An architectural rendering of a modern residential or commercial building complex. The scene features several multi-story buildings with a grid-like facade of windows and balconies. Some windows are illuminated from within, suggesting an evening or dusk setting. In the foreground, there is a lower, more compact building with a flat roof that has been converted into a rooftop garden, complete with various plants and small trees. The sky is a clear, light blue, and the overall aesthetic is clean and contemporary.

C. Mitcham

Pontential sites and draft policies maps

January 2013

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Introduction – Merton’s potential development sites and policies maps (stage 3 of Merton’s Sites and Policies Plan)

This is the final consultation stage of Merton’s *Sites and Policies Development Plan*, (known as stage 3). The plan contains draft detailed planning policies, potential sites for development and proposed land use designations. Once adopted, it will guide decisions on planning applications in Merton, replacing Merton’s Unitary Development Plan 2003

This is Part 2 of Merton’s *Sites and Policies Development Plan*. It contains potential development sites and draft land designations in the Policies Map (formerly known as the Proposals Map).

- The potential sites for development
- The draft policies map of the borough shows where specific policies or sites are represented on a map such as the town centre boundaries, protected neighbourhood shopping parades, open spaces or proposals for a new tram route.

All of these potential sites and draft policies maps have been published for consultation previously, between January and July 2012. Since August 2012 these maps have been amended as a result of the comments received, additional research and changes to national policy.

This is the opportunity to have your say on the final plan. Please tell us what you think by **Wednesday 27 February 2013**

Have your say – your feedback is important to us

Please tell us what you think about the draft plans by **Wednesday 27 February 2013** by responding in writing by post or e-mail to:

Strategic Policy and Research
Future Merton
London Borough of Merton
12th Floor Civic Centre
London Road,
Morden. SM4 5DX.

Email: ldf@merton.gov.uk
Telephone: 020 8545 4141/
020 8545 3837

If you are part of a community group, business forum or other organisation and would like someone to attend to explain the site assessments, please contact us by telephone at: **020 8545 4141/020 8545 3837**, by e-mail at ldf@merton.gov.uk or by post at: **Strategic Policy and Research, Future Merton, London Borough of Merton, 12th Floor Civic Centre, London Road, Morden, SM4 5DX** and we will do our best to meet your request.

What has guided the potential sites for redevelopment?

Between **July and September 2011 (Stage 1)** of the plan process we invited individuals and organisations to let us know about potential sites for redevelopment. This consultation was known as the “call for sites”. The potential sites were suggested by public and private sector landowners, community groups, residents and businesses to provide new uses.

From September-December 2011, each of the sites was assessed for a range of planning issues including:

- The current use and potential new uses for the site, including the use suggested by the person / organisation at public consultation.
- Geographic effects in relation to the site: likely risk of surface water or fluvial flooding, any potential known drainage issues, access from the site to a range of transport choices, where the site is located in the borough and the land use of sites adjacent to it.

Between **January and May 2012** the potential sites were published for consultation, known as **Stage 2**; People and organisations commented on the sites. During this time, landowners, local residents, developers and others suggested an additional 15 potential sites. **Between June and July 2012**, people and organisations had their say on the council’s assessment of the additional 15 sites, known as **Stage 2a**.

Following consultation feedback, local research and national changes, we have amended the potential sites and are publishing these changes, known as Stage 3. Some of the sites that were initially suggested for redevelopment to provide new uses have not progressed to this round of public consultation at this time, for the following reasons:

- the site has been withdrawn by the person or organisation that originally suggested the site;
- the potential uses for the site are set out in other documents (e.g. Merton’s Core Planning Strategy 2011) and redevelopment of the site is already in progress in conjunction with the local community through a planning brief;
- the site is already the subject of a live planning application;
- the site already has permission for its potential use so to allocate it for the same use would not provide any greater certainty or benefit than currently exists.

All of the potential sites have been published for consultation during 2012; this current consultation stage does not contain any new sites. Additional sites cannot be considered at this stage of consultation but we welcome your feedback on the potential sites for new uses included in this current consultation document.

Ensuring quality in Merton – delivering new development

Future development proposals for all of the sites will be expected to be of a **high quality design** that is appropriate to the scale and setting of its neighbourhood. Only where a design issue is unique – for example where the site is particularly narrow - has it been mentioned in the summarised assessments.

All sites will have to meet the local and national standards for reducing energy consumption and **combating climate change** that is expected at the time of its development.

All sites will have to be the subject of **planning applications**, involving further community engagement to determine the details of each development, for example the number of parking spaces, the number, size and tenure of any new homes, the delivery space for commercial developments and the like.

In planning terms, the Use Class D1 or the phrase “**community uses**” generally refers to a wide range of potential use including healthcare, schools, colleges and adult education, youth centres, day care (children or adults), crèches and places of worship. Unless it is explicitly stated otherwise, when the term “Community use” is used in these site assessments, it refers to the full range of uses found in Use Class D1.

Some of the sites may have **restrictions** on their potential for redevelopment that are outside the planning system, such as legal covenants, hidden utilities infrastructure or land ownership issues. Where we are aware of such restrictions these are mentioned in the site assessments and we welcome more information. However, as these are not matters that the planning system can manage, we will not assess the financial or legal impacts of these restrictions on the site’s potential for redevelopment.

To be included in the final plan, **each site must be deliverable for its proposed uses within the next 11 years** (by 2023). In other words there must be a person or organisation that is willing to fund and build the site for its potential use, either the landowner themselves or in conjunction with the landowner. If there is no evidence that the proposed use will realistically be funded and constructed during this time, the site will not be allocated in the final plan.

Notes on site assessments

Starting on the next page, the site assessments summarise the issues raised from initial research carried out on each site.

Each assessment addresses all the points in the table below and includes a map of the site suggested by the respondent at consultation, as well as a smaller map showing its setting in the borough.

Site description	Summarises the existing use of the site, the neighbouring uses and building heights in its immediate setting and its wider setting.
Strategic Planning Factors	Summarises the planning factors on-site, then a summary of any relevant factors in the wider area. The site’s planning history is only included where it is very pertinent to the allocation.
Current use	Current use of the site, sometimes accompanied by the relevant Use Class in planning terms.

Policies Maps | Your feedback is important to us

Use suggested / organisation	The suggested use for this site at the “call for sites” public consultation between July-September 2011, and the organisation / individual that proposed the site.
Council’s preferred use	Following initial site assessment, the council’s preferred option for the use of this site
Delivery	The years when a planning application is expected for the site, which would lead to construction starting.
Issues	A concise briefing of issues during the course of the council’s assessment of the site.

What has guided the draft policies map so far?

The draft policies maps show where specific policies or sites are represented on a map such as the town centre boundaries, protected neighbourhood shopping parades, open spaces or proposals for a new tram route.

The draft policies maps have been informed by feedback to the previous two consultations between January and July 2012 from residents, businesses and other organisations, local research, national changes and input from the Mayor of London.

In 2011, the research that supported Merton's Core Planning Strategy and South London Waste Plan passed examination by independent inspectors. We are making effective use of resources by using this research again to help guide the draft policies map, as well as the draft detailed planning policies and potential development sites. Once adopted in 2014, the final policies map will replace the proposals map of Merton's Unitary Development Plan (UDP) 2003.

Government has changed the national planning system and this is set out in the National Planning Policy Framework 2012 and the Mayor's new London Plan 2011 which affects development in London. It is a good time for Merton to show how national and regional issues might be interpreted locally.

In April 2012 new government regulations came into force called the Town and Country (Local Planning) (England) Local Regulations 2012. These regulations refer to "the policies map" which effectively replaces the name "proposals map". In accordance with the regulations, the policies map must be comprised of, or contain a map of the local planning authority area which must illustrate geographically the application of policies in the development plan.

To make it easier to see all the details, the maps are organised by the whole borough and then, where relevant, local area – Colliers Wood, Mitcham, Morden, Raynes Park and Wimbledon.

What will happen next?

Your feedback from all the previous consultation stages combined with local research, national policy changes and any other relevant information will be used to create the final Sites and Policies DPD plus Proposals Map.

This will be submitted to Councillors in spring 2013. If they approve the plan, there will then be a final opportunity for six weeks around March 2013 for people or organisations to say how they want the plan to be improved.

The final plan – and all the comments received – will then be sent to the Secretary of State in summer 2013 who will appoint an independent planning inspector to examine whether the plan is "sound". If the plan passes the examination, it can then be adopted as part of the council's development plan to help decide planning applications for new buildings. The plan adoption is scheduled for February 2014.

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Introduction

The main changes in Mitcham between January 2012 (stage 2 consultation) and January 2013 (stage 3 consultation)

- Five sites in the area have been withdrawn from the *Sites and Policies Plan*.

Site number, name, ward	Reason for recommending not to allocate the site in the DPD
Site 04 Bond Road Day Centre, Lavender Fields	This site will continue to be used as a day centre therefore is no longer allocated as a potential site for new use.
Site 07 Gifford House, Ravensbury	The site will continue to be used for council offices.
Site 13 Land at Rose Avenue	Recently the site has been mown and managed as open space.
Site 73 117-125 London Road – Dreams, Figges Marsh	The proposal sought by Dreams does not require a strategic allocation in the DPD as it relates to an expansion of existing retail uses only.
Site 81 Moat Pollards Hill Housing Estate, Pollards Hill	Moat are proposing to consider upgrading their properties in this area, through refurbishment, infill development and associated landscaping. Such continuous improvements and small scale development and landscaping can be delivered through a masterplan in consultation with the local community. It does not need a site allocation as the uses of the site will remain as residential and open space

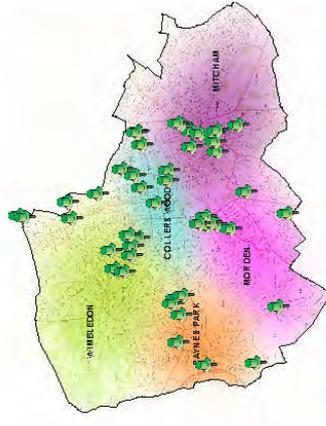
- Wandle Valley Regional Park boundary: consultation on a number of detailed boundary changes.
- Designated open spaces: criteria to guide the determination of whether or not land should be designated as open space are presented here. Consequently there are changes to the designated open space boundaries across the borough.
- Transport proposals: a comprehensive approach regarding the cycling network is presented at this stage. There are proposed links between the existing routes in order to enhance the connectivity across the whole network. The proposed tram network has also changed since January 2012 (stage 2 consultation) due to clarification in Transport for London's investment programme. Transport proposal 8TN (dualling the tram track) will take place between Morden Road and Phipps Bridge tram stops. Transport for London is no longer proposing the 9TN tram route that would link Tooting and Mitcham Junction, so this has been removed from the plan.

Detailed maps which illustrate all the above changes are presented on the following pages.

