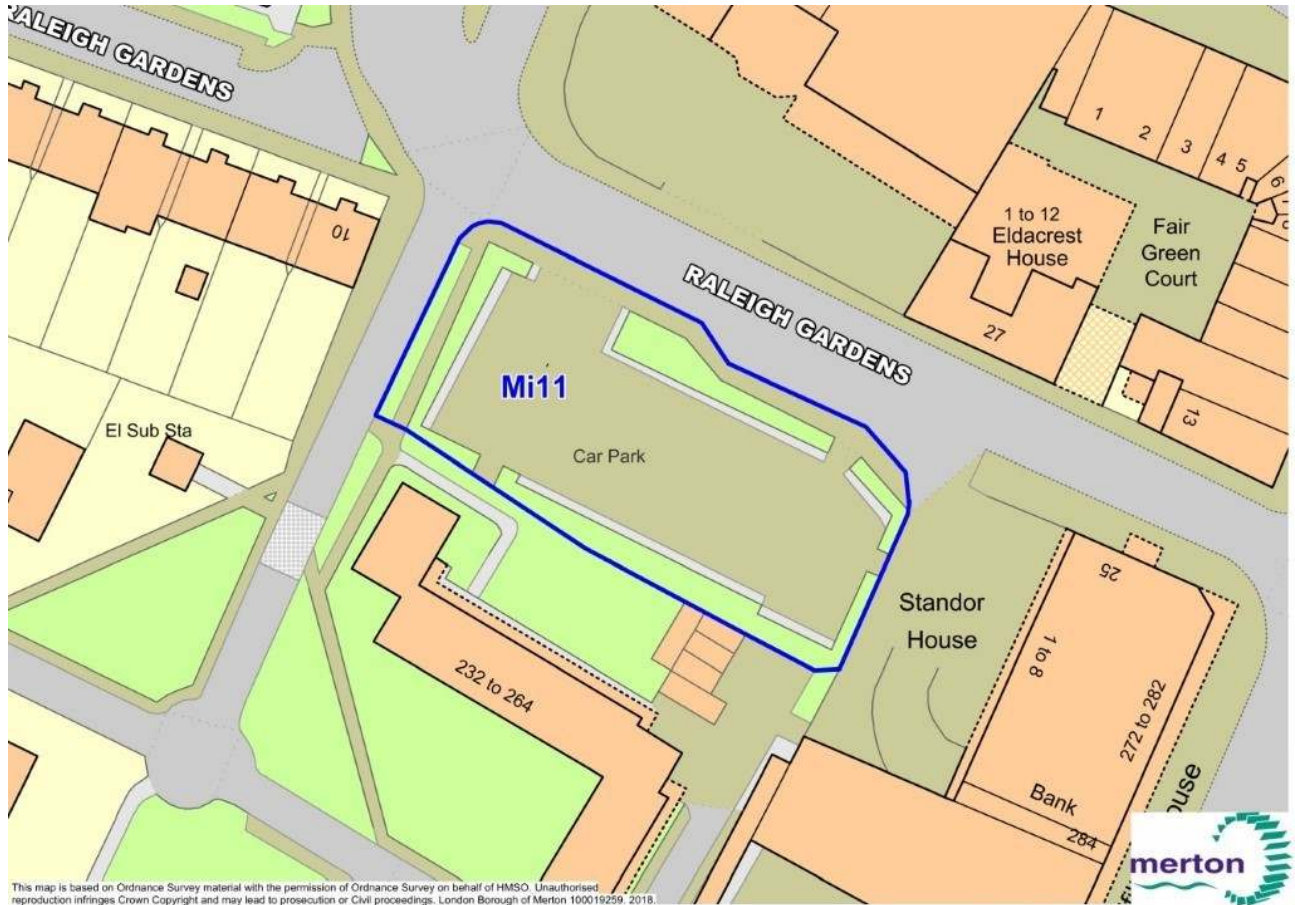
This site is located in an area identified as being deficient in access to children’s play space for ages 0-4 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.

The site location

Impacts Listed Buildings or undesignated heritage assets.	Yes. The original pitched roof library building is locally listed but not the more modern flat roofed side and rear extensions.
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument.	No
Impacts on flooding from all sources.	Area is susceptible to surface water flooding.
Is in a town centre.	No. The site is 5-minute walk away to the town centre (boundary)
Is in an Opportunity Area	No

Impacts a designated open space.	Figges Marsh open space is approx. 5-10 minutes walk from the library.
Impacts on ecology designation.	No.
Public Transport Accessibility Level (PTAL).	PTAL 4 good access to public transport.

