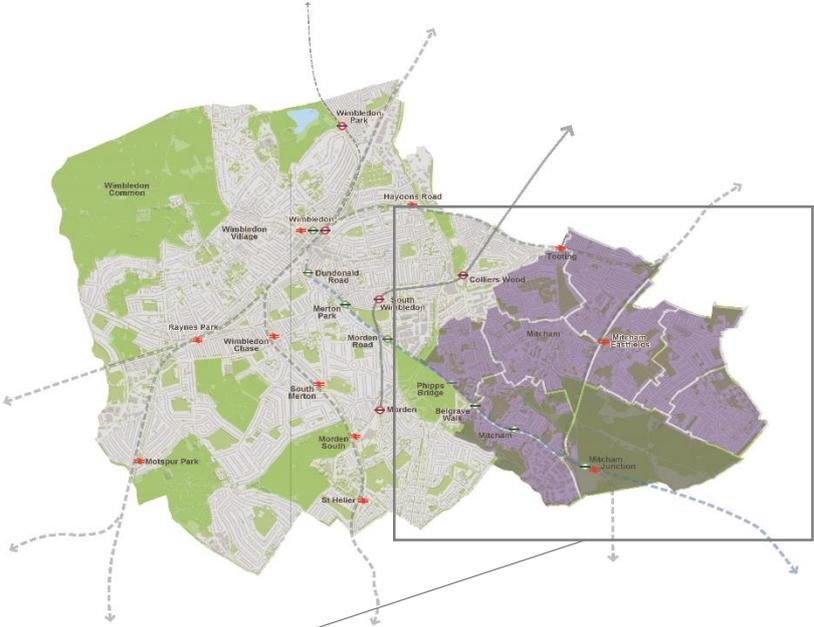


Policy N3.2 Mitcham



Mitcham neighbourhood



Policy N3.2

Mitcham Town Centre

To improve the overall environment of Mitcham town centre by providing quality shopfronts, new homes, good transport links.

We will do this by:

- a. Increasing the footfall and spend in the town centre, improving the quality of shops and services;
- b. Creating healthier streets, continuing to enhance the public realm through high quality streetscape and urban design improvements to shop fronts and public spaces.
- c. Make Mitcham town centre easier to walk around and easier to get to by walking, cycling and public transport, requiring new developments and new public realm investment to help create an easier, more legible, coherent, layout of streets and spaces, removing barriers.
- d. Improving the quality and mix of all tenures, in particular supporting homes above shops in the town centre;
- e. Supporting businesses, leisure, community and retail outlets that are attractive to and used by the whole community.
- f. Supporting businesses and enterprise;

Surrounding area of Mitcham Town Centre

To improve the overall environment of Mitcham surrounding areas by providing quality shopping, housing, community facilities and good transport links.

The council will do this by:

- g. Supporting North Mitcham Local Centre: only supporting development that complements or improves the local or wider public realm;
- h. Improving the quality and mix of homes including affordable and private housing;
- i. Ensuring that development conserves and enhances the historic environment, for example, around Cricket Green, Canons House and Mitcham Common;
- j. Enhancing the public realm through high quality urban design and architecture, and permitting development that makes a positive visual impact to the overall surroundings and connectivity to the town centre;
- k. Supporting regeneration at Pollards Hill to optimise the provision of new homes and refurbish existing homes in a landscaped setting.

Justification

- 3.2.1. 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.
- 3.2.2. Although vacancy rates in Mitcham are generally low (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.
- 3.2.3. In order 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 £6million investment in Rediscover Mitcham has transformed the public realm, restored the iconic clock tower, opened up the bus lane and helped drive extra footfall to businesses around the Fair Green.
- 3.2.4. 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.
- 3.2.5. 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.
- 3.2.6. 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, 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 everything 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.

- 3.2.7. 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.
- 3.2.8. 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.
- 3.2.9. 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.
- 3.2.10. 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 local residents and workers. Improvements to the business offer, leisure opportunities shops and services will reduce the need for surrounding residents to travel further afield.

3.2.11. In order 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 an ongoing programme of secondary school expansion including Harris Merton and Harris Morden and we will continue to work with the NHS Clinical Commissioning Group and other partners to protecting and improving the healthcare capacity of the borough currently serviced by Wilson Clinic.

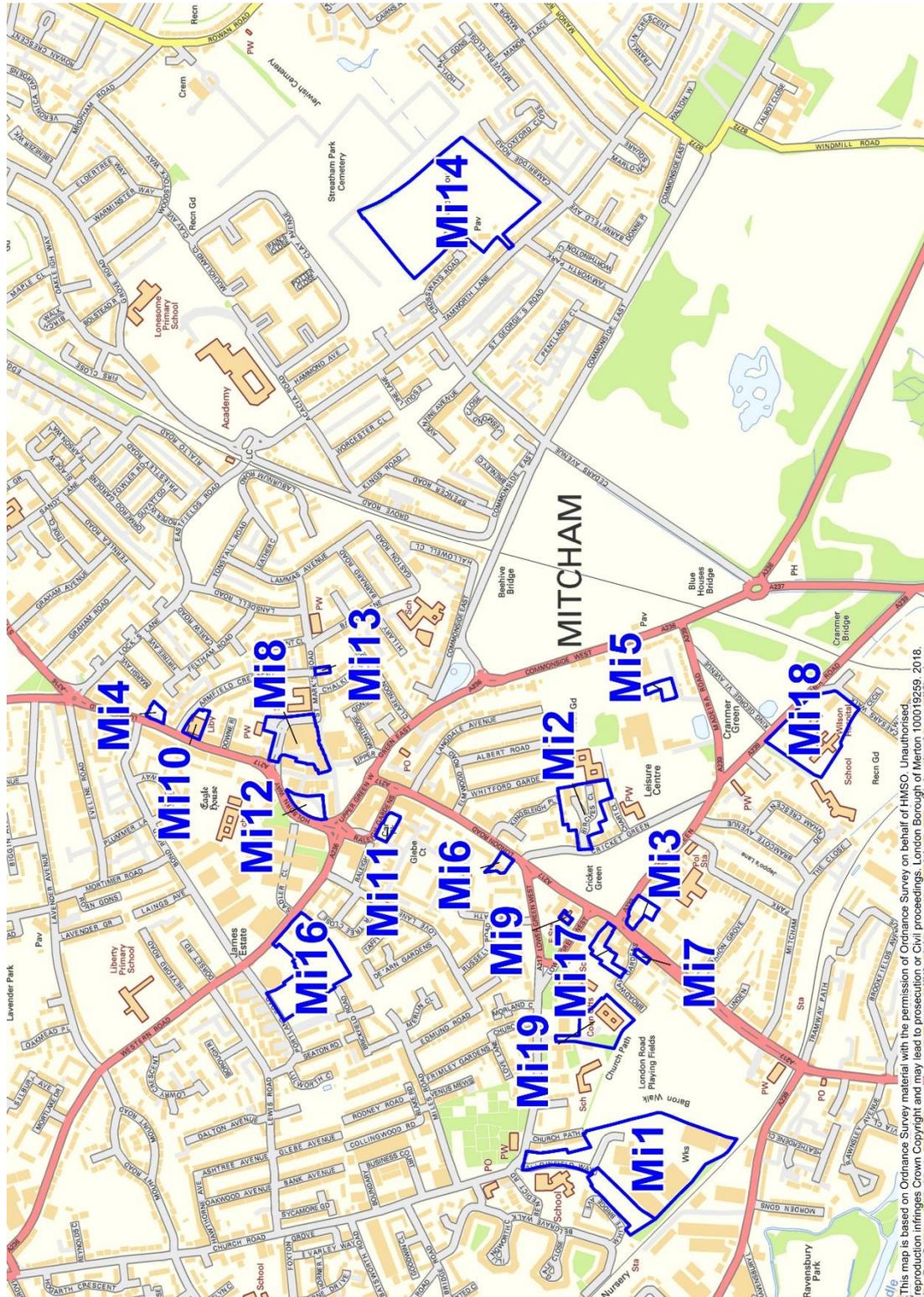
Surrounding area

3.2.12. 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.

3.2.13. Mitcham Cricket Green is an attractive neighbourhood with a wealth of historic assets centred around Cricket Green, the oldest continuously played cricket pitch in the country. Both historically and today the area has contained a significant amount 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.

3.2.14. The Canons House and grounds is an attractive historic landscape but is not 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.

Mitcham sites



Site Mi1

Benedict Wharf

Hallowfield Way, Mitcham, CR4 3BT



Site id	Mi1
Site name	Benedict Wharf
Site address	Hallowfield Way, Mitcham, CR4 3BT
Ward	Cricket Green
Ownership	<p>Suez Ltd for majority of site; Cappagh for rectangle to north west.</p> <p>To the north of the site is a strip of land owned by the London Borough of Merton.</p>
Site area	4.4 hectares (main Suez owned site 3.8ha; rectangular Cappagh site 0.6 hectares)
Site description	<p>The majority of the site is used for waste management purposes by the owner occupier Suez. A small part of the site (rectangle in the north eastern corner) is owned by Cappagh and is used as the car pound for Wandsworth and Lambeth traffic enforcement.</p> <p>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.</p> <p>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.</p> <p>To the north of the site, beyond Cappagh's car pound boundary, lies White Bridge Avenue, a residential road. Morden Hall Park, a historic park owned by the National Trust, lies circa 200m to the north east of the site boundary.</p> <p>To the west of the site boundary lies Barons Walk, a fenced off path and beyond lies London Road playing fields.</p> <p>The existing tramline bounds the south and east of the site; at the other side of the tramline are large industrial sheds. Belgrave Walk tram stop is within 5 minutes' walk (300m) of the site's north east corner with services between Wimbledon and Croydon.</p> <p>Large electricity pylons lie just beyond the site boundary, with electricity wires running circa 12 metres above ground parallel with the tram tracks.</p>
Current use	Waste facility with planning permission for expansion (majority of site); car pound for Wandsworth and Lambeth councils (rectangular northern portion of site)
Consultees' suggested use	<p>Residential - suggested by Suez Ltd and supported by Cappagh</p> <p>Residential (C3) & public open space, Community (D1) with ancillary retail (A1, A3) and employment (B1) - suggested by Mitcham Cricket Green Community and Heritage Group.</p>

Council's suggested 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. The council will only support reallocation where the waste management capacity and function is moved within the South London Waste Plan area.

Strategic Planning Factors

The immediate surroundings of the site contain many sensitive land uses in terms of their heritage, environment and social activities that are protected under planning policy:

Heritage assets:

- Mitcham Cricket Green Conservation Area abuts the north east of the site and is clearly visible from the site. It includes properties along Church Road, Church Path and surrounding the London Road playing fields
- Grade II* historic listed building of St Peter and St Paul's Parish Church at the site entrance, the junction of Church Road and Hallowfield Way.
- Locally listed cottages along the two storey historic Church Path abutting the site to the north.
- Morden Hall Park nearby is a Grade II listed Historic Park
- Grade II listed Vicarage House, within 100m of site to north off Church Road.