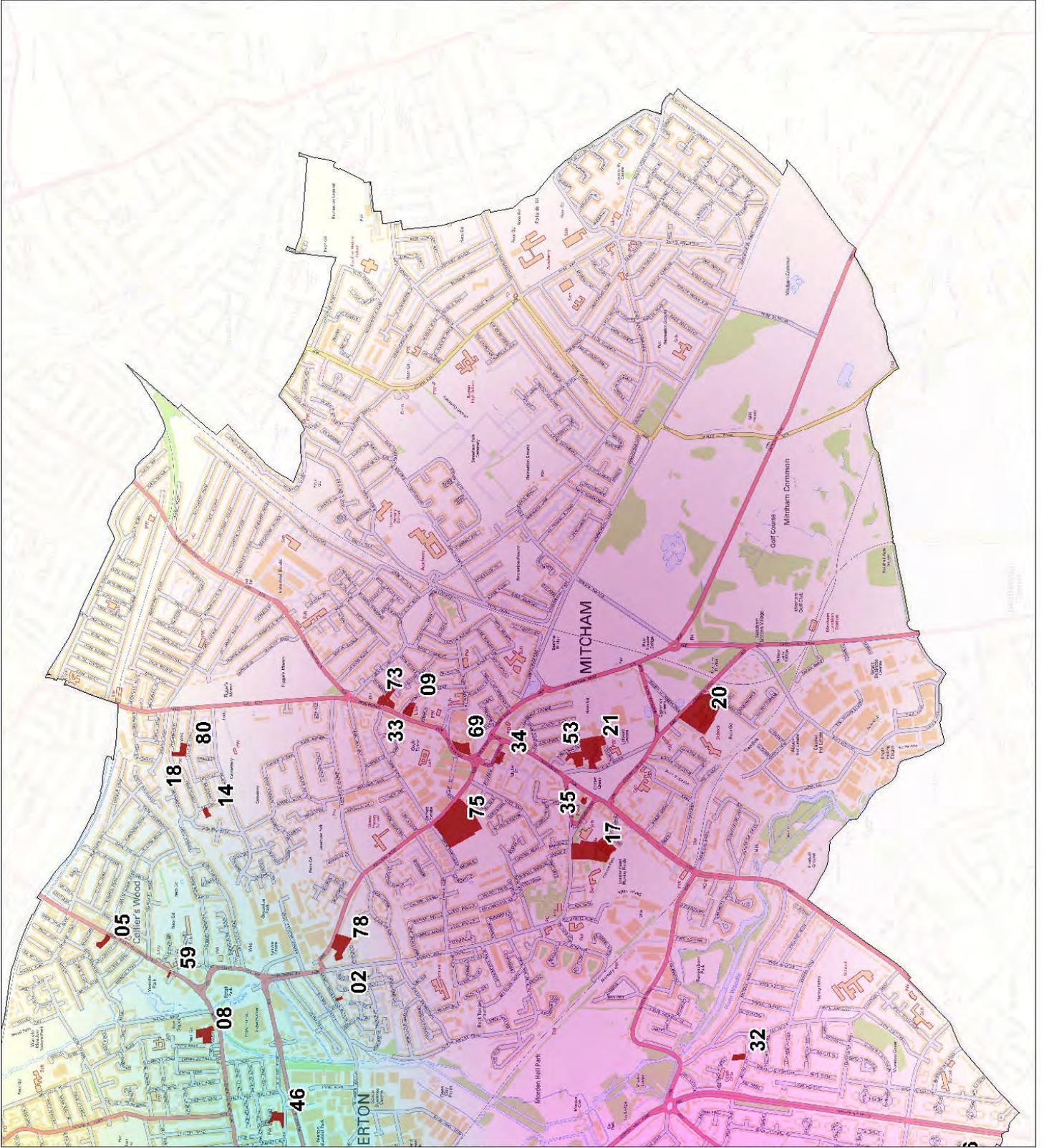
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January 2013
Sites Proposals
MITCHAM



London Borough of Merton
 Merton Civic Centre, 100 London Road,
 Morden Surrey SM4 5DX
 Tel: 020 8543 2222



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Mitcham Library

London Road, Mitcham, Surrey, CR4 2JB



Site area 0.18 ha

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

Strategic Planning Factors The site is located within the Mitcham Town Centre Boundary, an Archaeological Priority Zone and an area with moderate accessibility to public transport services (PTAL 4).

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

Adjacent to the site are Secondary Shopping Areas.

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

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

Council's preferred use Library to be retained and improved (either on site or closer to Mitcham town centre). Remainder of site considered for an appropriate mix of any of the following town centre uses:

community (D1 Use Class), retail (A1 Use Class), financial & professional services (A2 Use Class), restaurants & cafes (A3 Use Class), office (B1[a] Use Class) and residential (C3 Use Class).

Delivery timescale 2018 – 2023

Issues Mitcham library facility to be improved to service specifications.

Service specifications increase customer floor area, provide more adaptable and suitable modern space. Library to be retained either on site or closer to the town centre.

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

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

The strip of land at front of site to be retained to facilitate future tram aspirations.

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

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

Summary of consultation responses The following issue was raised during the consultation stage and is summarised as follows (abridged):

- The site should be retained as a library

Further research Mitcham town centre is receiving c£3.5million in investment between 2012-2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure.

Schedule of changes from the Stage 2 consultation document

- Correction to the area of the site identified
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section

Taylor Road Day Centre

Wakefield Hall, Taylor Road, Mitcham, CR4 3JR



Site area 0.08 ha

Site description The site consists of a single storey building that is surrounded by two-storey houses

Strategic Planning Factors The site is in an area with low accessibility to public transport services (PTAL 2).

Current use Day Centre (D1 Use Class)

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Mixed use community (D1 Use Class) and residential (C3 Use Class) or solely residential (C3 Use Class), if the community service is provided elsewhere locally.

Delivery timescale 2018-2023

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

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

A mix of uses including residential will facilitate the provision of

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

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

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

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

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

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

Schedule of changes from the Stage 2 consultation document

- Amendment of the delivery timescale to coordinate with existing occupiers on the site
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research section'

Worsfold House / Chapel Orchard

Church Road, Mitcham, CR4 3BE



Site area 1.35 ha

Site description This site is located to the south of Church Road. Adjoining Church Road is a single storey former office building (Chapel Orchard) and single storey former surgery building currently being used as part of Cricket Green school (1 Church Road). To the rear of the site served by an 80 m long access road off Church Road is a single story council office building (Worsfold House).

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

Along the south-western 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 to the west of the access road is a two-storey hostel building (Hall Place).

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

Strategic Planning Factors The site is within a Green Corridor, the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a

moderate level of access to public transport (PTAL 4).

The London Road Playing Fields to the southwest of the site is designated as open space, a Site of (Borough) Importance for Nature Conservation (Grade II), a Green Chain and the footpath (Church Path) along the south-western boundary needs to be preserved.

Portions of the site are within a Critical Drainage Area.

Current use	Council offices (Worsfold House); school use (Chapel Orchard; former surgery)
Use suggested / organisation	Residential - by owner (London Borough of Merton)
Council's preferred use	A suitable mix of school (D1 Use Class) and/or residential (C3 Use Class).
Delivery timescale	2017 – 2023

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

Protecting the residential amenity of the adjacent properties.

Respecting the character of this part of the Conservation Area.

Respecting and enhancing the adjacent Nature Conservation Area.

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

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

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

Summary of consultation responses	<p>Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):</p> <ul style="list-style-type: none"> • Site should be for school/education use • Further clarification on the conservation area status of the site (<i>the site is within Mitcham Cricket Green conservation area</i>) • Potential impact on policing needs • Potential to include community and live/work business environment in addition to school use
--	--

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

During 2012, Worsfold House was vacated. The council is exploring other temporary uses for Worsfold House pending any redevelopment proposals.

**Schedule of changes
from the Stage 2
consultation
document**

- Amend the site area which was previously incorrect
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research section'

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60 Pitcairn Road

60 Pitcairn Road, Mitcham, Surrey, CR4 3LL



Site area 0.07 ha

Site description The site consists of a two-storey industrial building with access to both Pitcairn Road and Crusoe Road. The surrounding area is characterised by two-storey houses, however there is a two-storey industrial building to the south-west of the site.

Strategic Planning Factors The site is in an area with moderate accessibility to public transport services (PTAL 3) and a Critical Drainage Area.

Current use Vacant – last use small business (approx 10 years ago)

Use suggested / organisation Residential – M Edwards

Council's preferred use Residential (C3 Use Class)

Delivery timetable 2013 – 2018

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

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

Summary of consultation responses There were no issues raised during the consultation stage and there was general support for residential redevelopment.

Further research Council has liaised with the agent acting for the owner who supports the proposed allocation for residential use.

Schedule of changes from the Stage 2 consultation document

- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section

Wilson Hospital

Cranmer Road, Mitcham, Surrey, CR4 4LD



Site area 1.8 ha

Site description The site consists of a large part single and part two-storey hospital building fronting Cranmer Road. Along the south-eastern boundary is Caesars Walk and two-storey terrace 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.

Strategic Planning Factors 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). A part of the site is designated as Green Corridor. The hospital building is a Locally Listed Building.

The Cranmer Green to the northeast of the site is designated as MOL, Open Space, Green Corridor, Green Chain, Local Nature Reserve and is within the Wandle Valley Regional Country Park.

The northeast portion of the site is within a Critical Drainage Area.

Current use Health clinics relating to Mental Health, Drugs and Early Intervention, and a GP surgery (Use Class D1)

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

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

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

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

Delivery timetable 2018 – 2023

Issues Whether the proposed Local Care Centre to serve this part of the Borough will be provided at this site or at the nearby Birches Close site.

Retention of the positive features of the Locally Listed building.

Respecting the character of this part of the Conservation Area.

Protecting the residential amenity of the adjacent properties.

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

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

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

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

- Site should be retained for community and health
- Any redevelopment should include improved access to Cranmer School
- Opposition to residential use on the site

- Potential impact on policing needs

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

The Wilson hospital is the location for some of Nelson Hospital's services during the construction of the Nelson Local Care Centre, which is due to start in 2013.

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

Sutton and Merton Primary Care Trust (PCT) will cease to exist from 01 April 2013 and will be superseded by the Merton Clinical Commissioning Group for strategic health matters.

Schedule of changes from the Stage 2 consultation document

- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section
- Clarification of the role of the NHS
- Consequential improvements throughout the document.

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Birches Close

1-7 Birches Close, Mitcham, Surrey, CR4 4LQ



Site area 0.9 ha

Site description The site, which takes access from Cricket Green, consists of various single and two-storey buildings accommodating specialist NHS clinics and supported accommodation units. To the north, on the opposite side of the footpath, Cold Blows, is a three-storey office building and three-storey blocks of flats. To the east of the site is a single storey nursing home and to the south is a bowling green, the Methodist Church and a row of two-storey terrace houses. To the west is a row of two and three-storey detached and semi-detached houses.

Strategic Planning Factors The site is within the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 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, 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.

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

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

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

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

If the Local Care Centre is to be located on another nearby site (such as the Wilson Hospital) then this site has potential for a mix of the following: community uses (D1 Use Class) including education and/or residential (C2, C3 Use Classes).

Delivery timetable 2018 – 2023

Issues Whether the proposed Local Care Centre to serve this part of the Borough will be provided at this site or at a nearby site, such as Wilson Hospital.

Restricted vehicular access.

The extent of the site is such that the existing and planned services for the establishment of a Local Care Centre at the Wilson Hospital could instead be provided on this site. However, the existing services provided on the site could also be moved to the Wilson Hospital site.

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.

Summary of consultation responses

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

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

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

Further research

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

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

The construction of the Nelson Local Care Centre, which is due to start in 2013. The nearby Wilson hospital is the location for some of Nelson Hospital's services during the construction

Sutton and Merton Primary Care Trust (PCT) will cease to exist from 01 April 2013 and will be superseded by the Merton Clinical Commissioning Group for strategic health matters.

Schedule of changes from the Stage 2 consultation document

- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section
- Clarification of the role of the NHS
- Consequential improvements throughout the document

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Elm Nursery Car Park

Car Park Adj No 125, London Road, Mitcham, Surrey, CR4 2JA



Site area 0.1 ha

Site description This site is currently being used as a car park.

Neighbouring the site to the north is a single storey commercial unit and a public access footpath lies between the commercial unit and the car park. Adjacent to the south are three storey flats, adjacent to the west are four storey flats and to the east two storey terraced houses.

Although located within the town centre boundary, the site is physically separated from Mitcham town centre.

The site is accessible from London Road.

Strategic Planning Factors This site is identified as part of a larger site in the Mitcham Supplementary Planning Document (SPD) [2006], as being suitable for residential uses (C3 use class).

The site is in an area with moderate accessibility to public transport services (PTAL level 4).

Current use Car park (Sui Generis Use Class)

Use suggested / organisation Residential – London Borough of Merton

Council's preferred use Residential (C3 Use Class)

Delivery timetable 2017 – 2023

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

Provision of some on site parking is desirable.