Site Mi11: Raleigh Gardens car park, Raleigh Gardens, Mitcham, CR4 3NS



Ward: Figges Marsh

Site description: The site is a small surface public car park.

To the southeast of the site is the parking and service area of Standor House, a two to four storey building with retail uses at ground level and offices above.

To the south of the site is a five-storey block of flats and beyond the access road to the west of the site is the flank wall of a two-storey end-of terrace house.

To the north of the site, on the opposite side of Raleigh Gardens, is the parking and services area for the three storey buildings that face Upper Green West. To the northwest of the site is a two-storey retail building. Residential terraces continue along Raleigh Gardens to the west.

Site owner: Merton Council

Site area: 0.11ha

Existing uses: Car Park

Site allocation: Residential

Deliverability: 0-5 years

Indicative site capacity (new homes): 30 – 40 new home.

Design and accessibility guidance:

On 16th July 2020 planning permission (19/P4048) was granted for residential development on this site subject to the completion of any enabling agreement and conditions.

Development proposals must supply new homes on an accessible brownfield site and provide active ground level and with front doors opening onto the street wherever possible.

Development proposals must mitigate parking/servicing impacts on neighbouring streets.

Development proposals must incorporate sustainable drainage measures.

Development proposals should explore the potential to supply site access via adjacent side road.

Development will need to protect the residential amenity of adjoining properties to the rear.

Development must respond positively to keeping established building lines on Raleigh Gardens.

Infrastructure Requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan.

Development proposals for this site are expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek advice from Thames Water about the development of this site.

The site location

Approach to tall buildings	Development of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
Impacts Listed Buildings or undesignated heritage assets.	No.
Impacts a Conservation Area	No.
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No.
Impacts on flooding from all sources.	Yes.
Is in a town centre.	Yes, found in the town centre boundary and within proximity to the primary shopping area.

Is in an Opportunity Area	No.
Impacts a designated open space.	No.
Impact on ecology designation	No.
Public Transport Accessibility Level (PTAL)	PTAL levels 4 to 5, good to very good access to public transport.

SITE Mi12: Sibthorpe Road Car Park, Mitcham, CR4 3NN



Ward: Figes Marsh

Site description: The site is an irregular quadrant shape, is adjacent a busy main road and is occupied by parking spaces for approximately 50 vehicles, redundant public conveniences, London buses driver facilities and a community recycling area.

Access to the site is via an entry from Holborn Way (a heavy vehicular traffic route) at the northeast boundary with egress along the southwest boundary. There are two points of pedestrian access to the site from London Road via Sibthorpe Road and from the Mitcham Fair Green via a passage adjacent the King's Arms public house.

The site is surrounded by business uses which fronts the London Road bus lane to the east or Upper Green West to the south, however there are also several businesses which have shop fronts orientated toward the car park. To the west of the site on the opposite side of Holborn Road are large four to five storey residential apartment buildings at Sadler Close. The developable part of the site is constrained by the dual frontage businesses addressing the site along the eastern side.

The potential loss or relocation of town centre car parking spaces will need to be considered in line with other site proposals at Raleigh Gardens and Majestic Way.

Site owner: Merton Council.

Site area: 0.26ha

Existing uses: Car Park

Site allocation: Town centre type uses including retail, food and drink, offices, work spaces, leisure, community services and residential on upper floors.

Site deliverability: 5-10 years.

Indicative site capacity (new homes): 20- 40 new homes.

Design and accessibility guidance:

Development proposals provide an opportunity to continue the enhancements started by Rediscover Mitcham and improve the look and feel of this central site.

Development proposals must be well designed to enhance Holborn Way, mitigate traffic noise for its future occupiers as well as mitigating parking, traffic and road safety impacts on neighbouring streets and local amenity. The site is close to the London Road bus lane and any negative impacts on bus operations including during construction should be minimised and mitigation provided.

Development should retain and enhance access for pedestrians and cyclists through the site.

Any negative transport, delivery and servicing impacts on pedestrian and cycle access and bus operations including during construction should be minimised and mitigation provided.

The site provides bus drivers' facilities which must be retained and ideally enhanced as part of any redevelopment of the site.

Site may be required to include a secure cycle storage facility (hub) for wider public access.

Development of the site must create an attractive streetscape along the eastern side of the site (opposite side to Holborn Way).

Respecting and enhancing the character and the views into and from neighbouring Mitcham Fair Green.

Development proposals must adopt sustainable drainage measures as part of the design and layout.

Infrastructure Requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan.

Development proposals for this site are expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

This site is located in an area identified as being deficient in access to children's play space for ages 0-4 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will

also, liaise with and seek advice from Thames Water about the development of this site.