Environmental protection:

- London Road Playing Fields running along the entire eastern side of the site, is designated as Metropolitan Open Land, a Site of Importance for Nature Conservation and as a green corridor for wildlife protection.
- Nearby Morden Hall Park is also designated as Metropolitan Open Land, a Site for Importance for Nature Conservation, as green corridor.
- The site is within the Wandle Valley Regional Park

Sensitive development

- 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.

The Wimbledon-Croydon tramline lies adjacent to the eastern boundary of the site. Electricity cables, supported by two pylons just beyond the site boundaries, run parallel with the tramlines. There are exclusion zones for development within a certain number of metres of these.

The site is allocated as an existing permitted waste management site in Schedule 1 of the South London Waste Plan, which safeguards the waste capacity of the site unless replacement waste management capacity can be found elsewhere to replace it. Suez are the freeholder of an alternative existing waste management site also allocated in Schedule 1 of the South London Waste Plan (outside Merton but within the South London Waste Plan area) which can provide the waste management capacity

The site is part of Merton's Strategic Industrial Location (SIL) due to the history of industrial type land uses on it in common with many sites in the Wandle Valley. Since the late 1800s the site has variously been used for gravel extraction, as a coal depot and as waste management continuously since the 1970s.

The current freeholder Suez has owned and operated the site for 18 years and was granted planning permission for intensified waste facilities in 2012. However, Suez state that they do not intend to develop out this planning permission due to the constraints attached to the planning permission designed to protect the surrounding sensitive uses (e.g. planning conditions restricting hours of operation, number of vehicle movements etc.), making the site unviable for modern waste management uses.

Any development proposal on this site 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 particular case the council supports the removal of SIL capacity from this site to elsewhere in Merton 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.

Issues

The site is currently a waste management site and Strategic Industrial Location. As set out in the strategic planning factors, waste management and industrial capacity would have to be provided within the South London Waste Plan or London Borough of Merton respectively to ensure supporting infrastructure is retained for London while releasing this site to provide new homes and other uses.

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

Respecting the openness from the adjacent Metropolitan Open Land into the site.

Development proposals must respect and must 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.

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

Decontamination will be required due to the site's historic uses. Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.

Consideration of the existing tramline on the western boundary of the site and mitigation of any safety and security impacts.

Currently (September 2018) part of the site is being considered by Transport for London as one of the potential new Sutton Link public transport routes between Sutton and Merton. Transport for London are due to consult on the Sutton Link proposal between October and December 2018.

Opportunities

Opportunity to provide much needed new homes and other compatible uses in a largely residential setting with surrounding infrastructure.

Opportunity to minimise HGV and other heavy traffic and attributed to the waste management use of the site, and minimise the associated road-based noise and air pollution.

Local support for the cessation of heavy waste management and industrial uses on this site and the allocation for uses commensurate with the residential, green space and historic setting.

Opportunity to improve public access through the area and increase permeability, including via Barons Walk and between London Road playing fields and the site. Opportunity to support walking and cycling links between the green spaces at Morden Hall Park, London Road Playing Fields will help enhance the Wandle Valley Regional Park.

Size of site gives options for establishing and enhancing design and streetscape in the setting of Metropolitan Open Land, Mitcham Cricket Green conservation area and the Wandle Valley Regional Park

Opportunity to provide development and 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.

Site Mi2

Birches Close

Mitcham, CR4 4LQ



Site id	Mi2
Site name	Birches Close
Site address	Birches Close, Mitcham, CR4 4LQ
Ward	Cricket Green
Ownership	NHS Property Services
Site area	0.97 hectares
Site description	<p>The site, which takes access from Cricket Green, consists of various single and two-storey buildings accommodating specialist NHS clinics and supported accommodation units.</p> <p>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</p>
Current use	Healthcare
Consultee's suggested use	<p>Residential - suggested by NHS Property Services</p> <p>Office (B1a) and Community (D1) – suggested by Mitcham Cricket Green Community and Heritage</p>
Council's proposed site allocation	Residential, following the completion and opening of a primary healthcare facility will be provided at the Wilson Hospital site as part of the health and wellbeing campus.
Strategic planning factors	<p>Allocated in Merton's Sites and Policies Plan 2014 as Site Proposal 21 for the following uses: "If the Local Care Centre is to be located on this site then a healthcare (D1 Use Class) led missed use scheme that may include some "residential institution" type accommodation (C2 Use Class) and / or some residential (C3 use class)</p> <p>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)"</p> <p>Since Merton's Sites and Policies Plan was adopted in 2014, the NHS has confirmed that primary care will be provided at the Wilson Hospital as part of the health and wellbeing campus.</p> <p>In order to ensure that primary healthcare provision is delivered in this area and that there is no loss of potential NHS sites until this happens, the new primary healthcare facility must be built and operational before redevelopment can progress on the Birches site.</p>

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 4). 'The Birches' (a.k.a. 'Birches House') is a Locally Listed building.

The Mitcham Cricket Green to the west of the site is designated as Metropolitan Open Land, Open Space, Green Corridor, and 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', 7 Cricket Green, and 'Chestnut Cottage', 9 Cricket Green, both Grade II listed buildings, needs to be preserved.

Portions of the north, east and west of the site are within a Critical Drainage Area.

Issues

The NHS own two large sites: this site (Birches Close) and The Wilson Hospital. The new primary healthcare facility must be built and operational on the Wilson Hospital site before redevelopment can progress on the Birches site, in order to ensure that primary healthcare provision is delivered in this area and that there is no loss of potential sites on which primary care facilities could be located until this happens.

This 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.

Opportunities

Opportunities arising from the site size and location for exemplary urban design complimenting the character of the area.

Opportunities to provide either healthcare or new homes.

Opportunities to improve walking and cycling links through the site between by improving the layout of buildings and spaces within the site, connecting London Road and the town centre with The Canons House and grounds.

Site Mi3

Burn Bullock and Mitcham

Cricket Pavilion

315 London Road, Mitcham, CR4 4LA



Site id	Mi3
Site name	Burn Bullock and Mitcham Cricket Pavilion
Site address	315 London Road, Mitcham, CR4 4LA
Ward	Cricket Green
Ownership	Private Ownership
Site area	0.24 hectares
Site description	<p>The site is occupied by a two storey public house (currently closed) the Burn Bullock, with associated car park on the corner of London Road and Cricket Green and by a two-storey largely wooden building in use as a cricket Pavilion on the corner of London Road and Cricket Green, serving the cricket club on Cricket Green.</p> <p>The site faces the open space at Mitcham Cricket Green to the northeast. The adjacent property to the Burn Bullock on London Road to the west is the three storey Jobcentre Plus. Adjacent to the cricket pavilion on Cricket Green is a two storey dwelling house.</p>
Current use	Public house (currently closed) car park, cricket pavilion
Consultees' suggested use	Public house/restaurant (A3/4), cricket pavilion (all year round community use) (D1), enabling housing development (C3) – suggested by Mitcham Cricket Green Community and Heritage
Council's proposed site allocation	<p>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.</p> <p>Use of the Burn Bullock building as non-residential uses with public access on the ground floor which could include: restaurant, café (use class A3), public house (use class A4), hotel (use class C1). Residential development (C3 use class) may be acceptable on upper floors as enabling development.</p> <p>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.</p> <p>Use of the cricket pavilion and associated shed in perpetuity as a cricket pavilion serving Mitcham Cricket Green.</p>
Strategic planning factors	<p>The whole site is within Mitcham Cricket Green conservation area and Mitcham Archaeological Priority Tier 2. The buildings are recognised as making a positive contribution to the character of the conservation area.</p> <p>The Burn Bullock Public House is a Grade II listed building and is on the national "Heritage at Risk" list. The public house is currently closed. The cricket pavilion is locally listed. Other historic assets in the vicinity of the</p>

site include the White Hart (Grade II listed), drinking fountain & horse trough (Grade II listed), 346-348 London Road (Grade II listed). The cricket pavilion, built around 1920, and associated land / building is the only dedicated facility supporting cricket playing on Mitcham Cricket Green. Mitcham Cricket Green is as one of the oldest cricket grounds in the world where cricket has been consistently played since at least 1707. The cricket pavilion is registered as an Asset of Community Value. Mitcham Cricket Green is Metropolitan Open Land, open space and a registered town green, hosting an operational cricket pitch.

The council is seeking to secure the long-term future community ownership and management of the land and buildings associated with Mitcham Cricket Pavilion to facilitate the continuation of cricket being played on the Green. This would be facilitated by enabling development on the former car park within the site.

The council is also seeking to secure the restoration of the listed Burn Bullock public house so that it is removed from the “Heritage at Risk” register. Development commensurate with the residential setting that supports public access to the ground floor of the Grade II listed Burn Bullock would be supported.

The site is in an area of good public transport access (PTAL 3).

Issues

All parts of the site require long-term investment: to remove the Burn Bullock from the “heritage at risk” register, to secure the long-term use and management of Mitcham Cricket Green pavilion and to bring the building up to modern standards.

The site includes listed buildings and is within the setting of heritage assets. Development proposals should be sensitively designed to demonstrate how they conserve and enhance the significance of the heritage assets and the views from Metropolitan Open Land.

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

Opportunities

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.

Opportunity for enabling development to support restoration of Burn Bullock

Opportunity to bring back an underused site at the Burn Bullock into use.

