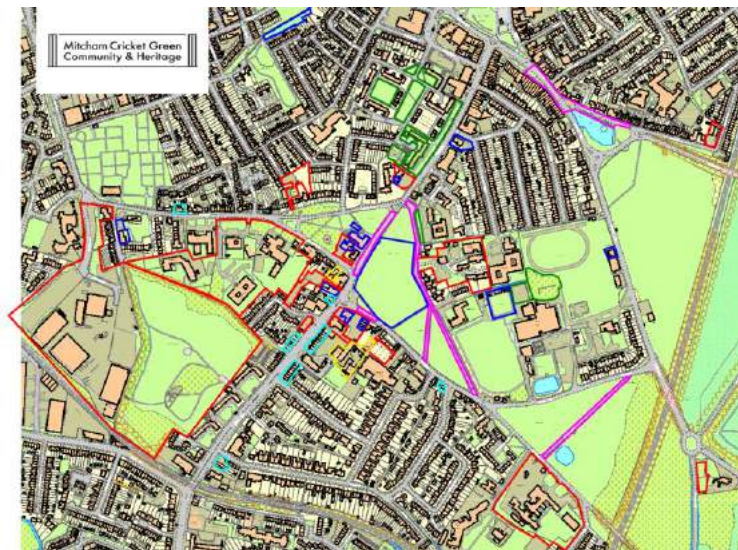




**MERTON LOCAL PLAN REVIEW
A Mitcham Cricket Green contribution**



January 2018

**General enquiries: info@mitchamcricketgreen.org.uk
Web site: www.mitchamcricketgreen.org.uk
Twitter: @MitchamCrktGrn**

**Registered Office c/o MVSC, Vestry Hall, 336/338 London Road, Mitcham, Surrey, CR4 3UD
Company registration no. 04659164 Charity registration no. 1106859**

1. Mitcham Cricket Green Community & Heritage takes an active interest in the future of the Cricket Green Conservation Area and its environs. We are the civic society for this part of Merton and part of the wider civic movement through membership of the national charity Civic Voice. We have been closely involved in the development of Merton Council's draft Borough Character Study and the Cricket Green Conservation Area Character Appraisal and Management Plan. The Cricket Green Charter (<http://mitchamcricketgreen.files.wordpress.com/2013/04/cricket-green-charter.pdf>) (Annex C) established our approach to development and change in the area and was developed in partnership with London Borough of Merton, the local community and local councillors. We also undertake practical conservation work, including the cleaning and restoration of local landmarks and management of ornamental and other planting, and bring residents, businesses and organisations together to appreciate the importance of the Conservation Area and its environs.

2. We have prepared this contribution to inform the review of Merton's Local Plan. We recognise this as a critical document to the future development and conservation of the area. We have considered the option of preparing a neighbourhood plan for Cricket Green and determined that we would instead seek to achieve our objectives through the Local Plan review. We will assess progress on the Local Plan review before finally deciding on the neighbourhood plan option. This contribution also identifies community priorities for the use of the Community Infrastructure Levy in the area

3. Our Cricket Green contribution includes a Cricket Green Sites and Opportunities map (Annex A) which identifies:

- fourteen sites with particular development or conservation opportunities – we provide further details of current and preferred future uses along with important development parameters for these sites in Annex B (edged in red)
- three areas with important local shopping parades which need to be recognised and protected, including opportunities for enhancing the public realm (edged in sky blue)
- six opportunities for public realm and traffic management improvements (edged in magenta)
- thirteen community assets which need to be recognised and protected (edged in dark blue)
- four additional locations for protective designations (edged in green)
- two areas where employment uses should be protected (edged in yellow)

4. Our contribution also includes:

- twelve other priority issues to be addressed through Local Plan policies for the area
- eleven priority projects for funding through the Community Infrastructure levy

- identification of eight other supporting documents necessary to secure successful implementation and delivery of the new Local Plan.

5. These represent our preliminary views for the new Local Plan. We would like to work with Merton Council to engage local residents, organisations and businesses to test and develop these proposals during the next phase of the Local Plan review.

Local shopping parades

6. We have identified three areas with important local shopping parades. We ask that these are recognised in the Local Plan with policies to safeguard their role in providing a range of local services and to maintain active frontages. Each of the parades also presents opportunities for public realm and shopfront improvements:

Bramcote Parade – provides an important community facility on the ground floor of buildings added to the Local List in 2017

London Road – five short parades which combine to provide a significant community facility. The parades along the south east side of London Road provide particular opportunities for public realm improvements with a wide pavement, bus stop, dilapidated building and opportunities for planting

Church Road – a short parade providing community access to local services

Public realm and traffic management

7. We have identified six locations for a particular public realm and traffic management focus in the Local Plan. These can be delivered as planning requirements for development of nearby sites and through the Community Infrastructure Levy as well as highways investment. We have summarised the specific type of interventions in italics below:

Cricket Green road (outside Mitcham cricket pavilion) – Mitcham cricket pavilion has the rare distinction of being on the “wrong” side of the road and is separated from the cricket ground by Cricket Green road. This is a heavily trafficked road with high levels of congestion. We support a traffic management measure outside the cricket pavilion which draws drivers’ attention to the significance of this stretch of road, alerts them to the crossing point and actively slows traffic. A table top to calm traffic combined with a distinctive road surface was supported in the recent Townscape Heritage Initiative bid for Lottery funding. [*Public realm improvement; Traffic calming*]