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

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

- Loss of parking spaces in the town centre

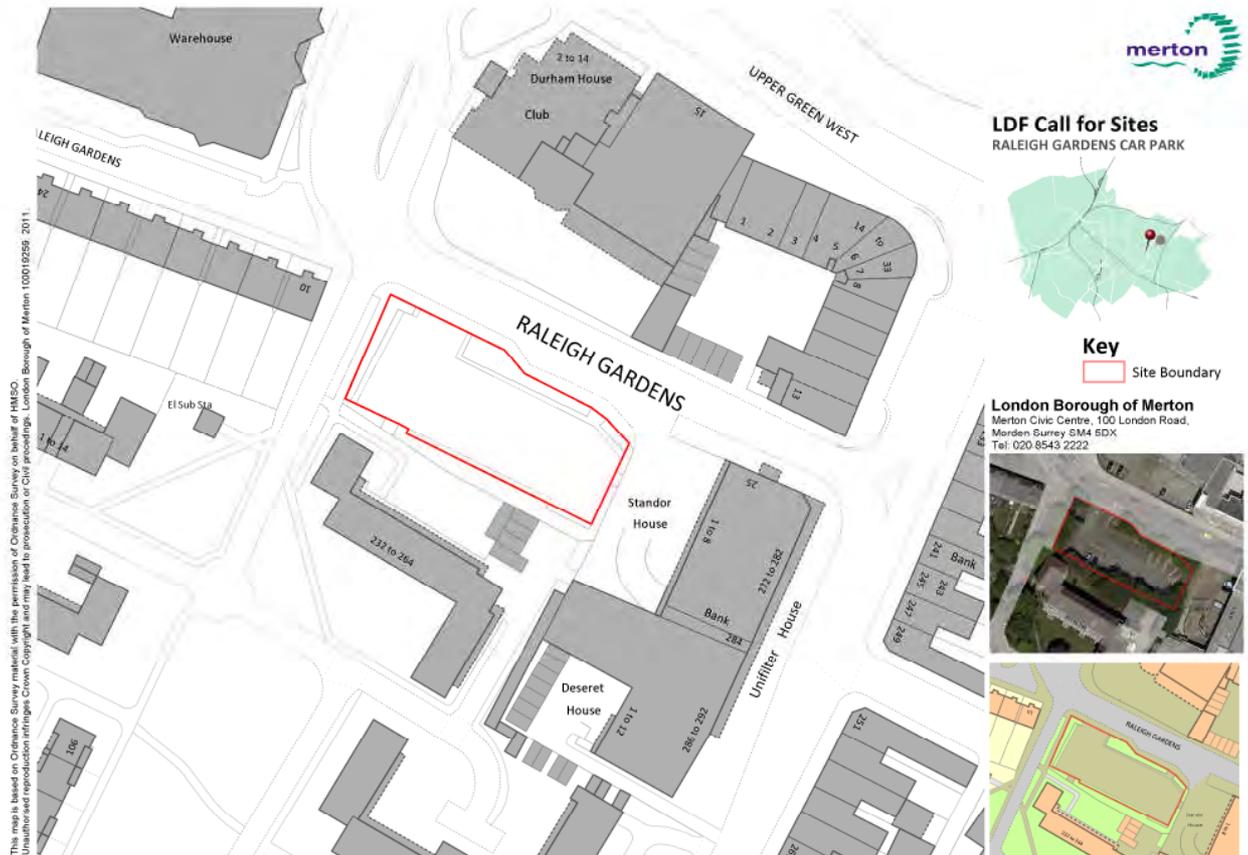
Further research Since January 2012 the site to the north (Site 73 117-125 London Road, Dreams) has expressed an interest in a joint approach with the Elm Nursery Car Park site.

Schedule of changes from the Stage 2 consultation document

- Amend the 'Strategic Planning Factors' section to remove the reference to land being safeguarded for tramlink. Land is not required to be safeguarded for tramlink.
- Amend the 'Issues' section to remove the reference to future tram aspirations.
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section

Raleigh Gardens Car Park

Car Park, 9-17 Western Road, Mitcham, Surrey, CR4 3ED



Site area 0.11 ha

Site description To the southeast of the site is the parking and service area of Standor House, a two to four storey building with retail uses at ground level and offices above. To the south of the site is a five storey block of flats and beyond the access road to the west of the site is the flank wall of a two-storey end-of-terrace house. To the north of the site, on the opposite side of Raleigh Gardens, is the parking and services area for the three storey buildings that face Upper Green West. To the northwest of the site is a two storey retail building.

Strategic Planning Factors The site is within close proximity to the primary shopping area in Mitcham town centre.

The site is in an area with moderate to good accessibility to public transport services (PTAL levels 4 to 5).

This site is within an Archaeological Priority Zone.

Current use Car park (Sui Generis Use Class)

Use suggested / organisation Mix of business and residential – London Borough of Merton.

Council's preferred use Mixed use residential (C3 Use Class), Offices (B1[a] Use Class), retail (A1 Use Class), financial & professional services (A2 Use Class),

restaurants & cafes (A3 Use Class), drinking establishments (A4 Use Class) and hot food take-away (A5 Use Class).

Delivery timetable 2017 – 2023

Issues As this site is located in the town centre boundary and within close proximity to the primary shopping area, this site should have an active frontage at ground level to contribute towards the vitality and viability of the town centre.

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

Mitigating parking/servicing impacts on neighbouring streets. This site will be considered alongside other car parks at Sibthorp Road and Elm Nursery.

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.

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

- Loss of parking spaces in the town centre

Further research Council has investigated the inclusion of the adjoining land at the rear of Standor House however it was not viable to include this land as part of the site allocation.

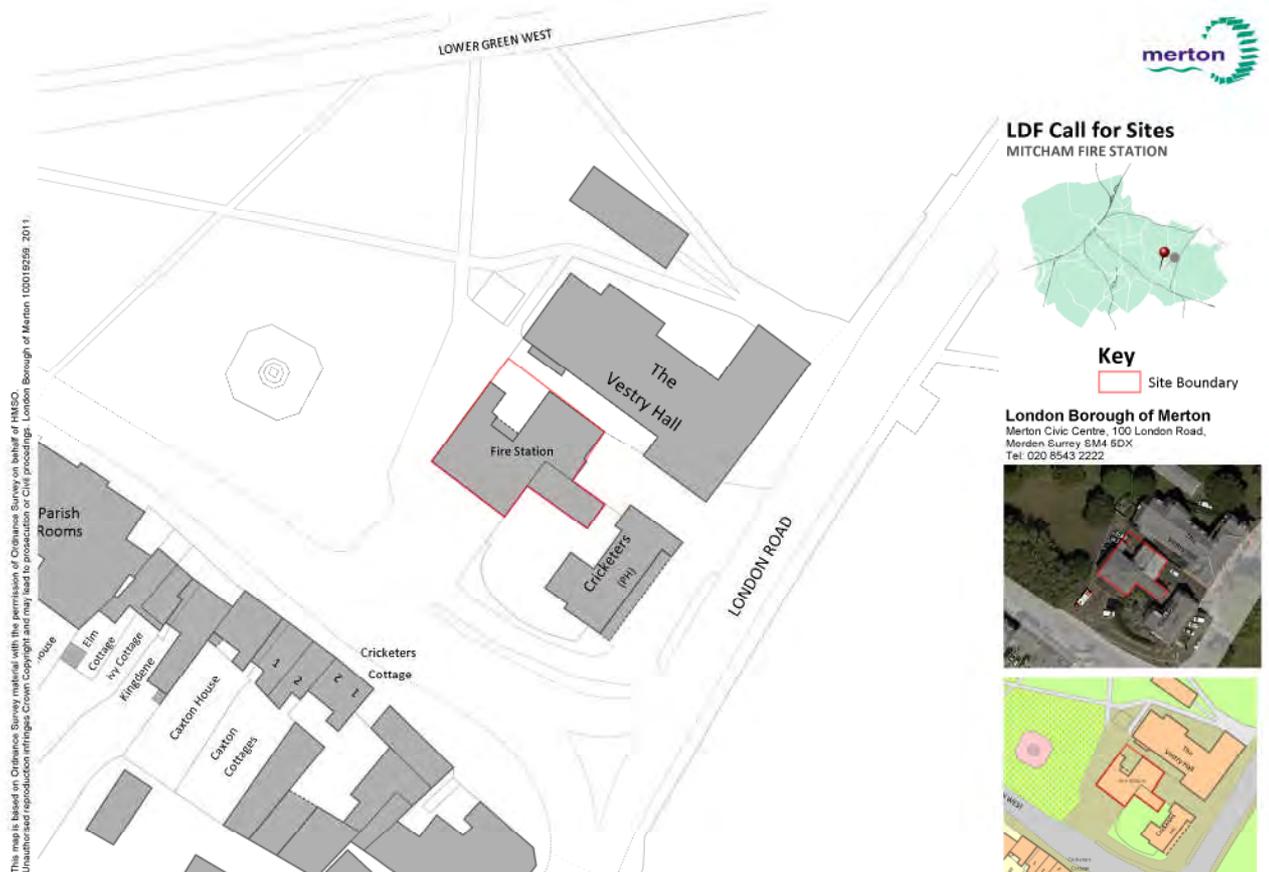
Mitcham town centre is receiving c£3.5million in investment between 2012-2016 to help boost local shops and businesses, enhance the public realm and transport infrastructure. Research and consultation responses associated with the “Rediscover Mitcham” project will be used to help inform the future of this site.

Schedule of changes from the Stage 2 consultation document

- Amend the ‘issues’ section to remove reference to the adjoining Standor House and the Mitcham grouped sites
- Addition of a ‘summary of consultation responses’ section
- Addition of a ‘further research’ section

Mitcham Fire Station

30 Lower Green West, Mitcham, Surrey, CR4 3AF



Site area 0.04 ha

Site description 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 2-storey Cricketers pub 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.

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

Strategic Planning Factors The building is Locally listed, adjacent to Vestry Hall which is also locally listed.

Full planning permission was granted for a replacement modern Fire Station approximately 700m from this site at Tramway Path, Mitcham in November 2012.

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

The triangular open space to the north east of the site is designated as Metropolitan Open Land, Green Corridor and Green Chain.

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

The neighbouring Cricketers public house will be the subject of a planning appeal in January 2013.

Current use Fire station

Use suggested / organisation Residential/ retail mixed use conversion development – London Fire & Emergency Service.

Council's preferred use A mix of uses which could include any of the following: community uses (e.g. cinema, gallery, theatre – D2 use class), residential (C3 use class), restaurant, cafe (A3 use class), or office (A2 or B1 use class); non-food retail (A1 use class).

Delivery timetable 2014 – 2019

Issues Planning permission for a larger replacement Fire Station has been granted approximately 700m of this site (at Tramway Path in Mitcham) so the redevelopment of this fire station will not compromise fire services in the Mitcham area.

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

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

The existing emergency service contraflow road linking the fire station with London Road will need to be closed, which could provide improved walking and cycling links/environment.

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

Investigating the potential impact of any proposed development on

archaeological heritage.

Summary of consultation responses

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

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

Further research

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

The upper floor of the fire station is in residential use ancillary to the use of the site as a fire station; access to the upper floors is via a separate door and stairway to the right of the entrance. The ground floor is largely one main hall suitable for one fire engine.

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

Schedule of changes from the Stage 2 consultation document

- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section
- Reference to joint guidance between English Heritage and London Fire Brigade

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Brook House

1A Cricket Green, Mitcham, Surrey, CR4 4LA



Site area 0.28 ha

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

Strategic Planning Factors The site is within the Mitcham Cricket Green Conservation Area, an Archaeological Priority Zone and an area with a moderate level of access to public transport (PTAL 4).

The Mitcham Cricket Green to the west of the site is designated as Metropolitan Open Land, Open Space, Green Corridor, Green Chain and within in the Wandle Valley Regional Country Park. The footpath (Cold Blows) along the southern boundary needs to be preserved. 'Mitcham Court', to the north of the site is a Locally Listed building.

Parts of the eastern and western portions of the site are within a Critical Drainage Area.

