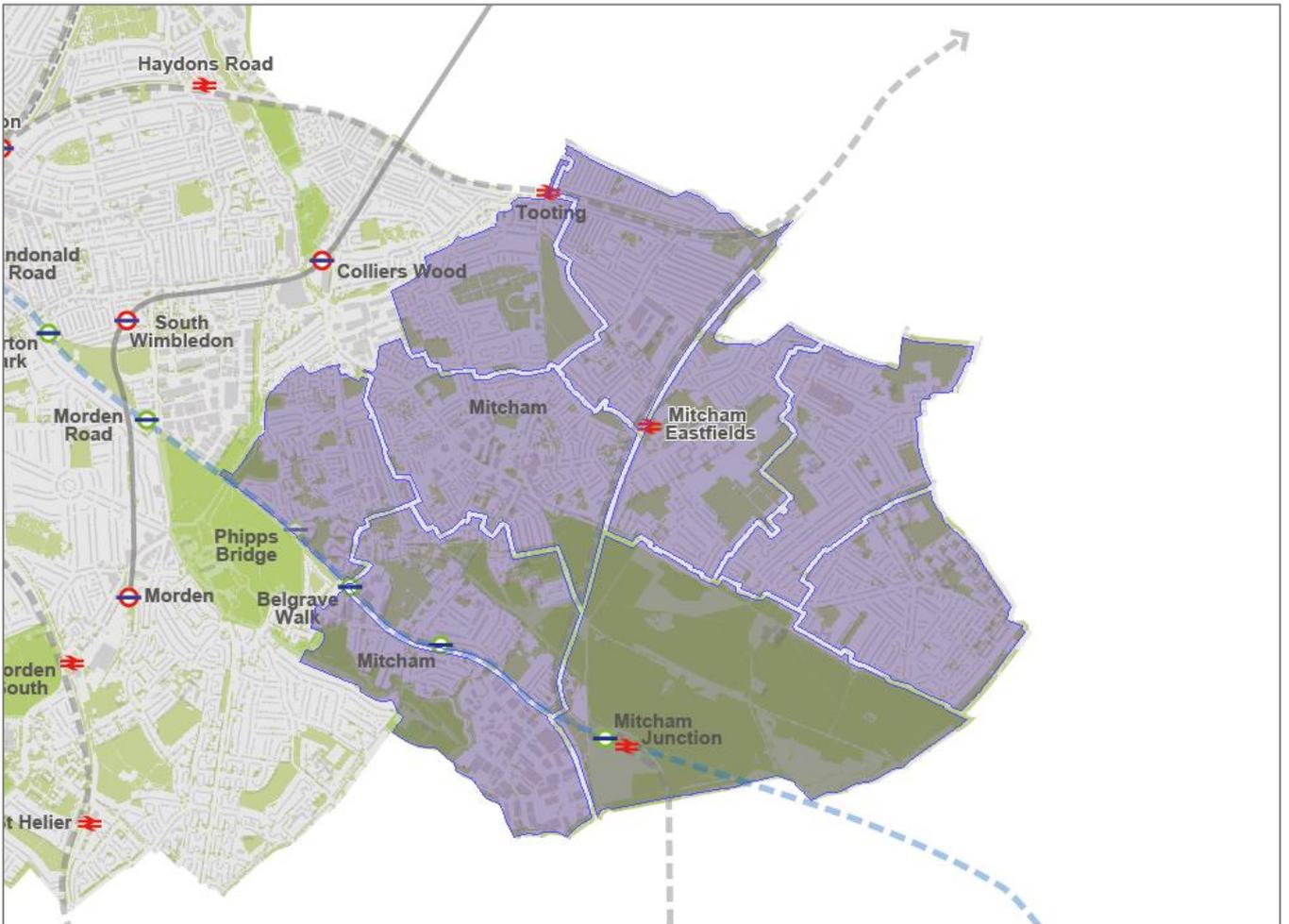
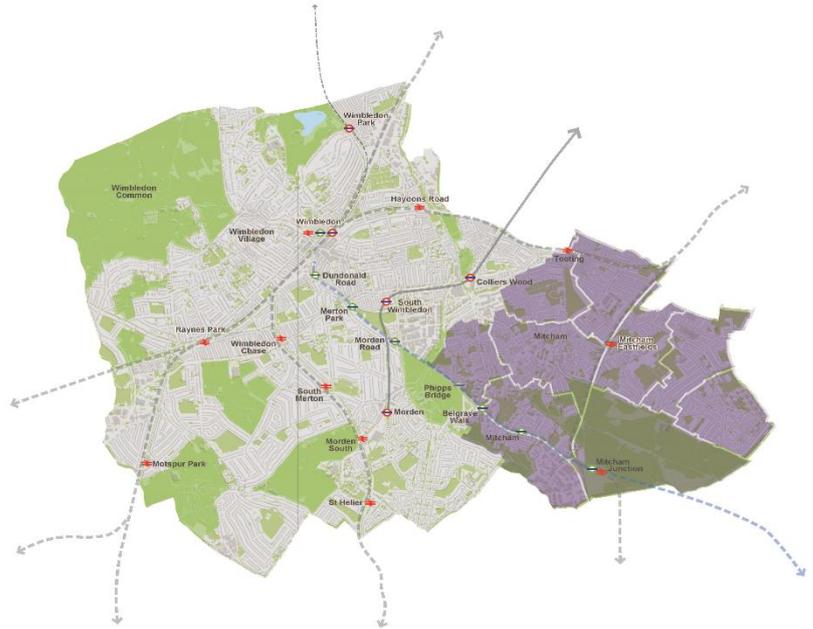




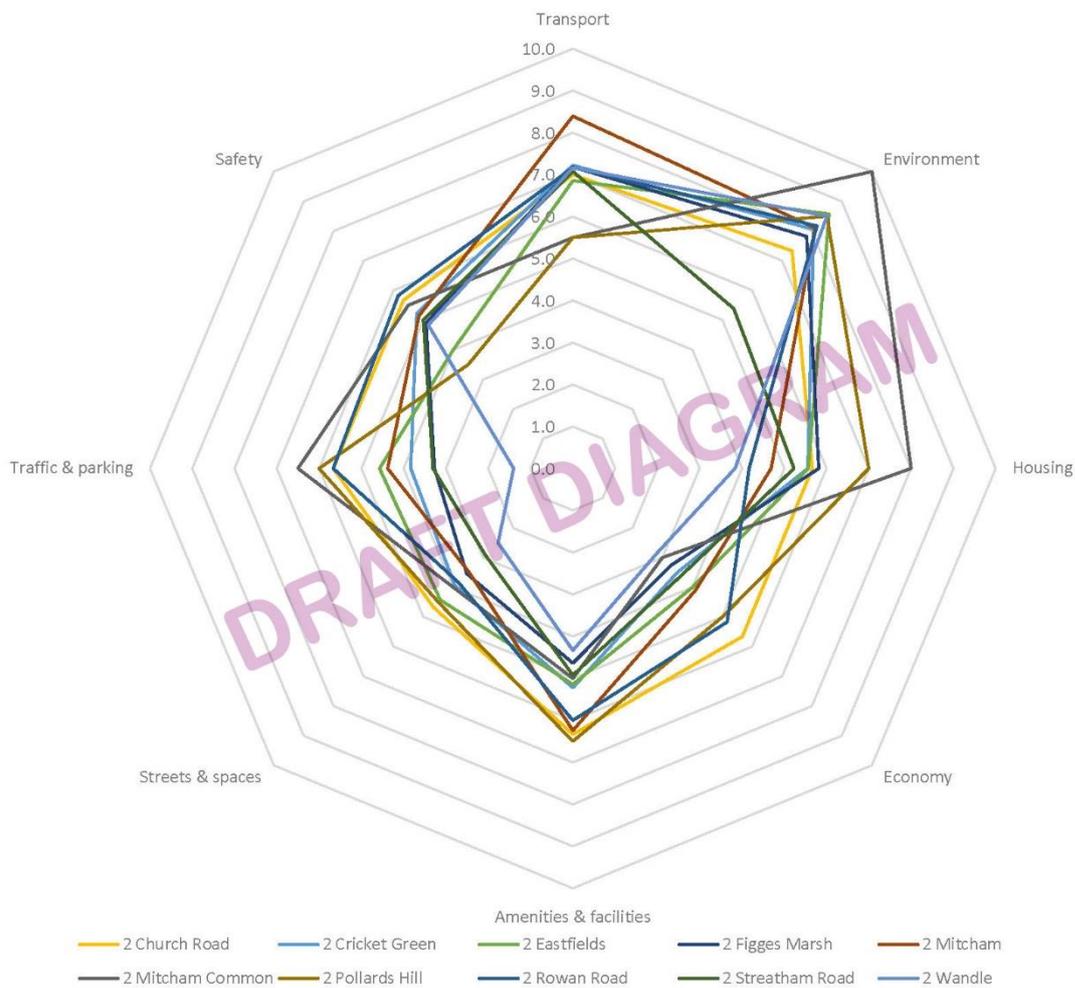
## 05. MITCHAM



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## PLACE PROFILE: MITCHAM

As part of the Borough’s ongoing Character Study, 415 Merton residents took part in an online public survey, of which 98 people lived in Mitcham. The diagram below highlights how people felt about their neighbourhood based on a series of questions asked. (This work is also being used to inform the Borough Character Study (due to be published at the end of the year)).



Results from residents of Mitcham rating their neighbourhood

## KEY OBJECTIVES: MITCHAM

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



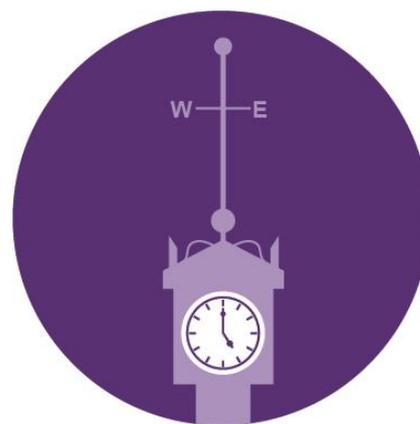
### **A stronger Mitcham town centre**

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



### **Supporting community**

Mitcham comprises of many local parades and open spaces that serve the whole community.



### **Celebrating heritage**

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

## CHARACTER: MITCHAM

These photos illustrate the diverse character found across Mitcham.