Site Mi4

Elm Nursery Car Park

210 London Road, Mitcham, CR4 3TA

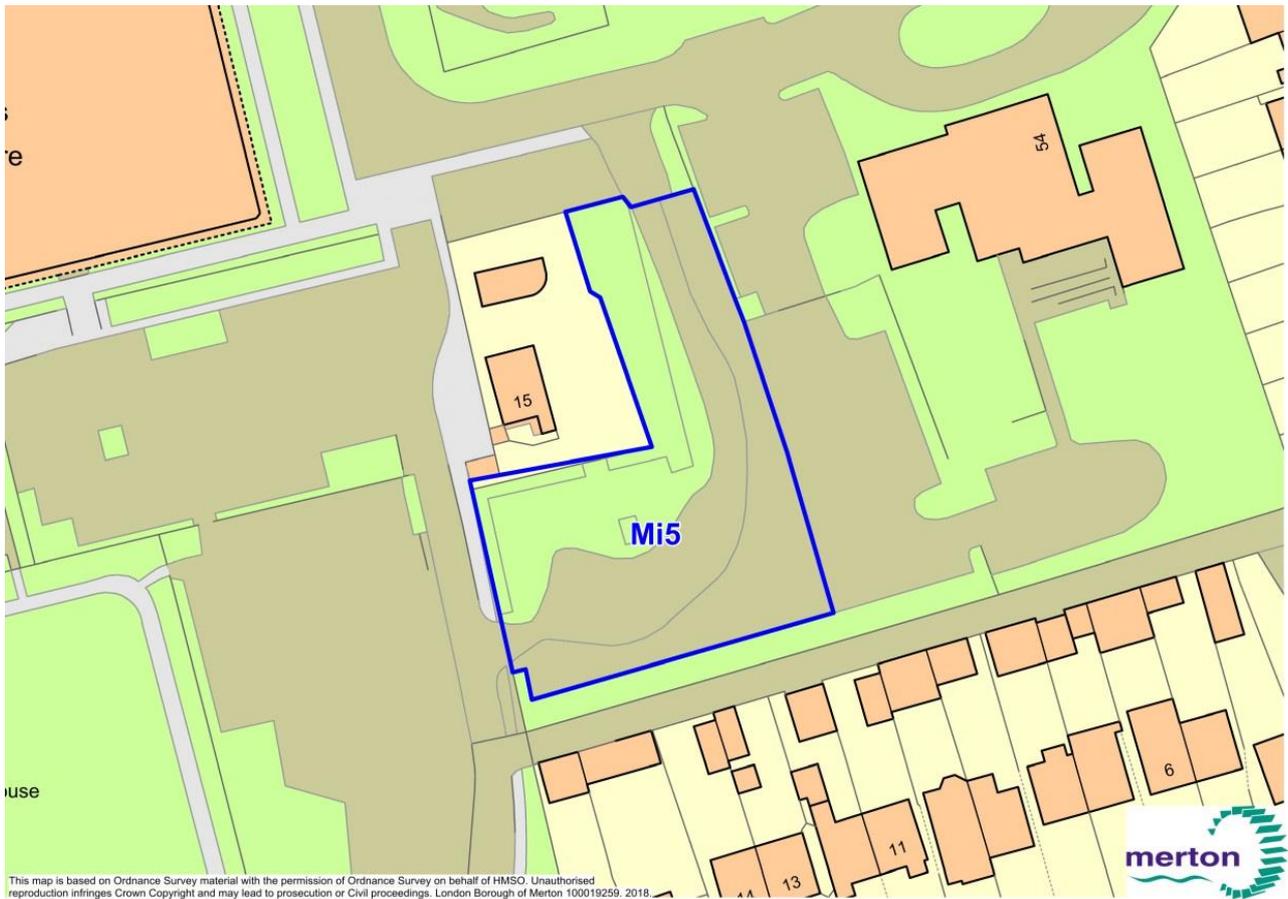


Site id	Mi4
Site name	Elm Nursery Car Park
Site address	210 London Road, Mitcham, CR4 3TA
Ward	Figges Marsh
Ownership	London Borough of Merton
Site area	0.1 hectares
Site description	<p>This site is a publically accessible surface car park.</p> <p>Adjacent the northern boundary is a single storey commercial unit; a public access footpath lies between the commercial unit and the car park.</p> <p>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.</p> <p>The site is not within the Mitcham town centre boundary. The site is accessed from London Road with pedestrian access also to Feltham Road.</p>
Current use	Car park
Consultee's suggested uses	Residential (C3 Use Class) suggested by the London Borough of Merton
Council's proposed site allocation	Residential (C3 use class)
Strategic planning factors	<p>This site is allocated in Merton's Sites and Policies Plan 2014 as Site proposal 33 for residential uses with a delivery timescale of 2024</p> <p>The site is in an area with good access to public transport (PTAL level 4)</p>
Issues	<p>Mitigating potential parking, traffic and road safety impact on neighbouring streets and local amenity.</p> <p>Protecting the residential amenity of those properties adjacent to or in the vicinity of the site.</p>
Opportunities	<p>Opportunities to provide connections to the streets lying to the east of the site.</p> <p>Opportunities to provide much needed new homes in an accessible setting.</p>

Site Mi5

Land at Canons

Madeira Road, Mitcham, CR4 4HD



Site id	Mi5
Site name	Land at Canons
Site address	Madeira Road, Mitcham, CR4 4HD
Ward	Cricket Green
Ownership	London Borough of Merton
Site area	0.16 hectares
Site description	<p>The site is vacant, vegetated land surrounding a residential dwelling set back circa 50 metres from the public highway and not visible from it.</p> <p>A high wall surrounds much of the site to the west, with boundary fencing on all other sides.</p> <p>To the west of the site is the car park associated with Canons Leisure Centre, Canons House and grounds. To the northwest of the site is Canons Leisure Centre.</p> <p>Canons Recreation Ground, including a children's playground is visible to the northern boundary of the site.</p> <p>To the east of the site is a restaurant behind residential properties, which front Commonsides West. Beyond that is Mitcham Common.</p> <p>The rear gardens of semi-detached properties fronting Madeira Road bound the site to the south.</p>
Current use	Vacant land
Consultee's suggested use	Residential (C3) – suggested by the London Borough of Merton
Council's proposed site allocation	Residential (C3)
Strategic planning factors	<p>Suggested by London Borough of Merton to the Call for Sites.</p> <p>The site lies within Mitcham Cricket Green Conservation area The site is within the Mitcham archaeological priority area tier 2 and is within 400m of the Wandle Valley Regional Park.</p> <p>Other historic assets within the surrounding area include the Grade II* listed Canons House and the Grade II listed Dovecote.</p> <p>The site has poor access to public transport (PTAL 2)</p> <p>The Canons Recreation Ground to the north of the site is Metropolitan Open Land, designated open space</p>

Issues

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

Development proposals should protect the amenity of adjacent residential occupiers

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

Opportunities

Opportunity to provide much needed homes on a vacant brownfield site.

Site Mi6

London Road, 326 and 328

Mitcham, CR4 3ND



Site id	Mi6
Site name	London Road Mitcham, 326 and 328
Site address	Mitcham, CR4 3ND
Ward	Cricket Green
Ownership	London Borough of Merton
Site area	0.13 hectares
Site description	<p>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.</p> <p>Both buildings are set back from the road and have significant natural barriers from large trees on the London Road boundary.</p> <p>The area is characterised by mansion blocks of apartments such as Glebe Court.</p> <p>The site is currently in use as Mitcham Citizens Advice Bureau and community meeting space.</p>
Current use	Offices (Mitcham Citizens Advice Bureau (CAB)) and community meeting space
Consultees suggested use	Office (B1a use class) and community meeting space (D1 use class—suggested by Mitcham Cricket Green Community and Heritage
Council's proposed site allocation	Residential (C3) if the office and community functions are provided elsewhere locally.
Strategic planning factors	<p>The site is within the Mitcham Cricket Green Conservation Area and the Mitcham Village Archaeological Priority Zone (APZ)</p> <p>The site is in an archaeological priority area and within the Wandle Valley Regional Park boundary. It is also adjacent to designated open space, setting of listed building (Grade II Elm Lodge) and structures (Grade II milestone)</p> <p>The site has reasonable access to public transport (PTAL 3) and is within 5 minutes' walk of Mitcham town centre</p>
Issues	Residential use would be dependent on the office (B1a) and community use (D1) being re-provided locally.
Opportunities	<p>Opportunity to provide new homes sensitive to the local heritage assets. Enhance the frontage on London Road, respecting the character of this part of the conservation area and the setting of the listed buildings.</p> <p>Protecting the residential amenity of the adjacent properties</p>

Site Mi7

London Road, 370 to 374

Mitcham, CR4 4EA



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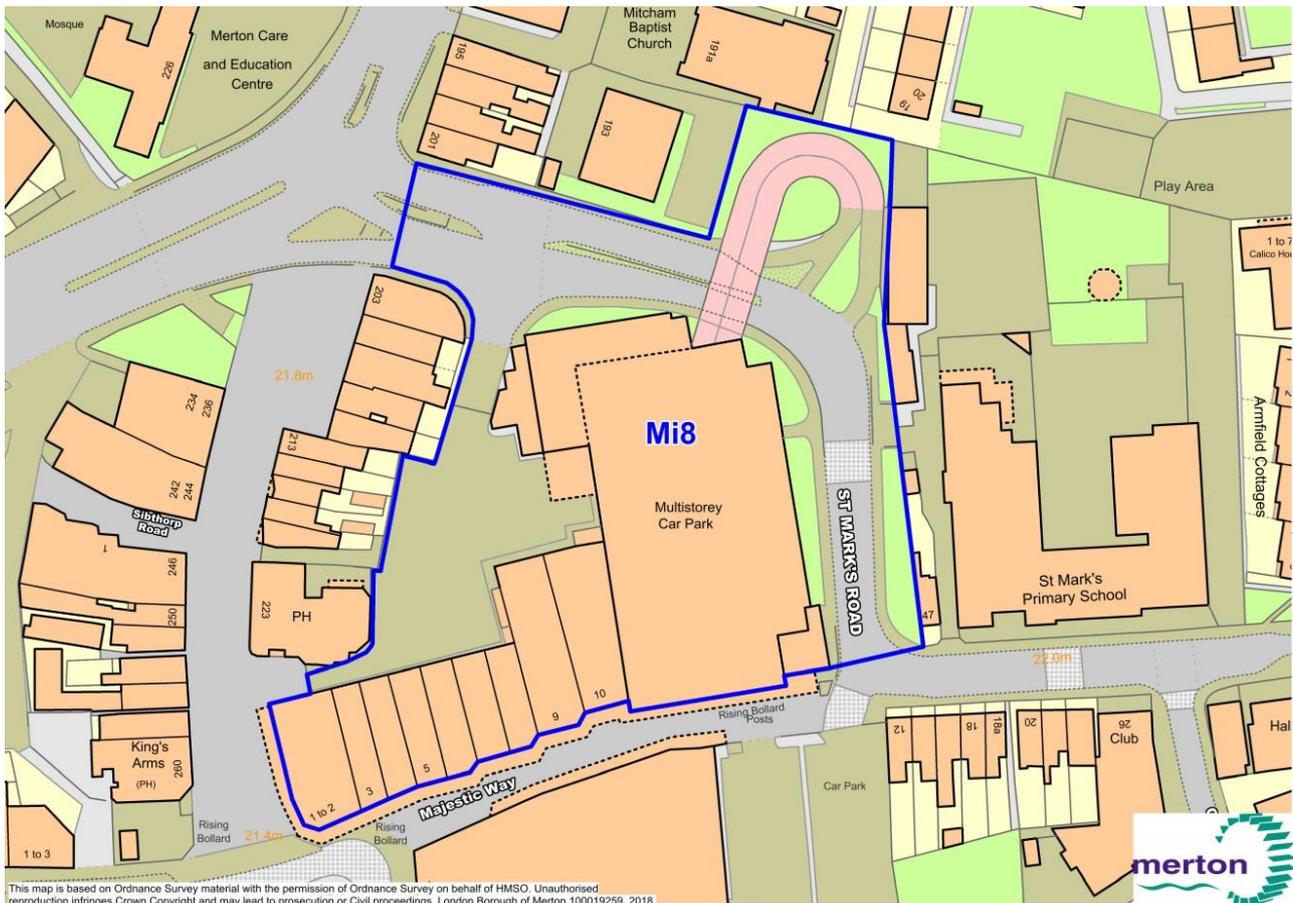