Current use	The site is currently vacant (since 2008) but the established use is for office (B1[a] Use Class). Planning permission (11/P2839) was granted on 16 February 2012 for the change of use of the property to class D1 educational use. This proposal was submitted and obtained by a third party and not on behalf of the owner.
Use suggested / organisation	Residential including retirement housing (C3 Use Class), nursing home/care home (C2 Use Class), hotel (C1 Use Class), or day nurseries/crèches (D1 Use Class) – by planning consultant (Gary Thomas, Planning Works) for owners (Liongate Properties).
Council's preferred use	Any of the following uses or a suitable mix of community (including education) (D1 Use Class), nursing home/care home (C2 Use Class), hotel (C1 Use Class), and/or residential (C3 Use Class).
Delivery timescale	2013 – 2017
Issues	<p>Potential loss of employment space considered against the contribution this site has made as an employment location in recent years. The site has been marketed both in whole and in part since 2008 without occupation.</p> <p>Protecting the residential amenity of the adjacent properties.</p> <p>Respecting the character of this part of the Conservation Area.</p> <p>Development proposals will need to incorporate suitable mitigation measures to address the issues associated with the Critical Drainage Area.</p>
Summary of consultation responses	<p>Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):</p> <ul style="list-style-type: none"> • The site should be for a school or employment use • A request for analysis of the sites role within the Mitcham Cricket Green Conservation Area • The site should be for D1 (community) use
Further research	<p>Further evidence was presented to council regarding the history of the site , the marketing of the site for office uses. Two of the three floors have been vacant since 2008 and the third since 2003. Marketing evidence for this duration has been obtained by the owner which concluded that B1[a] office use is not viable based on the lack of demand for offices in this location. The site was marketed both as one office as well as in part and both options were not successful.</p> <p>The planning application for use of the building as a school was made by a third party and concentrated on change of use only, with no changes proposed to the external or internal layout. The third party has not contacted the owner with a view to delivering a school on this site</p>

Schedule of changes from the Stage 2 consultation document

- Amend the 'current use' section based on new representations and information received
- Amend the 'use suggested/organisation' section regarding additional representations put forward on behalf of the owner
- Amended the 'Council's preferred use' description as a result of further research undertaken and information received
- Input the anticipated delivery timescale submitted on behalf of the owner
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section
- Consequential wording amendments through the document

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Sibthorp Road Car Park

Car Park, Sibthorp Road, Mitcham, Surrey, CR4 3NN



Site area 0.26 ha

Site description The site is irregular in shape, is adjacent a busy main road and is occupied by parking spaces for approximately 50 vehicles, public conveniences and a community recycling disposal area.

Access to the site is via a drive entry along the north-west boundary from Holborn Way with egress along the south-west boundary. There are two points of pedestrian access to the site from London Road via Sibthorp Road and from the Mitcham Fair Green via a passage adjacent the King's Arms Pub.

The site is surrounded by business uses which generally address the pedestrianised section of London Road to the east or Upper Green West to the south, however there are also several businesses which have oriented shop fronts toward the car park.

To the west of the site on the opposite side of Holborn Road are large 4 - 5 storey residential apartment buildings at Sadlers Close.

Strategic Planning Factors

South east of the site is susceptible to surface water flooding.

This site is within an archaeological priority zone.

There are several businesses which have oriented shop fronts toward the car park (eastern side).

Current use	Car Park
Use suggested / organisation	Town centre uses and residential - London Borough of Merton
Council's preferred use	Town centre uses and residential
Delivery timescale	2017 – 2023
Issues	<p>Research and consultation responses associated with the “Rediscover Mitcham” project will be used to help inform the future of this site.</p> <p>This site is adjacent heavy vehicular traffic 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 of town centre car parking spaces will need to be considered.</p> <p>Respecting and enhancing the character and the views into and from the 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>
Summary of consultation responses	<p>Issues were raised from various parties during the consultation stage and are summarised generally as follows (abridged):</p> <ul style="list-style-type: none"> • Support for council's preferred use • Reference should be made to the fact the site is in the wider setting of a Grade I listed building • Retention of the existing driver mess room for London Buses in any redevelopment • Any redevelopment of the site should make adequate provision for parking and address the character of Fair Green <p>Research and consultation responses associated with the “Rediscover Mitcham” project will be used to help inform the future of this site.</p>
Further research	Mitcham town centre is receiving c£3.5million in investment between 2012-2016 to help boost local shops and businesses, enhance the public realm and

transport infrastructure. The project is known as “Rediscover Mitcham”. Redevelopment of the site will respond to this project and the delivery timescale has been adjusted to reflect this.

Schedule of changes from the Stage 2a consultation document

- Reference to “Rediscover Mitcham”
- Amendments to the council’s preferred use to incorporate a wider range of town centre uses, pending the outcomes of “rediscover Mitcham”
- Input of a delivery timescale
- Addition of a ‘summary of consultation responses’ section
- Addition of a ‘further research’ section
- Consequential amendments throughout the document.

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Former Mitcham Gasworks

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



Site area 2.4 ha

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

Access to the site is via a driveway entry from Western Road, a reasonably busy road which connects the site with Mitcham Town Centre.

To the north of the site is a recently completed supermarket, to the west and east are two storey residential dwellings, whilst to the south is the excluded part of the gasholder site beyond which are 3 storey residential apartment buildings and a medical centre.

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

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

The site's potential uses and layout is currently constrained by the SGN Gasholder on the corner of Western Road and Portland Road.

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

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

A major convenience retailer is redeveloping the site opposite at Western Road.

The site is within the Mitcham archaeological priority zone. The site has medium accessibility to public transport (PTAL 3/4) and is on the edge of Mitcham town centre.

Current use Vacant. Last used as regional offices for the National Grid. The adjacent site has full planning permission for a major residential scheme. Outline permission for employment uses lapsed in July 2012.

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

Council's preferred use Residential with open space and some community use (e.g. crèche)

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

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

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

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

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

Subject to the above, the site may be able to accommodate more

residential development and may therefore need to consider how the needs for school places may be met on or off site.

Summary of consultation responses

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

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

Further research

Council has met with representatives of the site owners. Council has requested more information regarding the viability of future uses on the site. Pending receipt of the information, councils preferred use will be for a residential led development.

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

Schedule of changes from the Stage 2a consultation document

- Amend 'council's preferred use' following further research
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section
- Consequential improvements throughout the document.

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Crusoe Road Industrial Buildings

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



Site area 0.12 ha

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

The adjoining site to the west contains a vacant two storey industrial building (neighbouring site proposal 18), whilst the general character of the surrounding area comprises standard two storey residential terraces.

Strategic Planning Factors The site is in an area with moderate accessibility to public transport services (PTAL 3).

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

Current use Light Industrial

Use suggested / organisation **Stage 2a:** Residential or compatible use – Councillors Draper and Attawar
Stage 3: Residential – owners of 45A and 45B

Council’s preferred use Residential

Delivery timescale 2014 – 2019

Issues Protecting the residential amenity of the adjacent properties.

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

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

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

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

Further research Council has met with the site owners to discuss the deliverability of the site. The owners advised they are working together to deliver residential use on the site.

Schedule of changes from the Stage 2a consultation document

- Update the 'use suggested/organisation' section following a meeting with the site owners
- Addition of a 'summary of consultation responses' section
- Addition of a 'further research' section

There are no material changes to this site from the previous Stage 2a consultation document in July 2012.

C - 2. Mitcham - Town Centres and Neighbourhood Parades

This section provides information about the Town Centres and neighbourhood parades of Mitcham.

If you would like to comment on any of the proposed changes please refer to the both the site name, designation (i.e. Neighbourhood Parades) and ID where relevant.

Town Centres:

ID	Name	Town Centre Categories
MIT01	Mitcham	District
NOM01	North Mitcham	Local

Neighbourhood Parades:

ID	Name
3	Chestnut Grove and South Lodge Avenue
4	Church Road, Mitcham
11	Grove Road, Mitcham
16	Manor Road and Northborough Road
21	Streatham Road
22	Tamworth Lane