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## **MITCHAM: 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.
- l.** Enhancing the connections between Mitcham and surrounding neighbourhoods such as Colliers Wood, Morden and Tooting by improving the public realm and boosting opportunities to walk and cycle through the streets and open spaces around Church Road, Phipps Bridge and Figges Marsh.
- m.** Making more of underused spaces and places around Mitcham, encouraging investment to improve public access and support greater and more diverse usage, particularly for leisure and recreation.

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## JUSTIFICATION

- 1.2.1.** 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.
- 1.2.2.** 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.
- 1.2.3.** 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.
- 1.2.4.** 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.
- 1.2.5.** 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.

- 
- 1.2.6.** 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.
- 1.2.7.** 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.
- 1.2.8.** 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.
- 1.2.9.** 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.
- 1.2.10.** 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.

**1.2.11.** 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.

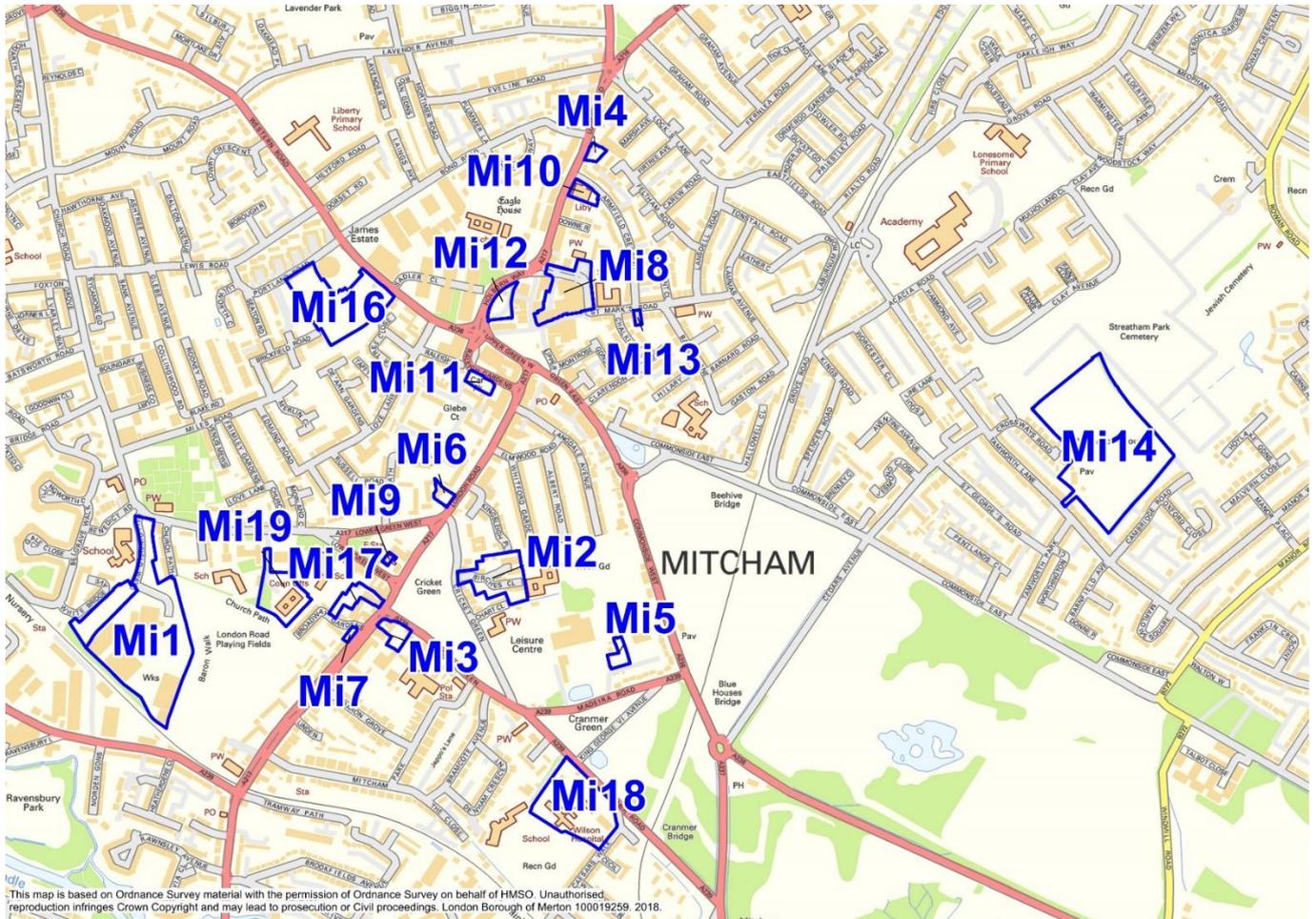
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## Surrounding neighbourhoods

- 1.2.12.** 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.
- 1.2.13.** Mitcham Cricket Green is an attractive neighbourhood with a wealth of historic assets surrounding Cricket Green, the oldest continuously played cricket pitch in the country. Both historically and today the area has contained a significant 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.
- 1.2.14.** 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.
- 1.2.15.** Homes and businesses at Church Road and Phipps Bridge lie between the town centres of Mitcham, Colliers Wood and Morden. Local roads can be congested and there is potential to improve the look and feel of these areas and at the same time improve the experience for walkers and cyclists. Whereever possible developments should support public realm improvements. Large development sites should be permeable to help improve public access for walking and cycling, helping to link the green spaces along the Wandle Trail, between Morden Hall Park, Ravensbury Park, London Road Playing Fields, Cricket Green, The Canons, Mitcham Common through to Rowan Park and Pollards Hill. This will help make it easier for people to get around, whether for work, leisure, or recreation, will have associated wellbeing benefits. Additional footfall could help support local businesses.

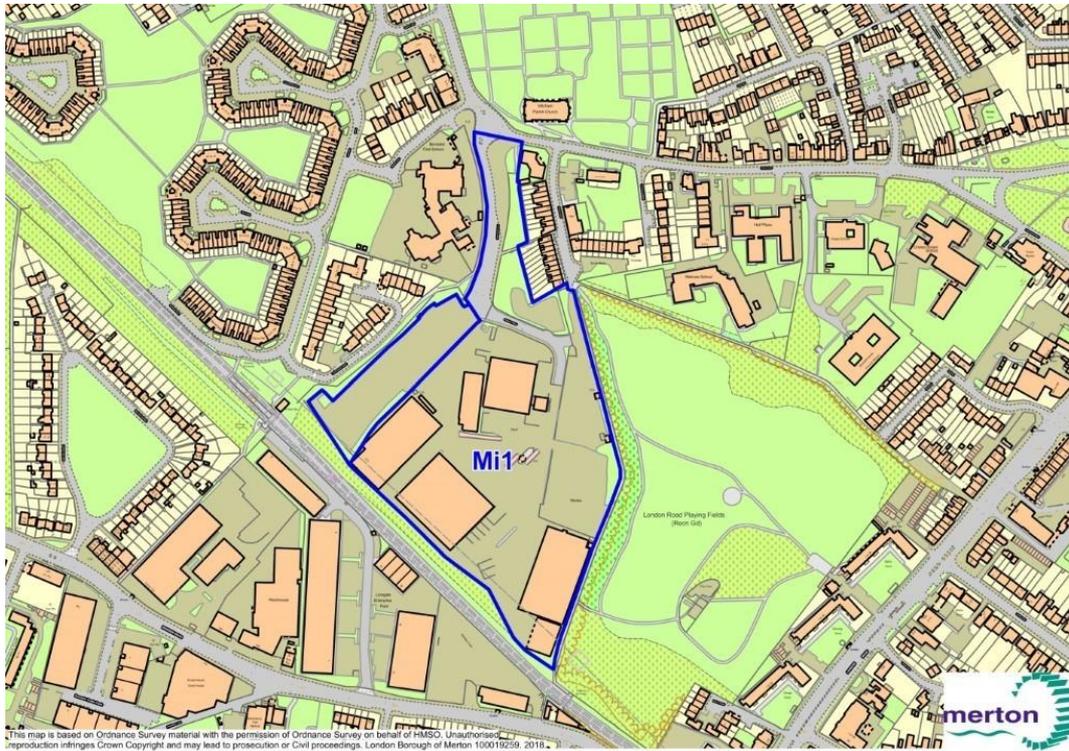
**1.2.16.** Like Wimbledon, Mitcham also has a rich sporting environment and recreational opportunities although these are unfortunately less well known, the Canons Running Track, Mitcham Cricket Club, Tooting and Mitcham Hub, the Merton Mile and green gym at Figges Marsh and the grassroots football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

## SITE ALLOCATIONS

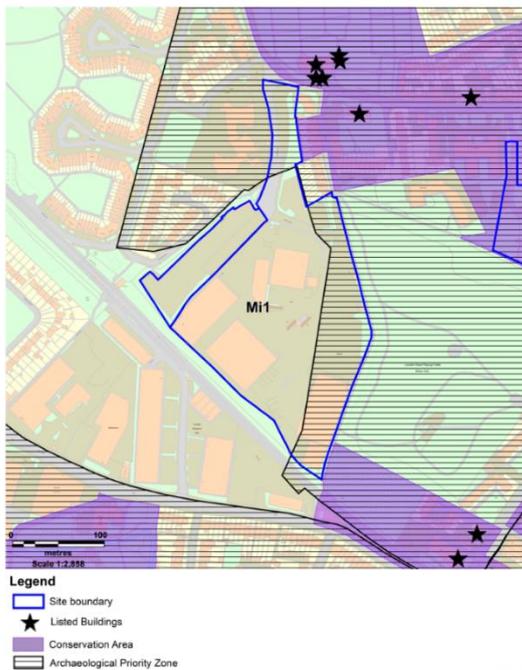


## SITE Mi1

BENEDICT WHARF, HALLOWFIELD WAY, MITCHAM, CR4 3BT.