The site provides bus drivers' facilities which Transport for London require to be retained and ideally enhanced as part of any redevelopment of the site. The council recommends discussions with London Buses prior to the submission of a planning application.

The site location	
Impacts Listed Buildings or undesignated heritage assets.	The site is within the wider setting of a grade I listed building (Eagle House).
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources.	Southeast of the site is susceptible to surface water flooding.
Is in a town centre.	Yes
Is in an Opportunity Area	No
Impacts a designated open space.	No
Impact on an ecology designation	No.
Public Transport Accessibility Level (PTAL)	PTAL4

SITE Mi13: 30 St Mark’s Road, Mitcham, CR4 2LF



Ward: Figges Marsh

Site description: The site is occupied by a long-term vacant single storey building in poor condition. The site is located on the edge of Mitcham town centre on the main walking route between the town centre and Mitcham Eastfields rail station. To the northwest of the site is St Mark’s primary school. To the north of the site is the Armfield Crescent Estate which has 5-6 storey buildings.

Site owner: Private ownership site allocation suggested by Merton Council.

Site area: 0.04ha

Existing uses: Vacant

Site allocation: Residential.

Site deliverability: 5-10 years.

Indicative site capacity (new homes): 1-2 new homes

Design and accessibility guidance:

Development proposals would provide an excellent opportunity to enhance this run-down site and bring it back into use.

Development should be of an appropriate density and design that responds positively to the character of the area and its setting.

Development proposal must not harm the amenity of the adjacent properties.

Infrastructure Requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan.

Development proposals for this site are expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

This site is located in an area identified as being deficient in access to children’s play space for ages 0-4 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise and seek from advice from Thames Water regarding the development of this site.

The site location

Impacts Listed Buildings or undesignated heritage assets.	No
Impacts a Conservation Area	No.
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No.
Impacts on flooding from all sources.	No.
Is in a town centre.	No
Is in an Opportunity Area	No
Impacts a designated open space.	Wandle Valley Regional Park 400m buffer
Impacts on ecology designation.	No.
Public Transport Accessibility Level (PTAL)	PTAL3, moderate access to public transport (adjacent to town centre PTAL 5- very good).

SITE Mi14: United Westminster Schools site, Tamworth Lane, Mitcham, CR4 1DH



Ward: Longthornton
Site description: This large irregularly shaped site is accessible from Tamworth Lane. It was formerly used as playing fields. To the southwest and southeast lie detached, semi-detached and terraced residential properties fronting Crossways Road and Cambridge Road with rear gardens facing the site. The site boundary to the north and east is with Streatham Park Cemetery (privately owned).
Site owner: Private ownership
Site area: 5.14ha
Existing uses: Vacant former playing field.
Site allocation: Creation of new publicly accessible sporting facilities enabled by residential development.

Site deliverability: 5-10 years.

Additional site information: The consultee has provided evidence of the operation of this site for community uses via rental by local sports clubs for several years, the associated local demand for such uses and the associated financial viability on this site. Since work began on Merton's Playing Pitch Strategy (PPS) in 2017, this site has been part of ongoing discussions between the landowner, the council, Sport England and a variety of national sporting governing bodies, to consider the options for the site and help determine how sporting facilities could be brought forward on the site (refer to Recommendation G1 of the PPS).

Design and accessibility guidance:

If the entire site cannot viably be used for sports and recreation, the council will consider the creation of publicly accessible and viable sporting or recreation facilities on part of the site enabled by residential development on the rest of the site.

Development of the site is an opportunity to bring back an unviable site into use for sporting activities enabled by much needed new homes.

Opportunity to masterplan the site to provide publicly accessible open space, new homes and associated facilities necessary to support residential development (such as children's play space).

Development proposals must improve public access between existing public areas and open space through the creation of new and more direct footpaths and cycle paths links.

Development proposals must protect the amenity of neighbouring occupiers.

Development proposals must mitigate parking, transport and road safety impacts on neighbouring streets and local amenity.

Infrastructure Requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020.

This site is located in an area identified as being deficient in access to nature. The council will require proposals to alleviate this deficiency in accordance with the Green Infrastructure policies.

This site is located in an area identified as being deficient in access to public open space. The council will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in accordance with the Green Infrastructure policies.

This site is located in an area identified as being deficient in access to children's play space for ages 5-11 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.

This site is located in an area identified as being deficient in access to children's play space for ages 0-4 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

The developer will need to contact Thames Water at the earliest opportunity to discuss the water supply network, wastewater network and wastewater treatment infrastructure capability for this site, including details of the proposed development phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise and seek from advice from Thames Water regarding the development of this site.