January 2013

Policies Map District Centres

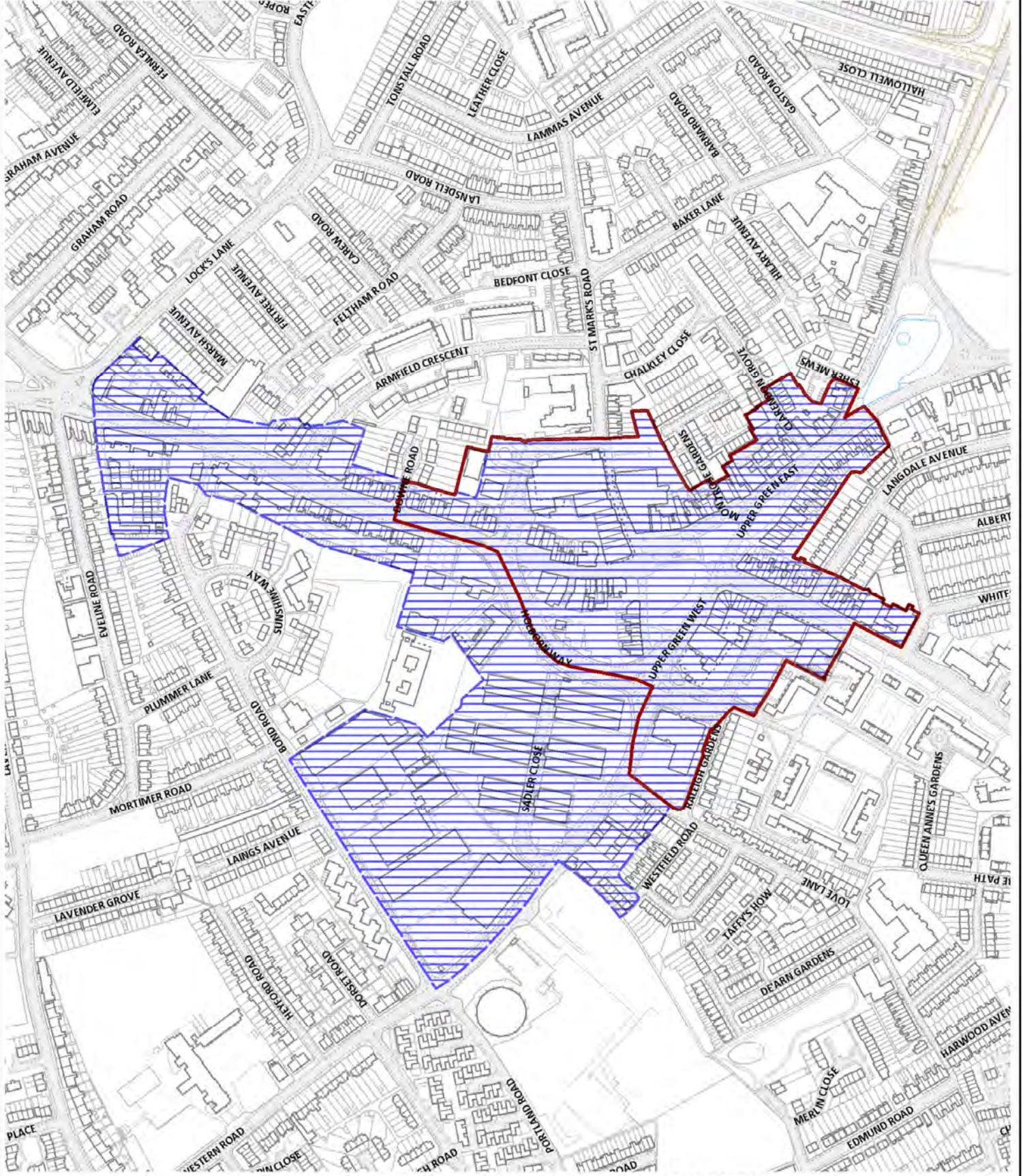
MITCHAM



Key

-  Old Centre Boundary
UDP 2003
-  New Centre Boundary
Proposals 2013

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222



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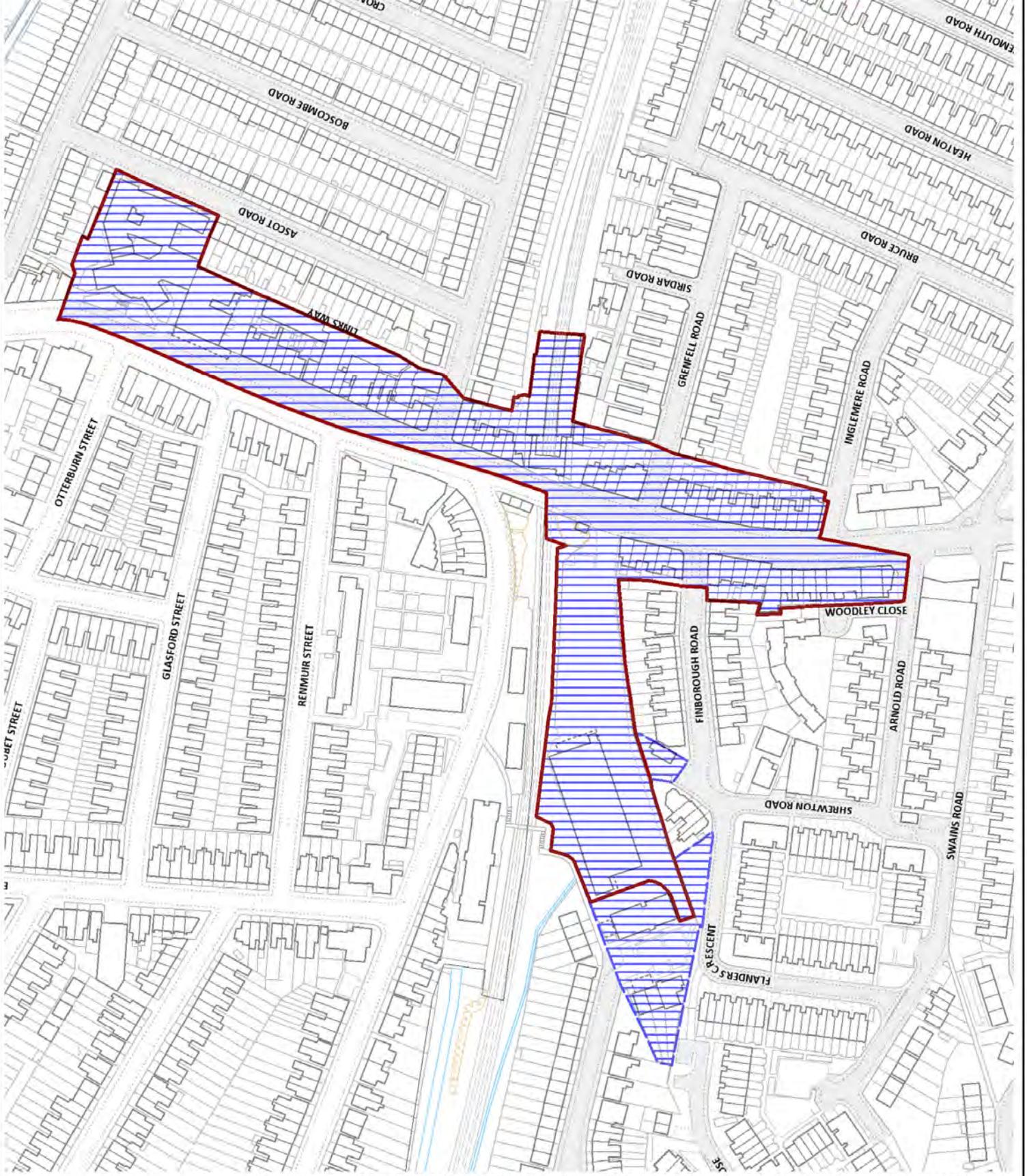
January 2013

Policies Map Local Centres NORTH MITCHAM



Key

-  Old Centre Boundary
UDP 2003
-  New Centre Boundary
Proposals 2013



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January 2013

Policies Map Neighbourhood Parades

**CHESTNUT GROVE &
SOUTH LODGE AVENUE
(158-174 &
10-32 RESPECTIVELY)**



Key

Old Neighbourhood Parade
UDP 2003

New Neighbourhood Parade
Proposals 2013

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January 2013

Policies Map Neighbourhood Parades CHURCH ROAD (45-61 ODD)



Key

-  Old Neighbourhood Parade
UDP 2003
-  New Neighbourhood Parade
LDF Proposals 2012

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January 2013

Policies Map Neighbourhood Parades

**GROVE ROAD
(366 - 378 EVEN)**



Key

 Old Neighbourhood Parade
UDP 2003

 New Neighbourhood Parade
Proposals 2013

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222



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January 2013

Policies Map Neighbourhood Parades

**MANOR ROAD &
NORTHBOROUGH ROAD
(207 - 219 &
291A - 207 RESPECTIVELY)**



Key

 Old Neighbourhood Parade
UDP 2003

 New Neighbourhood Parade
Proposals 2013





January 2013

Policies Map Neighbourhood Parades

**STREATHAM ROAD
(196 - 172B EVEN &
175 - 221 ODD)**



Key

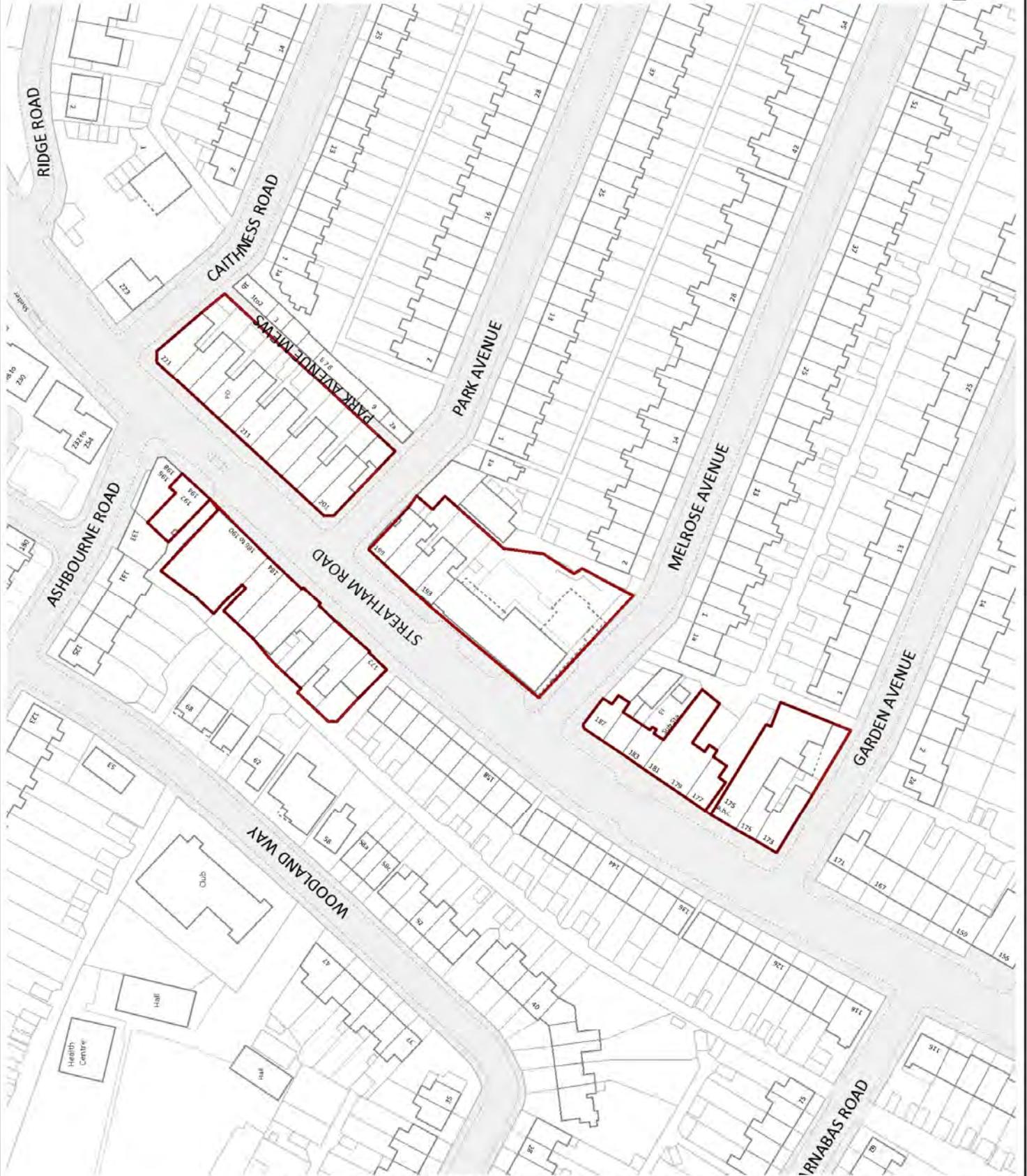


Old Neighbourhood Parade
UDP 2003



New Neighbourhood Parade
Proposals 2013

London Borough of Merton
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Morden Surrey SM4 5DX
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January 2013

Policies Map Neighbourhood Parades

TAMWORTH LANE
(297 - 301 ODD)



Key

-  Old Neighbourhood Parade
UDP 2003
-  New Neighbourhood Parade
Proposals 2013

London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
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C - 3. Mitcham - Metropolitan Open Land (MOL)

Officers have assessed all Metropolitan Open Land (MOL) boundaries in Merton and identified four small anomalies; the detailed maps for which are presented overleaf. We are now asking councillors for comments and recommending that these anomalies be presented for consultation and discussed with the Mayor of London

London Plan policy 7.17 set out the Mayor of London's definition of Metropolitan Open Land:

"To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

- a) it contributes to the physical structure of London by being clearly distinguishable from the built up area
- b) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value
- d) it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria."



Map Ref: **i2**

January 2013

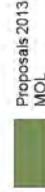
Policies Map MOL MITCHAM COMMON



Key



UDP 2003
MOL



Proposals 2013
MOL



London Borough of Merton
Merton Civic Centre, 100 London Road,
Morden Surrey SM4 5DX
Tel: 020 8543 2222



Key



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C - 4. Mitcham - Green Corridors

The London Plan 2011 defines Green Corridors as: “...relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.”

The GLA’s Urban Greening and Biodiversity Officer supports the approach of a local review of Green Corridor boundaries which defines its own criteria with reference to paragraphs 1.2.17 & 18 in Appendix A of the Mayor’s Biodiversity Strategy (see below). He stressed that as part of the review the council should consider the importance and necessity of each portion of land to be designated as Green Corridor with regards to its central function (enabling species movement).

A1.2.17 Green corridors are relatively continuous areas of open space leading through the built environment and which may link sites to each other and to the Green Belt. They often consist of railway embankments and cuttings, roadside verges, canals, parks, playing fields and rivers. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.

A1.2.18 There are special criteria for the recognition of land as part of a corridor network, which are detailed in the former London Ecology Unit’s Advisory Note 6 and summarised here. The essential tests are habitat composition and near continuity. The minimum habitat requirement is a natural surface: water or vegetation. The corridor network connects to the countryside (Green Belt or Metropolitan Open Land). Small discontinuities, such as division by a road, are allowed, but larger gaps are fatal. Most blocks of back garden land are isolated from the network, but sometimes they adjoin it, or the gap is small enough for them to be included. Corridor elements are not required to be any particular shape, to link sites, or link together into any particular geometry.

Officers have sought the advice of the Merton Biodiversity Group and have made site visits to assess areas where the gaps may be fatal for the continuity of the Green Corridor.

It is worth noting that the London Ecology Unit’s Advisory Note 6: Green Corridors in London states that: “Terrestrial habitats are inherently more discontinuous than running water. Here the size of the gap allowed is more stringent. A common situation is a road or rail-side habitat strip cut by the tarmac of a road; here the corridor is allowed to continue, provided that the cut ends of the corridor facing each other over the gap are (no) more than a few metres wide.”

The maps show the proposed changes which result in an approximately 10ha net reduction in total area. However modern GIS technology allows for a much more detailed assessment than the 1in10,000 aerial photography analysis that was used for the 2003 Proposals Map.

ID	Name
GC02	Bishopsford Road
GC05	Mitcham Common
CG06	Cricket Green & The Canons Recreation Ground
GC08	Mitcham Sports Ground
GC13	Phipps Bridge and London Road Playing Fields
GC14	Ravensbury Park
GC19	Ridge Road to Wimbledon Park

Mitcham - Local Nature Reserve

Unlike Sites of Importance for Nature Conservation, Local Nature Reserves are statutory nature conservation designations of land owned, leased or managed by Local Authorities and designated under the National Parks and Access to the Countryside Act. They are sites of some nature conservation value managed for educational objectives but do not qualify for Site of Special Scientific Interest (SSSI) status. In some cases Local Nature Reserves are managed by a non-statutory body (e.g. London Wildlife Trust) and Local Authorities have the power to pass bylaws, for example, access control or special protection measures.