Site id	Mi7
Site name	London Road, 370-374
Site address	370-374, London Road, Mitcham, CR4 4EA
Ward	Cricket Green
Ownership	Private ownership
Site area	0.04 hectares
Site description	<p>Area of vacant land facing London Road, currently used as outdoor car wash.</p> <p>Parade of shops with flats above adjacent to the southwest of the site and residential street with two-storey houses to the north of the site</p>
Current use	Outdoor Car Wash (sui generis use class)
Consultee's suggested use	Residential (C3) or Office (B1a) with ground floor retail (A1/A2 but not hot food takeaway A5) – suggested by Mitcham Cricket Green Community and Heritage
Council's proposed site allocation	Mixed used non-residential (shops, services, offices, community – use classes A1, A2, B1a, A3, A4, D1) on the ground floor and residential (C3) on upper floors.
Strategic planning factors	<p>The site is within Mitcham Village Archaeological Priority Zone (APZ), Tier 2, adjacent to Mitcham Cricket Green Conservation Area, and within the setting of the nearby listed building (Grade II Burn Bullock)</p> <p>The site is a small narrow site with road frontage to London Road and access to the rear neighbouring site must also be maintained.</p>
Issues	The site was not proposed by the landowner, which could delay the delivery of the site.
Opportunities	<p>Positive use of empty site with active frontage to London Road strengthening and extending local retail parade</p> <p>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.</p> <p>Opportunity for small site provision of new homes.</p>

Site Mi8

Majestic Way, 1 to 12

Mitcham, CR4 2JS



Site id	Mi8
Site name	1-12 Majestic Way
Site address	1-12 Majestic Way (associated service yard and multi storey car park over) Mitcham, CR4 2JS
Ward	Figges Marsh
Ownership	The site has recently been bought from Asda Stores LTD by a UK institutional investor working with a developer
Site area	1 hectare
Site description	<p>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.</p> <p>A portion 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.</p> <p>The site has road frontage on three sides but currently only active frontage on Majestic Way aside from Unit 1 which has dual aspect frontage onto Majestic Way and London Road bus lane.</p>
Current use	Mixed uses: residential, retail, office community and car park.
Consultee's suggested use	Mixed Use Residential, Retail, Office, Community and Car Parking – suggested by the site owner.
Council's proposed site allocation	Mixed use: shops, businesses and community services on the ground floors, residential on upper floors (use classes A1-A4; B1a, D1, D2 and C3)
Strategic planning factors	<p>This large site lies at the heart of Mitcham town centre, with road frontage on all sides including Majestic Way, facing Fair Green, London Road bus lane and St Marks Road.</p> <p>The shopping frontage facing Majestic Way / Fair Green and London Road is part of Mitcham's core shopping frontage.</p> <p>Public transport accessibility is good (PTAL 5), with Mitcham Eastfields station 8 minutes' walk and a range of bus services.</p> <p>The site lies within two Archaeological Protection Areas and is within 400m of the Wandle Valley Regional Park</p> <p>The clock tower on Fair Green is Grade II listed.</p>
Issues	The landowner advises 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. Mitigation would be 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.

Opportunities

Opportunity to modernise and revitalise a significant amount of Mitcham town centre's business floorspace. An attractive building could make a really significant contribution to improving the look and feel of the whole town centre and Fair Green.

Opportunities to provide active frontage along St Marks's Road, adding vibrancy to the area.

New households will help increase footfall and local spend in businesses, boosting town centre businesses.

Opportunity to provide new homes in an accessible setting.

Site Mi9

Former Mitcham Fire Station

30 Lower Green West, Mitcham, CR4 3AF



Site id	Mi9
Site name	Former Mitcham Fire Station
Site address	30 Lower Green West, Mitcham, CR4 3AF
Ward	Cricket Green
Ownership	London Fire Brigade
Site area	0.04 hectares
Site description	<p>This site is a 2-3 storey building (fire station) set in a group of buildings, including 3-4 storey Vestry Hall adjacent to the rear of the site (north east) and the Cricketers pub site which is currently being redeveloped, adjacent to the south east of the site. Adjacent to the north west of the site is triangular open space known as Lower Green. The site fronts Lower Green Road.</p> <p>Cricket Green (recreational open space) lies to the south east of the group of buildings, across London Road from Vestry Hall.</p>
Current use	Former Fire Station
Consultee's suggested use	Community arts and workspace (D1), ancillary food and drink – suggested by Mitcham Cricket Green Community and Heritage
Council's proposed site allocation	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, café (A3 Use Class), office (A2 or B1 Use Class), drinking establishment (A4 Use Class) or non-food retail (A1 Use Class) – same as those allocated in Merton's Sites and Policies Plan 2014 as Site 35.
Strategic planning factors	<p>The site is allocated as Site 35 in Merton's Sites and Policies Plan 2014 for the same uses as in the council's proposed site allocation above. The site is owned by the London Fire Brigade.</p> <p>The building is Locally listed, adjacent to Vestry Hall which is also locally listed.</p> <p>Planning permission has been granted for a replacement modern Fire Station within 700m of this site (Tramway Path, Mitcham).</p> <p>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 4).</p> <p>The triangular open space to the north east of the site is designated as Metropolitan Open Land, Green Corridor and Green Chain.</p> <p>The '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.</p>

Issues

Adjacent contra flow service road linking to fire station will need to be modified and pedestrian access/environment enhanced.

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.

Opportunities

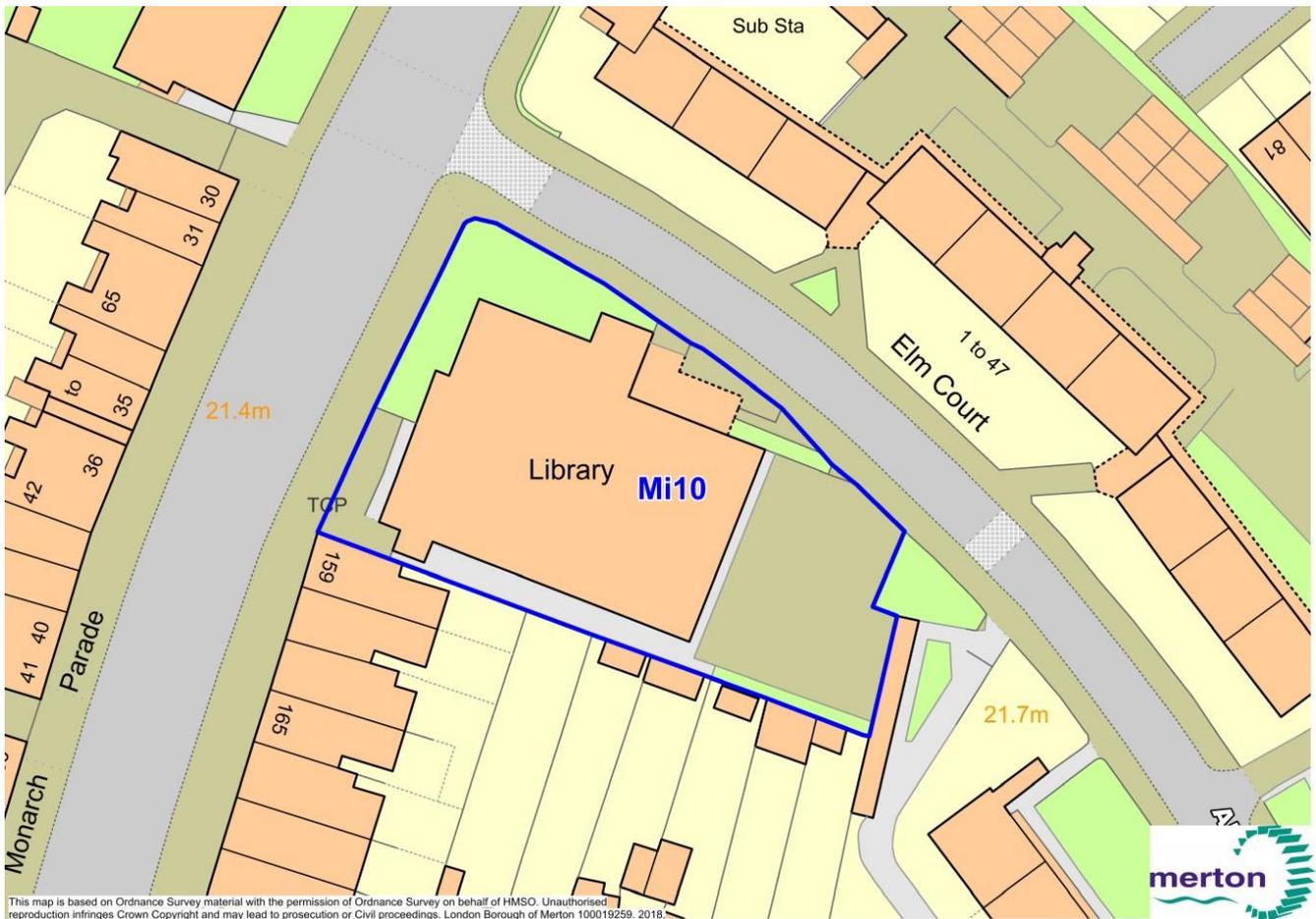
Any redevelopment or change of use should retain the building and design should be sensitive to its form and function. Mitcham Cricket Green Conservation Area Character Assessment and management plan should also inform any design considerations.

The size, layout and location of the building would merit its consideration for community uses, subject to delivery.