Cricket Green road (along east edge of Cricket Green) – This stretch of road makes a critical contribution to the character of Cricket Green Conservation Area and provides the setting for its most important and distinctive townscape. It is unable to cope with existing parking and access pressures. The introduction of controlled parking zones nearby, conversion of Brook House, increased use of Date Valley School and the potential future development of the Birches are set to exacerbate the issues. The Local Plan should support measures to enhance this stretch of road so it is a shared space where pedestrians have priority and parking is reduced. Only local access should be permitted. Pedestrian links which cross the

road should be encouraged at Cold Blows and the entrance to The Canons. *[Public realm improvement; Local access; Restricted parking; Pedestrian priority]*

King George VI Avenue – Cranmer Green is disfigured by intrusive parking, railings and sign clutter along the length of King George VI Avenue. No car access or parking should be permitted and the railings removed, as recommended in the Cricket Green Conservation Area Appraisal and Management Plan. It should remain accessible to cyclists. *[Public realm improvement, No parking]*

London Road (between Cricket Green and Lower Green West) – The important relationship between Lower Green West and Cricket Green (also known as Lower Green) is damaged by the heavily trafficked London Road. Lower Green West includes an important collection of civic and community buildings and structures (including Mitcham war memorial which was nationally listed in 2017 following our nomination) and yet is increasingly taking on the character of a roundabout. We are keen to explore alternative traffic flow options around Lower Green West and seek support in the Local Plan for traffic management interventions and public realm improvements along the stretch between Cricket Green and Lower Green West. *[Traffic management, Public realm improvement]*

Cricket Green tarmac path – The south eastern part of the registered town green is disfigured by a tarmac path which runs to the crossing point outside Mitcham police station. This path also sterilises a large part of the green for informal sporting and recreation use. The path should be removed. An alternative route using a registered public right of way alongside the cricket ground is available which should link to a relocated road crossing point. This would be an ideal location for a zebra crossing. This crossing point is closer to St Peter and St Paul primary school than the current one. *[Public realm improvement, Traffic calming]*

Three Kings Pond to Mitcham Town Centre – The setting of Three Kings Pond has the potential to be a highlight for those living and working in Mitcham and as a route between Mitcham Town Centre and Mitcham Common. The public realm improvements undertaken for Rediscover Mitcham need to be extended along Upper Green East to Three Kings Pond. No parking should be permitted in the vicinity of Three Kings Pond or on land off the public highway on the south west of Upper Green East in Mitcham Town Centre. This area should also provide a stronger sense of arrival at Mitcham Town Centre. *[Public realm improvement, Traffic calming, No parking]*

Community assets

8. We have identified the following thirteen community assets which should be recognised and their community function protected by Local Plan policy such that there is a presumption that they continue and in those exceptional cases where this is not appropriate that alternative and improved provision is made elsewhere within the immediate area:

- Mitcham cricket pavilion and shed (including its operational land) – this has been formally recognised as Merton’s first Asset of Community Value
- Mitcham cricket ground

- Burn Bullock public house
- White Hart public house
- The Windmill public house
- Former Mitcham fire station – future community arts centre and incubator offices
- Vestry Hall – community meeting/function rooms, voluntary and community organisations’ offices & services
- Wandle Industrial Museum – community run registered museum
- Merton Tenants and Residents Federation building – community meeting/function room
- Mitcham Parish Centre – community meeting/function room and outdoor space
- Elmwood Centre (Age UK) – voluntary organisation offices and services, community meeting/function room
- Mitcham Bowls Club – community sports facility
- Mitcham Community Orchard – community growing and outdoor space

Additional designations

9. The Local Plan should recognise and retain the existing protection afforded by existing Metropolitan Open Land, Green Corridor, Open Space, Site of Importance for Nature Conservation, Local Nature Reserve, Wandle Valley Regional Park (and buffer), Green Chain, Archaeological Priority Zone and Sustainable Transport Corridor designations. Many of these should additionally be valued for their contribution to improving air quality. We have identified four locations for additional designations:

- Extension of Open Space designation to the green space between Cricket Green road and Date Valley School/Brook House
- Designation of Bellamy’s Copse in The Canons as a Site of Importance for Nature Conservation
- Extend Metropolitan Open Land to include Mitcham Bowling Club and the whole of Bellamy’s Copse adjacent to Canons Leisure Centre

- Extend Open Space to include all the green space within Glebe Court and all new green space created through the Rediscover Mitcham investment

10. All existing Open Space with the addition of the land proposed above should be redesignated as Local Green Space, as defined in the National Planning Policy Framework. It is demonstrably important to the local community.

Protected employment areas

11. The Local Plan should protect existing employment uses, including at two locations:

1-4 Lower Green West – currently used by London Box Sash Windows this site has a complex of workshops and a long manufacturing heritage that should be continued

Units on 339 London Road & 12 Cricket Green - this area has a long tradition of car repairs, servicing and engineering along with office/training use (former Kiara College) that should be protected.

Priority issues

12. We have identified the following twelve priorities to be addressed in the Local Plan:

- Adopt the approach to conservation and development set out in the Cricket Green Charter (see Annex C)
- Secure a step change in the quality of design of new development in the area through a Design Code which draws on the Conservation Area Appraisal and Management Plan, character studies and Cricket Green Charter
- Require new development to add to local character and be respectful of setting, context, massing and height and also of the diversity of building characters and styles across different time periods
- Support new residential development based on streets and town houses rather than flats and blocks, avoid projecting balconies and require active frontages at the street level
- Establish the highest design standards for building fronting the registered town green of Cricket Green so that any new development is capable of being listed within 30 years
- Require all pre-application advice, viability assessments and Design Review Panel reports to be published alongside planning application documents