The site location	
Impacts Listed Buildings or undesignated heritage assets.	No
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	No
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources.	Site is susceptible to surface water flooding.
Is in a town centre.	No
Is in an Opportunity Area	No
Impacts a designated open space.	The site is designated as former Westminster City Schools Open Space and is adjacent to Streatham Park Cemetery designated Open Space. Part of the site is within the Wandle Valley Regional Park 400m buffer area.
Impacts an ecology designation.	No
Public Transport Accessibility Level (PTAL)	PTAL 2, poor access to public transport.

SITE Mi15 Taylor Road Day Centre, Wakefield Hall, Taylor Road, Mitcham CR4 3JR

Mi15 - Taylor Road Day Centre



Legend

-  Site boundary
-  Open Space
-  SINC

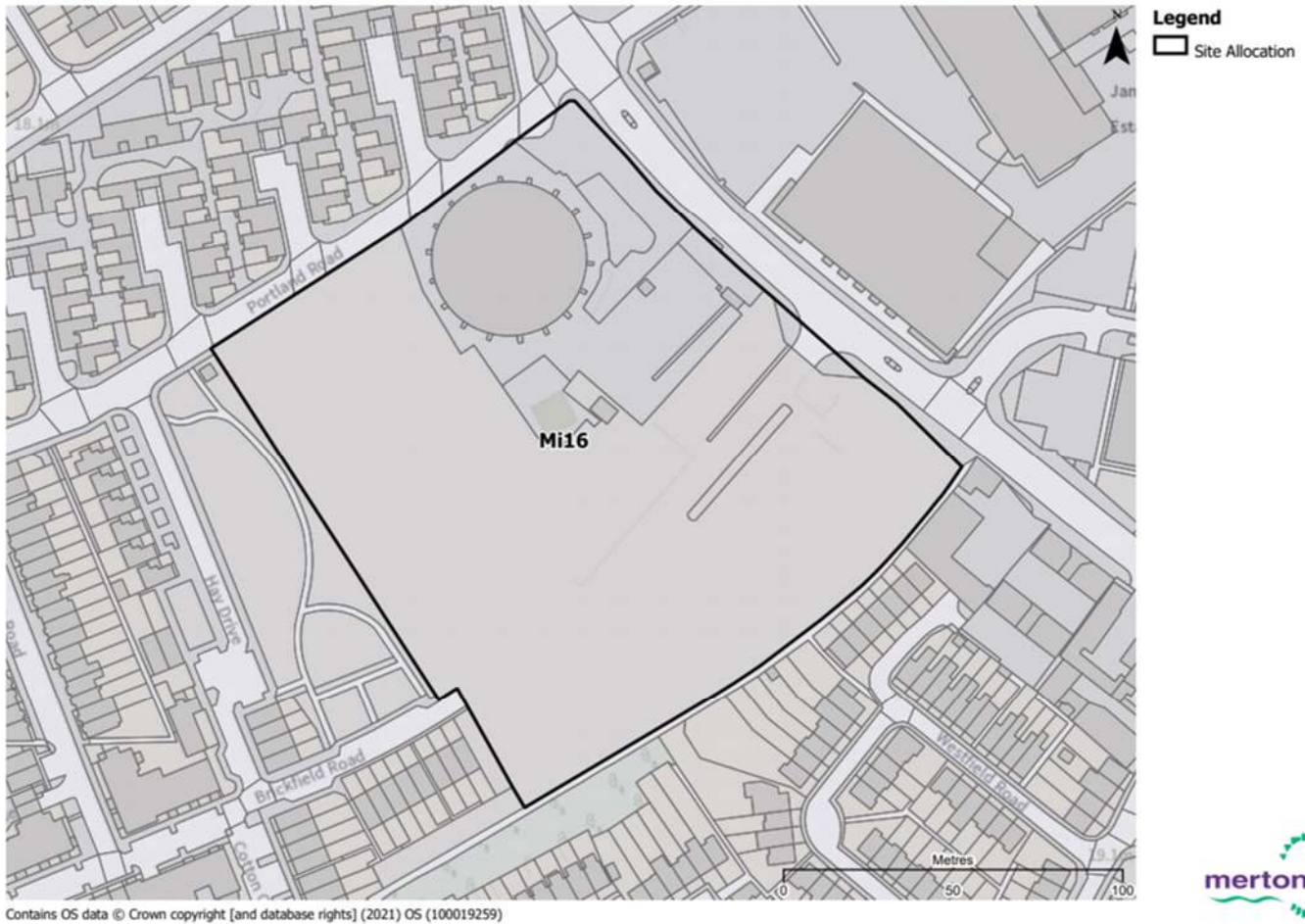
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Ward: Colliers Wood	
Site description: The site consists of a single pitched roof building that is surrounded by two storey houses.	
Site owner: Merton Council	
Site area: 0.08ha	
Existing uses: Day care centre	
Site allocation: Mixed use community (Clinics, health centres, crèches, day nurseries, day centre) and residential or solely residential if the community service is provided elsewhere.	
Site deliverability: 0-5 years.	
Indicative site capacity: 2-6 new homes	
Design and accessibility guidance:	
<p>Facilitate the provision of a modern community facility on the lower floors and create a more secure environment, helping to minimise vandalism and design out crime.</p> <p>Improve parking, traffic and road safety impacts on neighbouring streets and local amenity or, if a mixed-use development, residential uses should be on upper floors.</p> <p>Development proposals will need to mitigate the potential parking, traffic and road safety impacts on neighbouring streets and amenity.</p> <p>Development of the site must protect the residential amenity of those properties adjacent to and in the vicinity of the site.</p>	
Infrastructure Requirements:	
Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan.	
This site is located in an area identified as being deficient in access to public open space. The council will require proposals to improve access to publicly accessible open space, either through design and public realm improvements, or by providing new publicly accessible open space on site, in accordance with the Green Infrastructure policies.	
This site is located in an area identified as being deficient in access to children's play space for ages 0-4 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.	
The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.	
Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise and seek from advice from Thames Water regarding the development of this site.	
The site location	
Impacts Listed Buildings or undesignated heritage assets.	No
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	No
Impacts a Scheduled Ancient Monument	No