Site Mi10

Mitcham Library

London Road, Mitcham, CR4 2YR

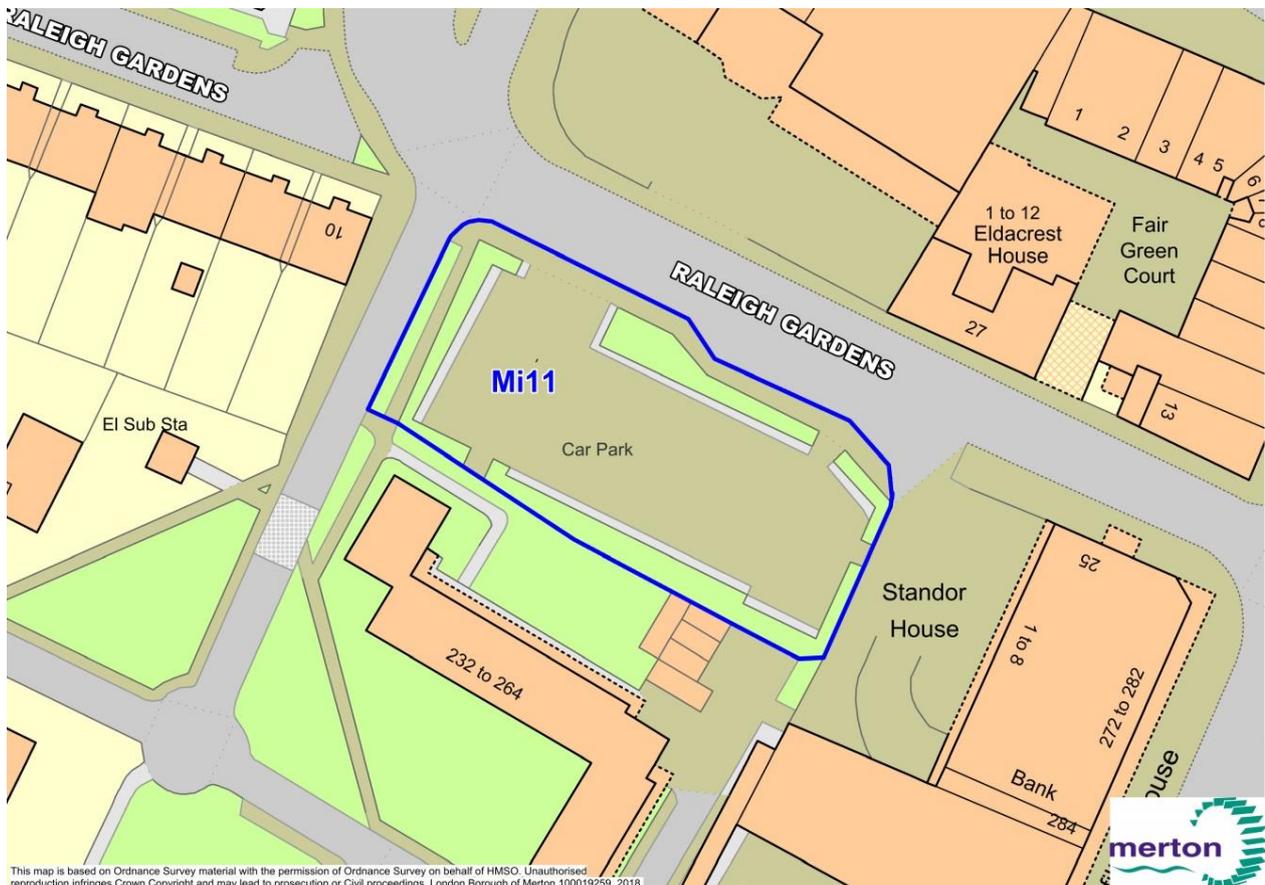


Site id	Mi10
Site name	Mitcham Library
Site address	London Road, Mitcham, CR4 2YR
Ward	Figges Marsh
Ownership	London Borough of Merton
Site area	0.18 hectares
Site description	This site contains a two storey library and community facility with a car park located to the east of the building. The site is surrounded by buildings ranging between two and five storeys in height that consist of blocks of flats and retail parades. The site fronts London Road.
Current use	Library
Consultee's suggested use	Library unless re-provided within Mitcham town centre; otherwise mix of community, or offices or residential as per Merton's Sites and Policies Plan site 09 – suggested by the London Borough of Merton
Council's proposed site allocation	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.
Strategic planning factors	<p>The site is allocated in Merton's Sites and Policies Plan as site 09 for the same uses as proposed above.</p> <p>The site is located outside the Mitcham town centre boundary but within less than 5 minutes' walk of the town centre. The site is located in an archaeological priority zone and an area with good accessibility to public transport services (PTAL 4).</p> <p>The original pitched roof library building is locally listed but not the more modern flat roofed side and rear extensions</p>
Issues	<p>Proposals need to respect the character of the locally listed building.</p> <p>Mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity. The provision of some on-site parking would be desirable.</p> <p>Investigating the potential impact of any proposed development on archaeological heritage.</p>
Opportunities	<p>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.</p> <p>If residential elements are considered, these should be located on upper floors or set back from the frontage with London Road.</p>

Site Mi11

Raleigh Gardens Car Park

Mitcham, CR4 3NS



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Site id	Mi11
Site name	Raleigh Gardens Car Park
Site address	Raleigh Gardens, Mitcham, CR4 3NS
Ward	Figges Marsh
Ownership	London Borough of Merton
Site area	0.11 hectares
Site description	<p>The site is a small surface public car park</p> <p>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.</p> <p>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.</p>
Current use	Car park
Consultee's suggested use	Residential – suggested by London Borough of Merton
Council's proposed site allocation	Residential (C3)
Strategic planning factors	<p>The site is located within Mitcham Town Centre boundary, as well as the Wandle Valley Regional Park 400m buffer, and the Mitcham Village Archaeological Priority Zone.</p> <p>The site is within close proximity to the primary shopping area in Mitcham town centre.</p> <p>The site is in an area with good accessibility to public transport services (PTAL levels 4 to 5).</p>
Issues	<p>As this site is located in the town centre boundary and within close proximity to the primary shopping area, this site should have activity at ground level with front doors opening onto the street wherever possible</p> <p>Mitigating parking/servicing impacts on neighbouring streets. This site will be considered alongside other car parks at Sibthorpe Road, Majestic Way and Elm Nursery.</p>

Site access to be provided via adjacent side road.

Frontage land may be sought to support the Council's aspiration to return Raleigh Gardens to two-way operation.

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

Protecting the residential amenity of adjoining properties to the rear.

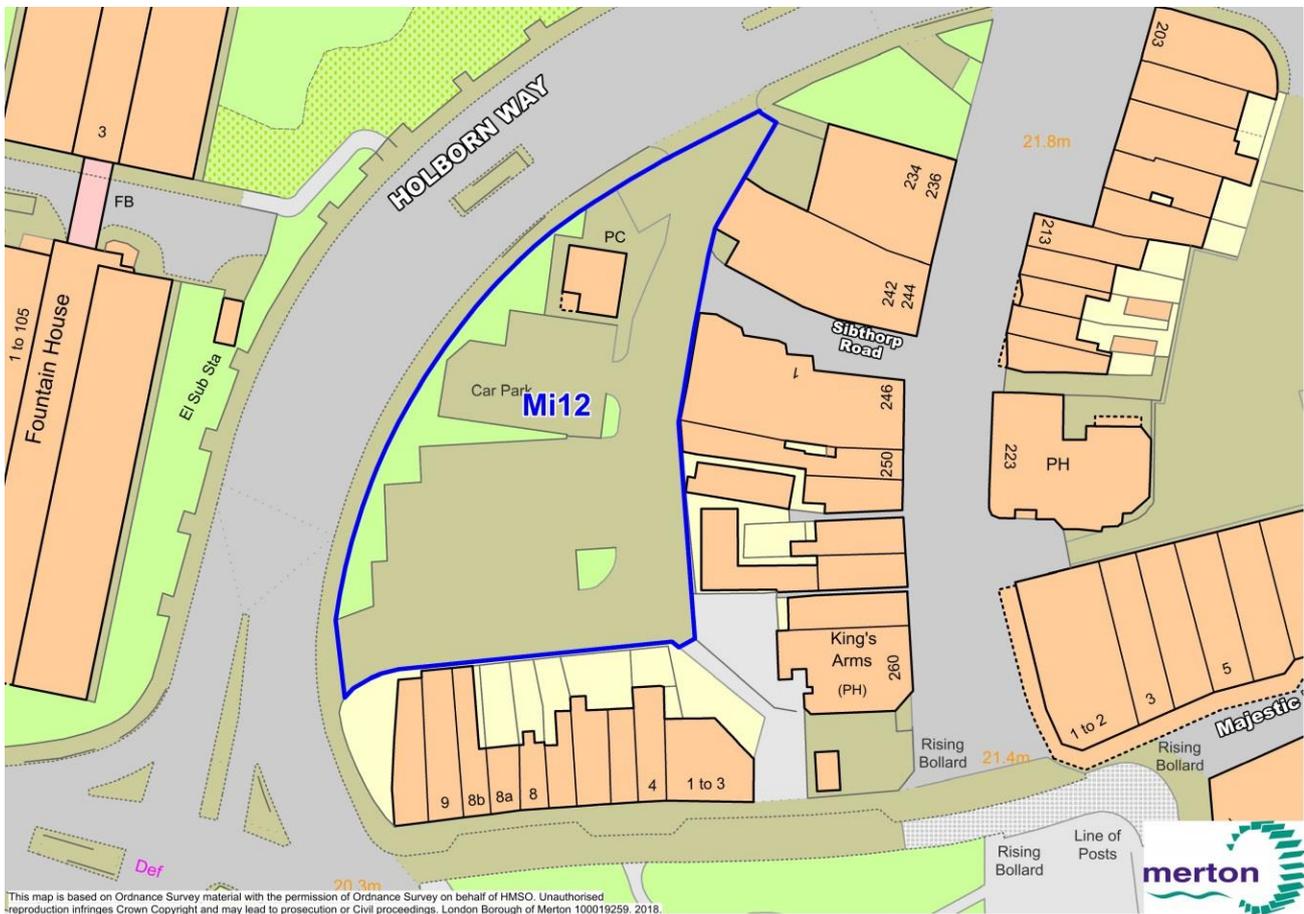
Opportunities

Opportunity to provide new homes on a brownfield site in an accessible location.

Site Mi12

Sibthorpe Road Car Park

Mitcham, CR4 3NN



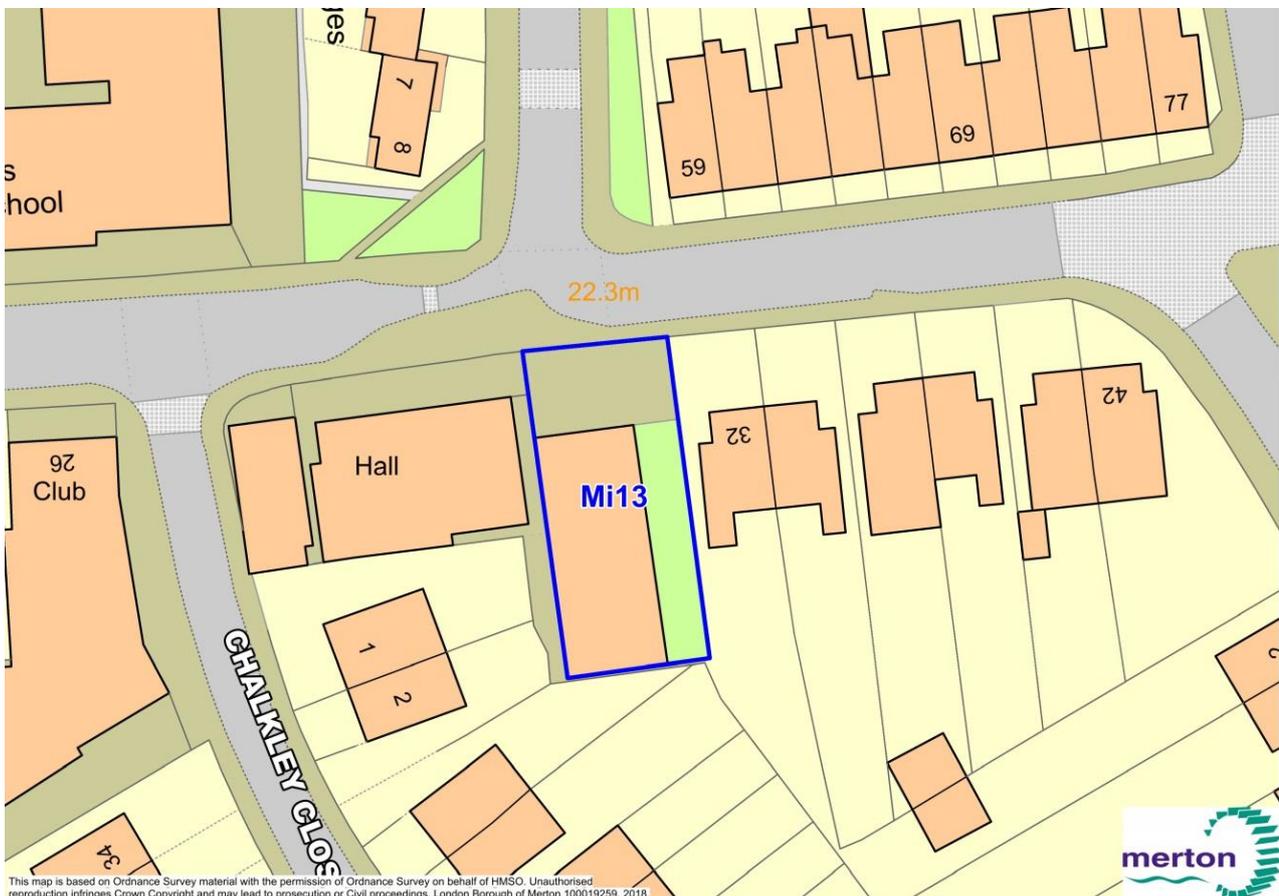
Site id	Mi12
Site name	Sibthorpe Road Car Park
Site address	Car Park, Sibthorpe Road, Mitcham, CR4 3NN
Ward	Figges Marsh
Ownership	London Borough of Merton
Site area	0.26 hectares
Site description	<p>The site is an irregular quadrant shape, is adjacent a busy main road and is occupied by parking spaces for approximately 50 vehicles, redundant public conveniences, London buses driver facilities and a community recycling area.</p> <p>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 Sibthorpe Road and from the Mitcham Fair Green via a passage adjacent the King's Arms public house. London Road has recently been opened up as a bus lane</p> <p>The site is surrounded by business uses which generally front 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.</p> <p>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.</p>
Current use	Car Park
Consultee's suggested use	Town centre type uses and residential (same as allocation in Merton's Sites and Policies Plan 2014 as site 69)
Council's proposed site allocation	Town centre type uses and residential (same as allocation in Merton's Sites and Policies Plan 2014 as site 69)
Strategic planning factors	<p>The site is within the heart of Mitcham town centre.</p> <p>London Road, adjacent to Sibthorpe Road car park, has recently been opened as a bus lane.</p> <p>South east of the site is susceptible to surface water flooding.</p> <p>This site is within an archaeological priority zone.</p> <p>The site is within the wider setting of a grade I listed building (Eagle House).</p>