Grid Ref: **B4**

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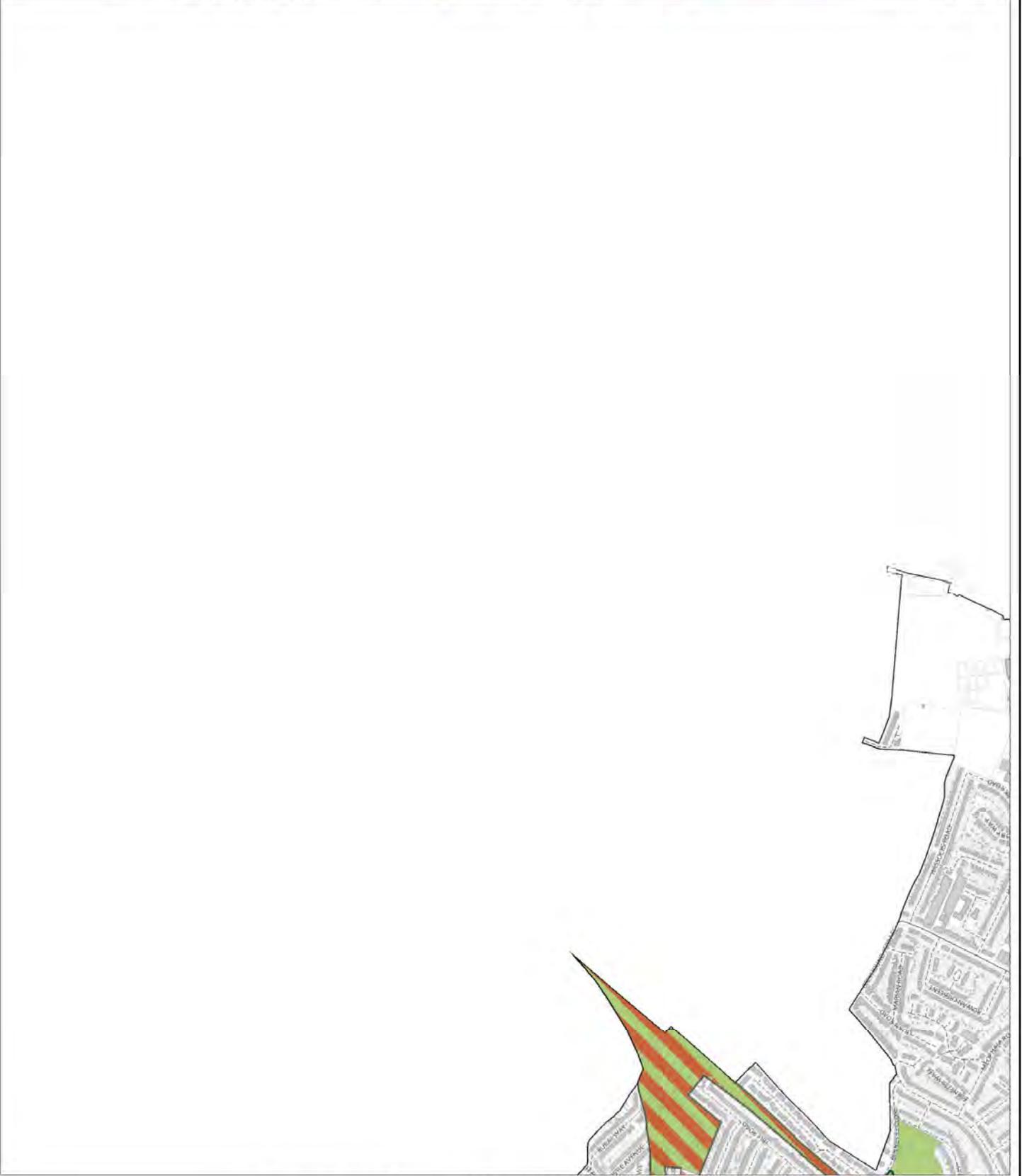
**Policies Map
Green Chains,
Green Corridors & Local
Nature Reserves**
TOOTING/NORBURY



Key

- Green Chains
- Site Proposals 2013
- Town Centre Boundary
- Green Corridors UDP 2003
- Green Corridors Proposals 2013
- Local Nature Reserves
- Industrial Sites

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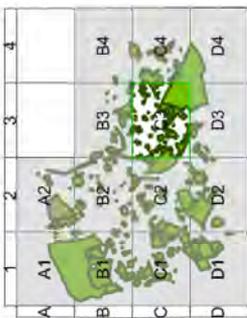


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January 2013

Policies Map Green Chains, Green Corridors & Local Nature Reserves

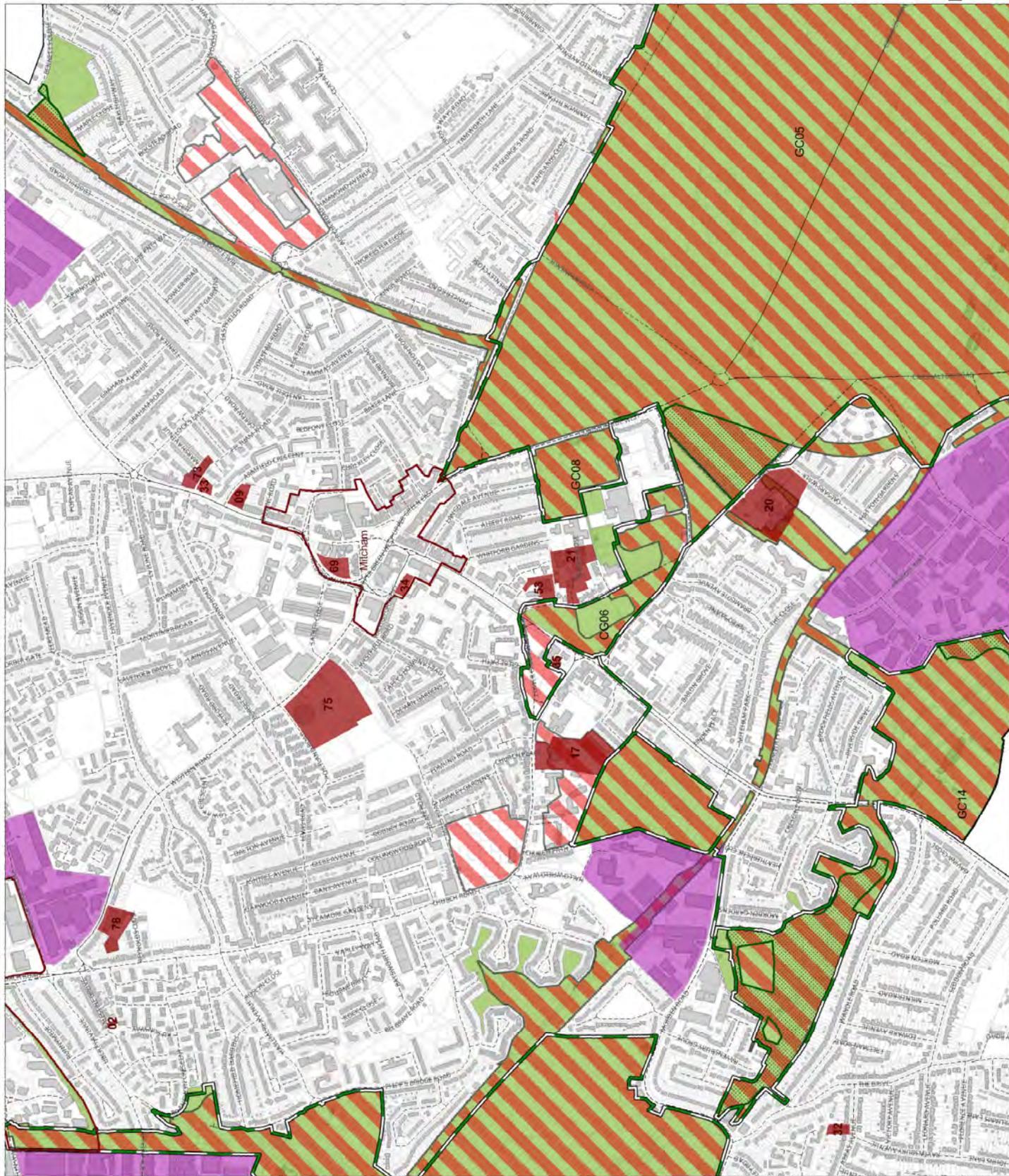
MITCHAM



Key

- Green Chains
- Site Proposals 2013
- Town Centre Boundary
- Green Corridors UDP 2003
- Green Corridors Proposals 2013
- Local Nature Reserves
- Industrial Sites

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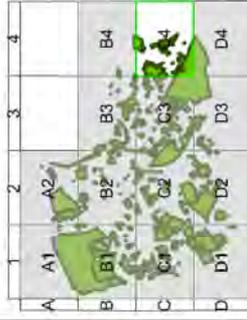
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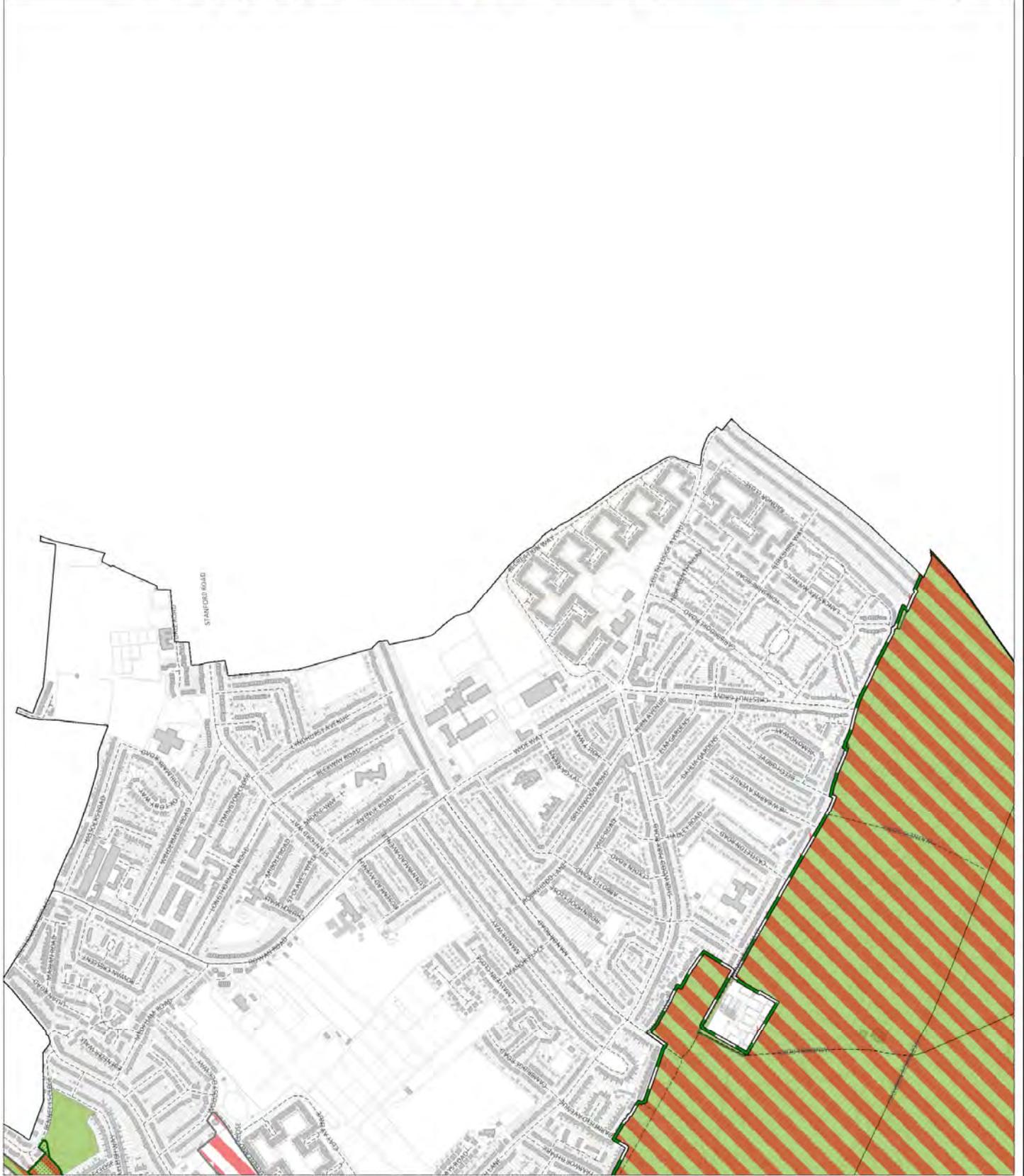
**Policies Map
Green Chains,
Green Corridors & Local
Nature Reserves**
POLLARDS HILL



Key

- Green Chains
- Site Proposals 2013
- Town Centre Boundary
- Green Corridors UDP 2003
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Policies Map Green Chains, Green Corridors & Local Nature Reserves

MITCHAM COMMON EAST



Key

- Green Chains
- Site Proposals 2013
- Town Centre Boundary
- Green Corridors
UDP 2003
- Green Corridors
Proposals 2013
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C - 5. Mitcham - Open Spaces

Merton's current Proposals Map (adopted 2003) only contains open spaces that are over 0.4 hectares (1 acre) in size. Any smaller portions of protected open spaces, such as those on school sites, are listed in Schedule 2 of the UDP.