Mi1 - Benedict Wharf



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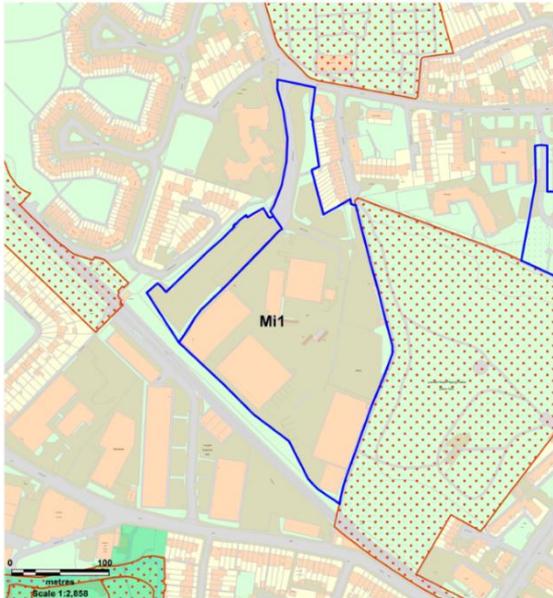
Mi1 - Benedict Wharf



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Mi1 - Benedict Wharf



- Legend**
- Site boundary
  - Metropolitan Open Land
  - SINCs

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Mi1 - Benedict Wharf

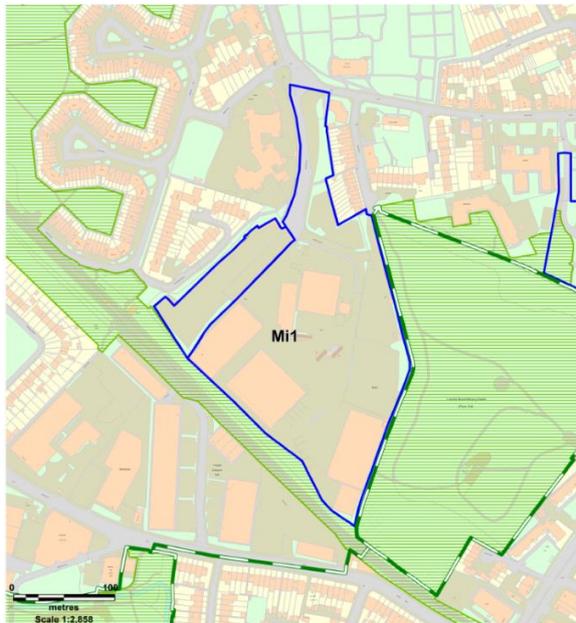


- Legend**
- Site boundary
  - Wandie Valley Regional Park
  - Wandie Valley Regional Park 400m Buffer

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Mi1 - Benedict Wharf

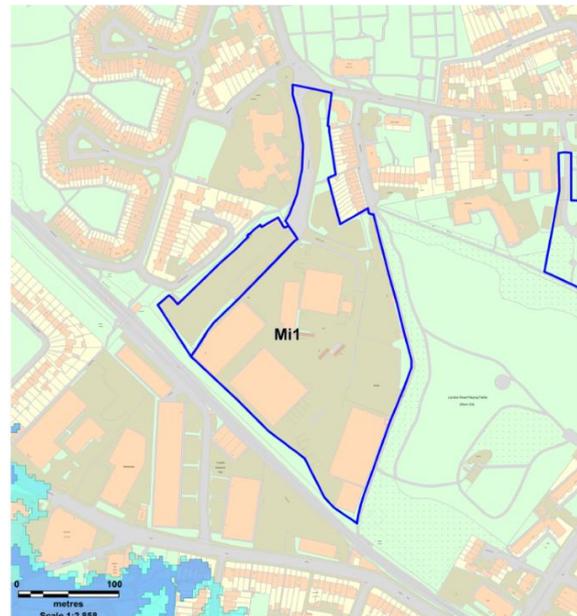


- Legend**
- Site boundary
  - Green Corridors
  - Green Chains

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Mi1 - Benedict Wharf



- Legend**
- Site boundary
  - Flood Zone 2
  - Flood Zone 3

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<p><b>Ward:</b> Cricket Green</p>
<p><b>Site description:</b> Most of the site is used for waste management purposes by the owner occupier Suez. A small part of the site (rectangle in the north western corner) is owned by Cappagh and is used as the car pound for Wandsworth and Lambeth traffic enforcement.</p> <p>The single operational site entrance is from the north down a short wide single access road, Hollowfield 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 Hollowfield Way and Church Road. There is also a secondary road access down Church Path, a narrow residential street lined with historic two-storey cottages, but this is currently closed off by Suez while the site is in waste management use.</p> <p>To the north of the site, beyond Cappagh's car pound boundary, lies White Bridge Avenue, a residential road and Benedict Primary School. Morden Hall Park, a historic park owned by the National Trust, lies circa 200m to the north east of the site boundary. To the west of the site boundary lies Barons Walk, a fenced off path and beyond lies London Road playing fields.</p> <p>The Wimbledon-Croydon tramline lies adjacent to the south western boundary of the site. Belgrave Walk tram stop is within 5 minutes' walk (300m) of the site's north east corner with services between Wimbledon and Croydon; At the other side of the tramline are large industrial sheds.</p> <p>Large electricity pylons lie just beyond the site boundary, with electricity wires running circa 30 metres above ground parallel with the tram tracks.</p>
<p><b>Site area:</b> 4.4 hectares (main Suez owned site 3.8ha; rectangular Cappagh site 0.6 hectares)</p>
<p><b>Existing uses:</b> Waste facility with planning permission for expansion (majority of site); car pound for Wandsworth and Lambeth councils (rectangular northern portion of site)</p>
<p><b>Site allocation:</b> 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.</p> <p>The Council will only support reallocation where the waste management capacity and function are moved within the South London Waste Plan area.</p> <p>Development of the site is an opportunity to provide much needed new homes and other compatible uses in a largely residential setting with surrounding infrastructure and minimise HGV and other heavy traffic and attributed to the waste management use of the site and minimise the associated road-based noise and air pollution.</p>
<p><b>Site deliverability:</b> Suez Ltd for majority of site; Cappagh for rectangle to north west. To the north of the site is a strip of land owned by the London Borough of Merton. Delivery 5- 10 years.</p>
<p><b>Further information:</b> The site is safeguarded as an existing waste management site in Schedule 1 of the adopted (2012) <a href="#">South London Waste Plan</a>, unless replacement compensatory provision is provided.</p> <p>Suez has acquired a site in Sutton, a South London Waste Plan partner borough, and has secured planning permission for a replacement waste management facility that will exceed the required replacement compensatory provision.</p> <p>The <a href="#">draft South London Waste Plan</a> 2021-2036, which was had two rounds of public consultation (Oct-Dec 2019 and Sep-Oct 2020) and will shortly be submitted to the Secretary of State for an Examination in Public, does not propose the safeguarding of the Benedict Wharf site for waste management purposes.</p>

On 18 June 2020, Merton's Planning Applications Committee resolved to refuse outline planning permission ([19/P2383](#)) for the development of 850 dwellings and 750sqm of commercial floor space on the site. On 3 August 2020 the Mayor of London decided to take over the application for determination.

#### **Design and accessibility guidance:**

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

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

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

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

The site must provide sustainable drainage measures throughout the development.

#### **Neighbourhood and heritage considerations**

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

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

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

Development proposals must be sensitive to the following:

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

#### **Improving walking, cycling and access:**

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

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

**Consideration to transport infrastructure:**

Consideration of the existing tramline on the western boundary of the site and mitigation of any safety and security impacts. Consideration of the existing tramline on the western boundary of the site and mitigation of any safety and security impacts. 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 location
Impacts Listed Buildings or undesignated heritage assets	<p>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.</p> <p>Locally listed cottages along the two-storey historic Church Path abutting the site to the north.</p> <p>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.</p>
Impacts a Conservation Area	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*
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources	Site is susceptible to surface flooding.
Is in a town centre	No
Is in an Opportunity Area	No
Impacts a designated open space	The site is within the Wandle Valley Regional Park and is adjacent to London Road Playing Fields, designated as open space.
Impacts on ecology designations	<p>London Road Playing Fields running along the entire eastern side of the site, is designated as a Site of Importance for Nature Conservation and as a green corridor for wildlife protection.</p> <p>Nearby Morden Hall Park is designated as Metropolitan Open Land, a Site for Importance for Nature Conservation, as green corridor.</p>
Public Transport Accessibility Level (PTAL)	PTAL 3, moderate access to public transport.

## SITE Mi2

BIRCHES CLOSE, MITCHAM, CR4 4LQ MITCHAM, CR4 4LA.



Mi2 - Birches Close



- Legend**
- Site boundary
  - ★ Listed Buildings
  - Conservation Area
  - Archaeological Priority Zone

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Mi2 - Birches Close



- Legend**
- Site boundary
  - Metropolitan Open Land

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Mi2 - Birches Close



- Legend**
- Site boundary
  - Green Corridors
  - Green Chains

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<b>Ward:</b> Cricket Green
<b>Site description:</b> The site, which takes access from Cricket Green, consists of various single and two-storey buildings accommodating specialist NHS clinics and supported accommodation units. To the north, on the opposite side of the Cold Blows footpath is a three-storey former office since converted into flats and three-storey blocks of flats. To the east of the site is a single storey nursing home and to the south is a bowling green, the Methodist Church and a row of two-storey terrace houses. To the west is a row of two and three-storey detached and semi-detached houses.
<b>Site area:</b> 0.97ha
<b>Existing uses:</b> Healthcare
<b>Site allocation:</b> Residential, following the completion and opening of a primary healthcare facility that will be provided at the Wilson Hospital site as part of the health and wellbeing campus. 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. Site allocated in Merton's Sites and Policies Plan 2014 as Site Proposal 21.
<b>Site deliverability:</b> NHS ownership. Delivery: 5-10 years
<p><b>Design and accessibility guidance:</b></p> <p>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 healthcare facility must be progressed before redevelopment can progress on the Birches site.</p> <p>Opportunities arising from the site size and location for exemplary urban design either delivering either healthcare or sustainable homes, complimenting the heritage assets and historic character of the area, while protecting the residential amenity or the adjacent properties.</p> <p>Development proposals must improve walking and cycling links to, from and around the site. Access to the nearby green spaces and heritage assets should be promoted through a development proposal.</p> <p>Investigating the potential impact of any proposed development on archaeological heritage .</p> <p>Development proposals must improve the connectivity of the site - ensuring the layout of buildings and spaces within the site provides accessibility to London Road and the town centre and The Canons House and its grounds.</p> <p>It is imperative that the footpath (Cold Blows) along the northern boundary is preserved, as part of any development proposal.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.</p>

The site location	
Impacts Listed Buildings or undesignated heritage assets	Yes, 'The White House,' Cricket Green, and 'Chestnut Cottage', Cricket Green, both Grade II listed buildings, are to be preserved.  The Birches (a.k.a. 'Birches House') is a Locally Listed building.
Impacts a Conservation Area	Yes
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument	No
Impact from flooding from all sources	Portions of the north, east and west of the site are within a Critical Drainage Area.
Is in a town centre	No
Is in an Opportunity Area	No
Impacts a designated open space	Yes. The site is within the Wandle Valley Regional Park 400m buffer. Opposite the site is Metropolitan Open Land and Mitcham Cricket Green Open Space which also forms part of the Wandle Valley Regional Park.
Impacts on ecology designation	Yes. Mitcham Cricket Green is a Green Corridor.
Public Transport Accessibility Level (PTAL)	PTAL 4, good access to public transport.