- Support diversity in the development and management of land and buildings, including community-led management and development and the role of Community Land Trusts
- Introduce a policy for the protection of ponds and identify Three Kings Pond, The Canons pond and Cranmer Green pond
- Introduce a policy requiring long term maintenance of planting and trees associated with new development, including for its benefits to local air quality
- Introduce a policy protecting front gardens from being paved over – the cumulative impact of which has been one of the most insidious changes to the character of the area in recent years
- Introduce a policy for the protection of key paths (including public rights of way) to safeguard permeability and identify Cold Blows, Church Path, Love Lane (around Mitcham Parish Church), Tramway Path, Baron Walk, Fieldgate Lane and Ravensbury Path and also identify opportunities to create new non-vehicular access routes (including through Wilson Hospital, through Benedict Wharf, between Church Road and London Road Playing Fields, between Three Kings Piece and Mitcham Common and from Riverside Drive to Watermeads)
- Recognise all the registered town greens, designated Open Space and Mitcham Common for their inclusion in the Wandle Valley Regional Park and as part of a continuous area of green space extending to Beddington Park which provides multiple public benefits, including contact with nature, opportunities for healthy recreation and a reservoir of clean air

Community Infrastructure Levy

13. We have identified the following eleven Community Infrastructure Projects as a priority for funding through the Community Infrastructure Levy:

- Cricket Green shopping parades – public realm and shopfront improvements for:
 - Bramcote Parade
 - London Road
 - Church Road
- Six public realm and traffic improvements:
 - Cricket Green road - outside Mitcham cricket pavilion
 - Cricket Green road – along east edge of Cricket Green
 - King George VI Avenue
 - London Road – between Cricket Green and Lower Green West
 - Cricket Green tarmac path removal

- Three Kings Pond to Mitcham Town Centre
- Secure a sustainable future for Mitcham Cricket Club and community control of Mitcham Cricket Pavilion, its shed and its operational land
- Secure and maintain the Vestry Hall annex as a long term location for Wandle Industrial Museum
- Improve wayfinding of public rights of way and connections between the Wandle Trail and The Canons
- Rationalise the diversity of different boundary treatments to bring greater consistency and respect for the character of the Conservation Area, with completion of the cricket ground railings, removal of the chalk stick bollards and metal posts outside Date Valley School, removal of the single metal post at the end of the tarmac path linking Cold Blows to the Vestry Hall, and removal of the railings along King George VI Avenue as a priority
- Prepare and implement management plans for each of the Town Greens and the three Sites of Importance for Nature Conservation (Cranmer Green, Mitcham Parish Churchyard and Commonside Rough) following community engagement
- Maintain the tradition of commemorating important historic events through planting initiatives
- Undertake a significant programme of succession planting of trees throughout the area
- Maintain and improve the area's existing public noticeboards, plaques and interpretation panels
- Celebrate and provide interpretation for Mitcham tram stop as the oldest public railway station in the world, for the route of the Surrey Iron Railway and for the significance of Mitcham cricket ground for being the location where the game has been played every year longer than anywhere else in the world

14. This Community Infrastructure Project List has not been prioritised and this could be part of the wider community engagement plans for the next stage of the Local Plan review.

Supporting documents

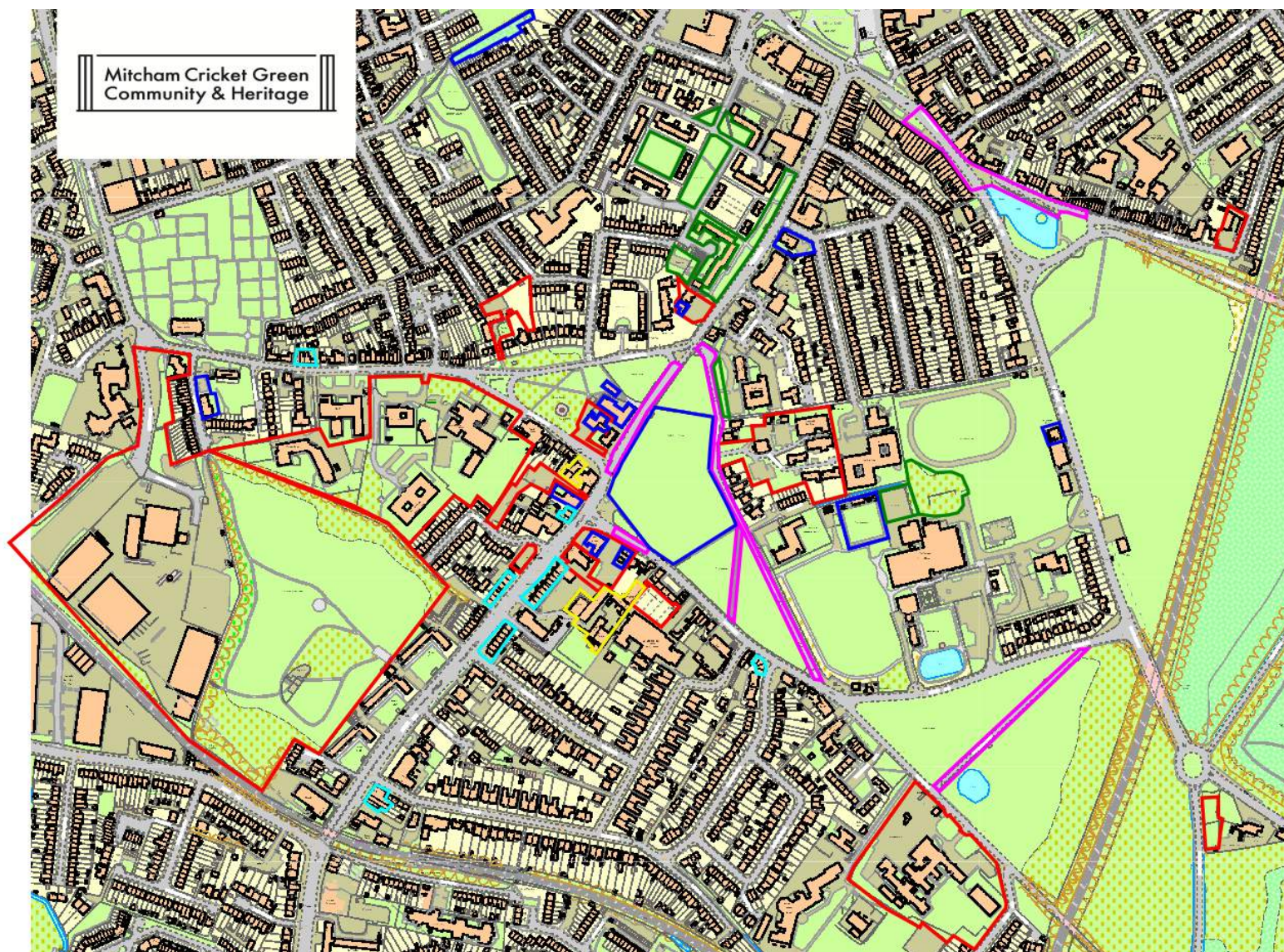
15. Effective implementation and delivery of the Local Plan will require the support of the following eight documents. These need variously to be prepared, adopted or reviewed.

