

# Mitcham

# Draft Policies Map

## Submission

Public Consultation July - August 2013

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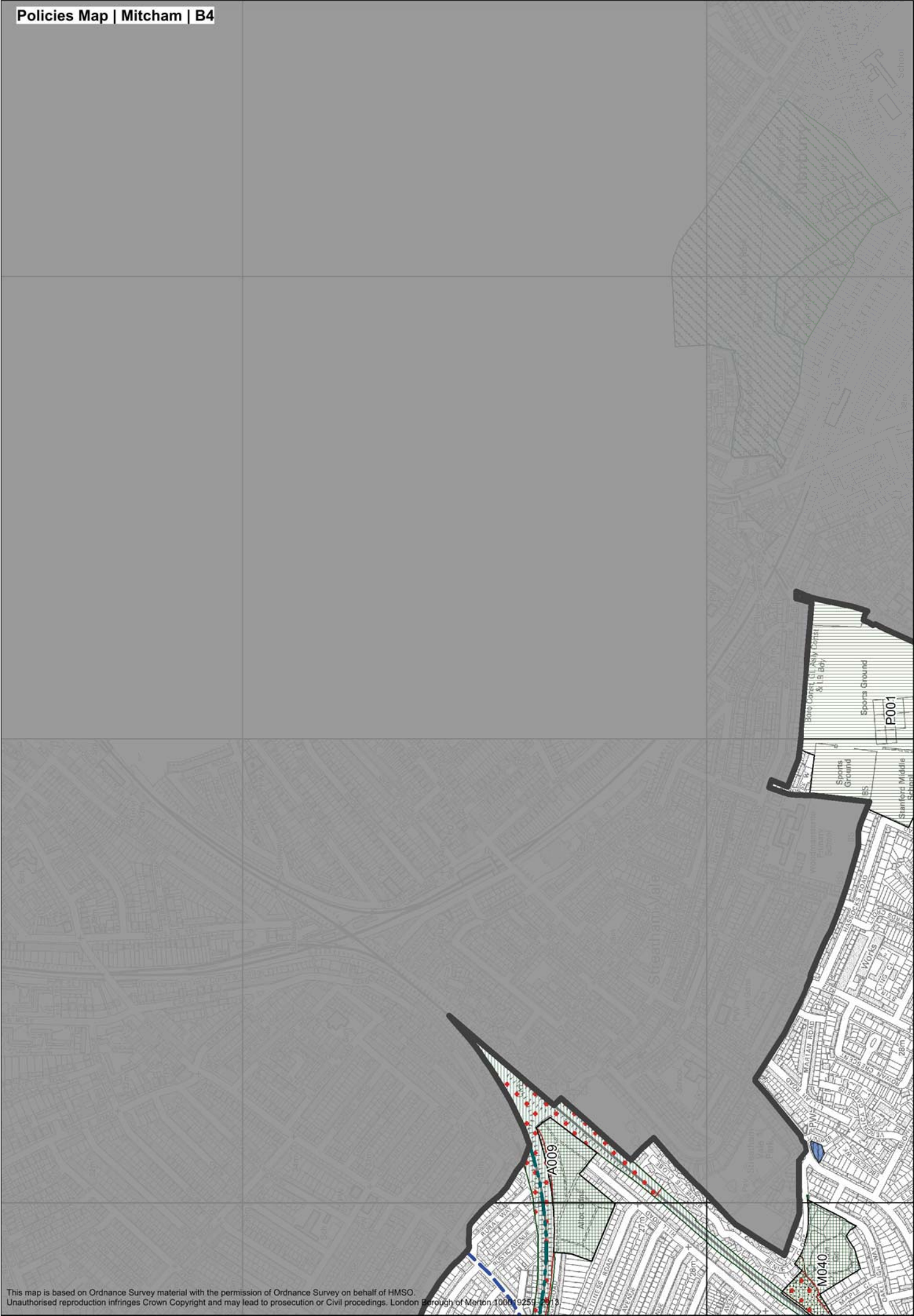
 Walking/Cycle Route (previously known as Green Chain)

If you require more detailed maps, please contact us through post, email or phone:

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

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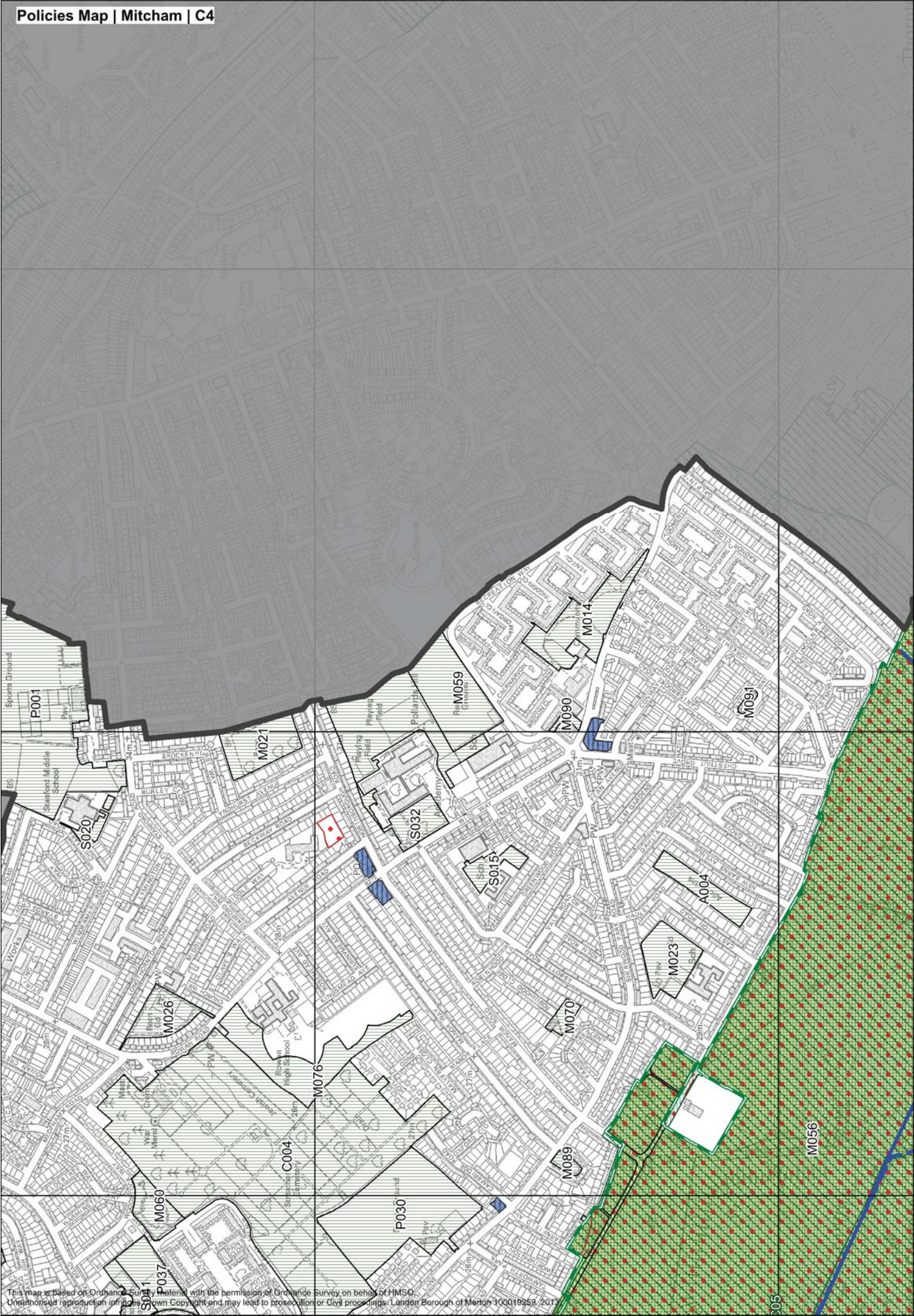


