



FUTURE OF BENEDICT WHARF

Our views for SUEZ's outline application

April 2019

1. This note summarises our views on what we are looking to be included in the outline application for the redevelopment of Benedict Wharf. We have welcomed the way SUEZ has responded to our call for wider public consultation on the future of this key site and offer these views with the intention of securing the best outcome for the existing community and all those who will live at Benedict Wharf in the future.
2. Benedict Wharf is the largest previously developed site in our area and strategically located at a key gateway to the Conservation Area. It will be the biggest development in the neighbourhood for a generation. We warmly welcome the decision to move waste operations from Benedict Wharf to a more suitable and unused site in Sutton. This will relieve the community of the noise, smell and lorry movements from the management of waste on a site completely unsuited for this purpose. We welcome the intention to change the site designation from Strategic Industrial Land and redevelop it for significant residential development.
3. We are aware that SUEZ intends to submit an outline planning application for the site. This must define parameters and set standards that bind any detailed proposals that follow.
4. We seek an application that includes the following:
 - A new residential quarter that provides a natural extension to Mitcham's characteristic streets and houses
 - A binding design code which secures a development that feels naturally part of Mitcham and offers a mixture of different character across the site
 - An urban design that is proofed for the future release of the Cappagh site and arrival of the Sutton Link and which minimises the visual impact of parked cars
 - A total number of homes that is informed by the local context of the site and by a concept of 'streets based' design, rather than by externally imposed housing targets or the prospect of higher financial returns
 - A quality of design and public realm that will generate pressure for the site to be included in the Conservation Area within 10 years
 - Building heights guided by the local context and which respect the primacy of Mitcham Parish Church
 - A reimagining of Hallowfield Way as a residential street and an enhanced public realm at its junction with Church Road that is fit for this important gateway to Mitcham Cricket Green Conservation Area and provides an entrance to the new homes which future residents can feel proud to use
 - Binding commitments to investment in local community infrastructure, including:
 - A management plan and endowment for London Road Playing Fields
 - New and enhanced routes:
 - through Phipps Bridge to Morden Hall Park
 - from London Road between Baron and Fenning Court
 - Major improvements to Mitcham Parish Centre and Mitcham Parish Church as community facilities supported by a community endowment

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- Enhancements to Ravensbury Path, Church Path and Baron Walk which also respect their character as historic pedestrian routes
- A high proportion of affordable housing and provision for self/custom-build and development led by a community land trust
- Provision for the site not to be built out by a single developer
- Provision for early local community engagement prior to the submission of detailed proposals for implementation of an outline planning permission