- Mitcham Cricket Green Conservation Area Appraisal and Management Plan – adopted and needing review by 2020

- Wandle Valley Conservation Area sub Area 6 Character Assessment – needing to be adopted before the Local Plan and subsequently produced as a Conservation Area Appraisal and Management Plan
- Character area studies for Cricket Green, Mitcham and Wandle – drafted and needing to be adopted before the Local Plan
- The Canons Conservation Management Plan – adopted as Supplementary Planning Guidance 2017
- Cricket Green Design Code – needs preparing by 2019
- Benedict Wharf development brief – needs preparing in 2018

CRICKET GREEN SITES AND OPPORTUNITIES MAPS

Annex A



CRICKET GREEN SITES

Annex B

1. Benedict Wharf



Current uses – Waste transfer & processing (SUEZ), Car pound (Cappagh), Public open space (London Road Playing Fields), Highways (Hallowfield Way), Private open space (along Hallowfield Way (Merton Council) and Tram line (Transport for London)), Private hall (La Sporta)

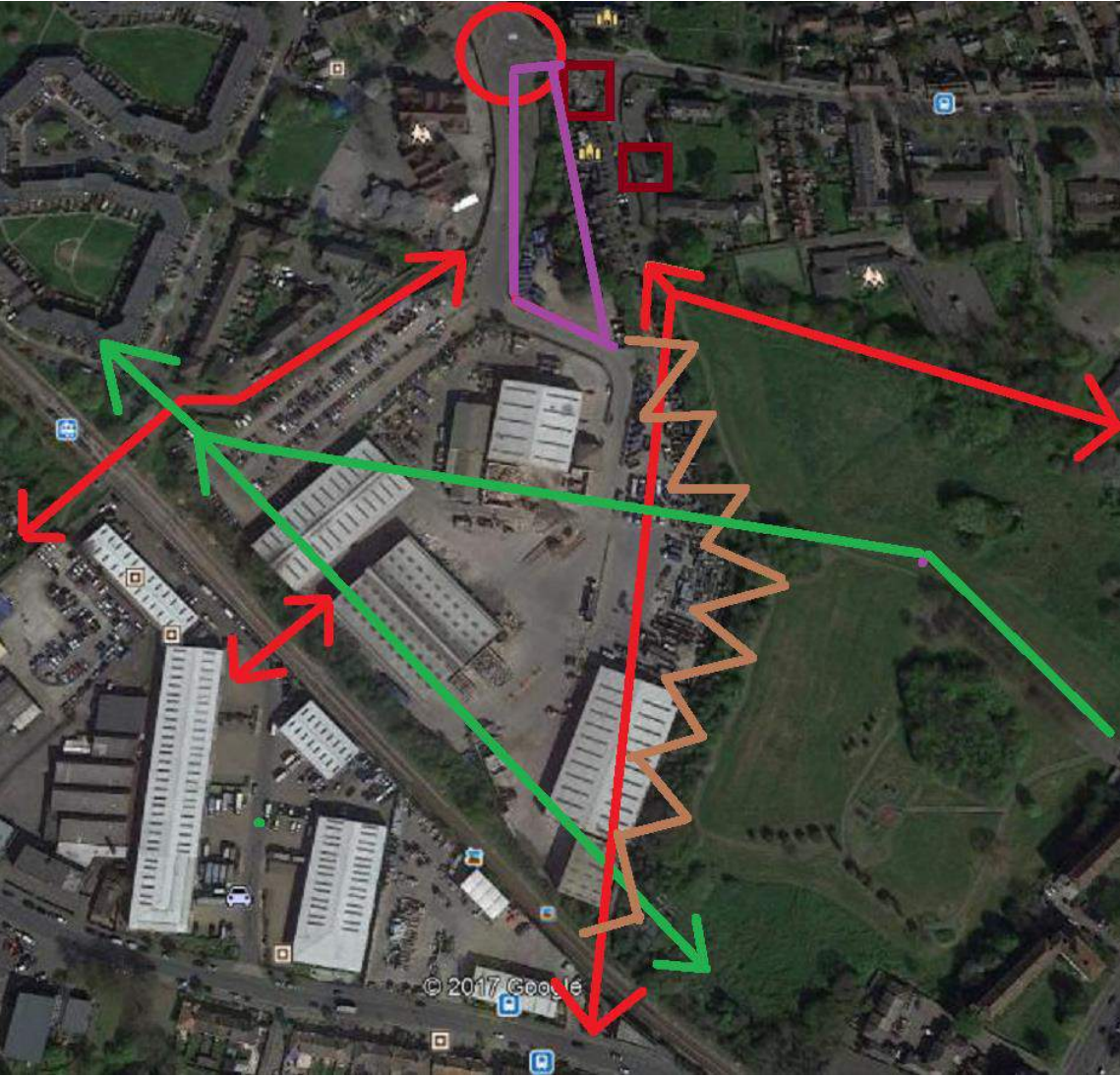
Preferred future use – Residential (C3) & public open space, Community (D1) with ancillary retail (A1, A3) and employment (B1)







