



MITCHAM GASWORKS SITE EXPECTATIONS January 2022

Mitcham Gasworks is identified in Merton's draft Local Plan as a site for significant residential development (site Mi16). This note sets out the expectations of Mitcham Cricket Green Community & Heritage, a local civic society, for future development of the site.

Design approach – the development should be conceived as a street-based natural extension of Mitcham, providing a mix of residential types (including houses) in buildings that recognise the village character of the adjacent centre and respect existing nearby building heights, character and materiality. The capacity of the site is within the range of 200-400 homes specified in the draft Local Plan and it is not identified as suitable for tall buildings of six stories or more.

Western gasworks site – the development should complete and complement the earlier development of the western part of the Gasworks site. This includes extending Brickfield Road, making links to Fox's Path and providing strong ecological, hydrological and landscape integration with the contoured open space east of Hay Drive. The design of the site should acknowledge its 150 year history as a gasworks.

Site use – the site should be predominantly residential with provision for community uses, including community event/meeting space managed by the local community. There is a shortage of play space in the surrounding area and play should be integrated across the scheme.

Permeability – the site boundary should be fully permeable and an enhanced route for cyclists and pedestrians along Portland Road and Lewis Road to Church Road should be provided. There should be no vehicle route through the site.

Field Gate Lane – significant widening and improvements to Field Gate Lane and its boundaries should be provided making it suitable as a green route for both pedestrians and cyclists while also respecting its character as an historic route and avoiding engineering to highway standards. Access through to Pear Tree Close/Westfield Road should be integrated into the changes.

Boundaries – sensitive, green boundaries should be provided where required around the site and around each of the two remaining Pressure Reduction Stations.

Affordable homes – there should be a minimum of 50% affordable homes with the majority provided for social rent.

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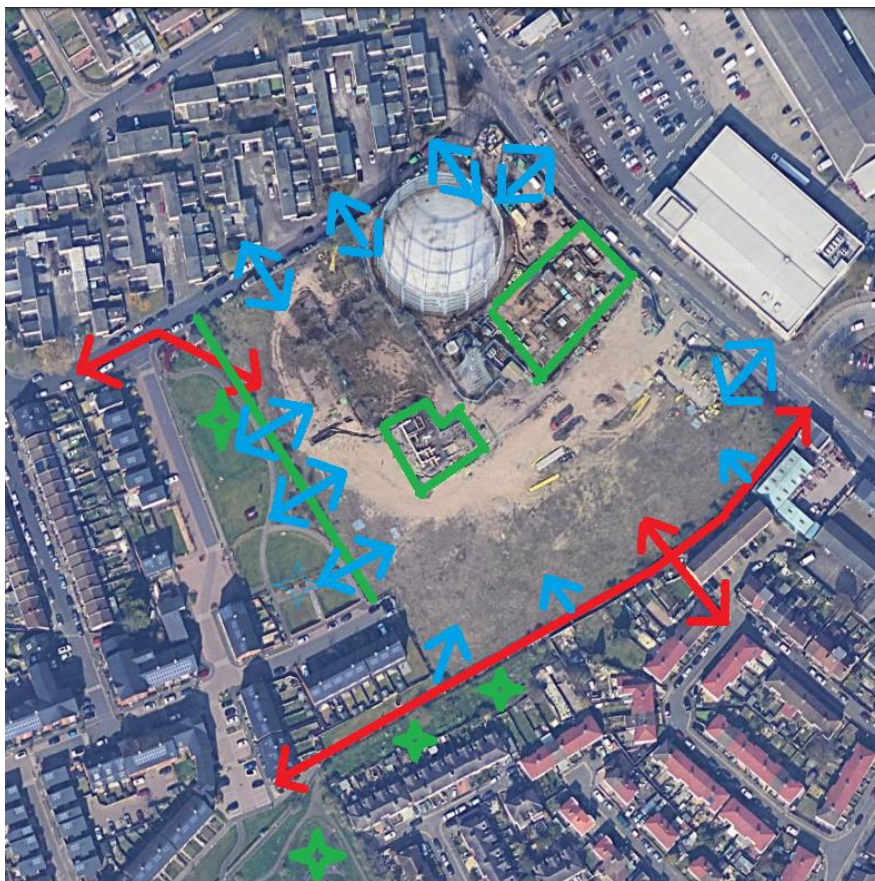
Single aspect homes – no single aspect homes should be included –there are no overriding design constraints that mean all homes cannot be at least dual aspect as required by the London Plan.

Greening – the site should become an exemplar for achieving ecological gain, significantly exceed the minimum Urban Greening Factor and contribute to tackling the climate emergency in its construction and energy use.

Archaeological investigation – this is a prime area of archaeological interest, including significant finds during the original development of the gasworks and archaeological studies indicating the possibility of a Roman well on site. A full site investigation should be completed prior to any development or further site clearance. Any significant results should be interpreted and integrated into the scheme's design.

Community Investment – development proposals should be accompanied by a Community Investment Programme secured through a s106 obligation, including benefits for Miles Road Playing Fields, Mitcham Community Orchard, Abbeyfield Close Recreation Area and Mitcham Parish Centre.

Design process – this should reflect national planning policy favouring close working with the local community and use of creative design tools (NPPF, paragraphs 1132, 133) - a community-led design charrette is preferred resulting in an outline masterplan. A public exhibition of a single option for development of the site which has only received external input via Merton Council's Design Review Panel will not be considered an acceptable process.



Improved routes – RED ARROWS
Permeable boundary – BLUE ARROWS
Sensitive boundary – GREEN LINES
Greening opportunities – GREEN STARS