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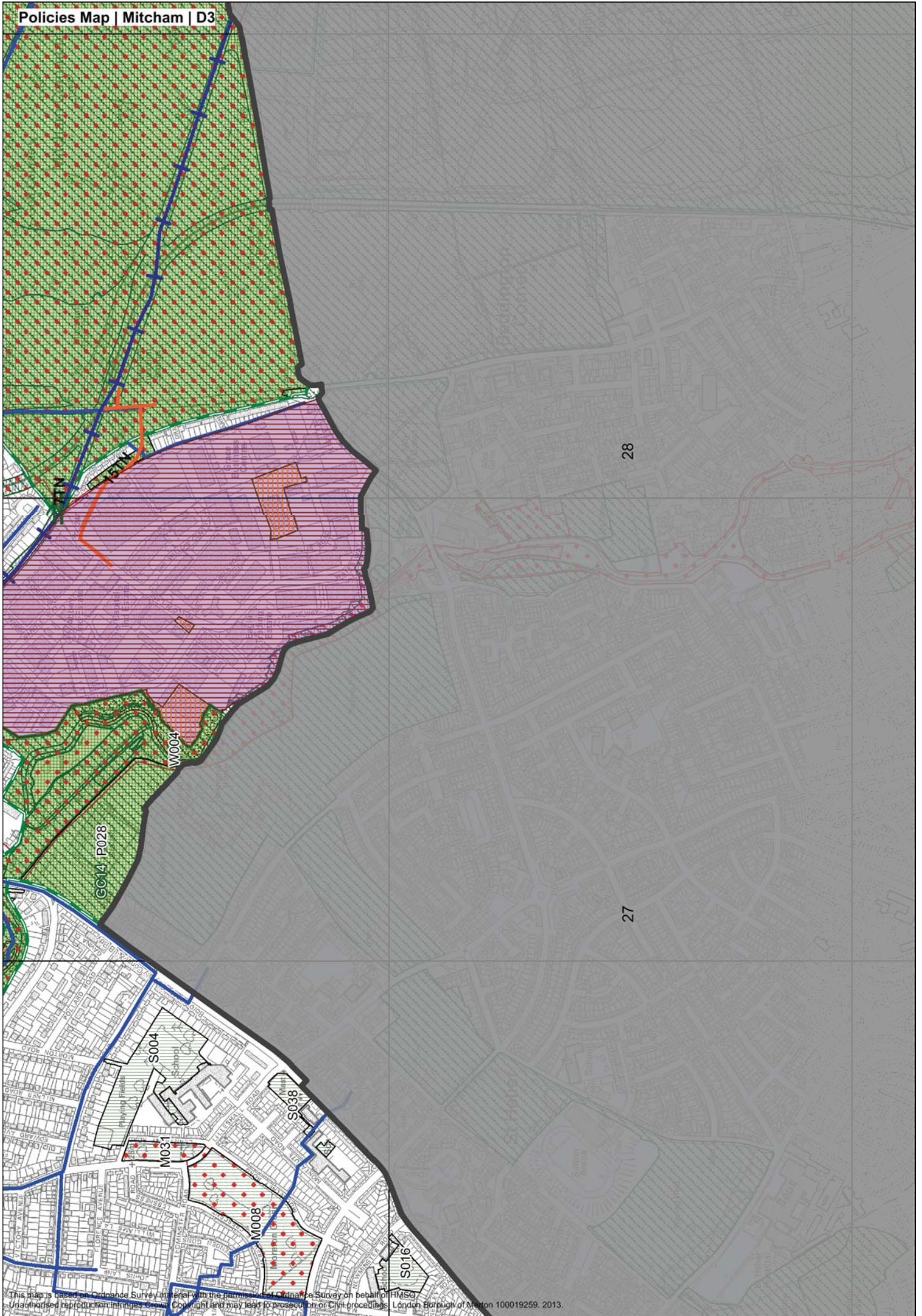