## SITE Mi3

BURN BULLOCK AND MITCHAM CRICKET PAVILION 315 LONDON ROAD, MITCHAM, CR4 4LA.



<p><b>Ward:</b> Cricket Green</p>
<p><b>Site description:</b> The site is occupied by two distinct uses. On the junction of London Road and Cricket Green sits the two storey Burn Bullock public house (currently closed) with associated car park. On the part of the site that faces Cricket Green is a two-storey red brick and wood building, currently in use as a Cricket Pavilion serving the cricket club on Cricket Green.</p> <p>The site faces the open space at Mitcham Cricket Green to the northeast. The adjacent property to the Burn Bullock fronting London Road to the west is the three storey Jobcentre Plus. Next to the Cricket Pavilion on Cricket Green is a two-storey dwelling house.</p> <p>The cricket pavilion built around 1920 and the associated land and building is the only dedicated facility supporting the playing of cricket on Mitcham Cricket Green.</p> <p>Mitcham Cricket Green is recognised as one of the oldest cricket grounds in the world where cricket has been consistently played since at least 1685.</p>
<p><b>Site area:</b> 0.24ha</p>
<p><b>Existing uses:</b> Public house (currently closed) car park, cricket pavilion.</p>
<p><b>Site allocation:</b> 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 cricket pavilion and associated shed in perpetuity as a cricket pavilion serving Mitcham Cricket Green.</p> <p>Use of the Burn Bullock building as non-residential uses with public access on the ground floor which could include: business, service or community uses. Residential development may be acceptable on upper floors as enabling development.</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><b>Site deliverability:</b> Site allocation suggested by Mitcham Cricket Green Community and Heritage. Delivery: 5-10 years.</p>
<p><b>Design and accessibility guidance:</b></p> <p>The cricket pavilion is registered as an Asset of Community Value.</p> <p>The council is looking to secure the long-term future community ownership and management of the land and buildings associated with Mitcham Cricket Pavilion to help the continuation of cricket being played on the Green. This would be helped by enabling development on the former car park within the site.</p> <p>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.</p> <p>Development of the site is an opportunity for enabling development to support restoration of Burn Bullock Opportunity to bring an underused site at the Burn Bullock back into use.</p> <p>Opportunity to secure long term community ownership and management of the land and buildings associated with Mitcham Cricket Pavilion and restoration of the Burn Bullock supported by enabling development.</p>

Development proposals will be required to secure the restoration of the listed Burn Bullock public house and its removal from the “Heritage at Risk” register.

Development appropriate to the residential setting that supports public access to the ground floor of the Grade II listed Burn Bullock would be supported.

Development on the car park to the rear of the site to enable community ownership and management of Mitcham Cricket Pavilion associated land and buildings. Use of the cricket pavilion and associated shed in perpetuity as a cricket pavilion serving Mitcham Cricket Green.

Development proposals must be delicately designed to conserve and enhance the significance of the heritage assets and the views from Metropolitan Open Land.

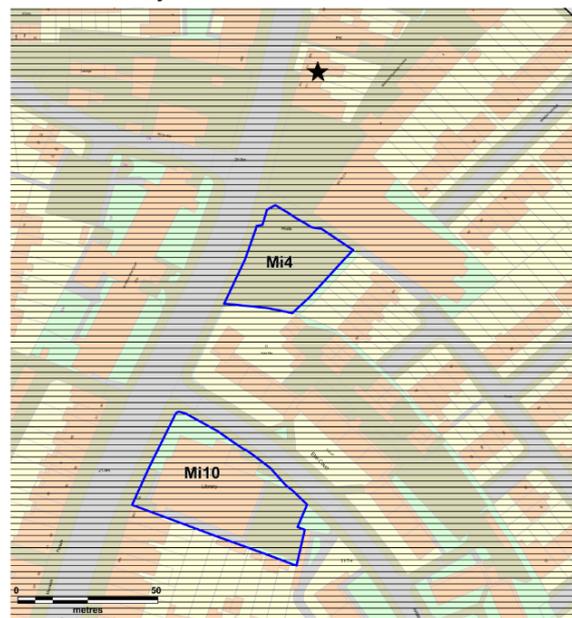
The site location	
Impacts Listed Buildings or undesignated heritage assets	<p>Burn Bullock Public House is a Grade II listed building and is on the national “Heritage at Risk” list.</p> <p>The cricket pavilion is locally listed.</p> <p>Other historic assets in the vicinity of the site include the White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

## SITE Mi4

ELM NURSERY CAR PARK 210 LONDON ROAD, MITCHAM, CR4 3TA



Mi4 - Elm Nursery Car Park



- Legend**
- Site boundary
  - Listed Buildings
  - Archaeological Priority Zone

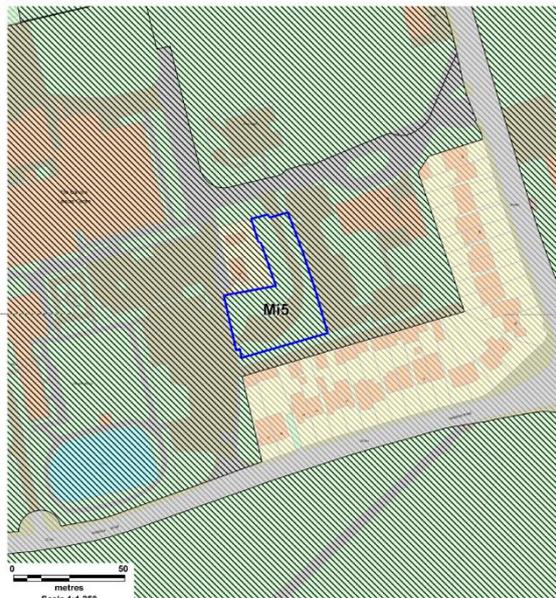
<b>Ward:</b> Figges Marsh	
<b>Site description:</b> This site is a publicly accessible surface car park. Adjacent the northern boundary is a single storey commercial unit; a public access footpath lies between the commercial unit and the car park. Adjacent the southern boundary are flats ranging from three to five storeys, to the west (on the opposite side of London Road) are four storey flats and to the east are two storey terraced houses. The site is not within the Mitcham town centre boundary. The site is accessed from London Road with pedestrian access also to Feltham Road.	
<b>Site area:</b> 0.1ha	
<b>Existing uses:</b> Carpark	
<b>Site allocation:</b> Residential	
<b>Site deliverability:</b> Council owned site. Delivery:	
<b>Design and accessibility guidance:</b>	
<p>On 16<sup>th</sup> July 2020 planning permission (19/P4047) was granted for residential development on this site subject to the completion of any enabling agreement and conditions.</p> <p>Development of the site is an opportunity to deliver new homes in an accessible setting.</p> <p>Development proposals must mitigate potential parking, traffic and road safety impact on neighbouring streets and local amenity.</p> <p>Protect the residential amenity of those properties adjacent to or in the vicinity of the site.</p> <p>Opportunities to provided connections to the streets lying to the east of the site.</p>	
The site location	
Impacts Listed Buildings or undesignated heritage assets	No
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	No
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources	Yes, Area is susceptible to surface water flooding
Is in a town centre	No
Is in an Opportunity Area	No
Impacts a designated open space	No
Impact on ecology designation	No
Public Transport Accessibility Level (PTAL)	PTAL 4, good access to public transport.

## SITE Mi5

### LAND AT CANONS MADEIRA ROAD, MITCHAM, CR4 4HD



Mi5 - Land at Canons



- Legend**
- Site boundary
  - Wandie Valley Regional Park
  - Wandie Valley Regional Park 400m Buffer

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Mi5 - Land at Canons



- Legend**
- Site boundary
  - Green Corridors
  - Green Chains

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<b>Ward:</b> Cricket Green	
<b>Site description:</b> The site is vacant, vegetated land surrounding a residential dwelling set back circa 50 metres from the public highway and not visible from it. A high wall surrounds much of the site to the west, with boundary fencing on all other sides.  To the west of the site is the car park associated with Canons Leisure Centre, Canons House and its grounds. To the northwest of the site is Canons Leisure Centre. Canons Recreation Ground, including a children’s playground is visible to the northern boundary of the site. To the east of the site is a restaurant behind residential properties, which front Commonsides West. Beyond that is Mitcham Common.  The rear gardens of semi-detached properties fronting Madeira Road bound the site to the south.	
<b>Site area:</b> 0.16ha	
<b>Existing uses:</b> Vacant	
<b>Site allocation:</b> Residential	
<b>Site deliverability:</b> Council owed site. Delivery 0-5 years.	
<b>Design and accessibility guidance:</b>  On 16th July 2020 planning permission (19/P4050) was granted for residential development on this site subject to the completion of any enabling agreement and conditions.  Development proposals need to be sympathetic to the historic setting, particularly of Canons House and the views from the nearby Metropolitan Open Land.  Development proposals must protect the amenity of adjacent residential occupiers.  Access to the site is limited to the existing access from the north of the site via Commonsides West and in front of Park Place.	
<b>The site location</b>	
Impacts Listed Buildings or undesignated heritage assets	Yes, historic assets within the surrounding area include the Grade II* listed Canons House and the Grade II listed Dovecote
Impacts a Conservation Area	Yes
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources	No
Is in a town centre	No
Is in an Opportunity Area	No
Impacts a designated open space	Yes, Canon Recreation Ground and the site is within Wandle Valley Regional Park.
Impacts on ecology designation	Metropolitan Open Land, Site of Importance for Nature Conservation and several Green Corridors close to the site.
Public Transport Accessibility Level (PTAL)	PTAL 2, poor access to public transport.