Impact on flooding from all sources	No
Is in a town centre.	No
Is in an Opportunity Area	No
Impacts a designated open space.	No
Impacts ecology designation.	No
Public Transport Accessibility Level (PTAL)	PTAL 2, poor access to public transport

SITE Mi16: Mitcham Gasworks Western Road, Mitcham, CR4



Ward: Lavender Fields
<p>Site description: The site has been cleared except for a large, unused, gas holder in the northern corner of the site. Access to the site is via a driveway entrance from Western Road, a busy road which connects the site to Mitcham town centre. To the northeast, at the other side of Western Road is a large Asda supermarket and surface car park. To the west and east are two storey homes. To the south of the site lies a recent development that was formerly part of the same site and is now a series of three-storey residential apartments and a medical centre.</p>
<p>Site owner: National Grid Property (owners). Allocation suggested by St William Homes LLP (a partnership between Berkley Homes and National Grid Property).</p>
<p>Site area: 2.4 ha.</p>
<p>Existing uses: The site is currently vacant having most recently been used as regional offices for National Grid.</p>
<p>Site allocation: Residential led mixed-use development with open space and community use (Clinics, health centres, crèches, day nurseries, day centre).</p>
<p>Site deliverability: 0-5 years</p>
<p>Indicative site capacity: 200 – 400 new homes.</p>

Design and accessibility guidance:

The site had outline planning permission for a major residential and employment scheme. The residential element has been delivered over 5 years ago (Hay Drive etc). However, the employment part of the permission (which extended onto the site surrounded by the red line, reaching Western Road) lapsed in July 2012. The site's potential uses, and layout is currently constrained by the gasholder on the corner of Western Road and Portland Road. Although the gasholder is no longer used, it has not been officially decommissioned. The landowners are proposing it decommission but until that time development within the vicinity of the gasholder is currently subject to restrictions set out in the Health and Safety Executive's land use planning method (PADHI) which limits the potential for residential-led mixed use development until the gasholder is decommissioned.

The site is subject to a Hazardous Substance Consent (HSC). An application for the continuation of this HSC was granted in 2002 (Ref: 02/P1493). The decommissioning the site and the cancellation of the HSC requirements to enable the redevelopment of the site. The site accommodates two electricity sub stations, an operational gas Pressure Reduction Station (PRS) and above ground gas mains stemming from the historic installation use. A large redundant gasholder and telecoms mast are found to the north of the site on the SGN (Southern Gas Networks) owned land. The site would require decontamination due to its earlier use.

Development of the site provide an excellent opportunity to enhance the public realm through high quality urban design and architecture and allowing development that makes a positive visual impact to the overall surroundings and connectivity to the town centre.

Development proposals will need to demonstrate that the scale and type of development is appropriate to the accessibility of the site by sustainable modes and will not result in a reliance on car journeys.

Development proposals must be laid out to be permeable and legible with full public access through the site, making it easier for people living locally to walk and cycle through the site to access Mitcham town centre or towards Church Road beyond.