Existing planning & other issues – Strategic Industrial Location, Open Space, Site of Importance for Nature Conservation, Green Corridor, boundary of Mitcham Cricket Green & Wandle Valley Conservation Areas, setting of Grade 2* (Mitcham Parish Church) and Grade 2 (Vicarage) listed buildings, Locally listed buildings, Archaeological Priority Zone, Wandle Valley buffer, Overhead lines

Future opportunities – The most important development opportunity in Mitcham for the period of the Local Plan (see Site Opportunity Map and “From waste to place” [blog](#)) including:

- Significant social housing contribution
- Mixed housing delivery mechanisms, including community land trust
- Green corridor and public access link from London Road to Morden Hall Park via Benedict Wharf and Phipps Bridge
- Improved access to an invigorated London Road Playing Fields (renamed as Baron Fields) through Fenning & Baron Courts & from Church Path & Baron Walk
- Restore ancient Ravensbury Path between Church Road & Ravensbury Park
- A gateway to Mitcham Cricket Green Conservation Area to be proud of by Mitcham Parish Church
- Development and public realm improvements along Hallowfield Way to reduce width and improve frontage
- Public realm investment in London Road Playing Fields, Church Path and Baron Walk
- New relationship and removed boundary between Benedict Wharf and London Road Playing Fields
- Recognise route of Surrey Iron Railway (first public railway in the world)
- Significant overall increase in area of public open space
- Investment in community infrastructure (e.g. repurposing La Sporta Hall & investment in Mitcham Parish Centre)

Benedict Wharf – Site Opportunity Map



-  Green corridor
-  Improved non-vehicular route
-  Porous boundary
-  Enhanced gateway
-  Community asset
-  Enhanced public realm & development

2. Cricket Green & Melrose schools and Worsfold House



Current uses – Education, Offices

Preferred future use – Education (D1), Residential (C3), Office (B1)
Community (D1) & public open space

Existing planning & other issues – Mitcham Cricket Green Conservation Area, Open Space, Green Corridor, Grade II listed arch, setting of Grade II listed building (Old School house), Archaeological Priority Zone, Wandle Valley buffer, Adjacent to Open Space and Site of Importance for Nature Conservation

Future opportunities – Repurposing of site for education and housing use with improved permeability including:

- Town house residential development fronting Church Road
- Investment in and rationalising school buildings
- Maintain or increase overall area of open space
- Increased public access, including through routes between Church Road & London Road Playing Fields
- Public realm investment, including to Church Path and site boundary

3. White Hart backland



Current uses – Private car park

Preferred future use – Residential (C3), Car park

Existing planning & other issues – Mitcham Cricket Green Conservation Area, setting Grade II* building (White Hart), Archaeological Priority Zone, Wandle Valley buffer

Future opportunities – Making positive use of unkempt and under-used site including:

- Mews style residential development accessed from Broadway Gardens
- Rationalised parking for White Hart and residences
- Investment to improve condition of Grade II* listed White Hart
- Public realm investment

4. Beadle Court & land behind Preshaw Crescent



Current uses – Residential garden, Car park, Community open space,

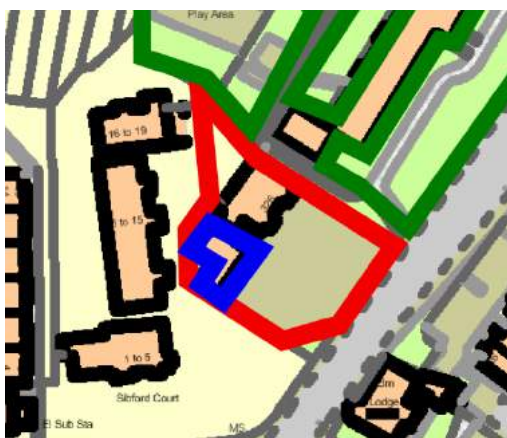
Preferred future use – Residential (C3), Car park, Community open space and access routes

Existing planning & other issues – Mitcham Cricket Green Conservation Area, Archaeological Priority Zone, Wandle Valley buffer

Future opportunities – Making positive use of unkempt and under-used site including:

- Mews style residential development accessed from Harwood Avenue
- Retention of significant open space
- Provision of public access between Harwood Avenue and Russell Road
- Improved public access through the site from Church Road through Vine Cottages to Harwood Road
- Integration of design and land use with Beadle Court
- Public realm investment

5. 326 & 328 London Road



Current uses – Community meeting space, Office

Preferred future use – Community meeting space (D1), Office (B1)

Existing planning & other issues – Mitcham Cricket Green Conservation Area, Archaeological Priority Zone, Wandle Valley buffer, adjacent to Open Space, setting of listed building (Grade II Elm Lodge) & structures (Grade II milestone)

Future opportunities –

- Retention for community use (current Merton Tenants & Residents Federation & Citizens Advice)
- Enhanced appearance of parking fronting London Road

6. Former Mitcham Fire Station



Current uses – Vacant, former fire station

Preferred future use – Community arts and workspace (D1), ancillary food and drink

Existing planning & other issues – Mitcham Cricket Green Conservation Area, Local List, Archaeological Priority Zone, Wandle Valley buffer, setting of listed buildings (Grade II Elm Lodge) & structures (Grade II war memorial), adjacent to locally listed Vestry Hall, Adjacent to Open Space and Metropolitan Open Land