## SITE Mi6

326 and 328 London Road, Mitcham



Mi6 - 326 and 328 London Road, Mitcham



- Legend**
- Site boundary
  - Wandile Valley Regional Park
  - Wandile Valley Regional Park 400m Buffer

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Mi6 - 326 and 328 London Road, Mitcham



- Legend**
- Site boundary
  - Green Corridors
  - Green Chains

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Mi6 - 326 and 328 London Road, Mitcham



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Mi6 - 326 and 328 London Road, Mitcham



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Mi6 - 326 and 328 London Road, Mitcham



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<b>Ward:</b> Cricket Green	
<b>Site description:</b> At 326 London Road is a three-storey double fronted Victorian building with parking spaces in front and a garden to the rear. The neighbouring 328 London Road is a single storey, pitch roofed, office building with parking spaces in front. Both buildings are set back from the road and have significant natural barriers from large trees on the London Road boundary. The area is characterised by mansion blocks of apartments such as Glebe Court. The site is currently in use as Mitcham Citizens Advice Bureau and community meeting space.	
<b>Site area:</b> 0.13ha.	
<b>Existing uses:</b> Offices (Mitcham Citizens Advice Bureau (CAB)) and community meeting space	
<b>Site allocation:</b> Residential if, the office and community functions are provided elsewhere locally. Residential use would be dependent on the office and community use being re-provided locally.	
<b>Site deliverability:</b> Council owned site: Delivery	
<p><b>Design and accessibility guidance:</b>                  Site provides an opportunity to provide new homes sensitive to the local heritage assets.</p> <p>Development proposals must enhance the frontage on London Road, respecting the character of this part of the conservation area and the setting of the listed buildings. Protecting the residential amenity of the adjacent properties</p>	
The site location	
Impacts Listed Buildings or undesignated heritage assets	Yes. Grade II Elm Lodge and structures, Grade II milestone.
Impacts a Conservation Area	Yes.
Impacts an Archaeological Priority Area	Yes. Mitcham Village Archaeological Priority Zone (APZ)
Impacts a Scheduled Ancient Monument	No.
Impacts on flooding from all sources	No.
Is in a town centre	No.
Is in an Opportunity Area	No.
Impacts a designated open space	Site adjacent to open space
Impacts on ecology designation	Site of Interest for Nature Conservation (SINC) and green corridors.
Public Transport Accessibility Level (PTAL)	PTAL 3, moderate access to public transport, however 5 – 8 minutes walk to the town centre.

## SITE Mi7

326 AND 328 LONDON ROAD MITCHAM, , MITCHAM, CR4 3ND



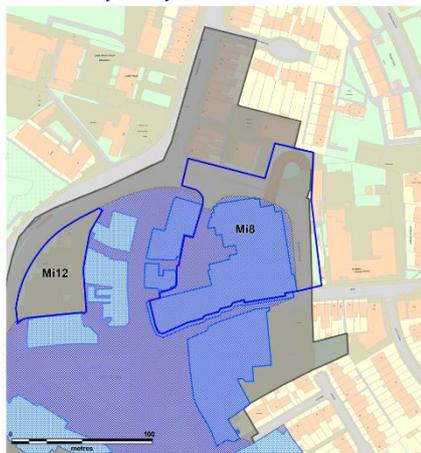
<p><b>Site description:</b> 326 London Road is a three-storey double fronted Victorian building with parking spaces in front and a garden to the rear.</p> <p>The neighbouring 328 London Road is a single storey, pitch roofed, office building with parking spaces in front. Both buildings are set back from the road and have significant natural barriers from large trees on the London Road boundary. The area is characterised by mansion blocks of apartments such as Glebe Court.</p>	
<p><b>Site area:</b> 0.13ha</p>	
<p><b>Existing uses:</b> Offices (Mitcham Citizens Advice Bureau (CAB) and community meeting space</p>	
<p><b>Site allocation:</b> Residential if the office and community functions are provided elsewhere locally.</p>	
<p><b>Site deliverability:</b> 10-15 years</p>	
<p><b>Design and accessibility guidance:</b> To provide new homes sensitive to the heritage assets and historic setting and character.</p> <p>Development proposal will need to enhance the frontage on London Road, while enhancing the character of this part of the conservation area and the setting of the listed buildings.</p> <p>Development proposal will need to protect the residential amenity of the adjacent properties.</p>	
The site location	
Impacts Listed Buildings or undesignated heritage assets	Adjacent to designated open space, setting of listed building (Grade II Elm Lodge) and structures (Grade II milestone)
Impacts a Conservation Area	Yes, the Mitcham Cricket Green Conservation Area
Impacts an Archaeological Priority Area	Yes, Mitcham Village Archaeological Priority Zone (APZ)  The site is in an archaeological priority area and within the Wandle Valley Regional Park boundary.
Impacts a Scheduled Ancient Monument	No
In a Flood Zone	No
Is in a town centre	No
Is in a Opportunity Area	No
Impacts a designated open space	No
Impacts ecological designation	No
Public Transport Accessibility Level (PTAL)	PTAL 3 moderate access to public transport however, within 5 minutes' walk of Mitcham town centre.

## SITE Mi8

MAJESTIC WAY, 1 TO 12 MITCHAM, CR4 2JS.



Mi8 - 1 to 12 Majestic Way

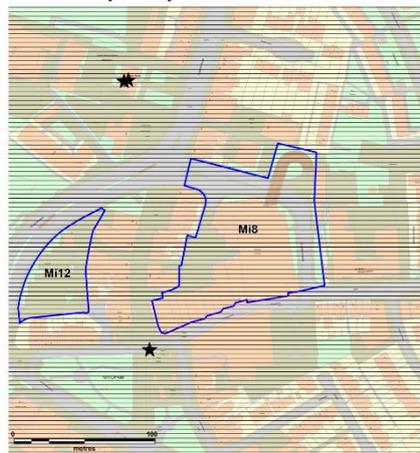


- Legend**
- Site boundary
  - Town Centre
  - Core Shopping Frontage
  - Primary Shopping Areas
  - Secondary Shopping Frontage

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Mi8 - 1 to 12 Majestic Way



- Legend**
- Site boundary
  - Listed Buildings
  - Archaeological Priority Zone

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Mi8 - 1 to 12 Majestic Way



- Legend**
- Site boundary
  - Open Space
  - Wandley Valley Regional Park 400m Buffer

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<p><b>Ward:</b> Figges Marsh</p>
<p><b>Site description:</b> 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.</p> <p>These units include Poundland, Lloyds bank, Scope and the largest of these is Morrison's supermarket.</p> <p>A multi-storey car park accessed from St Mark's Road is leased to Merton Council. A part of the site currently used as the ramp for access to the multi storey car park lies to the north of St Mark's Road.</p> <p>The site has road frontage on three sides but currently only active shop frontage on Majestic Way aside from Unit 1 which has dual aspect frontage onto Majestic Way and London Road bus lane.</p> <p>The site is 8 - 10-minute walk to Mitcham Eastfields station and trains to London Victoria and Blackfriars, Sutton and Epsom.</p> <p>The landowner says that the existing retail accommodation is let on short leases. The multi storey car park is let to Merton Council. During construction, a significant and prominent element of commercial floorspace at the heart of Mitcham town centre would not be available.</p>
<p><b>Site area:</b> 1ha</p>
<p><b>Existing uses:</b> Mixed uses: residential, retail, office community and car park.</p>
<p><b>Site allocation:</b> Mixed use: retail, businesses, food and drink and community services (health centres, crèches, day nurseries, day centre on the ground floors, residential on upper floors.</p>
<p><b>Site deliverability:</b> UK institutional investor working with a developer. Delivery: 5-10 years.</p>
<p><b>Design and accessibility guidance:</b></p> <p>The site provides an opportunity to modernise and revitalise the town centre by supplying new homes and increase business floorspace in an accessible area.</p> <p>Proposal must contribute to the increasing the footfall, the local economy and support the vitality and sustainability of Mitcham town centre.</p> <p>Mitigation measures are needed during the construction phase to minimise disruption to Mitcham Fair Green, London Road bus lane Mitcham market, St Mark's Road and nearby school and the surrounding businesses.</p> <p>Development proposals design and building must make an attractive and significant contribution to improving the look and feel of the whole town centre and Fair Green. In addition, be sensitive to Mitcham town centre landmark namely the clock tower.</p> <p>Development proposals must provide an active frontage along St Marks's Road, adding vitality and safety of the area.</p>

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

## SITE Mi9

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



Mi9 - Former Mitcham Fire Station



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Mi19 - Former Mitcham Fire Station



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Mi9 - Former Mitcham Fire Station



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<b>Ward:</b> Cricket Green	
<b>Site description:</b> This site is a 2-3 storey building (fire station) set in a group of buildings, including 3-4 storey Vestry Hall next to the rear of the site (north east) and the Cricketers pub site which is currently being redeveloped, next to the south east of the site. Next to the north west of the site is triangular open space known as Lower Green. The site fronts Lower Green Road. Cricket Green (recreational open space) lies to the south east of the group of buildings, across London Road from Vestry Hall and is close to a war memorial.	
<b>Site area:</b> 0.04ha	
<b>Existing uses:</b> Former fire station	
<b>Site allocation:</b> A mix of uses which could include any of the following: community uses (Clinics, health centres, crèches, day nurseries, day centre), other community uses such as a cinema, gallery, theatre; residential, restaurant/café, office, drinking establishment or non-food retail. (similar to allocation in Merton’s Sites and Policies Plan 2014)	
<b>Site deliverability:</b> 0-5 years	
<p><b>Design and accessibility guidance:</b>            Any redevelopment or change of use should keep the building and design should be sensitive to its form and function. Recognise physical and functional relationship with neighbouring Vestry Hall.</p> <p>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.</p> <p>Adjacent contra flow service road linking to fire station will need to be changed 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.</p>	
The site location	
Impacts Listed Buildings or undesignated heritage assets	Yes, Mitcham Parish Rooms, to the west of the site is a Grade II statutory listed building. The Burn Bullock public house across the junction to the south of the site is Grade II listed.
Impacts a Conservation Area	Yes.
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No.
Impacts flooding from all sources	Yes, area is susceptible to surface water flooding.
Is in a town centre	No.
Is in an Opportunity Area	No.
Impacts a designated open space	Yes.
Impacts on ecology designation	Yes, the triangular open space to the north east of the site is designated as Metropolitan Open Land, Green Corridor and Green Chain
Public Transport Accessibility Level (PTAL)	PTAL 4 good access to public transport.