	<p>The site has a good level of access to public transport services (PTAL 4).</p> <p>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.</p> <p>Loss of the surface car park should be considered in conjunction with the proposal at Majestic Way (see nearby site allocation proposal Mi8).</p>
<p>Issues</p>	<p>This site is adjacent a heavy vehicular traffic route along Holborn Way. Any potential redevelopment should seek to mitigate traffic noise for its occupiers.</p> <p>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).</p> <p>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.</p> <p>Respecting and enhancing the character and the views into and from neighbouring Mitcham Fair Green.</p> <p>Mitigating parking, traffic and road safety impacts on neighbouring streets and local amenity.</p> <p>Limiting traffic movements so as not to hinder traffic flow on the surrounding roads or cause safety concerns for other road and pavement users.</p>
<p>Opportunities</p>	<p>Opportunity to intensify town centre residential development in the town centre to support commercial uses.</p> <p>Opportunity to continue the enhancements started by Rediscover Mitcham and improve the look and feel of this central site.</p>

Site Mi13

St Mark's Road, 30

Mitcham, CR4 2LF

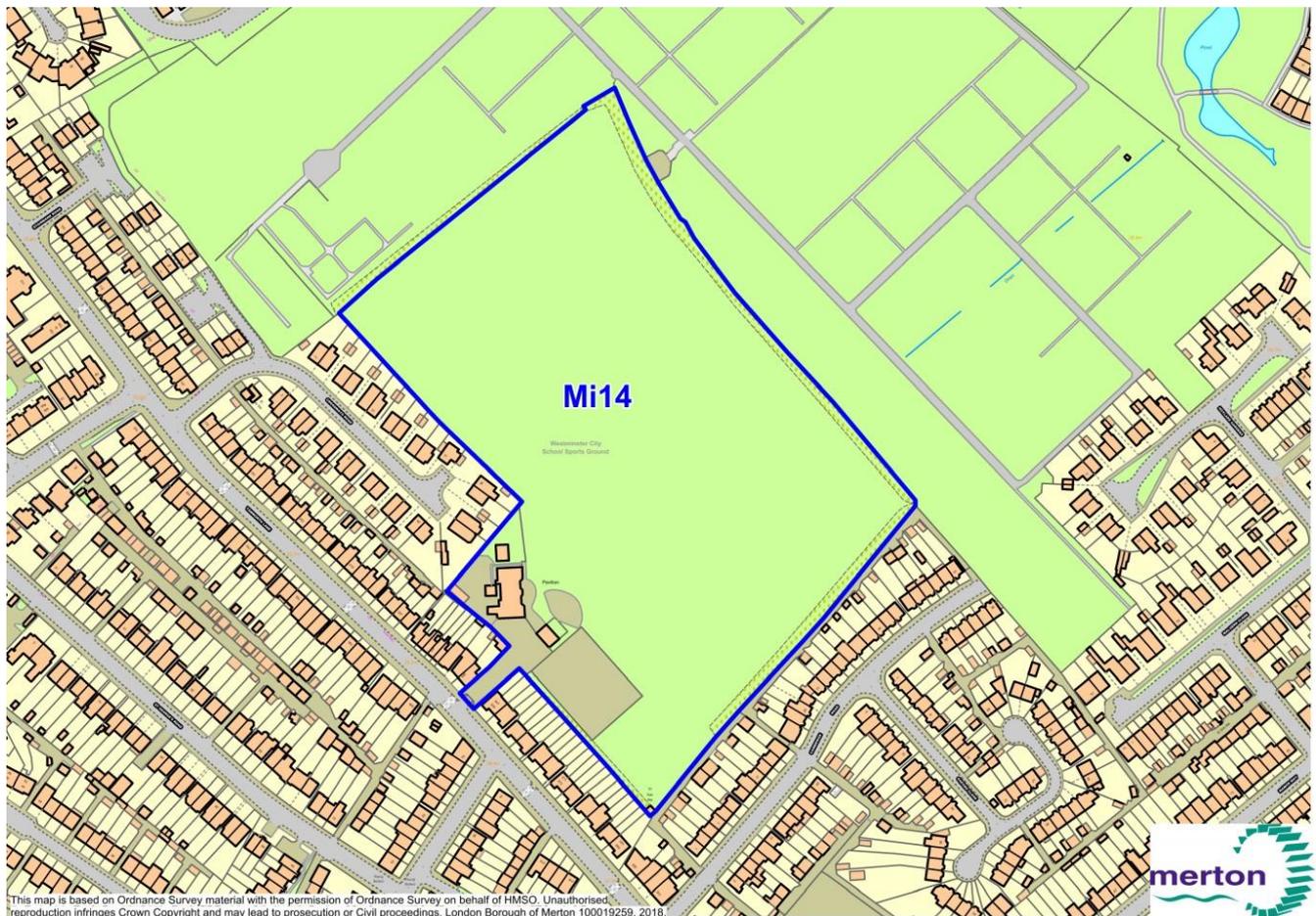


Site id	Mi13
Site name	St Mark's Road
Site address	30 St Mark's Road Mitcham, CR4 2LF
Ward	Figges Marsh
Ownership	Private ownership
Site area	0.04 hectares
Site description	<p>The site is occupied by a long-term vacant single storey building in poor condition. The surrounding properties are two storey buildings, mainly residential.</p> <p>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</p> <p>To the north of the site is the Armfield Crescent Estate which has 5-6 storey buildings.</p>
Current use	Vacant, last use not known
Consultee's suggested use	Residential use, suggested by a local resident
Council's proposed site allocation	Residential (C3 use class)
Strategic planning factors	<p>The site is within Mitcham Archaeological Priority Tier 2, and the Wandle Valley Regional Park 400m buffer.</p> <p>The site has reasonable access to public transport (PTAL 3) but is immediately adjacent an area with good access to public transport (PTAL 5).</p>
Issues	The site was not proposed by the owner.
Opportunities	<p>The site is long-term vacant and the building is now in poor condition. The council has received enquiries over a number of years about the future of the site and the potential to redevelop to make it attractive.</p> <p>Redevelopment would provide an opportunity to deliver new homes on an unused brownfield site in a sustainable location.</p>

Site Mi14

United Westminster Schools site

Tamworth Lane, Mitcham, CR4 1DH



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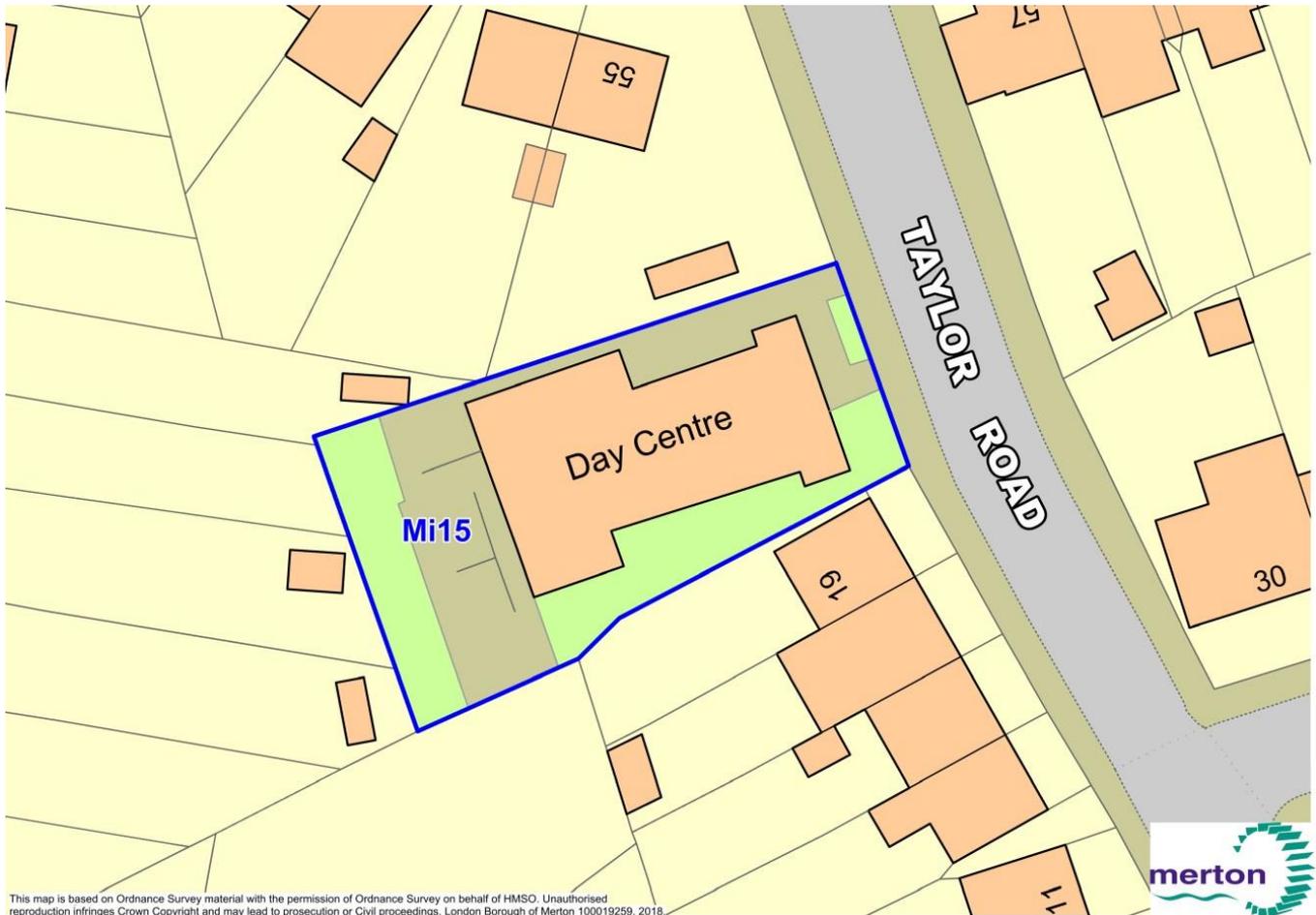
Site id	Mi14
Site name	United Westminster Schools Site
Site address	Tamworth Lane, Mitcham, CR4 1DH
Ward	Longthornton
Ownership	United Westminster Schools
Site area	5.14 hectares
Site description	<p>This large irregularly shaped site is accessible from Tamworth Lane. It was formerly used as playing fields</p> <p>To the southwest and south east lie detached, semi-detached and terraced residential properties fronting Crossways Road and Cambridge Road with rear gardens facing the site.</p> <p>The site boundary to the north and east is with Streatham Park Cemetery (privately owned).</p>
Current use	Vacant former playing field
Consultee's suggested use	Residential and green open space – United Westminster Schools
Council's proposed site allocation	Creation of new publicly accessible sporting facilities enabled by residential development
Strategic planning factors	<p>The site was formerly in use (until April 2011) as a school playing field, in connection with United Westminster Schools.</p> <p>The consultee has provided evidence of the operation of this site for community uses for rental by local sports clubs for a number of years, and the associated local demand for such uses and the associated financial viability on this particular site.</p> <p>The site is designated as open space in Merton's Sites and Policies Plan 2014.</p> <p>If the whole 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 remainder of the site.</p> <p>The site is poorly accessed by public transport (PTAL 2) and accessed by a single point off Tamworth Lane between residential properties</p>