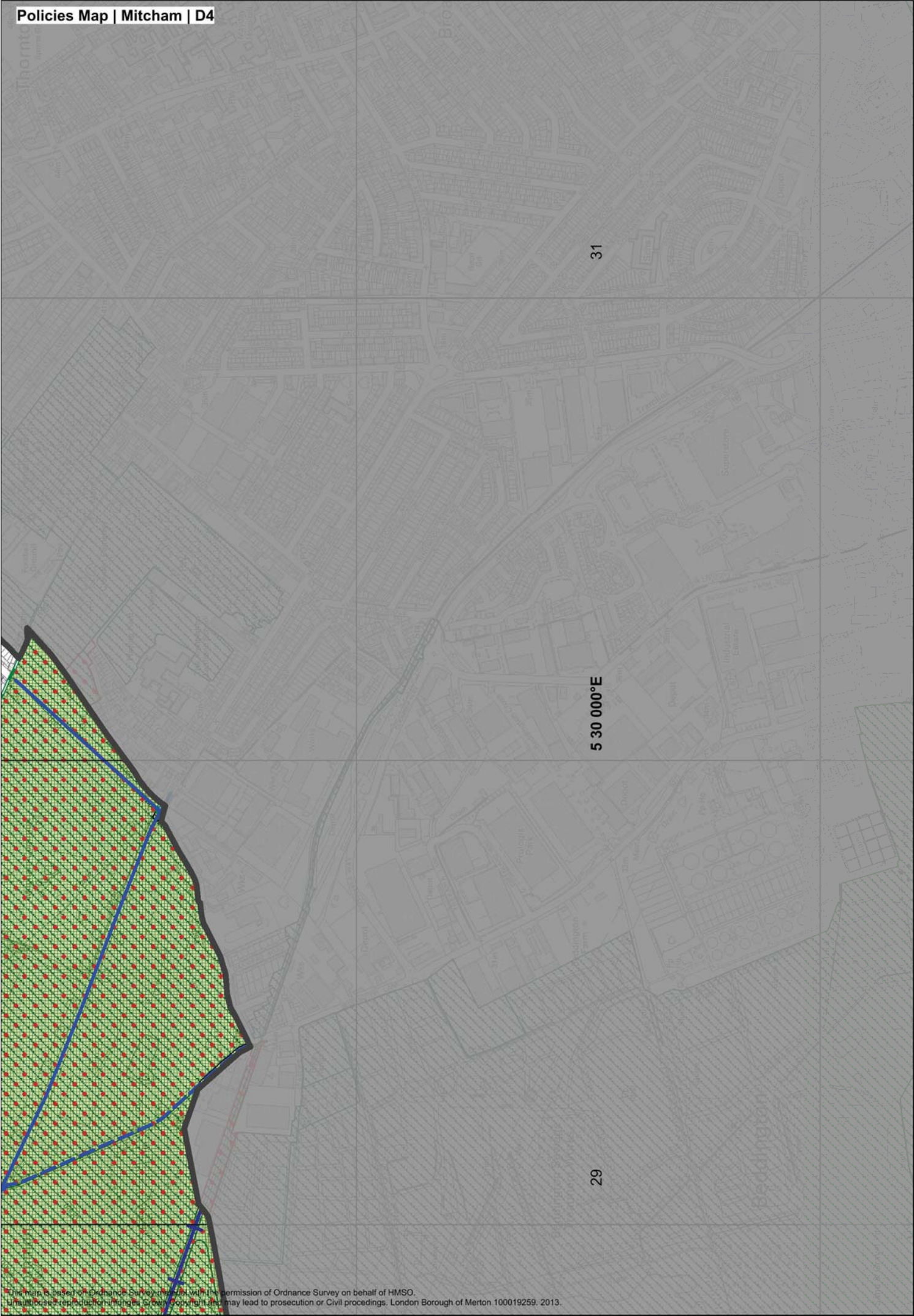


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# Mitcham Library

London Road, Mitcham, CR4 2YR



**Site area** 0.18 ha

**Site description** This site contains a two storey library and community facility with a car park located 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.

**Strategic planning factors** The site is located outside the Mitcham town centre boundary (which was reduced through preparation of the Sites and Policies Plan). The site is located in an archaeological priority zone and an area with good accessibility to public transport services (PTAL 4).

The original pitched roof library building is locally listed but not the more modern flat roofed side and rear extensions.

**Current use** Library and other community facilities (D1 Use Class).

**Use suggested / organisation** Library to be maintained and improved either on site or closer to Mitcham town centre. Residential on part of site to support library function – London Borough of Merton.

**Allocated use** Library to be retained and improved (either on site or closer to Mitcham town centre). The remainder of the site considered for an appropriate mix or any of community (D1 Use Class), office (B1[a]) Use Class or residential (C3 Use Class) uses. Small town centre uses



(less than 280 m<sup>2</sup>) would be suitable given the edge of centre location.

**Delivery timescale** 2019 – 2024.

**Issues** Mitcham library facility to be improved to service specifications. Service specifications should increase customer floor area and provide more adaptable and suitable modern space. Library to be retained either on site or closer to the town centre. Redevelopment proposals should take place after Rediscover Mitcham has been delivered.

Mitcham town centre is receiving c£6.2 million of investment between 2012 – 2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure. Research and consultation responses associated with the Rediscover Mitcham project will be used to help inform the future of this site. Proposals associated with Rediscover Mitcham may provide the impetus for a new library development in the town centre which would enable alternative uses on this site.

If residential elements are considered, these should be located on upper floors.

Proposals need to respect the character of the locally listed building.

Mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity. The provision of some on site parking would be desirable.

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

**Further research**  
*(this section will be removed  
in the adopted document)*

Mitcham town centre is receiving c£6.2 million in investment between 2012 - 2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure.

**Schedule of changes from  
the Stage 3 consultation  
document**  
*(this section will be removed  
in the adopted document)*

There are no material changes to this site from the previous Stage 3 consultation document in January 2013.



# Taylor Road Day Centre

Wakefield Hall, Taylor Road, Mitcham, CR4 3JR



**Site area** 0.08 ha

**Site description** The site consists of a single storey pitched roof building that is surrounded by two storey houses.

**Strategic planning factors** The site is in an area with poor accessibility to public transport services (PTAL 2).

**Current use** Day Centre (D1 Use Class).

**Use suggested / organisation** Residential – London Borough of Merton.

**Allocated use** Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is provided elsewhere.

**Delivery timescale** 2019 – 2024.

**Issues** Suitable alternative locations need to be secured if community services are no longer to be provided on this site.

In a mixed use development, residential uses should be on upper floors.

A mix of uses including residential will facilitate the provision of



modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.

Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Protecting the residential amenity of those properties adjacent to and in the vicinity of the site.

**Summary of consultation responses**

*(this section will be removed in the adopted document)*

The following issue was raised from during the consultation stage and is summarised generally as follows (abridged):

- The site should be retained as a community/day centre

**Further research**

*(this section will be removed in the adopted document)*

Council is currently negotiating an extension to the lease for the current occupiers of the site. This has resulted in the likely delivery timescale being shifted to beyond 2017 as previously noted.



## Worsfold House / Chapel Orchard

Church Road, Mitcham, CR4 3FA/CR4 3BE



**Site area** 1.35 ha

**Site description** Adjacent to Church 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. Worsfold House to the rear of the site is a single storey council office building served by an 80 m long access way from Church Road.

The surrounding area is characterised by large low-rise buildings with generous spaces between them and many large trees and shrubs.

Adjacent to 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 south east is a row of two-storey terrace houses that front onto Broadway Gardens.

**Strategic planning factors** The site is within a Green Corridor, the Mitcham Cricket Green conservation area, an archaeological priority zone and an area with



a moderate level of access to public transport (PTAL 3).

The London Road playing fields to the southwest of the site are designated as open space, a site of (Borough) importance for nature conservation (Grade II), a green chain and the footpath (Church Path) along the south-western boundary needs to be preserved.

Portions of the site are within a critical drainage area.

**Current use** Council offices (Worsfold House – currently used for resident training), school use (Chapel Orchard) and a former surgery.

**Use suggested / organisation** Residential – by owner (London Borough of Merton).

**Allocated use** A suitable mix of school (D1 Use Class) and/or residential (C3 Use Class).

**Delivery timescale** 2018 – 2024.

**Issues** Maintaining a functional Green Corridor that will allow for species migration.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the Conservation Area.

Respecting and enhancing the adjacent Nature Conservation Area.

There may be potential for redevelopment to encompass either or both of the school sites to the east and west, ensuring the provision of the school(s) in a modern facility. Further investigation of this should be undertaken.