## SITE Mi10

Mitcham Library, London Road, Mitcham, CR4 2YR



Mi10 - Mitcham Library



- Legend**
- Site boundary
  - Open Space
  - Wandie Valley Regional Park 400m Buffer

Mi10 - Mitcham Library



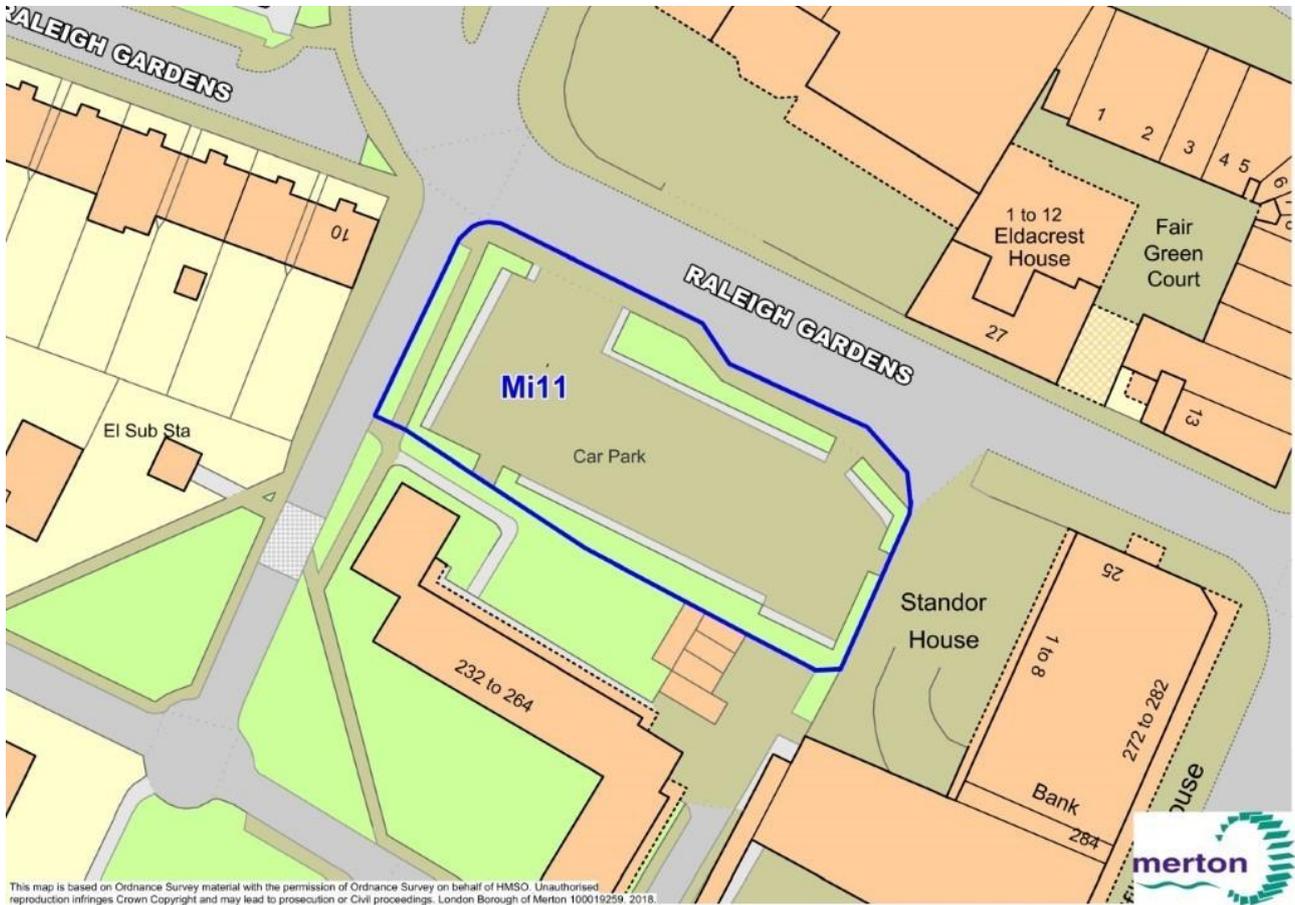
- Legend**
- Site boundary
  - Archaeological Priority Zone

<p><b>Ward:</b> Figges Marsh</p>
<p><b>Site description:</b> This site holds a two-storey library and community facility with a car park found to the east of the building. The site is surrounded by buildings ranging between two and five storeys in height that consist of blocks of flats and retail parades. The site fronts London Road.</p>
<p><b>Site area:</b> 0.18ha</p>
<p><b>Existing uses:</b> Library</p>
<p><b>Site allocation:</b> Library to be kept and improved (either on site or closer to Mitcham town centre). The rest of the site considered for a suitable mix or any of community uses, office or residential as per Merton's Sites and Policies Plan site 09 – suggested by the London Borough of Merton</p>
<p><b>Site deliverability:</b> Council owned site. Delivery: depended on relocating the library closer to the Mitcham town centre.</p>
<p><b>Design and accessibility guidance:</b> A library to be kept either on site or closer to Mitcham town centre. If residential elements are considered, these should be found on upper floors or set back from the frontage with London Road. Access to a library and the services it provides, for the local community is an important asset which helps to address, income, education and training inequalities.</p> <p>Development must increase the customer service area to increase Mitcham library facility and service, provide more adaptable and suitable modern space for the local community.</p> <p>Development proposals must respect the character of the locally listed building.</p> <p>Development proposals must mitigate potential parking, traffic and road safety impacts on neighbouring streets and local amenity.</p> <p>Investigation of the potential impact of any proposed development on archaeological heritage must be carried out.</p> <p>Development proposals must incorporate sustainable drainage measure within the design and layout.</p>

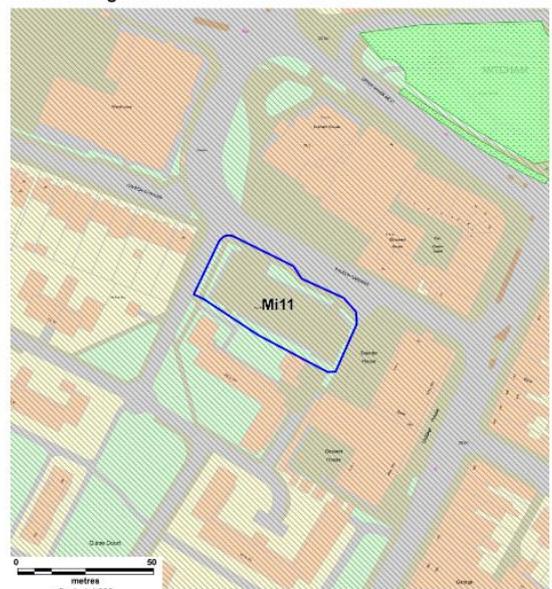
The site location	
Impacts Listed Buildings or undesignated heritage assets	Yes. The original pitched roof library building is locally listed but not the more modern flat roofed side and rear extensions
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled ancient Monument	No
Impacts on flooding from all sources	Area is susceptible to surface water flooding.
Is in a town centre	No. The site is 5-minute walk away to the town centre (boundary)
Is in an Opportunity Area	No
Impacts a designated open space	Figges Marsh open space is approx. 5 10 minutes walk from the library.
Impacts on ecology designation	No.
Public Transport Accessibility Level (PTAL).	PTAL 4 good access to public transport.

## Site Mi11

Raleigh Gardens car park, Raleigh Gardens, Mitcham, CR4 3NS



Mi11 - Raleigh Gardens Car Park



- Legend**
- Site boundary
  - Open Space
  - Wandle Valley Regional Park 400m Buffer

<b>Ward:</b> Figges Marsh
<p><b>Site description:</b> 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.</p> <p>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>
<b>Site area:</b> 0.11ha
<b>Existing uses:</b> Car park
<b>Site allocation:</b> Residential
<b>Deliverability:</b> Council owned site. Delivery
<p><b>Design and accessibility guidance:</b></p> <p>On 16th July 2020 planning permission (19/P4048) was granted for residential development on this site subject to the completion of any enabling agreement and conditions.</p> <p>Development proposals must supply new homes on an accessible brownfield site and provide active ground level and with front doors opening onto the street wherever possible.</p> <p>Development proposals must mitigate parking/servicing impacts on neighbouring streets.</p> <p>Development proposals must incorporate sustainable drainage measures.</p> <p>Development proposals should explore the potential to supply site access via adjacent side road.</p> <p>Frontage land may be sought to support the Council's aspiration to return Raleigh Gardens to two-way operation.</p> <p>Development will need to protect the residential amenity of adjoining properties to the rear.</p> <p>Development must respond positively to keeping established building lines on Raleigh Gardens.</p>

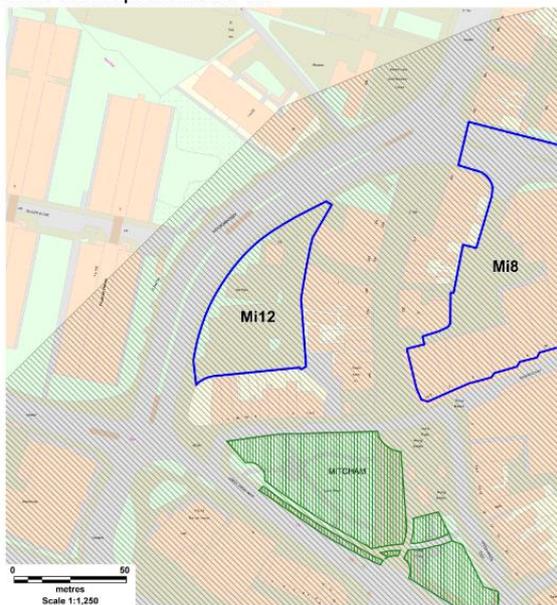
The site location	
Approach to tall buildings	Development of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
Impacts Listed Buildings or undesignated heritage assets	No.
Impacts a Conservation Area	No.
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No.
Impacts on flooding from all sources	Yes.
Is in a town centre	Yes, found in the town centre boundary and within proximity to the primary shopping area.
Is in an Opportunity Area	No.
Impacts a designated open space	No.
Impact on ecology designation	No.
Public Transport Accessibility Level (PTAL)	PTAL levels 4 to 5, good to very good access to public transport.