The existing "Field Gate Lane" public footpath to the south east of the site must be protected and enhanced to provide a high quality link between Western Road and Miles Road.

Development proposals must deliver much needed new homes, play space, open space and community uses within a landscaped setting on a large brownfield site. The site is located in an area identified as being deficient in access to children's play space for ages 0-4 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.

Infrastructure Requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan 2021 and Green Infrastructure Study 2020.

Development proposals for this site are expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links, ensuring that the development positively enhances accessibility to the park. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

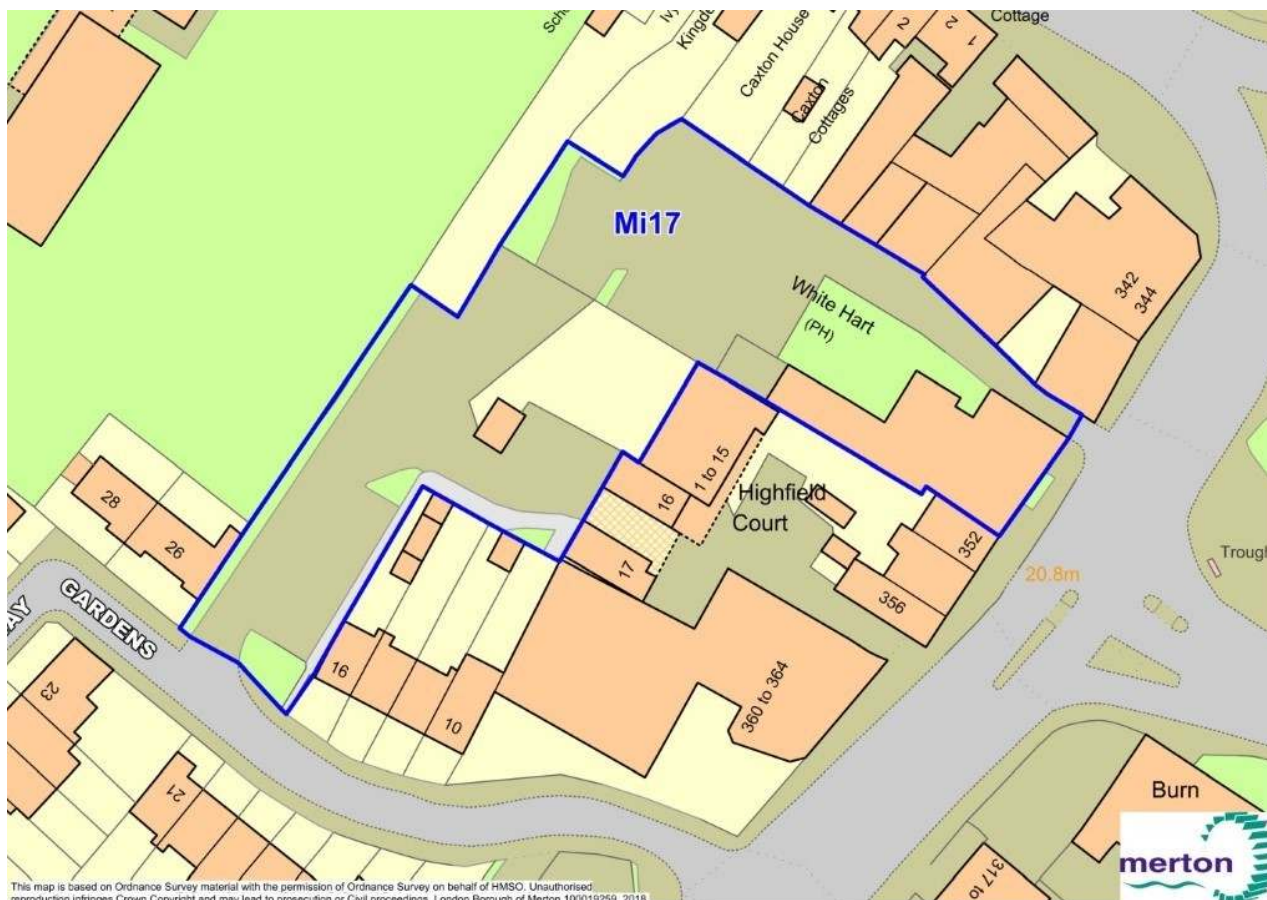
Thames Water have indicated that the scale of development for this site is likely to require upgrades of

the water supply network infrastructure, but there are no infrastructure concerns for the wastewater network or wastewater treatment infrastructure capability. It is recommended that the developer liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be needed to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development>. The council will require evidence of liaising with Thames Water with any submitted planning application. The council will be liaising with Thames Water and will seek their advice as part of the planning process. Merton Council will also, liaise with and seek advice from Thames Water regarding the development of this site.