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

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

**Summary of consultation responses** Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

*(this section will be removed in the adopted document)*

- Site should be for school/education use and not residential
- Further clarification on the conservation area status of the site *(the site is within Mitcham Cricket Green conservation area)*



- Potential impact on policing needs
- Potential to include community and live/work business environment in addition to school use

**Further research**  
*(this section will be removed  
in the adopted document)*

**February 2012:** Merton's Cabinet determined that Chapel Orchard can be used for temporary expansion of Cricket Green school until 2015/2016.

**2013:** During 2012 Worsfold House was vacated. Grenfell Housing and Merton Priory Homes are providing training on site for local residents on a short-term lease from the council.





**Site area** 0.03 ha

**Site description** The site consists of a two storey industrial building with access to Pitcairn Road. The surrounding area is characterised by two-storey terraced houses, however there is a two storey industrial building to the southeast of the site and church use to the south.

**Strategic planning factors** The site is in an area with moderate accessibility to public transport services (PTAL 3) and a critical drainage area.

**Current use** Vacant – last use was for small business (approximately 10 years ago).

**Use suggested / organisation** Residential – Paper Project acting on behalf of the owner.

**Allocated use** Residential (C3 Use Class).

**Delivery timetable** 2014 – 2019.

**Issues** Given the size of the site and the long-term vacancy, the loss of employment land is not considered to be an issue on this site.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.



Site 80 is situated to the rear of the property and ideally both sites will be delivered together.

**Summary of consultation responses**

*(this section will be removed in the adopted document)*

There were no issues raised during any of the consultation stages and there was general support for residential redevelopment.

**Further research**

*(this section will be removed in the adopted document)*

Council has liaised with the agent acting for the owner who supports the proposed allocation for residential use. They are also actively engaged with the owner of the adjoining Church site to pursue interest in a joint development of both sites which is encouraged by the council. The agent is also acting on behalf of the owner of 45A Crusoe Road (Site 80) with a view to delivering both sites together.

## Wilson Hospital

Cranmer Road, Mitcham, CR4 4TP



**Site area** 1.8 ha

**Site description** The site consists of a large part single and part two storey hospital building fronting Cranmer Road. Along the south-eastern boundary are Caesars Walk and two storey terrace houses. To the south and southwest of the site are Cranmer Primary School and its playing fields. The access road to Cranmer Primary School runs along the northwest 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.

**Strategic planning factors** The site is within the Mitcham Cricket Green conservation area, an archaeological priority zone and an area with a moderate level of access to public transport (PTAL 3). A part of the site is designated as green corridor. The hospital building is a locally listed building.

The Cranmer Green to the northeast of the site is designated as metropolitan open land, open space, green corridor, green chain, local nature reserve and is within the Wandle Valley Regional Country Park.

The northeast portion of the site is within a critical drainage area.

**Current use** Health clinics relating to mental health, drugs and early intervention, and a GP surgery (D1 Use Class).



**Use suggested / organisation** Mixed use nursing home (C2 Use Class), residential (C3 Use Class), community and health (D1 Use Class) – Sutton and Merton PCT.

**Allocated use** The size and location of this site gives it potential for a range of community uses (D1 Use Class) in whole or in part including healthcare and education.

If the Local Care Centre is to be located on this site then a healthcare (D1 Use Class) led mixed use scheme that may include some 'residential institution' type accommodation (C2 Use Class) and/or some residential (C3 Use Class).

If the Local Care Centre is to be located at another site then the site has potential for community uses including education (D1 Use Class), and/or a nursing home (C2 Use Class), and/or residential (C3 Use Class).

**Delivery timetable** 2019 – 2024.

**Issues** Whether the proposed Local Care Centre to serve this part of the Borough will be provided. This site among others is being considered.

Retention of the positive features of the locally listed building.

Respecting the character of this part of the conservation area.

Protecting the residential amenity of the adjacent properties.

Protecting the habitat of the protected species that have been identified on/near the site in past ten years i.e. Common Toads, Smooth Newts and Common Frogs.

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

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

Investigate the possibility of upgrading access to Cranmer School.

**Summary of consultation responses** Issues were raised from various parties during each of the consultation stages and are summarised generally as follows:

*(this section will be removed in the adopted document)*

- Site should be retained for community and health
- Any redevelopment should include improved access to

Cranmer School

- Opposition to residential use on the site
- Potential impact on policing needs
- Support for residential use if the Local Care Centre is not provided on the site

**Further research**  
*(this section will be removed  
in the adopted document)*

**September 2012:** Planning permission granted for the creation of a Local Care Centre at Nelson Hospital (Kingston Road, SW19).

The Wilson Hospital is accommodating some of Nelson Hospital's services during the construction of the Nelson Local Care Centre, which began in early 2013.

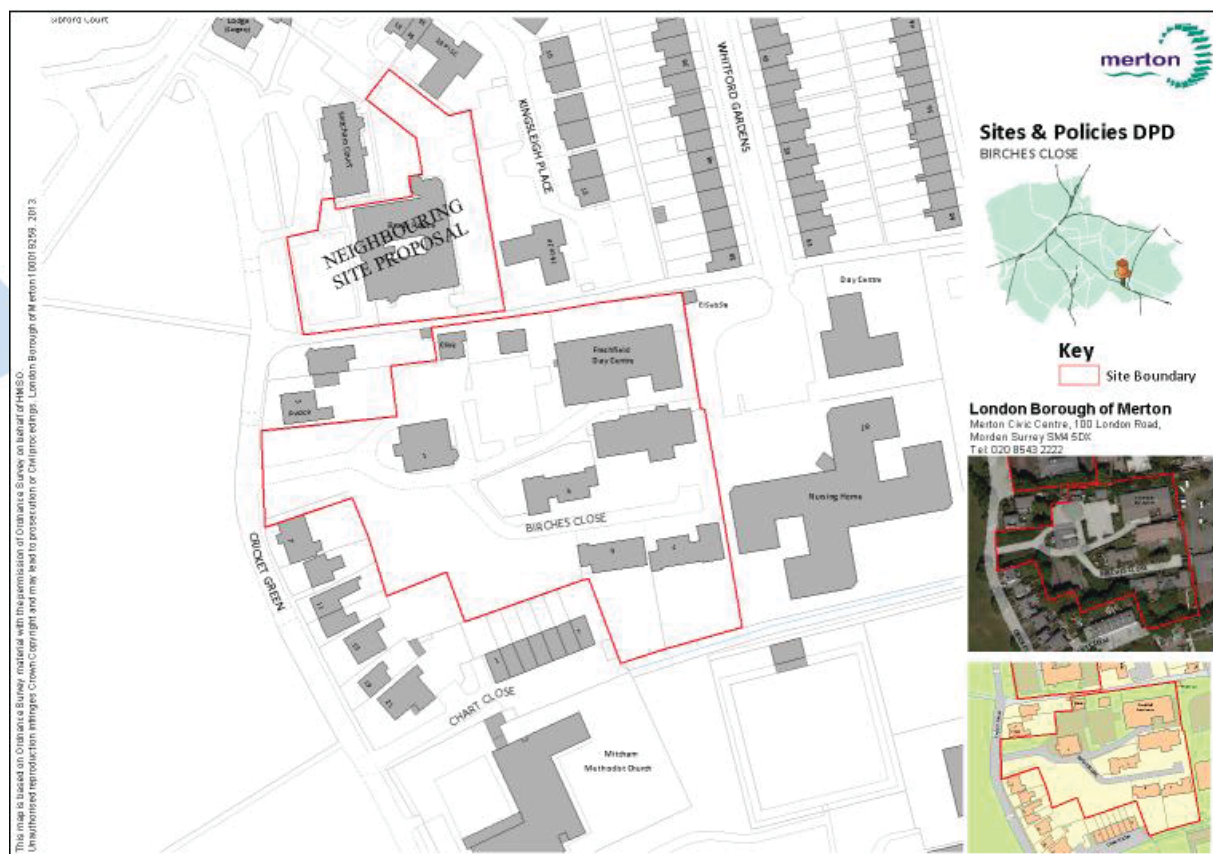
**December 2012:** The site is still being considered for a new Mitcham Local Care Centre but this is less likely to be the Wilson Hospital site based on issues around developing the site and public transport links.