## SITE Mi12

### Sibthorpe Road Car Park, Mitcham, CR4 3NN



Mi12 - Sibthorpe Road Car Park

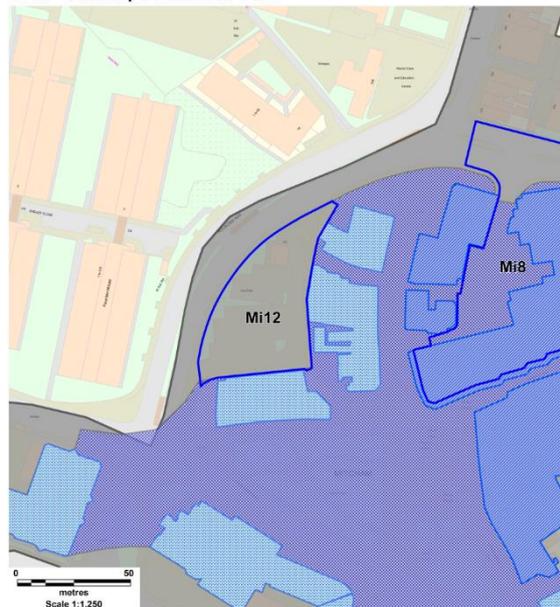


- Legend**
- Site boundary
  - Open Space
  - Wandie Valley Regional Park 400m Buffer

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Mi12 - Sibthorpe Road Car Park



- Legend**
- Site boundary
  - Town Centre
  - Core Shopping Frontage
  - Primary Shopping Areas
  - Secondary Shopping Frontage

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<p><b>Ward:</b> Figges Marsh</p>
<p><b>Site description:</b> 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 (a heavy vehicular traffic route) at the northeast boundary with egress along the southwest boundary. There are two points of pedestrian access to the site from London Road via Sibthorpe Road and from the Mitcham Fair Green via a passage adjacent the King’s Arms public house.</p> <p>The site is surrounded by business uses which fronts the London Road bus lane to the east or Upper Green West to the south, however there are also several businesses which have shop fronts orientated toward the car park. To the west of the site on the opposite side of Holborn Road are large four to five storey residential apartment buildings at Sadler Close. The developable part of the site is constrained by the dual frontage businesses addressing the site along the eastern side.</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><b>Site area:</b> 0.26ha</p>
<p><b>Existing uses:</b> Car park</p>
<p><b>Site allocation:</b> Town centre type uses retail, food and drink, professional services and residential on upper floors.</p>
<p><b>Site deliverability:</b> Council owed site. Delivery: 5-10 years.</p>
<p><b>Design and accessibility guidance:</b></p> <p>Development proposals provide an opportunity to continue the enhancements started by Rediscover Mitcham and improve the look and feel of this central site.</p> <p>Development proposals must be well designed to enhance Holborn Way, mitigate traffic noise for its future occupiers as well as mitigating parking, traffic and road safety impacts on neighbouring streets and local amenity.</p> <p>Development of the site must create an attractive streetscape along the eastern side of the site (opposite side to Holborn Way).</p> <p>Respecting and enhancing the character and the views into and from neighbouring Mitcham Fair Green.</p> <p>Development proposals must adopt sustainable drainage measures as part of the design and layout.</p>

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

## SITE Mi13

St Mark's Road, 30 Mitcham, CR4 2LF



Mi13 - 30 St Mark's Road



- Legend**
- Site boundary
  - Open Space
  - Wandle Valley Regional Park 400m Buffer

<b>Ward:</b> Figges Marsh	
<b>Site description:</b> The site is occupied by a long-term vacant single storey building in poor condition. The site is located on the edge of Mitcham town centre on the main walking route between the town centre and Mitcham Eastfields rail station. To the northwest of the site is St Mark’s primary school. To the north of the site is the Armfield Crescent Estate which has 5-6 storey buildings.	
<b>Site area:</b> 0.04ha	
<b>Existing uses:</b> Vacant	
<b>Site allocation:</b> Residential.	
<b>Site deliverability:</b> Private ownership site allocation suggested by the Council. Delivery 5-10 years.	
<p><b>Design and accessibility guidance:</b>                  Development proposals would provide an excellent opportunity to enhance this run-down site and bring it back into use.</p> <p>Development should be of an appropriate density and design that responds positively to the character of the area and its setting.</p> <p>Development proposal must not harm the amenity of the adjacent properties</p>	
The site location	
Impacts Listed Buildings or undesignated heritage assets	No
Impacts a Conservation Area	No.
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No.
Impacts on flooding from all sources	No.
Is in a town centre	No
Is in an Opportunity Area	No
Impacts a designated open space	Wandle Valley Regional Park 400m buffer
Impacts on ecology designation	No.
Public Transport Accessibility Level (PTAL)	PTAL3 , moderate access to public transport (adjacent to town centre PTAL 5- very good).

## SITE Mi14

United Westminster Schools site Tamworth Lane, Mitcham, CR4 1DH



Mi14 - United Westminster Schools site



- Legend**
- Site boundary
  - Open Space
  - Wandle Valley Regional Park 400m Buffer

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<p><b>Ward:</b> Longthornton</p>
<p><b>Site description:</b> This large irregularly shaped site is accessible from Tamworth Lane. It was formerly used as playing fields. To the southwest and southeast lie detached, semi-detached and terraced residential properties fronting Crossways Road and Cambridge Road with rear gardens facing the site. The site boundary to the north and east is with Streatham Park Cemetery (privately owned).</p>
<p><b>Site area:</b> 5.14ha</p>
<p><b>Existing uses:</b> Vacant former playing field</p>
<p><b>Site allocation:</b> Creation of new publicly accessible sporting facilities enabled by residential development.</p>
<p><b>Site deliverability:</b> Private ownership. Delivery: 5-10 years.</p>
<p><b>Additional site information:</b> The consultee has provided evidence of the operation of this site for community uses via rental by local sports clubs for several years, the associated local demand for such uses and the associated financial viability on this site. Since work began on Merton’s Playing Pitch Strategy (PPS) in 2017, this site has been part on ongoing discussions between the landowner, the council, Sport England and a variety of national sporting governing bodies, to consider the options for the site and help determine how sporting facilities could be brought forward on the site (refer to Recommendation G1 of the PPS).</p>
<p><b>Design and accessibility guidance:</b>                  If the entire site cannot viably be used for sports and recreation, the council will consider the creation of publicly accessible and viable sporting or recreation facilities on part of the site enabled by residential development on the rest of the site.</p> <p>Development of the site is an opportunity to bring back an unviable site into use for sporting activities enabled by much needed new homes.</p> <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>Development proposals must improve public access between existing public areas and open space through the creation of new and more direct footpaths and cycle paths links.</p> <p>Development proposals must protect the amenity of neighbouring occupiers.</p> <p>Development proposals must mitigate parking, transport and road safety impacts on neighbouring streets and local amenity.</p>

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

## SITE Mi15

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

### Mi15 - Taylor Road Day Centre



#### Legend

-  Site boundary
-  Open Space
-  SINCs

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<b>Ward:</b> Colliers Wood	
<b>Site description:</b> The site consists of a single pitched roof building that is surrounded by two story houses.	
<b>Site area:</b> 0.08ha	
<b>Existing uses:</b> Day care centre	
<b>Site allocation:</b> Mixed use community (Clinics, health centres, crèches, day nurseries, day centre) and residential or solely residential if the community service is provided elsewhere.	
<b>Site deliverability:</b> Council owned site. Delivery: 0-5 years.	
<p><b>Design and accessibility guidance:</b></p> <p>Facilitate the provision of a modern community facility on the lower floors and create a more secure environment, helping to minimise vandalism and design out crime          Improve parking, traffic and road safety impacts on neighbouring streets and local amenity or, if a mixed-use development, residential uses should be on upper floors.</p> <p>Development proposals will need to mitigate the potential parking, traffic and road safety impacts on neighbouring streets and amenity.</p> <p>Development of the site must protect the residential amenity of those properties adjacent to and in the vicinity of the site.</p> <p>Development proposals will need confirmation from Thames Water of the water/wastewater capacity locally.</p>	
The site location	
Impacts Listed Buildings or undesignated heritage assets	No
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	No
Impacts a Scheduled Ancient Monument	No
Impact on flooding from all sources	No
Is in a town centre	No
Is in an Opportunity Area	No
Impacts a designated open space	No
Impacts ecology designation	No
Public Transport Accessibility Level (PTAL)	PTAL 2, poor access to public transport

## SITE Mi16

Mitcham Gasworks Western Road, Mitcham, CR4



Mi16 - Mitcham Gasworks

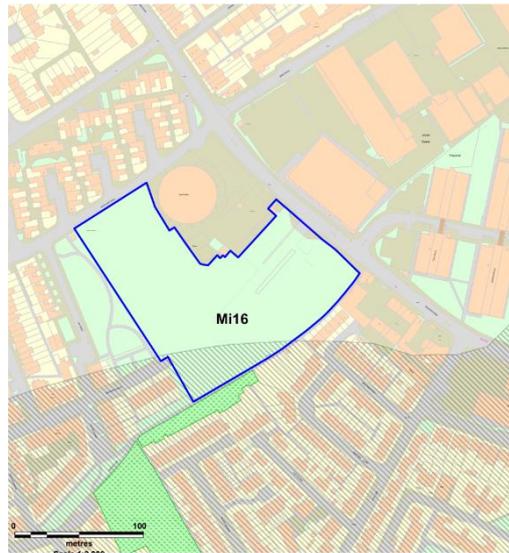


- Legend**
- Site boundary
  - Town Centre
  - Secondary Shopping Frontage

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Mi16 - Mitcham Gasworks



- Legend**
- Site boundary
  - Open Space
  - Wandle Valley Regional Park 400m Buffer