It is proposed that there is no minimum threshold for showing designated open spaces on the 2013 Policies Map (formerly known as the Proposals Map) as it will eventually be a digital online map, on which viewers will be able to zoom in to any particular site. The 2013 Policies Map will therefore require a much higher level of accuracy than the 2003 Proposals Map.

It is important to note that the primary function of the Policies Map is to "...illustrate geographically the application of the policies..." (Local Planning Regulations 2012) and that all planning policies have to be deliverable. As planning permission is not required for much work in or adjacent to a highway or in residential back gardens, draft planning policy DM O1 Open Space can not protect these green open spaces and the policy can therefore not be delivered in these areas.

To enable consistent decision making on the exact locations of the proposed designated open space boundaries, officers have developed the following criteria which take the definitions of 'open space' in the National Planning Policy Framework (NPPF) and the London Plan 2011 as a starting point:

The definition of 'open space' in Annex 2 of the NPPF is:

"All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity."

The definition of 'open space' in the London Plan 2011, p.305, is:

"All land in London that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers a broad range of types of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted."

Inclusions:

All open spaces within the borough such as parks, commons, play grounds, sports fields (including MUGAs, bowling greens), allotments, cemeteries and churchyards, urban farms and woods that are not specifically excluded below.

Buildings within open spaces that are ancillary to the use of the open space (e.g. changing rooms).

Large soft landscaped open spaces within school grounds (e.g. playing fields) and (hard) demarcated playing pitches (e.g. netball courts), including ancillary school buildings or hard standing (e.g. car parks) not in the immediate vicinity of the main school building.

Exclusions:

Main school buildings

(These parts of the site are predominantly developed and the school use is not ancillary to open space.)

The hard standing and ancillary buildings surrounding the main school buildings

(These areas form part of the site which is predominantly developed, where the non-ancillary use is most intense.)

Private residential gardens

(The primary use of these properties is residential and they would therefore not conform to the London Plan definition. Furthermore, due to the extensive amount of development that is allowed on

Policies Maps | Mitcham

residential gardens without the requirement for planning permission, draft policy DM O1 Open Space will not be deliverable in these areas. It is also worth noting that residential back gardens are explicitly removed from the definition of 'Previously Developed Land' in the NPPF and in accordance with paragraph 53 of the NPPF, Core Strategy Policy CS 13(e) resists development on them.)

Soft landscaped areas associated with blocks of flats or housing estates, which have a sense of enclosure and privacy

(These sites are usually predominantly developed with various areas of soft landscaped amenity space to serve the occupants. These areas of soft landscaping would not conform to the London Plan definition.)

Public and private highways as listed on the Streets Register (which usually include the pavements) and opens areas that are part of, or essential to the prevailing character of the area (such as parcels of land within St Helier Estate).

(Most works in or adjacent to a highway do not require planning permission and therefore draft policy DM O1 Open Space will not be deliverable in these areas. In some neighbourhoods there are small open spaces that are integral to the design of the original townscape layout and although they might appear to be part of the highway, they are not on the Streets Register. These open spaces are protected from development by means of the design policies and do not warrant safeguarding by means of designation on the Policies Map.)

Land along operational rail reserves (with restricted public accessibility or limited visual amenity value).

(These areas are usually predominantly developed with narrow strips of vegetation on either side and would therefore not conform to the London Plan definition. Although they might provide some "visual amenity", due to the restricted access they would not "offer important opportunities for sport and recreation". The majority of these areas are however protected for their nature conservation value as Green Corridors.)

Very small areas (typically less than a quarter of an acre/0.1ha) of green open space which, as a result of a qualitative assessment, are considered to have too restrictive access or are of a size or shape which result in them having a very limited functional use as open space and therefore do not warrant safeguarding by means of designation on the Policies Map.

(Although these areas might provide some "visual amenity", they would not also "offer important opportunities for sport and recreation". Officers have judged these opens spaces to have limited public value and they therefore do not warrant safeguarding by means of designation on the Policies Map.)

Buildings, and their adjoining land, on the edge of open space of which the primary use is not ancillary to the use of open space.

(These sites would not conform to the London Plan definition.)

Site ID numbers generally reflect the main usage type of open space as per the following prefixes:

- A = Allotments
- P = Playing Pitches
- C = Cemetery
- S = School Open Space
- M = General Open Space/ Park
- W = Wildlife/ Nature Reserve

As open spaces frequently meet one or more categories these categories are indicative of the function only.

To illustrate more than 200 open spaces clearly and concisely, the borough has been divided 5 areas and a grid of 14 parts. To request a more detailed map of any of the proposed designated open spaces listed below please contact the Future Merton team by telephone on 020 8545 3837 or by e-mail at ldf@merton.gov.uk

Policies Maps | Mitcham

If you would like to comment on any of the proposed changes please refer to the both the site name, designation (i.e. Open Space) and ID where relevant.

Grid Reference	Site ID	Name
B4	A009	Ridge Road Allotments
C3	A001	Western Road Allotments
C3	A003	Eastfields Road Allotments
C3	A006	Eveline Road Allotments
C3	C008	Mitcham Parish Church
C3	M003	Three Kings Piece Open Space
C3	M004	London Road Playing Fields
C3	M007	Cranmer Green
C3	M018	Cherry Tree Estate Open Space
C3	M020	Brenley
C3	M025	Vestry Hall Green (also known as Lower Green)
C3	M029	Deer Park Gardens
C3	M030	Lewis Road Rec. Ground
C3	M032	Miles Road Open Space
C3	M033	Upper Green (also known as Fair Green)
C3	M039	Rock Terrace Rec Grd
C3	M053	Ravensbury Park
C3	M054	Cricket Green
C3	M055	Police Green Cricket Green
C3	M057	News of the World Sports Ground (now known as Mitcham Sports Ground)
C3	M058	The Canons
C3	M071	Watermeads o/s
C3	M088	Three Kings Piece Open Space
C3	M095	Caesars Walk O/S
C3	P036	BMX track location
C3	S006	Cranmer Primary
C3	S012	Bond Primary School
C3	S013	Haslemere School
C3	S014	Cricket Green School
C3	S018	Benedict Primary School
C3	S033	Eastfields School
C3	S036	St Thomas Of Canterbury RC Primary School
C3	S037	Liberty Primary School
C3	S041	Lonesome Primary
C3	S053	Melrose School
C3	S054	St Marks Primary School
C3	S055	Ss Peter & Paul Rc Primary Playing Fields
C4	A004	New Barnes Avenue Allotments
C4	C004	Streatham Park Cemetery

Policies Maps | Mitcham

C4	M014	Donnelly Green o/s
C4	M021	Lyndhurst Rec. Gd.
C4	M023	Sherwood Park Road o/s
C4	M026	Rowan Road Rec
C4	M056	Mitcham Common, including golf course
C4	M059	Pollards Hill O/S
C4	M060	Long Bolstead Rec. Gnd.
C4	M070	Robinhood Close Open Space
C4	M076	Rowan Road Open Space
C4	M089	Marlowe Square Open Space
C4	M090	Recreation Way O/s
C4	M091	Hertford Way O/s
C4	P001	National Westminster (Natwest) sports ground
C4	P030	Westminster City School Playing Fields
C4	S015	Alfred Mizen School
C4	S020	Stanford Primary School
C4	S032	Harris Academy
D3	M008	Moreton Green
D3	M031	Moreton Green
D3	P028	Imperial club sports ground
D3	S004	Bishopsford Community School
D3	S038	St Teresas Primary School
D3	W004	River Wandle riverside walk (also known as Bennetts Hole)

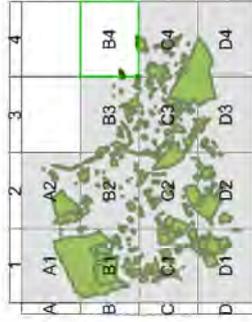


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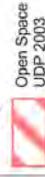
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Policies Map Open Space

TOOTING/NORBURY



Key

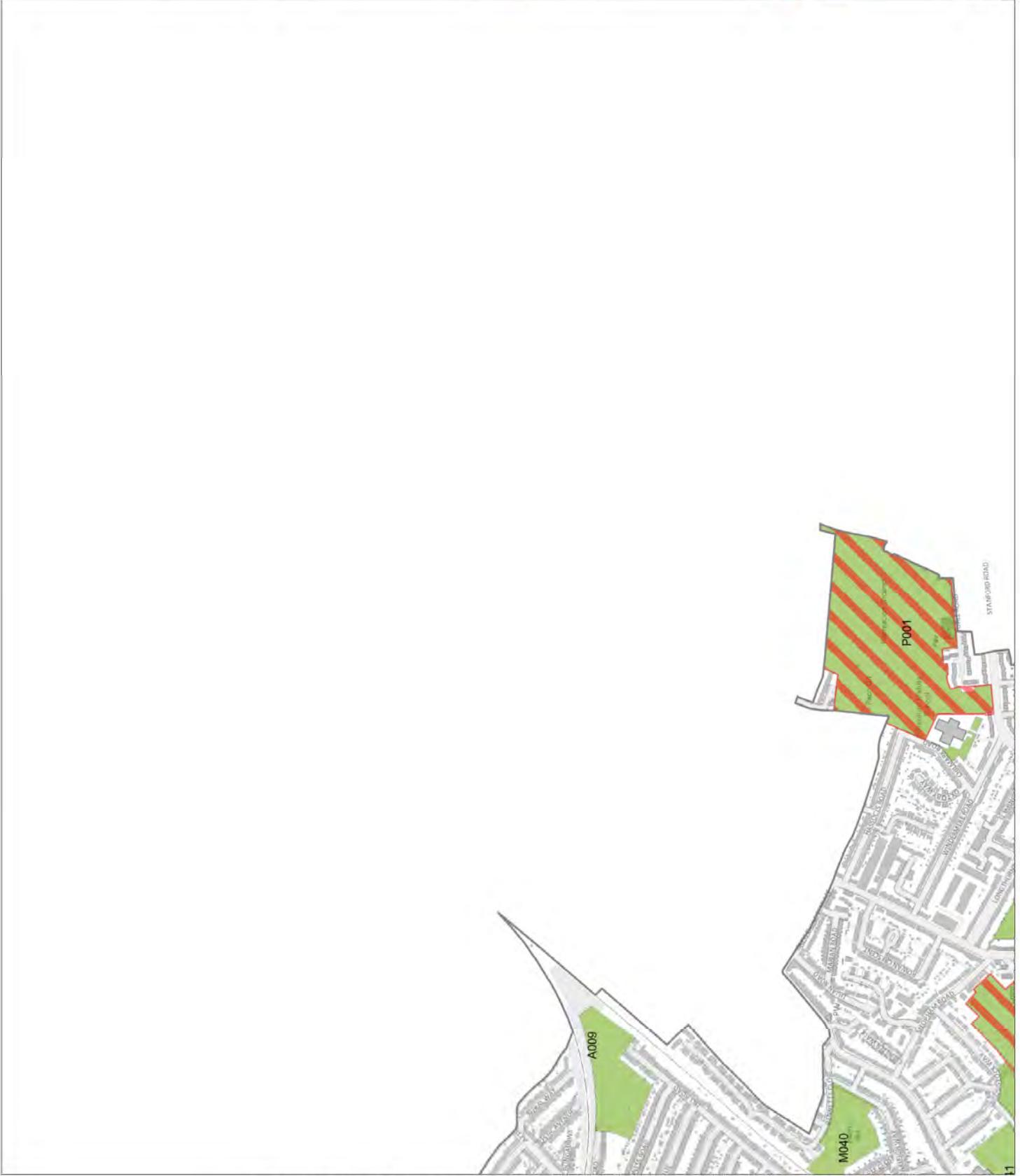


Open Space
UDP 2003



Open Space
Proposals 2013

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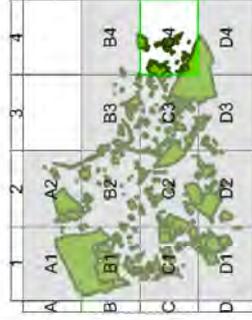




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January 2013

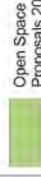
Policies Map Open Space POLLARDS HILL



Key



Open Space
UDP 2003



Open Space
Proposals 2013



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Grid Ref: D3

January 2013

Policies Map Open Space WILLOW LANE



Key



Open Space
JDP 2003



Open Space
Proposals 2013



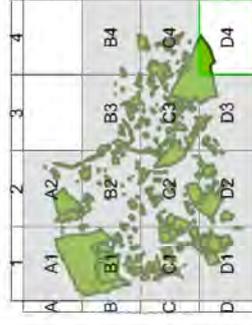


Grid Ref: **D4**

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Policies Map Open Space

MITCHAM COMMON EAST



Key



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C - 6. Mitcham – SINCs

The London Plan identifies the need to protect biodiversity and to provide opportunities for access to nature. It recommends identifying and protecting a suite of sites of importance at Metropolitan, Borough and Local level in order to protect the most important areas of wildlife habitat in London and provide Londoners with opportunities for contact with the natural world. The Mayor’s Biodiversity Strategy sets out criteria and procedures for identifying such land for protection in Local Development Frameworks.