This site contains National Grid infrastructure in the form of underground cable 264685. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances, the live electricity conductors of National Grid’s overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. It is recommended that the developer liaise with National Grid at the earliest opportunity to discuss the infrastructure on site. The council will require evidence of liaising with National Grid with any submitted planning application.

The site location	
Approach to tall buildings	A mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
Impacts Listed Buildings or undesignated heritage assets.	No
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	Mitcham archaeological priority zone
Impacts a Scheduled Ancient Monument	No
Impact on flooding from all sources	No
Is in a town centre.	No, however, the site is very close to from Mitcham town centre.
Is in an Opportunity Area	No
Impacts a designated open space.	Wandle Valley Regional Park 400m buffer. Adjacent to open space.
Impact an ecology designation.	No
Public Transport Accessibility Level (PTAL)	PTAL 3 good access to public transport.

SITE Mi17: White Hart Pub and back land London Road, Mitcham, CR4 3ND



Ward: Cricket Green
Site description: and to rear of properties on London Road, part of which is a car park for the White Hart pub. Access from London Road and Broadway Gardens. The playground for Cricket Green school bounds the site to the northwest. Planning permission 18/P2216 was resolved to be granted for 15 homes and retention of ground floor non-residential on this site on 28 th April 2021
Site owner: Private owner
Site area: 0.31ha
Existing uses: Public House (currently closed) and private car park.
Site allocation: Restaurant /cafe or public house or drinking establishment with potential for residential development to enable the restoration and viable function of the White Hart.
Site deliverability: 5-10 years

Indicative site capacity: 10- 15 new homes.

Design and accessibility guidance:

Development proposals must be sensitive to heritage assets in the surrounding area including the White Hart pub and Cricket Green.

Development will need to improve the condition of Grade II* listed White Hart public house and support a viable use of the White Hart pub.

Development proposal must be sensitive to the school playground in design and layout.

Infrastructure Requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020.

Development proposals for this site are expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

This site is located in an area identified as being deficient in access to children’s play space for ages 0-4 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from advice from Thames Water regarding the development of this site.

The site location	
Impacts Listed Buildings or undesignated heritage assets.	Grade II listed public house (The White Hart currently closed)
Impacts a Conservation Area	Mitcham Cricket Green Conservation Area,
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources.	No
Is in a town centre.	No
Is in an Opportunity Area	No
Impacts a designated open space.	Wandle Valley Regional Park 400m buffer zone
Impact on an ecology designation	Yes, Green Corridors
Public Transport Accessibility Level (PTAL)	PTAL 3, moderate access to public transport.

SITE Mi18: Wilson Hospital Cranmer Road, Mitcham, CR4 4LD.



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Ward: Cricket Green.

Site description: The site consists of a large part single and part two-storey hospital building fronting Cranmer Road. Along the south-eastern boundary is Caesars Walk and two-storey terraced houses. To the south and southeast of the site is Cranmer Primary School and its playing fields. The access road to Cranmer Primary School runs along the north-western boundary with a row of two-storey terrace houses beyond. On the opposite side of Cranmer Road is a large open space known as Cranmer Green.

Site owner: National Health Service (NHS)

Site area: 1.81ha

Existing uses: Health centre

Site allocation: Healthcare with community and enabling residential development. or residential if the existing services are relocated within an alternative healthcare facility in a suitable location in Mitcham.

Site deliverability: 5-10 years

Indicative site capacity (new homes): Dependent on relocation of health care facilities.

Design and accessibility guidance:

Residential, following the relocation of existing services, completion and opening of a healthcare facility in the Mitcham area.

Development of the site is an opportunity to either provide a health centre/community health centre in a neighbourhood with health inequalities/ poor health or to provide new homes in an area of housing needs (if the existing services are relocated within an alternative healthcare facility in a suitable location in Mitcham).

Development proposals will need to demonstrate that the scale and type of development is appropriate to the accessibility of the site by sustainable transport modes and will not result in a reliance on car journeys.

Development proposals must keep the positive feature of the Local Listed building and preserve and enhance the Conservation Area.

An investigation of the potential impact of any proposed development on an archaeological heritage must be carried out.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.

Development proposals must protect the residential amenity of the adjacent properties.

Infrastructure Requirements:

To ensure that healthcare provision is delivered in this area and that there is no loss of potential NHS sites until this happens, the new Mitcham healthcare facility must be built and operational before redevelopment can progress on either the Wilson Hospital or Birches Close sites.

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan 2021 and Green Infrastructure Study 2020.