Future opportunities –

- Prime community asset at heart of Conservation Area on island site
- Opportunity to strengthen physical and functional relationship with Vestry Hall
- Retention of external appearance and engine shed
- Mix of community uses including a flexible cultural, arts and performance space, café & bar facilities, meeting rooms and the option for incubator space for creative and arts-based business
- Merton Council has a right of first refusal on disposal of the building and controls its access to the public highway

7. 366-374 London Road



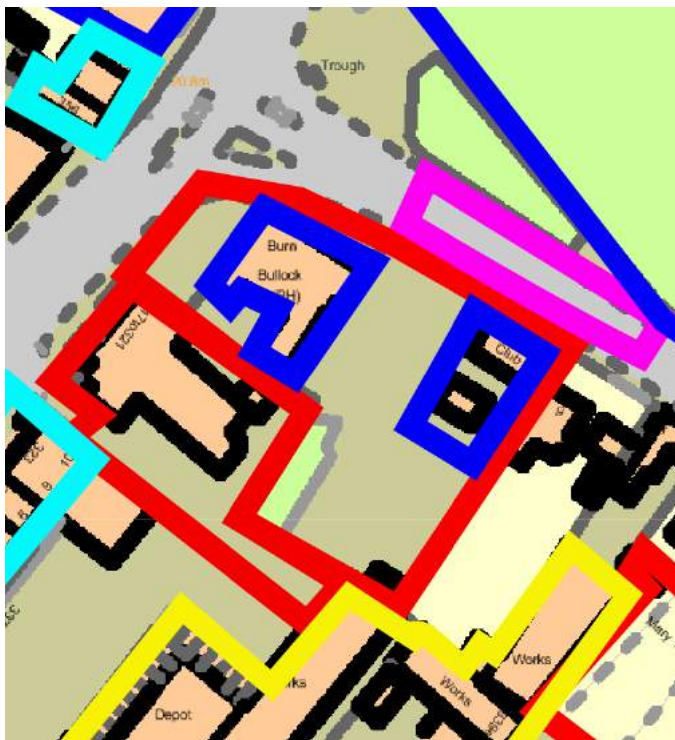
Current uses – Outdoor car wash

Preferred future use – Residential (C3) or Office (B1) with ground floor retail (A1/A2 but not hot food takeaway A5)

Existing planning & other issues – Archaeological Priority Zone, Wandle Valley buffer, setting of listed building (Grade II Burn Bullock), adjacent to Mitcham Cricket Green Conservation Area

Future opportunities – Positive use of empty site with active frontage to London Road strengthening and extending local retail parade. Height to be guided by context of buildings over shops running along London Road to south west

8. Burn Bullock & Mitcham Cricket Pavilion



Current uses – Public house, cricket pavilion (and shed), car park

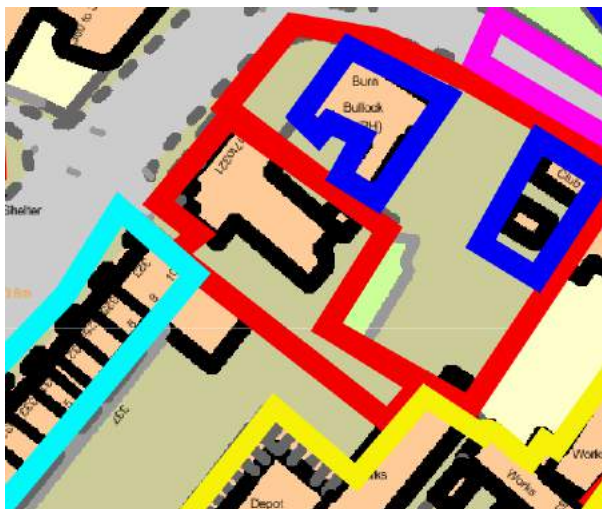
Preferred future use – Public house/restaurant (A3/4), cricket pavilion (all year round community use) (D1), enabling housing development (C3)

Existing planning & other issues – Mitcham Cricket Green Conservation Area, Grade II listed building (at risk) (Burn Bullock), Local List (cricket pavilion), Asset of Community Value (cricket pavilion), Archaeological Priority Zone, Wandle Valley buffer, setting of listed buildings (Grade II White Hart, Grade II drinking fountain & horse trough, Grade II 346-348 London Road), Adjacent to Open Space and Metropolitan Open Land

Future opportunities –

- Enabling development to support restoration of Burn Bullock and secure community ownership and improvements to Mitcham cricket pavilion
- Burn Bullock retained, restored and brought into a sustainable use as a public asset for the area
- Mitcham Cricket Pavilion (including its operational land and buildings) vested in the community with its future ownership and management separated from the rest of the site
- Appropriate enabling development such as townhouses to the rear of the site providing it respects both the setting of the listed Burn Bullock and the locally-listed cricket pavilion, and its prominent location in Mitcham Cricket Green Conservation Area
- Development to be no higher than Burn Bullock with a positive frontage to Cricket Green
- Improved public realm, including set back from pavement and highways improvements for crossing of road (e.g. table top, road surface/colour)
- No consideration should be given to any new building on the registered town green of Cricket Green
- Future development options for the site should be subject to widespread public engagement at an early stage
- Delivery through compulsory purchase before 2020 in absence of other action

9. Boundary House, 317-321 London Rd



Current uses – Office (Jobcentre Plus), car parking

Preferred future use – Residential (C3) or Office (B1) with ground floor retail (A1/A2 but not hot food takeaway A5)

Existing planning & other issues – Mitcham Cricket Green Conservation Area, Archaeological Priority Zone, Wandle Valley buffer, setting of listed buildings (Grade II Burn Bullock, Grade II White Hart), adjacent to locally listed cricket pavilion