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<p><b>Ward:</b> Lavender Fields</p>
<p><b>Site description:</b>                  The site has been cleared except for a large, unused, gas holder in the northern corner of the site. Access to the site is via a driveway entrance from Western Road, a busy road which connects the site to Mitcham town centre. To the northeast, at the other side of Western Road is a large Asda supermarket and surface car park. To the west and east are two storey homes. To the south of the site lies a recent development that was formerly part of the same site and is now a series of three-storey residential apartments and a medical centre</p>
<p><b>Site area:</b> 1.85ha</p>
<p><b>Existing uses:</b> The site is currently vacant having most recently been used as regional offices for National Grid</p>
<p><b>Site allocation:</b> Residential led mixed-use development with open space and community use (Clinics, health centres, crèches, day nurseries, day centre).</p>
<p><b>Site deliverability:</b> National Grid Property (owners). Allocation suggested by St William Homes LLP (a partnership between Berkley Homes and National Grid Property).                  Delivery: 5-10 years</p>
<p><b>Design and accessibility guidance:</b>                  The site had outline planning permission for a major residential and employment scheme. The residential element has been delivered over 5 years ago (Hay Drive etc). However, the employment part of the permission (which extended onto the site surrounded by the red line, reaching Western Road) lapsed in July 2012. The site’s potential uses, and layout is currently constrained by the gasholder on the corner of Western Road and Portland Road. Although the gasholder is no longer used, it has not been officially decommissioned. The landowners are proposing its decommission but until that time development within the vicinity of the gasholder is currently subject to restrictions set out in the Health and Safety Executive’s land use planning method (PADHI) which limits the potential for residential-led mixed use development until the gasholder is decommissioned.</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 cancellation of the HSC requirements to enable the redevelopment of the site. The site accommodates two electricity sub stations, an operational gas Pressure Reduction Station (PRS) and above ground gas mains stemming from the historic installation use. A large redundant gasholder and telecoms mast are found to the north of the site on the SGN (Southern Gas Networks) owned land. The site would require decontamination due to its earlier use.</p> <p>Development of the site provide an excellent opportunity to enhance the public realm through high quality urban design and architecture and allowing development that makes a positive visual impact to the overall surroundings and connectivity to the town centre.</p> <p>The site is currently fenced off. Development proposals must be laid out to be permeable and legible with full public access through the site, making it easier for people living locally to walk through the site to access Mitcham town centre or towards Church Road beyond</p> <p>Development proposals must deliver much needed new homes, play space, open space and community uses within a landscaped setting on a large brownfield site.</p>

The site location	
Approach to tall buildings	A mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
Impacts Listed Buildings or undesignated heritage assets	No
Impacts a Conservation Area	No
Impacts an Archaeological Priority Area	Mitcham archaeological priority zone
Impacts a Scheduled Ancient Monument	No
Impact on flooding from all sources	No
Is in a town centre	No, however, the site is very close to from Mitcham town centre.
Is in an Opportunity Area	No
Impacts a designated open space	No
Impact an ecology designation	No
Public Transport Accessibility Level (PTAL)	PTAL 4 good access to public transport.

## SITE Mi17

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



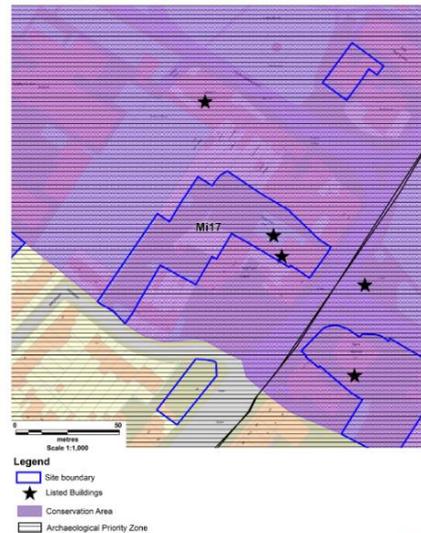
Mi17 - White Hart Pub and backland



Mi17 - White Hart Pub and backland



Mi17 - White Hart Pub and backland



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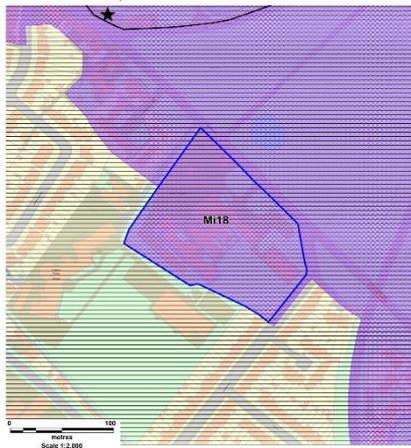
<b>Ward:</b> Cricket Green	
<b>Site description:</b> and to rear of properties on London Road, part of which is a car park for the White Hart pub. Access from London Road and Broadway Gardens.  The playground for Cricket Green school bounds the site to the north west.	
<b>Site area:</b> 0.31ha	
<b>Existing uses:</b> Public House (currently closed) and private car park	
<b>Site allocation:</b> Restaurant /cafe or public house or drinking establishment with associated car park with potential for residential development to enable the restoration and viable function of the White Hart.	
<b>Site deliverability:</b> Site suggested by the Council. <b>Delivery:</b> 5-10 years	
<p><b>Design and accessibility guidance:</b> Development proposals must be sensitive to heritage assets in the surrounding area including the White Hart pub and Cricket Green.</p> <p>Development will need to improve the condition of Grade II* listed White Hart public house and support a viable use of the White Hart pub.</p> <p>Development proposal must be sensitive to the school playground in design and layout.</p>	
The site location	
Impacts Listed Buildings or undesignated heritage assets	Grade II listed public house (The White Hart currently closed)
Impacts a Conservation Area	Mitcham Cricket Green Conservation Area,
Impacts an Archaeological Priority Area	Yes
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources	No
Is in a town centre	No
Is in an Opportunity Area	No
Impacts a designated open space	Wandle Valley Regional Park 400m buffer zone and
Impact on an ecology designation	Yes, Green Corridors
Public Transport Accessibility Level (PTAL)	PTAL 3, moderate access to public transport.

## SITE Mi18

Wilson Hospital Cranmer Road, Mitcham, CR4 4LD.



Mi18 - Wilson Hospital



- Legend**
- Site boundary
  - Listed Buildings
  - Conservation Area
  - Archaeological Priority Zone

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Mi18 - Wilson Hospital



- Legend**
- Site boundary
  - Wandie Valley Regional Park
  - Wandie Valley Regional Park 400m Buffer

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Mi18 - Wilson Hospital



- Legend**
- Site boundary
  - Green Corridors
  - Green Chains

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<b>Ward:</b> Cricket Green.	
<b>Site description:</b> The site consists of a large part single and part two-storey hospital building fronting Cranmer Road. Along the south-eastern boundary is Caesars Walk and two-storey terraced houses. To the south and 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.	
<b>Site area:</b> 1.81ha	
<b>Existing uses:</b> Health centre.	
<b>Site allocation:</b> Healthcare with community and enabling residential development	
<b>Site deliverability:</b> NHS site. Delivery 5-10 years	
<p><b>Design and accessibility guidance:</b>                  Development of the site an opportunity to provide a health centre and a community health hub in a neighbourhood with health inequalities and poor health.</p> <p>Development proposals must keep the positive feature of the Local Listed building and preserve and enhance the Conservation Area.</p> <p>An investigation of the potential impact of any proposed development on an archaeological heritage is needed.                  Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.                  Development proposals must protect the residential amenity of the adjacent properties.                  An investigation on the potential impact of any proposed development on Archaeological heritage must be carried out.                  Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.</p>	
The site location	
Impacts Listed Buildings or undesignated heritage assets	Part of the frontage of the building (facing Cranmer Road) is locally listed
Impacts a Conservation Area	Yes, Mitcham Cricket Green Conservation Area.
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No
Impacts on flooding from all sources	Yes, some surface water flooding and site is in a critical drainage area.
Is in a town centre	No.
Is in an Opportunity Area	No.
Impacts a designated open space	Yes, and within the Wandle Valley Regional Park.
Impacts an ecology designation	The Cranmer Green to the northeast of the site is designated as Metropolitan Open Land, Green Corridor and Local Nature Reserve.
Public Transport Accessibility Level (PTAL)	PTAL 2, poor access to public transport.

## SITE Mi9

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



Mi9 - Former Mitcham Fire Station



- Legend**
- Site boundary
  - Green Corridors
  - Green Chains

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Mi19 - Former Mitcham Fire Station



- Legend**
- Site boundary
  - Conservation Area
  - Archaeological Priority Zone

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Mi9 - Former Mitcham Fire Station



- Legend**
- Site boundary
  - Archaeological Priority Zone
  - Conservation Area

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<b>Ward:</b> Cricket Green	
<b>Site description:</b> This site is a 2-3 storey building (fire station) set in a group of buildings, including 3-4 storey Vestry Hall next to the rear of the site (north east) and the Cricketers pub site which is currently being redeveloped, next to the south east of the site. Next to the north west of the site is triangular open space known as Lower Green. The site fronts Lower Green Road. Cricket Green (recreational open space) lies to the south east of the group of buildings, across London Road from Vestry Hall and is close to a war memorial.	
<b>Site area:</b> 0.04ha	
<b>Existing uses:</b> Former fire station	
<b>Site allocation:</b> A mix of uses which could include any of the following: community uses (Clinics, health centres, crèches, day nurseries, day centre), other community uses such as a cinema, gallery, theatre; residential, restaurant/café, office, drinking establishment or non-food retail. (similar to allocation in Merton’s Sites and Policies Plan 2014)	
<b>Site deliverability:</b> 0-5 years	
<p><b>Design and accessibility guidance:</b>            Any redevelopment or change of use should keep the building and design should be sensitive to its form and function. Recognise physical and functional relationship with neighbouring Vestry Hall.</p> <p>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.</p> <p>Adjacent contra flow service road linking to fire station will need to be changed and pedestrian access/environment enhanced.</p> <p>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.</p>	
The site location	
Impacts Listed Buildings or undesignated heritage assets	Yes, Mitcham Parish Rooms, to the west of the site is a Grade II statutory listed building. The Burn Bullock public house across the junction to the south of the site is Grade II listed.
Impacts a Conservation Area	Yes.
Impacts an Archaeological Priority Area	Yes.
Impacts a Scheduled Ancient Monument	No.
Impacts flooding from all sources	Yes, area is susceptible to surface water flooding.
Is in a town centre	No.
Is in an Opportunity Area	No.
Impacts a designated open space	Yes.
Impacts on ecology designation	Yes, the triangular open space to the north east of the site is designated as Metropolitan Open Land, Green Corridor and Green Chain
Public Transport Accessibility Level (PTAL)	PTAL 4 good access to public transport.