**April 2013:** Sutton and Merton Primary Care Trust (PCT) ceased to exist from 01 April 2013. The new structure for NHS South West London includes the Merton Clinical Commissioning Group to commission and design local health services, a Director of Public Health at each council to protect and improve health and wellbeing and reduce inequalities; a London-wide NHS Commissioning Board; and NHS Property Services Ltd, who are now the freeholder, to provide day-to-day estate management.



## Birches Close

1-7 Birches Close, Mitcham, CR4 4LQ



**Site area** 0.9 ha

**Site description** The site, which has 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 footpath, Cold Blows, is a three storey office building 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.

**Strategic planning factors** The site is within the Mitcham Cricket Green conservation area, an archaeological priority zone and an area with a moderate level of access to public transport (PTAL 3). 'The Birches' (a.k.a. 'Birches House') is a locally listed building on the site.

The Mitcham Cricket Green to the west of the site is designated as metropolitan open land, open space, green corridor, green chain and is within the Wandle Valley Regional Country Park. The footpath (Cold Blows) along the northern boundary needs to be preserved.

The setting of the 'The White House' at 7 Cricket Green and 'Chestnut Cottage' at 9 Cricket Green are both grade II listed

buildings and need to be preserved and respected.

Portions of the north, east and west of the site are within a critical drainage area.

The principle of residential development on the site was tested as part of planning application 10/P0153 which was only refused on design related matters.

**Current use** Specialist health facilities including a polyclinic, day centre and chiropody clinic (D1 Use Class) and 8 assisted living units for people with learning disabilities.

**Use suggested / organisation** Mixed use dwellings (C3 Use Class), community (D1 Use Class) and health (D1 Use Class) – Sutton and Merton PCT.

**Allocated use** The size and location of this site give it potential for a range of community (D1 Use Class) uses in whole or in part including healthcare and education.

If the Local Care Centre is to be located on this site then a healthcare (D1 Use Class) led mixed use scheme that may include some 'residential institution' type accommodation (C2 Use Class) and/or some residential (C3 Use Class).

If the Local Care Centre is to be located at another site then the site has potential for community uses including education (D1 Use Class), and/or a nursing home (C2 Use Class) and/or residential (C3 Use Class).

**Delivery timetable** 2019 – 2024.

**Issues** Whether the proposed Local Care Centre to serve this part of the Borough will be provided at this site. This site among others is being considered.

The site has restricted vehicular access.

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the conservation area and the setting of the adjacent listed buildings.

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

Development proposals will need to incorporate suitable mitigation



measures to address the issues associated with the critical drainage area.

**Summary of consultation responses**

*(this section will be removed in the adopted document)*

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Site should be for a school or healthcare related uses
- Objection to residential use on the site
- Avoid loss of open space on the site
- Potential impact on adjoining Cold Blows footpath
- Potential impact on policing needs

**Further research**

*(this section will be removed in the adopted document)*

The site is being considered for a new Mitcham Local Care Centre. Redevelopment of the site will depend on whether the site is used for the Local Care Centre or not.

**September 2012:** Planning permission granted for the creation of a Local Care Centre at Nelson Hospital (Kingston Road, SW19).

Construction of the Nelson Local Care Centre began in early 2013. The nearby Wilson hospital is accommodating some of Nelson Hospital's services during construction.

**April 2013:** Sutton and Merton Primary Care Trust (PCT) ceased to exist from 01 April 2013. The new structure for NHS South West London includes the Merton Clinical Commissioning Group to commission and design local health services, a Director of Public Health at each council to protect and improve health and wellbeing and reduce inequalities; a London-wide NHS Commissioning Board; and NHS Property Services Ltd, who are now the freeholder, to provide day-to-day estate management.

Car Park Adjacent 125 London Road, Mitcham, CR4 2JA



**Site area** 0.1 ha

**Site description** This site is a surface car park.

Neighbouring the site to the north is a single storey commercial unit and a public access footpath lies between the commercial unit and the car park. Adjacent to the south are flats ranging from three to five storeys, to the west 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.

<b>Strategic planning factors</b>	This site is identified as part of a larger area in the Mitcham Supplementary Planning Document 2006 as being suitable for residential uses (C3 use class).
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The site is in an area with good accessibility to public transport services (PTAL level 4).

**Current use** Car park (Sui Generis Use Class).

**Use suggested /** Residential – London Borough of Merton.



**organisation****Allocated use** Residential (C3 Use Class).**Delivery timetable** 2017 – 2024.**Issues** Mitigating potential parking, traffic and road safety impacts on neighbouring street and local amenity.

Provision of some on site parking is desirable.

Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.