Future opportunities – Building likely to fall vacant during Local Plan period with opportunity for:

- Significant improvement in design quality
- Active frontage strengthening and extending local retail parade
- Positive use of car park land to rear
- Public realm enhancements
- Coherence with future development and use of Burn Bullock site

10. Mary Tate Almshouses allotments



Current uses – Allotments

Preferred future use – Allotments

Existing planning & other issues – Mitcham Cricket Green Conservation Area, Grade II listed building, Archaeological Priority Zone, Wandle Valley buffer, adjacent to school

Future opportunities – Retention of this land for community allotments due to setting of listed building, positive contribution to Conservation Area and to community health & wellbeing and reflecting access constraints

11. The Birches



Current uses – Health facilities, offices

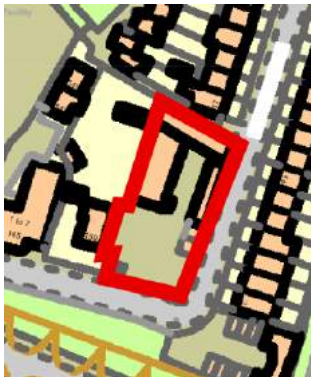
Preferred future use – Mixed use - Residential (C3) and Office (B1), Community (D1)

Existing planning & other issues – Mitcham Cricket Green Conservation Area, Local List (Birches House), Archaeological Priority Zone, Wandle Valley buffer, setting of listed buildings (Grade II The White House, Grade II Chestnut Cottage, Grade II Methodist Church), Adjacent to Open Space and Metropolitan Open Land, Lost trackway along rear of bowling club and multi-use games area

Future opportunities – Buildings likely to fall vacant during Local Plan period with development of Wilson.

- Access required to be through adjoining site and Whitford Gardens due to capacity limits on Cricket Green road
- Retention of Birches House & opening of lost trackway behind bowling green
- Increased pedestrian permeability & through access to The Canons grounds
- Retention of area of open space and significant trees
- Development away from dwellings along Cricket Green & Chart Close
- Height to respond to low rise context and avoid visual impact on open space

12. 159 Commonside East (Sparrowhawk Yard)



Current uses – Vacant – former scrap yard

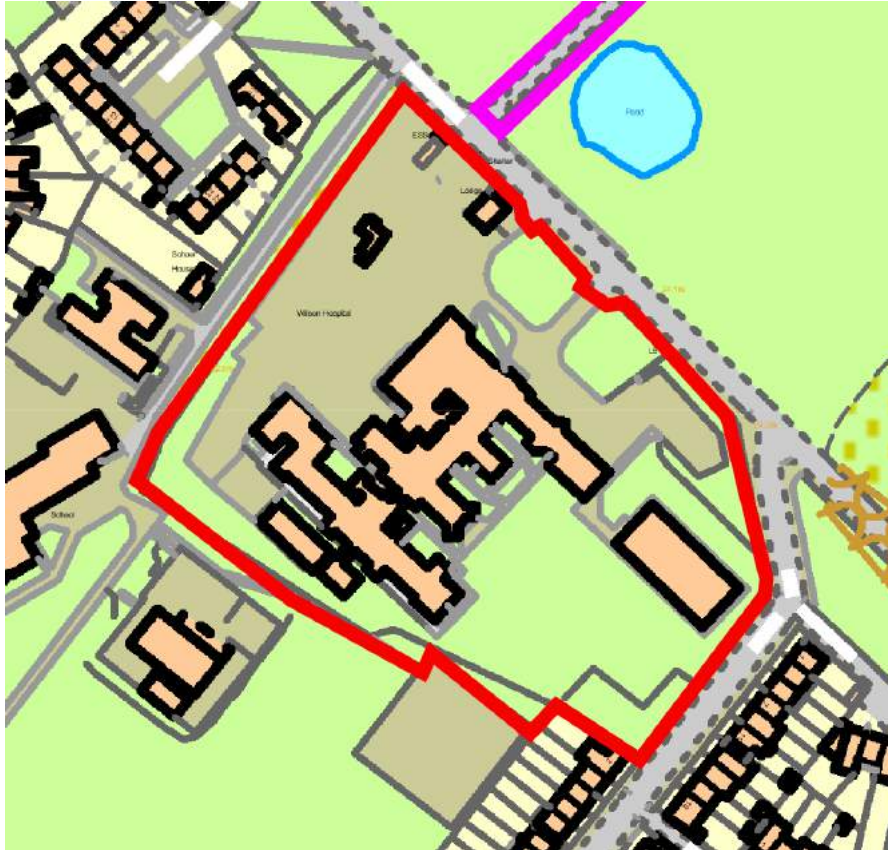
Preferred future use – Residential (C3) or Office (B1)

Existing planning & other issues – Adjacent to Mitcham Cricket Green Conservation Area, Wandle Valley buffer, Adjacent to Open Space and Metropolitan Open Land

Future opportunities – Redevelopment of site for positive use which:

- Respects residential context and height and style of buildings
- Avoids visual impact on Three Kings Piece to south of Commonside East
- Removes illegal parking on registered town green along Commonside East and restores it as green space
- Uses recessed balconies where required
- Makes a positive contribution to the corner site