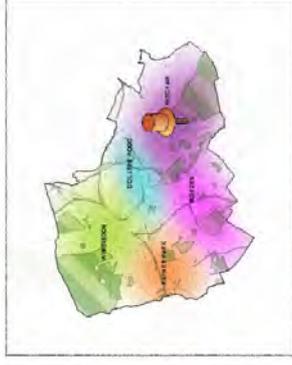
The London Wildlife Sites Board has developed a process by which London Boroughs should select and approve SINCs. Boroughs are not obliged to follow this process but if another process is used, it must conform to the policy framework described by national and regional policies.

Officers recommend the continuation of the use of the London Wildlife Sites Board process as it requires robust evidence to be presented for their expert assessment.

The last SINC survey of Merton was carried out by the GLA Biodiversity Team in 2006. The mapping results of this survey have been provided by the Greenspace Information for Greater London (GiGL), which is the data custodian of SINCs data for the London Wildlife Sites Board.

Although all the SINC sites are shown on the accompanying maps, it is proposed that only the aforementioned 2006 amendments, which are listed in the table below, be used to update the 2003 Proposals Map SINC designations.

Site ID	Name	Grade
M091	The Upper River Wandle	M
M093	Mitcham Common	M
MeBI01 (Amended)	Morden Hall Park and Deen City Farm	1
MeBII06 (Amended)	Oakleigh Way Nature Reserve	2
MeBII10 (Amended)	Myrna Close Valley	2
MeBII15 (Amended)	Ravensbury Park	2
MeBII17 (Amended)	St Peter and St Paul Churchyard, Mitcham	2
MeBII19 (Amended)	London Road Playing Fields	2
MeL06 (Amended)	Eltandia Hall Nature Area	L
MeL10 (Amended)	Three Kings Pond and Commonsides Rough	L
MeL11 (Amended)	Cranmer Green Pond	L
MeL12 (Amended)	Liberty Middle School Wildlife Area	L
MeL18 (Amended)	Canons Pond	L



11 - Three Kings Pond & Commonside Rough

Key

-  SINCS UDP 2003
-  SINCS Proposals 2013





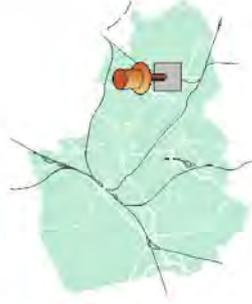
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January 2013

Policies Map

SINC

THREE KINGS POND
& COMMONSIDE ROUGH



Key



SINC UDP 2003



SIN Proposals 2013



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C - 7. Mitcham - Wandle Valley Regional Park (WVRP) Boundary

Refer to Section A of Part 2 for information on the establishment of the WVRP boundary.

Below are officers' comments on the identified portions of land and maps showing the subject portions with green hatching and the Wandle Valley Regional Park boundary as approved by the Board in October 2011, in green.

- 28 Include: open space west of Dreadnought Close - the site is within Flood zone 2 (1in100 - 1in1000 years) and the Wandle Valley Conservation Area, and only a minor part, on northeastern corner, is not within MOL. The inclusion of this site would be in accordance with the objectives of the WVAf (Access to Open Space and Managing Flood Risk and Urban Heat Island).
- 29 Include: 84 & 98 Phipp's Bridge Road - although a residential use is usually not ancillary to the park's use, these Locally Listed houses and the Statutory Listed house at No.98 are heritage assets that are within the Wandle Valley Conservation Area, and except for the properties at 84-94, the rest of the site is in MOL and a Green Corridor. The inclusion of this site would be in accordance with the objectives of the WVAf (Enhanced Visitor Offer and Local Distinctiveness, Access to Open Space and Access to Nature).



- 30 Include: Landscaped area on eastern side of Oxted Close - the establishment of this link between the Rock Terrace Recreation Ground and the Phipps Bridge Estate Recreation Area would be in accordance with the objectives of the WVAf (Access to Open Space and Making Connections).



- 31 Exclude: Land between the Benedict Wharf waste management site and the tramway – although this site is within a Green Corridor, it does not form part of Morden Hall Park or provide a link to any other part of the WVRP. Its inclusion would not be in accordance with the objectives of the WVAf



- 34 Include: Land rear of 72-94 Rawsley Avenue – this portion of open space forms part of the Water Meads Open Space and Ravensbury Park and is within the Wandle Valley Conservation Area. Its inclusion is in accordance with the objectives of the WVAF (Access to Open Space).



- 35 Include: The Canons Leisure Centre, Gymnasium & Park Place, 54 Commonside West – the site is within the Mitcham Cricket Green Conservation Area and Park Place is a Statutory Listed building. The cultural/recreational/leisure retail use of a public house and the indoor sports venues are compatible with a park use. Its inclusion is in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness).
- 36 Exclude: 15 Madeira Road – residential use is not ancillary to the park’s use and would not be in accordance with the objectives of the WVAF.
- 37 Exclude: 1-14 & 16-17 Madeira Road and 61-72 Commonside West – residential use is not ancillary to the park’s use and would not be in accordance with the objectives of the WVAF.
- 38 Include: The Canons Lodge, Madeira Road - although a residential use is usually not ancillary to the park’s use, this Locally Listed house is a heritage asset, which is within the Mitcham Cricket Green Conservation Area, MOL and a Green Corridor. Its inclusion would be in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness).
- 39 Include: Obelisk at corner of Cricket Green and Madeira Road – the obelisk is a Statutory Listed structure within the Mitcham Cricket Green Conservation Area. Its inclusion is in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness).
- 40 Include: The Mitcham Methodist Church, Cricket Green – the site is within the Wandle Valley Conservation Area and the church building is a Statutory Listed building. The community use is

Policies Maps | Mitcham

compatible with a park use and its inclusion is in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness).

- 41 Exclude: The (former) Cricketers Public House, 340 London Road, Mitcham – the pub use has ceased and there has recently been numerous planning applications for residential use (all refused on design grounds and not the principle of the loss of the pub). The current planning application is for flats which would not be ancillary to the park’s use and would not be in accordance with the objectives of the WVAF.
- 42 Include: Vestry Hall, 336-338 London Road, Mitcham & Mitcham Fire Station, 30 Lower Green West – the site is within the Wandle Valley Conservation Area and both buildings are Locally Listed. The community use of both buildings is compatible with a park use and its inclusion is in accordance with the objectives of the WVAF (Enhanced Visitor Offer and Local Distinctiveness).



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C - 8. Mitcham – Transport Proposals

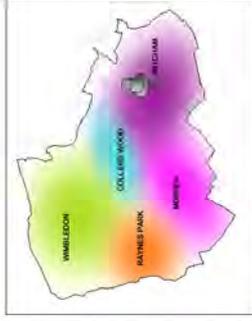
Designation	Number	Location
Cycle Network	22TN	Borough -wide cycle network These detailed maps are available under each of the five areas: Colliers Wood, Mitcham, Morden, Raynes Park and Wimbledon



January 2013

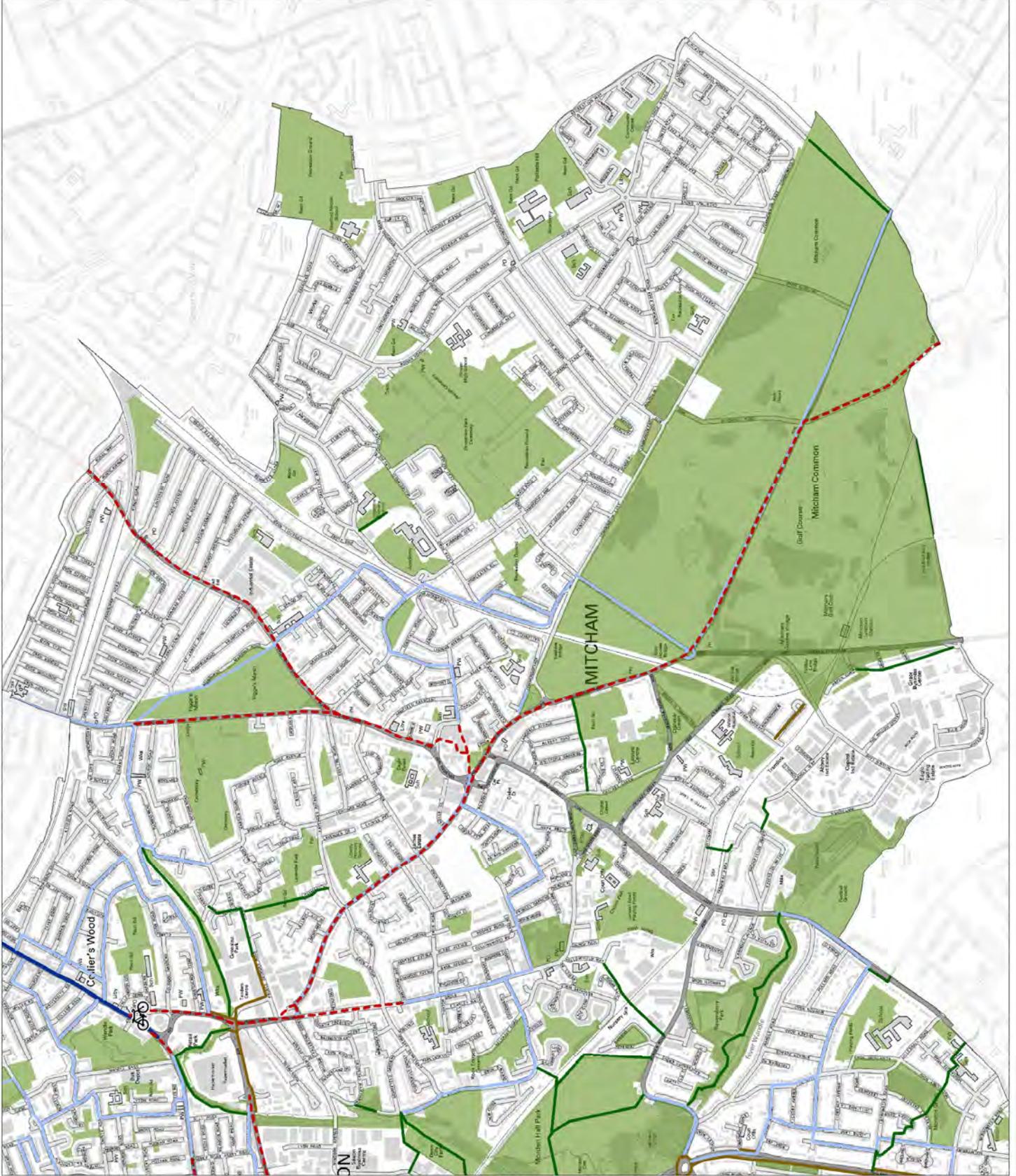
Policies Map Cycling Network

MITCHAM



Key

	Proposed Routes & Hubs
	Cycling Hub
	Cycling Route
	Existing Network
	Route next to but separate from the road
	Superhighway
	Greenway through parks
	Route signed for use with a mixture of quiet & busier roads
	Main Road Network
	Open Space



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