**Summary of consultation responses***(this section will be removed in the adopted document)*

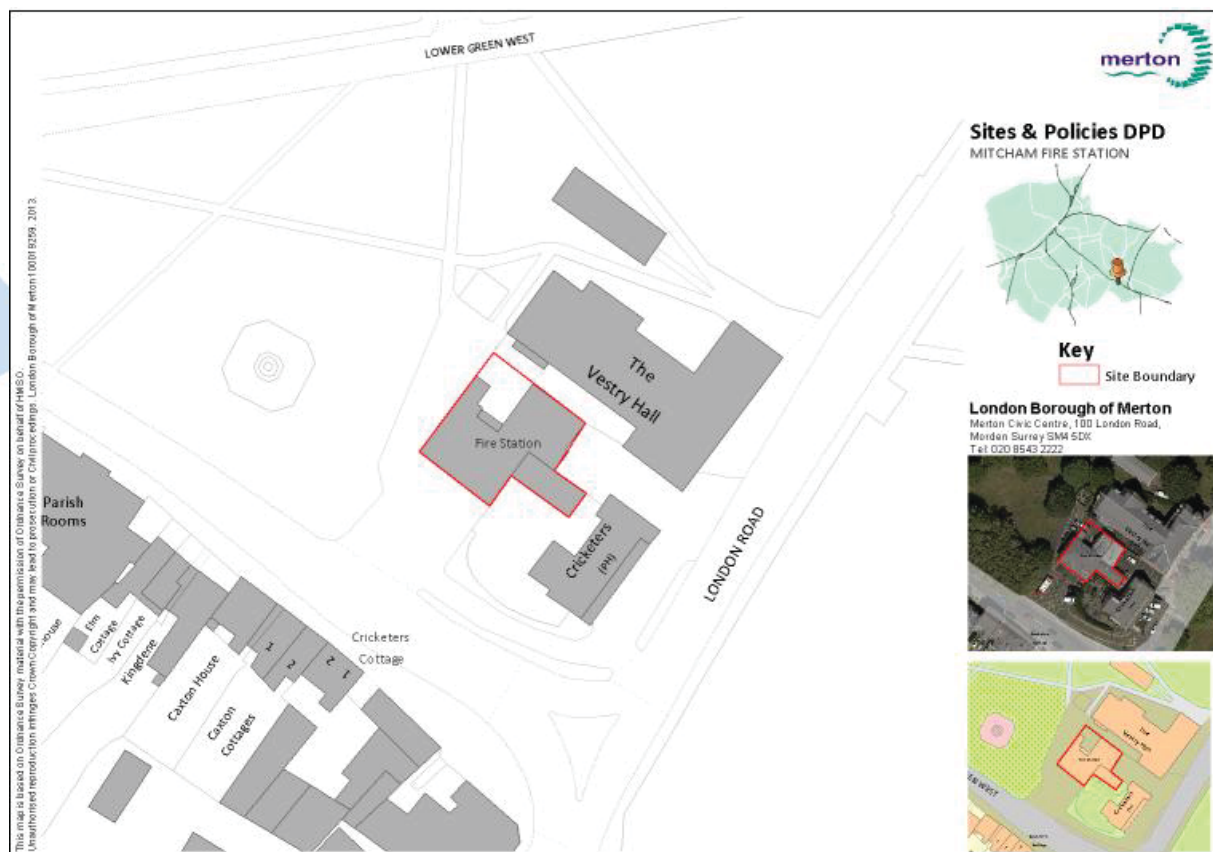
The following issue was raised from during the consultation stage and is summarised generally as follows (abridged):

- Loss of parking spaces in the town centre

**Further research***(this section will be removed in the adopted document)***February 2013:** The Dreams Beds store previously operating on the neighbouring site to the north was closed.

## Mitcham Fire Station

30 Lower Green West, Mitcham, CR4 3AF



**Site area** 0.04 ha

**Site description** This site consists of a two to three storey building set in a group of buildings, including the three to four storey Vestry Hall adjacent to the rear of the site (north east) and the two storey Cricketers public house adjacent to the southeast of the site. Adjacent to the northwest of the site is a triangular area of open space known as Lower Green. The site fronts Lower Green West Road.

Cricket Green lies to the south east of the group of buildings, across London Road from Vestry Hall.

**Strategic planning factors** The building is locally listed and is adjacent to Vestry Hall which is also locally listed.

Full planning permission was granted for a replacement modern fire station approximately 700 m from this site at 421-445 London Road, Mitcham in November 2012. Development is anticipated to be completed in 2014 with the transfer of services and disposal of this site following.

The site is within the Mitcham Cricket Green conservation area, an archaeological priority zone and an area with a moderate level of access to public transport (PTAL 3).



The site is located off a one way gyratory near the junction with London Road and the strategic road network. Parking is limited on or near the site.

The triangular open space to the north west of the site is designated as metropolitan open land, green corridor and green chain.

The 'Mitcham Parish Rooms' to the west of the site is a grade II statutory listed building.

The neighbouring Cricketers public house was the subject of two planning appeals in January 2013 which were dismissed on design related matters.

**Current use** Fire station.

**Use suggested / organisation** Residential led mixed use development which could include any of the following: retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or café (A3 Use Class), drinking establishment (A4 Use Class), business use (B1 Use Class), or health uses (D1 Use Class) – London Fire and Emergency Planning Authority.

**Allocated use** A mix of uses which could include any of the following: community uses (D1 Use class), community uses such as a cinema, gallery, theatre (D2 Use Class), residential (C3 Use Class), restaurant, cafe (A3 Use Class), office (A2 or B1 Use Class), drinking establishment (A4 Use Class) or non-food retail (A1 Use Class).

**Delivery timetable** 2014 – 2019.

**Issues** Planning permission for a larger replacement fire station has been granted approximately 700 m from this site so redevelopment of this fire station will not compromise fire services in the Mitcham area.

Any redevelopment or change of use should retain the building and design should be sensitive to its form and function. Mitcham Cricket Green conservation area character assessment and management plan should also inform any design considerations.

Proposals should take account of the joint guidance between English Heritage and London Fire Brigade - *London's historic fire stations, March 2010*.

The existing emergency service contraflow road linking the fire

station with London Road will need to be closed, which could provide improved walking and cycling facilities.

Mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity. A ground floor use requiring frequent deliveries from large vehicles would be required to demonstrate the safe movement of vehicles and pedestrians was not compromised.

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

**Summary of consultation responses**

*(this section will be removed in the adopted document)*

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- The site should be used for community use and include the neighbouring buildings Vestry Hall and the former Cricketers Public House
- Design should enhance the conservation area and Cricket Green setting

**Further research**

*(this section will be removed in the adopted document)*

**November 2012:** Full planning permission was approved on 14 November 2012 for the new fire station at Tramway Path, Mitcham. Construction is expected to be completed in 2014, when the fire services will move from this site to the new station. This site will then be disposed of with the allocation for alternative uses.

The upper floor of the fire station contains a range of uses ancillary to the fire station such as offices, meeting rooms, kitchen, mess room and resting areas. Access to the upper floors is via a separate door and stairway to the right of the entrance. The ground floor is largely one main hall suitable for one fire engine, with smaller rooms to the side.

The owners have provided information regarding other fire stations which have been converted to alternative uses including community uses, public houses, restaurants, residential, hotel, art galleries and shops.



## Brook House

1A Cricket Green, Mitcham, CR4 4LA



**Site area** 0.28 ha

**Site description** The site consists of a three storey office building with vehicle access on the western side off Cricket Green and on the eastern side off Chatsworth Place. To the north is a three storey former office building, Mitcham Court, which is currently used as a school and to the east are three storey blocks of flats. To the south of the site, on the opposite side of the footpath (Cold Blows), is a two-storey house that has been converted into a day care nursery and numerous single and two storey buildings accommodating specialist NHS clinics at Birch Close (Site 21).