13. The Wilson



Current uses – Health facilities

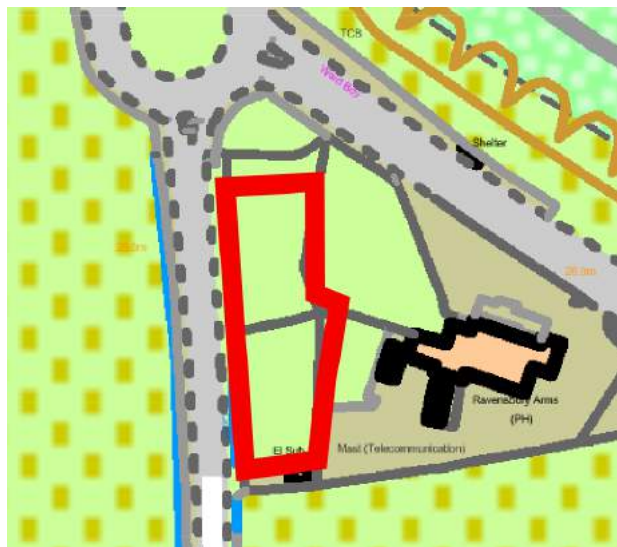
Preferred future use – Health facilities (D1), Community (D1) [Residential C3 – see below]

Existing planning & other issues – Mitcham Cricket Green Conservation Area, Local List, Archaeological Priority Zone, Wandle Valley buffer, Green Corridor, Adjacent to Open Space, Metropolitan Open Land and Site of Importance for Nature Conservation, adjacent to school

Future opportunities – As set out in our [Community Planning & Design Brief \(2016\)](#), including the following principles:

- Enhance the classical frontage, symmetry, setting and sense of arrival from Cranmer Road
- Retain and enhance the original elements of the locally listed building visible from Cranmer Road and re-establish its setting
- Deliver no increase in the footprint of buildings over the whole site or development in the green corridor running through the north west and south east of the site
- Ensure new development relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of the classically designed locally listed building and the surrounding area
- Avoid loss of green space or tree cover and retain the significant group of trees to the east of the hospital and commemorative trees
- Locate car parking where it does not disrupt the frontage and minimise the overall area of tarmac
- Provide off-road access and drop off point to Cranmer School for school run
- Significantly enhance the public realm and boundary features
- Provide subdued, LED lighting avoiding light pollution
- Respect existing vernacular features
- Retain open land & views into the site along Cranmer Rd and Caesar's Walk
- Retain, restore and repurpose the historic entrance Lodge
- Provide full public access to the grounds and make positive use of the open space for public health, wellbeing, informal play and wildlife
- Remove all temporary outbuildings and structures
- Provide appropriate public interpretation of the site
- Enhance access to the site, including from future investment in tram and bus services and in the development of the Wandle Valley Regional Park
- New housing along Caesar's Walk only as exceptional enabling development to support community wellbeing services with ring fenced funding

14. Land adjacent to Ravensbury Arms



Current uses – Green space

Preferred future use – Green space

Existing planning & other issues – Metropolitan Open Land, Open Space, Site of Importance for Nature Conservation, adjacent to Mitcham Cricket Green Conservation Area, Archaeological Priority Zone, Wandle Valley buffer, Wandle Valley Regional Park, Tree Preservation Orders

Future opportunities – Current clearance works should not result in any material change to the use of this land as green space and all existing planning designations should be retained. It should remain distinct from Ravensbury Arms and its car park

Cricket Green Charter

This charter should be used to inform policies and decisions about the future of Cricket Green

The rich story of Cricket Green told through its buildings, open spaces and people sets the standard and makes development in the area a privilege. All development should be required to show it matches up to the quality of the area and contributes positively to its future.

Character and context

1. All new development should be considered in the context of the whole area and its contribution to the Cricket Green Charter
2. All new development should add to and not detract from the local character, and be respectful of setting, context, massing and height
3. Cricket Green's history and story should be revealed more effectively and the area given greater coherence
4. The diversity of building characters and styles across different periods is a vital asset, and any new development should add positively to this story

Open space

5. There should be no loss of open space, and the established common land and town greens should have absolute protection
6. The variety of open space should be positively managed for quiet enjoyment, recreation, sport and nature
7. Cricket should continue to be played on the green in perpetuity
8. Retaining and enhancing the character of Cricket Green road running alongside the east of the cricket ground should be a starting point for any future development in Birches Close or at Brook House

Walking

9. Pedestrian movement around the area should be made easier, including by action to improve road crossings, manage traffic and remove lorries from Church Road
10. Pedestrian routes should be enhanced throughout the area, including between Church Road and London Road Playing Fields and through the Wilson Hospital site

Quality

11. Any new development facing the cricket ground and other open space at the heart of Cricket Green should be of a standard that could warrant listing within 30 years
12. High-quality modern development has its place in the future of the area if it makes a distinctive contribution that positively enhances the local area
13. New development should strengthen Cricket Green's reputation and support its aspirations – including the type of new housing and attracting high quality facilities

Lighting

14. The sensitive lighting and attractive nightscape should be respected

Affordability

15. Cricket Green should remain an affordable location to live

Activities

16. There should be more reasons for people to linger and things to see and do, including in the evening
17. There should be a community arts centre providing a focus for the area and opportunities to meet

Canons House and Park Place

18. Canons House, Park Place and their grounds should be restored, given greater unity and become a thriving centre of cultural and leisure activity which appeals beyond the local area

The island site

19. The island site – including the fire station and Cricketers – should be a focus of local community activity, and be developed and managed as a coherent whole

The development process

20. The potential of land swaps, planning gain and the community infrastructure levy to secure the best location and outcomes from development for the area should be fully exploited
21. There should be opportunities for greater community ownership and control over management of key sites and development decisions, including the potential of a Community Land Trust and local community trust



The Cricket Green Charter presents the conclusions of Tune In Cricket Green – a workshop for all those involved in the area organised by Mitcham Cricket Green Community and Heritage working in partnership with the future Merton team at London Borough of Merton and local ward councillors.

www.mitчамcricketgreen.org.uk

@MitchamCrktGrn

www.merton.gov.uk/mitчам

March 2013