Development proposals for this site are expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links, ensuring that the development positively enhances accessibility to the park. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

This site is located in an area identified as being deficient in access to children's play space for ages 0-4 years. Should residential development be included on site, we will require on-site play space provision in accordance with the infrastructure policies and London Plan.

The developer should contact SGN to discuss requirements for any improvements to the gas infrastructure network.

Thames Water does not envisage infrastructure concerns about the water supply network infrastructure, wastewater network or wastewater treatment infrastructure capability in relation to the development of the site. However, the council strongly recommends that the developer liaise with Thames Water at the earliest opportunity to advise the developments phasing. The council will require evidence of liaising with Thames Water with any submitted planning application. Merton Council will also, liaise with and seek from advice from Thames Water regarding the development of this site.

The site location

Impacts Listed Buildings or undesignated

Part of the frontage of the building (facing Cranmer Road)

heritage assets.	is locally listed.
Impacts a Conservation Area	Yes, Mitcham Cricket Green Conservation Area.
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources.	Yes, some surface water flooding and site is in a critical drainage area.
Is in a town centre.	No.
Is in an Opportunity Area	No.
Impacts a designated open space.	Yes, the site is adjacent to Open Space to the south and north. Site is within the Wandle Valley Regional Park. Site is adjacent to Mitcham Common to the north which is Metropolitan Open Land.
Impacts an ecology designation.	Yes, the site is part of a Green Corridor and is adjacent to Cranmer Green Local Nature Reserve.
Public Transport Accessibility Level (PTAL)	PTAL 2, poor access to public transport.

Site name: Mi19 Worsfold House Church Road, Mitcham, CR4 3FA



Ward: Cricket Green

Site description: Worsfold House is a single storey council office building served by an 80 m long access way from Church Road. Fronting Church Road, separating the site from the road, is Chapel Orchard, a single storey former office building and a single storey former surgery building being used as part of Cricket Green school. The site is surrounded by sensitive land uses, including the two special needs schools at Melrose and Cricket Green, the nearby residential properties including Hall Place.

The surrounding area is characterised by large low-rise buildings with generous spaces between them and many large trees and shrubs. At the southwest boundary is a footpath (Church Path) with a large publicly accessible park (London Road playing fields) beyond. To the west is a single storey special needs secondary school (Melrose School) and a two-storey hostel building (Hall Place).

To the east of the site is a part one and two storey special needs school (Cricket Green School) and to the southeast is a row of two storey terrace houses that front onto Broadway Gardens.

Site owner: Merton Council

Site area: 0.81ha

Existing uses: Wandle Valley Resource Centre – office

Site allocation: A suitable mix of school and/or residential.

Site deliverability: 0-5 years.

Ward: Cricket Green

Indicative site capacity (new homes): 45-65 new homes.

Design and accessibility guidance:

The site is an opportunity to provide new homes which are sympathetic and embrace the historic setting of Mitcham Cricket Green.

Development proposals will have to be delicately designed to respect the amenity of the adjacent properties and respect the character of this part of the conservation area.

Development proposal must keep the functional green corridor that will allow for species migration.

Investigate the potential impact of any proposed development on archaeological heritage.

Development proposals will need to demonstrate that the scale and type of development is appropriate to the accessibility of the site by sustainable modes and will not result in a reliance on car journeys

Development proposals should provide links across the site to the existing footpath (Church Path) along the southern boundary.

Infrastructure requirements:

Development proposals for this site must have regard to Merton's Infrastructure Delivery Plan and Green Infrastructure Study 2020.

This site is located in an area identified as being deficient in access to children's play space for ages 0-4 years. The council will require on site provision in accordance with the infrastructure policies and London Plan.

Development proposals for this site are expected to provide urban greening on site and consider its relationship with the Wandle Valley Regional Park in terms of visual, physical and landscape links ensuring that the development enhances access to the park. The council will require these details to be shown in a Design and Access Statement or Landscaping Plan submitted with any planning application.

The site location

Impacts Listed Buildings or undesignated heritage assets.	Near to by not visible from Vestry Hall and St Peter's Church.
Impacts a Conservation Area	Yes, Within Mitcham Cricket Green Conservation Area.
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources.	Site is susceptible to surface water flooding and drainage issues.
Is in a town centre.	No
Is in an Opportunity Area	No

Ward: Cricket Green	
Impacts a designated open space.	Site is within the Wandle Valley Regional Park 400m buffer and adjacent to Open Space.
Impacts on an ecology designation.	Yes, Green Corridor and adjacent to a Site of Importance for Nature Conservation (SINC).
Public Transport Accessibility Level (PTAL)	PTAL 3, moderate access to public transport.