	<p>Part of the site is within the 400m buffer for the Wandle Valley Regional Park.</p>
Issues	<p>Loss of the whole site for private open space.</p> <p>Proposals must protect the amenity of the neighbouring residential occupiers.</p> <p>Proposals must include suitable mitigation measures to address the issues associated with the critical drainage area.</p> <p>Proposals must mitigate parking, transport and road safety impacts on neighbouring streets and local amenity.</p>
Opportunities	<p>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).</p> <p>Improve public access between existing public areas and open space through the creation of new and more direct footpaths and cycle paths links.</p> <p>Opportunity to bring back an unviable site into use for sporting activities enabled by much needed new homes.</p>

Site Mi15

Taylor Road Day Centre

Wakefield Hall, Taylor Road, Mitcham, CR4 3JR



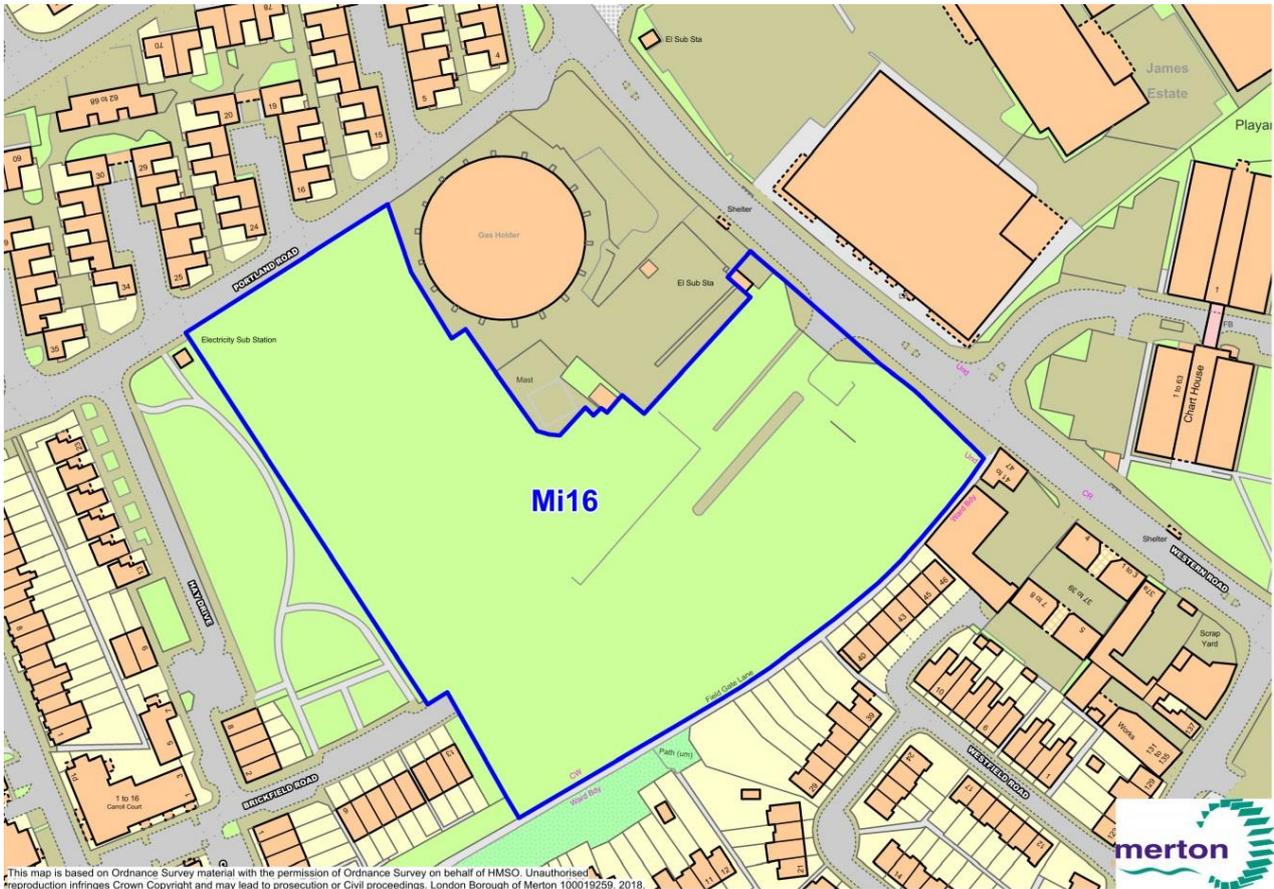
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Site id	Mi15
Site name	Taylor Road Day Centre
Site address	Wakefield Hall, Taylor Road, Mitcham, CR4 3JR
Ward	Colliers Wood
Ownership	London Borough of Merton
Site area	0.08 hectares
Site description	The site consists of a single storey pitched roof building that is surrounded by two story houses.
Current use	Day Centre
Consultee's suggested use	Residential
Council's proposed site allocation	Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class) if the community service is provided elsewhere.
Strategic planning factors	The site is an area with poor accessibility to public transport service (PTAL 2).
Issues	<p>Suitable alternative locations need to be secured if community services are no longer to be provided on this site.</p> <p>In a mixed use development, residential uses should be on upper floors.</p> <p>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.</p> <p>Mitigating potential parking, traffic and road safety impacts on neighbouring streets and local amenity.</p> <p>Protecting the residential amenity of those properties adjacent to and in the vicinity of the site.</p> <p>Any development proposal will need confirmation from Thames Water of the water/wastewater capacity locally.</p>
Opportunities	<p>Opportunities to facilitate the provision of modern community facilities on lower floors and create a more secure environment, helping to minimise vandalism and crime.</p> <p>Opportunities to improve parking, traffic and road safety in the surrounding area.</p>

Site Mi16

Mitcham Gasworks

Western Road, Mitcham, CR4



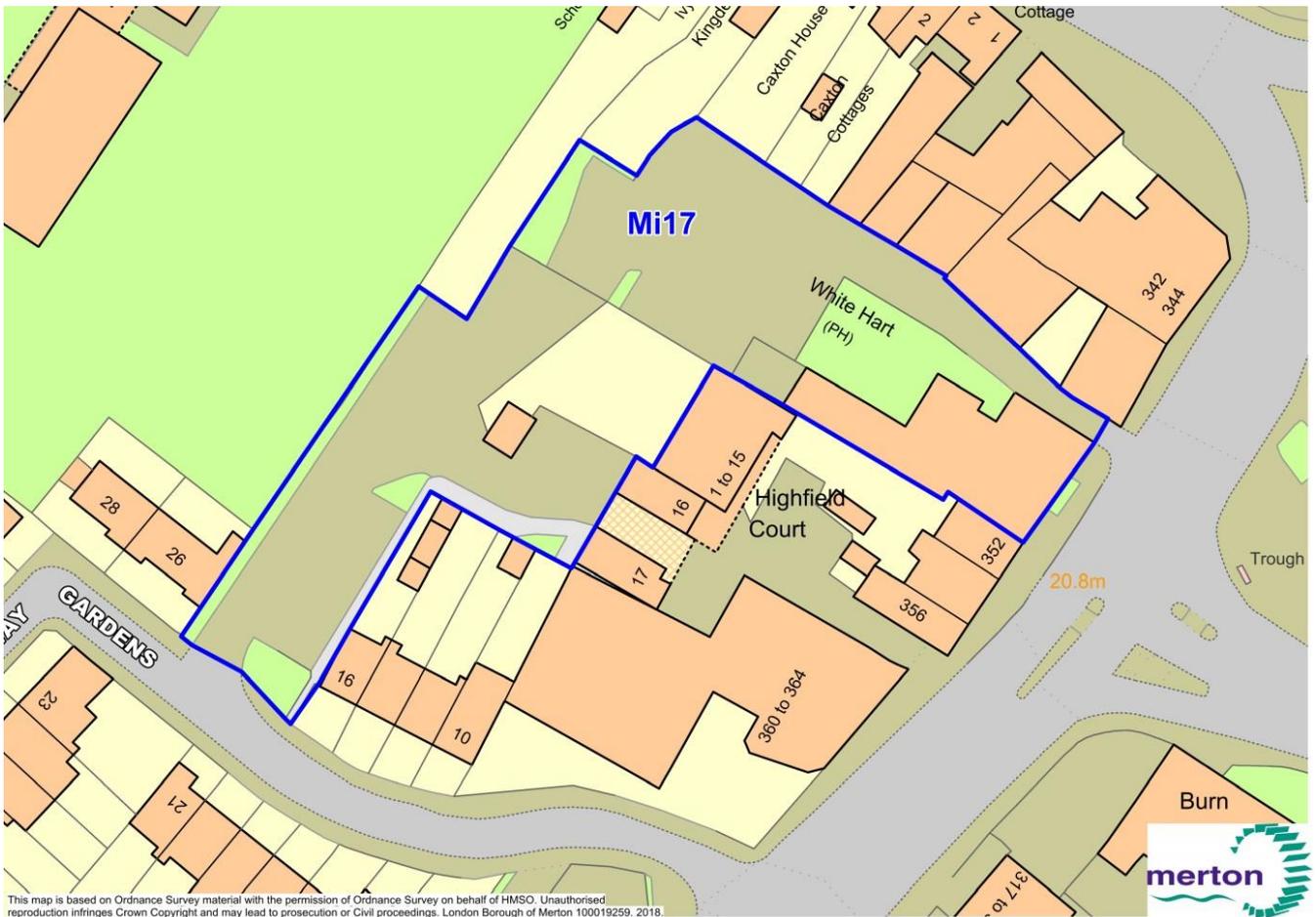
Site id	Mi16
Site name	Mitcham Gasworks
Site address	Western Road, Mitcham, CR4
Ward	Lavender Fields
Ownership	National Grid Property
Site area	1.85 hectares
Site description	<p>The site has been cleared with the exception of a large, unused, gas holder in the northern corner of the site.</p> <p>Access to the site is via a driveway entrance from Western Road, a reasonably busy road which connects the site to Mitcham town centre.</p> <p>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>
Current use	The site is currently vacant having most recently been used as regional offices for National Grid
Consultee's suggested use	Residential led (C3 Use Class) mixed use development with open space and some community uses (e.g. crèche, healthcare) – suggested by St William Homes LLP (a partnership between Berkley Homes and National Grid Property)
Council's proposed site allocation	Residential led (C3 Use Class) mixed use development with open space and community use (D1 Use Class).
Strategic planning factors	<p>The site had outline planning permission for a major residential and employment scheme. The residential element was delivered in the past 5 years (Hay Drive etc). However the employment component of the permission (which extended onto the site surrounded by the red line, reaching Western Road) lapsed in July 2012.</p> <p>The site's potential uses and layout is currently constrained by the gasholder on the corner of Western Road and Portland Road.</p> <p>Although the gasholder is no longer used, it has not been officially decommissioned. Therefore development within the vicinity of the gasholder is currently 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 until the gasholder is decommissioned.</p>