**Strategic planning factors** The site is within the Mitcham Cricket Green conservation area, an archaeological priority zone and an area with good access to public transport (PTAL 4).

The Mitcham Cricket Green to the west of the site is designated as metropolitan open land, open space, green corridor, green chain and within in the Wandle Valley Regional Country Park. The footpath (Cold Blows) along the southern boundary needs to be preserved. 'Mitcham Court', to the north of the site is a locally listed building.

Parts of the eastern and western portions of the site are within a critical drainage area.

<b>Current use</b>	The site has been vacant since 2008 but the established use is for office (B1[a] Use Class). Planning permission (11/P2839) was granted on 16 February 2012 for the change of use of the property to class D1 educational use. This proposal was submitted and obtained by a third party and not on behalf of the owner.
<b>Use suggested / organisation</b>	Residential including retirement housing (C3 Use Class), nursing home/care home (C2 Use Class), hotel (C1 Use Class), or day nurseries/crèches (D1 Use Class) – by planning consultant (Gary Thomas, Planning Works) for owners (Liongate Properties).
<b>Allocated use</b>	Any of the following uses or a suitable mix of community (including education D1 Use Class), nursing home/care home (C2 Use Class), hotel (C1 Use Class), and/or residential (C3 Use Class).
<b>Delivery timescale</b>	2014 – 2018.
<b>Issues</b>	<p>Potential loss of employment space considered against the contribution this site has made as an employment location in recent years. The site has been marketed both in whole and in part since 2008 without occupation.</p> <p>Protecting the residential amenity of the adjacent properties.</p> <p>Respecting the character of this part of the conservation area.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.</p>
<b>Summary of consultation responses</b> <i>(this section will be removed in the adopted document)</i>	<p>Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):</p> <ul style="list-style-type: none"> <li>• The site should be for a school or employment use</li> <li>• A request for analysis of the sites role within the Mitcham Cricket Green Conservation Area</li> <li>• The site should be for D1 (community) use</li> </ul>
<b>Further research</b> <i>(this section will be removed in the adopted document)</i>	<p>Further evidence was presented to council regarding the history of the site and the marketing of the site for office uses. Two of the three floors have been vacant since 2008 and the third since 2003. Marketing evidence for this duration has been obtained by the owner which concluded that B1[a] office use is not viable based on the lack of demand for offices in this location. The site was marketed both as one office as well as in part and both options were not successful.</p>



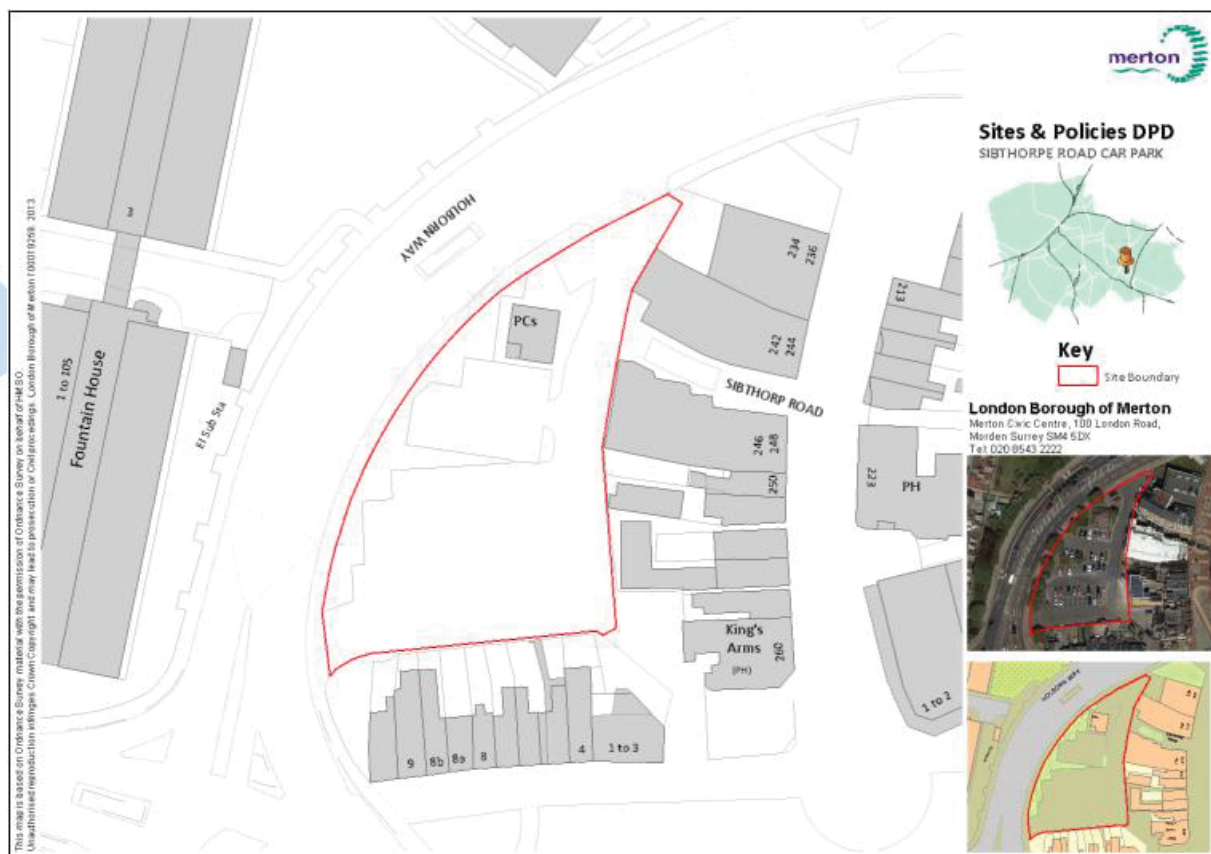
# Site Proposal 53

*(If adopted this site will become Site 17)*

The planning application for use of the building as a school was made by a third party and concentrated on change of use only, with no changes proposed to the external or internal layout. The third party has not contacted the owner with a view to delivering a school on this site

## Sibthorp Road Car Park

Car Park, Sibthorp Road, Mitcham, CR4 3NN



**Site area** 0.26 ha

**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 and a community recycling area.

Access to the site is via an entry from Holborn Way at the northeast boundary with egress along the southwest boundary. There are two points of pedestrian access to the site from London Road via Sibthorp 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 generally address the pedestrianised section of London Road 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.

**Strategic planning factors** South east of the site is susceptible to surface water flooding.

This site is within an archaeological priority zone.



The site is within the wider setting of a grade I listed building (Eagle House).

The site has a good level of access to public transport services (PTAL 4).

There are several businesses which have oriented shop fronts toward the car park (eastern side) to the detriment of the local high street on London Road.

