

Mitcham Cricket Green Community & Heritage

For the benefit of Mitcham Cricket Green
Conservation Area and its environs

MITCHAM GARDEN VILLAGE – erection of vehicular barrier and gates **Application number 19/P1810** **June 2019**

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 the Borough Character Studies, the Conservation Area Appraisal and Management Plan and numerous development proposals in the area. We have worked with the London Borough of Merton and our local councillors to produce the Cricket Green Charter which establishes our approach to development and change in the area and has been acknowledged in the Conservation Area Appraisal and Management Plan for Cricket Green (<http://mitchamcricketgreen.files.wordpress.com/2013/04/cricket-green-charter.pdf>). We have also contributed to production of the Merton Heritage Strategy as a member of the Merton Heritage Forum. We are members of The Canons Steering Group delivering a £5m Lottery funded project and also undertake practical projects, organise walks and run Mitcham Heritage Day and Community on the Green. We are celebrating the 50th anniversary of Mitcham Cricket Green Conservation Area this year.
2. Mitcham Garden Village is one of the jewels of the Conservation Area and provides a direct reminder of the remarkable legacy of Sir Isaac Wilson's for the local community. The site qualifies for its own Character Area in the Mitcham Cricket Green Conservation Area Appraisal and Management Plan and all its buildings are locally listed.
3. We have considered the proposals for the introduction of a motorised vehicular barrier and new gates against the principles of the Cricket Green Charter and the development plan. We note that there has been no pre-application advice despite the sensitivity of the site. There is no evidence of a wider management plan for Mitcham Garden Village providing a full assessment of its historic significance in order to inform decisions over its future development and management.
4. The proposed vehicular barrier is of a singularly functional design which entirely fails to respect the character of this important part of the Conservation Area and is in conflict with adopted development plan policies. There is no indication that the sensitivity of the location has been either considered or addressed in development of the scheme. The Conservation Area and Management Plan specifically acknowledges the importance of the "*main view*" into Mitcham Garden Village from Cranmer Road in which the barrier will sit as a highly intrusive new element. It also notes that "*there is little street furniture within the village which is wholly in keeping with the principles of*

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the development" and recommends measures to "*rationalise signage*" in the key view where it is "*visually intrusive*". The new barrier will instead add a new visually intrusive structure into this view.

5. Given the proposals will harm designated heritage assets it is incumbent on the applicant to provide a "*clear and convincing justification*" for the harm caused (National Planning Policy Framework, paragraph 194) and evidence of the "*public benefits*" which will result (NPPF, paragraph 196). No Heritage Statement has been submitted as required by development plan Policy DM D4 and no evidence of the "*security issues and concerns*" cited as possible public benefit is provided.

6. We object to the proposals as they will neither preserve nor enhance the Conservation Area and are in conflict with development plan policies CS14, DM D2, DM D3 and DM D4.