	<p>The site is within Mitcham archaeological priority zone. The site has good access to public transport services (PTAL 4) and is approximately 100m from Mitcham's town centre boundary.</p>
<p>Issues</p>	<p>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 revocation of the HSC are required to enable the redevelopment of the site.</p> <p>The site accommodates two electricity sub stations, an operational gas Pressure Reduction Station (PRS) and above ground gas mains stemming from the historic gasworks use. A large redundant gasholder and telecoms mast are located to the north of the site on the SGN owned land.</p> <p>The site would require decontamination due to its previous use.</p>
<p>Opportunities</p>	<p>Opportunity to enhance the public realm through high quality urban design and architecture and permitting development that makes a positive visual impact to the overall surroundings and connectivity to the town centre.</p> <p>Opportunity to provide much-needed new homes, play space, open space and community uses within a landscaped setting on a large brownfield site</p>

Site Mi17

White Hart Pub and backland

London Road, Mitcham, CR4 3ND



Site id	Mi17
Site name	White Hart Pub and backland
Site address	London Road, Mitcham CR4 3ND
Ward	Cricket Green
Ownership	Private ownership
Site area	0.31 hectares
Site description	Land 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.
Current use	Public House (currently closed) and private car park
Consultee's suggested use	Residential (C3) and car park – suggested by Mitcham Cricket Green Community and Heritage
Council's proposed site allocation	Restaurant (A3 use class) or public house (A4 use class) with associated car park with potential for residential development to enable the restoration and viable function of the White Hart.
Strategic planning factors	<p>Site submitted to Call for Sites by Mitcham Cricket Green Community and Heritage Group.</p> <p>Mitcham Cricket Green Conservation Area, setting Grade II* building (White Hart), Archaeological Priority Zone, Wandle Valley buffer</p> <p>The site is an awkward shape to the rear of residential properties and a Grade II listed public house (the White Hart, currently closed).</p> <p>The playground for Cricket Green special school bounds the site to the north west.</p>
Issues	Development needs to be sensitive to heritage assets in the surrounding area, including the White Hart.
Opportunities	Making positive use of unkempt and under-used site, with the potential for residential development to improve condition of Grade II* listed White Hart public house and to support a viable use of the White Hart

Site Mi18

Wilson Hospital

Cranmer Road, Mitcham, CR4 4LD



Site id	Mi18
Site name	Wilson Hospital
Site address	Cranmer Road, Mitcham, CR4 4LD
Ward	Cricket Green
Ownership	NHS Property Services
Site area	1.81 hectares
Site description	<p>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.</p> <p>To the south and south east 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.</p>
Current use	Healthcare
Consultee's suggested use	<p>Healthcare and residential – suggested by NHS Property Services</p> <p>Health facilities, community and residential (new housing along Caesar's Walk only as exceptional enabling development to support community wellbeing services with ring fenced funding) – suggested by Mitcham Cricket Green Community and Heritage.</p>
Council's proposed site allocation	Healthcare with community and enabling residential development
Strategic planning factors	<p>The site is within the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a poor level of access to public transport (PTAL 2).</p> <p>A part of the site is designated as Green Corridor. Part of the frontage of the building (facing Cranmer Road) is locally listed.</p> <p>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.</p> <p>The northeast portion of the site is within a Critical Drainage Area.</p> <p>Cranmer Primary School and grounds lies to the south east of the site.</p>
Issues	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.

Opportunities

Provide health and wellbeing functions for the local population.

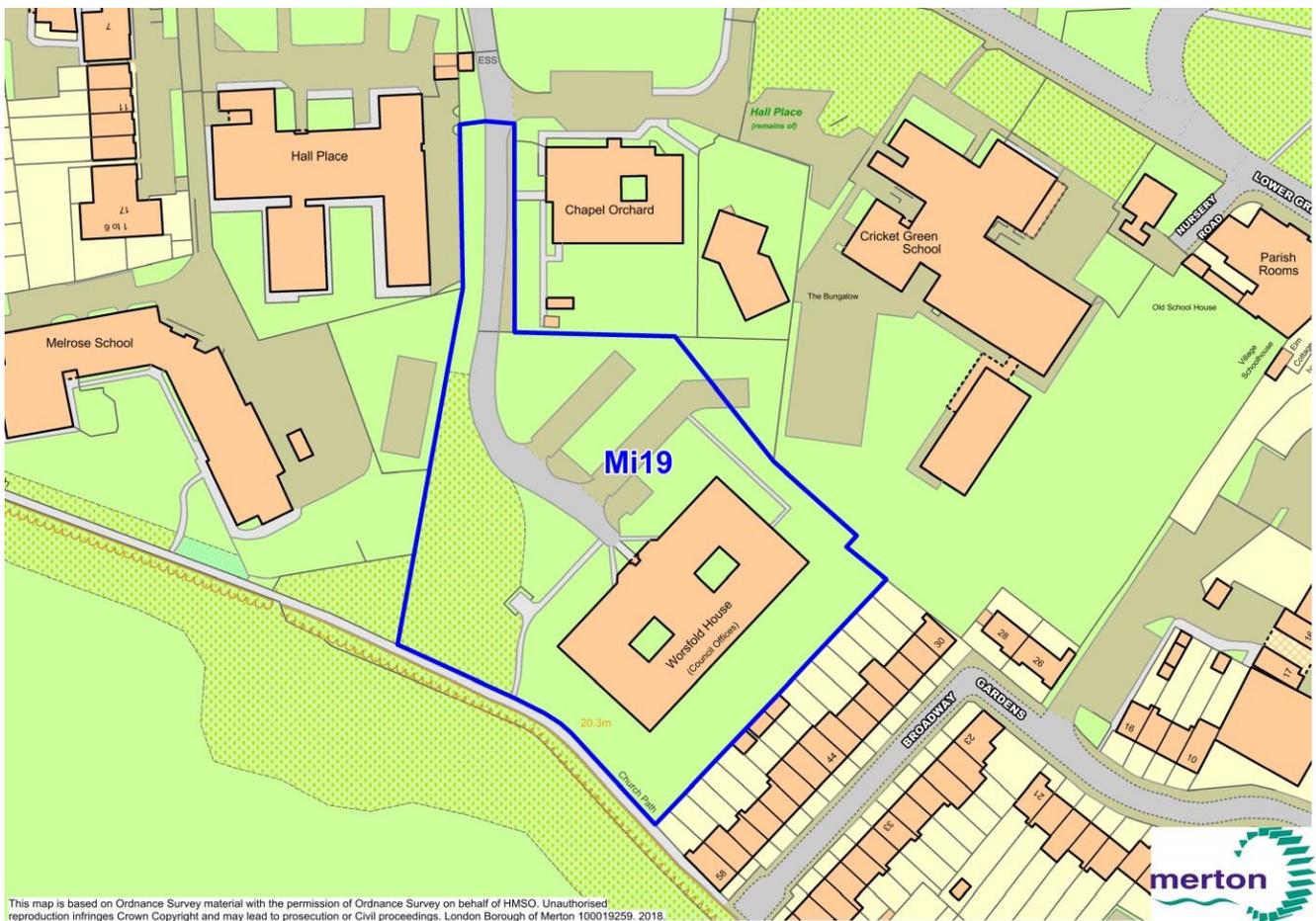
Retention of the positive features of the Locally Listed building.

Respecting the character of this part of the Conservation Area.

Site Mi19

Worsfold House

Church Road, Mitcham, CR4 3FA



Site id	Mi19
Site name	Worsfold House
Site address	Church Road, Mitcham, CR4 3FA
Ward	Cricket Green
Ownership	London Borough of Merton
Site area	0.81 hectares
Site description	<p>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.</p> <p>The surrounding area is characterised by large low-rise buildings with generous spaces between them and many large trees and shrubs.</p> <p>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).</p> <p>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.</p>
Current use	Wandle Valley Resource Centre – office
Consultee's suggested use	<p>Residential - suggested by Bioregional (the site is already allocated in Merton's Sites and Policies Plan 2014)</p> <p>Residential, office, community and public open space – suggested by Mitcham Cricket Green Community and Heritage</p>
Council's proposed site allocation	A suitable mix of school (D1 Use Class) and/or residential (C3 Use Class)
Strategic planning factors	<p>The site is within the Mitcham Cricket Green conservation area and within an archaeological priority zone.</p> <p>The site has a moderate level of access to public transport (PTAL 3).</p> <p>The London Road playing fields to the southwest of the site are designated as Metropolitan Open Land, open space, a site of (borough) importance for nature conservation (grade II), a green chain and the</p>

	<p>footpath (Church Path) along the south-western boundary needs to be preserved.</p> <p>Portions of the site are within a critical drainage area</p>
Issues	<p>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. Development proposals will have to be sensitively designed to respect the amenity of the adjacent properties and respect the character of this part of the conservation area.</p> <p>Maintaining a functional green corridor that will allow for species migration.</p> <p>Investigating the potential impact of any proposed development on archaeological heritage.</p>
Opportunities	<p>Opportunity to provide new homes in a landscaped, historic setting</p>