**Current use** Car park.

**Use suggested / organisation** Town centre uses and residential - London Borough of Merton.

**Allocated use** Town centre type uses and residential.

**Delivery timescale** 2017 – 2024.

**Issues** Mitcham town centre is receiving c£6.2 million in investment between 2012-2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure. The project is known as “Rediscover Mitcham”. Redevelopment of the site will be considered after the completion of the Rediscover Mitcham project and the delivery timescale has been adjusted to reflect this.

Research and consultation responses associated with the Rediscover Mitcham project will be used to help inform the future of this site. Redevelopment proposals should be considered after the Rediscover Mitcham project has been delivered and evaluated.

This site is adjacent a heavy vehicular traffic route along Holborn Way. Any potential redevelopment should seek to mitigate traffic noise for its occupiers.

The developable portion of the site is constrained by the dual frontage businesses addressing the site along the eastern side. There may be opportunities to create an attractive streetscape along the eastern side of the site (opposite side to Holborn Way).

The potential loss or relocation of town centre car parking spaces will need to be considered.

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

Mitigating parking, traffic and road safety impacts on neighbouring

streets and local amenity.

Limiting traffic movements so as not to hinder traffic flow on the surrounding roads or cause safety concerns for other road and pavement users.

**Summary of consultation responses**

*(this section will be removed in the adopted document)*

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Support for council's preferred use
- Loss of town centre parking
- Reference should be made to the fact the site is in the wider setting of a Grade I listed building (Eagle House)
- Retention of the existing driver mess room for London Buses in any redevelopment
- Any redevelopment of the site should make adequate provision for parking and address the character of Fair Green

Research and consultation responses associated with the "Rediscover Mitcham" project will be used to help inform the future of this site.

**Further research**

*(this section will be removed in the adopted document)*

Mitcham town centre is receiving c£6.2 million in investment between 2012-2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure. The project is known as "Rediscover Mitcham". Redevelopment of the site will respond to this project and the delivery timescale has been adjusted to reflect this.



## Former Mitcham Gasworks

49 Seagas House, Western Road, Mitcham, CR4 3ED



**Site area** 2.4 ha

**Site description** The site has been cleared with the exception of a large gas holder in the northern corner of the site.

Access to the site is via a driveway entrance from Western Road, a reasonably busy road which connects the site with Mitcham town centre.

To the north of the site is a recently completed supermarket, to the west and east are two storey residential dwellings, whilst to the south is the excluded part of the gasholder site beyond which are three storey residential apartment buildings and a medical centre.

**Strategic planning factors** The site had outline planning permission for a major residential and employment scheme. A reserved matters application was submitted for the residential component (indicated by the hatched area) was approved in November 2012.

The employment component of the permission (which extended onto the site surrounded by the red line, reaching Western Road) lapsed in July 2012 due to a lack of demand from occupiers for that use.

The site's potential uses and layout is currently constrained by the

gasholder on the corner of Western Road and Portland Road.

Development within the vicinity of the gasholder is subject to restrictions set out in the Health and Safety Executive's land use planning methodology (PADHI), which limits the potential for residential-led mixed use development at present.

National Grid Property states that the gasholder is expected to be decommissioned within the next five years.

The site located on the opposite side of Western Road has been redeveloped to provide a large supermarket.

The site is within the Mitcham archaeological priority zone. The site has moderate/good accessibility to public transport services (PTAL 3/4) and is approximately 100 m from the Mitcham town centre boundary.

**Current use** Vacant. Last used as regional offices for the National Grid. The adjacent site has full planning permission for a major residential scheme.

**Use suggested / organisation** Residential and retail (convenience) - Drivers Jonas Deloitte on behalf of National Grid.

**Allocated use** Residential led redevelopment with open space and some community use (e.g. crèche, healthcare).

If the gasholder is decommissioned, it is recommended that site redevelopment is taken forward through the preparation of a planning brief (supplementary planning document) to clarify the proposed uses, address the layout, design, essential infrastructure requirements (including school places) and deliverability taking into account the unique issues associated with this site.

**Delivery timescale** 2015 – 2021, however is dependant on decommissioning of the gasholder. Decommission is expected to take approximately 18 – 24 months.

**Issues** The site is currently constrained by the gasholder on the corner of Western Road and Portland Road. Development within the vicinity of the gasholder is subject to restrictions set out in the HSE's land use planning methodology (PADHI), which limits the potential for residential-led mixed use development at present.

National Grid Property states that the gasholder is expected to be decommissioned within the next 5 years.

If the gasholder is decommissioned and the site decontaminated and cleared, this will remove any HSE restriction on use, function and layout of the site.

Subject to the above, the site may be able to accommodate more residential development and may therefore need to consider how the needs for school places may be met on or off site.

**Summary of consultation responses**

*(this section will be removed in the adopted document)*

Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):

- Support for council's preferred use
- The site is suitable for residential use but lacks public transport infrastructure
- Potential impact on policing needs
- Due to the significant decommissioning costs of the existing gasholder, a residential and convenience retail scheme is required to ensure redevelopment is viable

**Further research**

*(this section will be removed in the adopted document)*

Council has met with representatives of the site owners. Council has requested more information regarding the viability of future uses on the site.

**November 2012:** The site was assessed in an external report commissioned by the London Borough of Merton for its suitability as a school but rejected on grounds of location, cost and time delays.



## Crusoe Road Industrial Buildings

45A and 45B, Crusoe Road, Mitcham, CR4 3LJ



**Site area** 0.12 ha

**Site description** The site is occupied by single storey commercial buildings, and has a small concrete forecourt which is informally utilised for parking and loading associated with the businesses.

The adjoining site to the west contains a two storey industrial building which is vacant on the ground floor and accommodates the Rhema Church Ministries on the first floor. The general character of the surrounding area is dominated by two storey residential terraces.

**Strategic planning factors** The site is in an area with moderate accessibility to public transport services (PTAL 3).

The site is within a critical drainage area and the southern boundary of the site is susceptible to surface water flooding.

**Current use** Light Industrial.

**Use suggested / organisation** Residential – respective site owners of 45A and 45B.

**Allocated use** Residential (C3 Use Class).

**Delivery timescale** 2014 – 2019.

**Issues** Protecting the residential amenity of the adjoining properties.

Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the critical drainage area.

Mitigate potential parking, road safety and traffic impacts on neighbouring streets and local amenity.

**Summary of consultation responses** Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):  
*(this section will be removed in the adopted document)*

- The site should be retained for light industrial use
- Support for council's preferred use

**Further research** Council has met with the site owners to discuss the deliverability of the site. The owners advised they are working together to deliver residential use on the site.  
*(this section will be removed in the adopted document)*

**April 2013:** The owner of 45A Crusoe Road has engaged the same architect as Site 18 (60 Pitcairn Road) to aide with delivery of the site.