



OUR PROPOSAL TO REDEVELOP THIS SITE

SITA UK has submitted a planning application to modernise this waste management facility and transform it into a modern recycling park. If our proposal is approved, it will help London meet the challenge of reducing the amount of waste, generated by residents and businesses, which is currently sent to landfill.

We are planning to demolish the majority of the old buildings and replace them with:

- An anaerobic digestion and in-vessel composting facility to manage up to 100,000 tonnes of waste per year and generate renewable energy, which will power the equivalent of approximately 2,000 homes
- An extension to the existing materials recycling facility (MRF) to sort up to 80,000 tonnes of recyclable material such as paper, cans, plastic bottles and cardboard
- A waste transfer station, which will be similar but smaller to the one that already exists on the site. This will handle up to 40,000 tonnes per year of recyclable and non-recyclable household waste
- A new visitor centre so that schoolchildren and other key stakeholders can learn about recycling, sustainable waste management and renewable energy.



CURRENT VIEW OF THE MITCHAM SITE

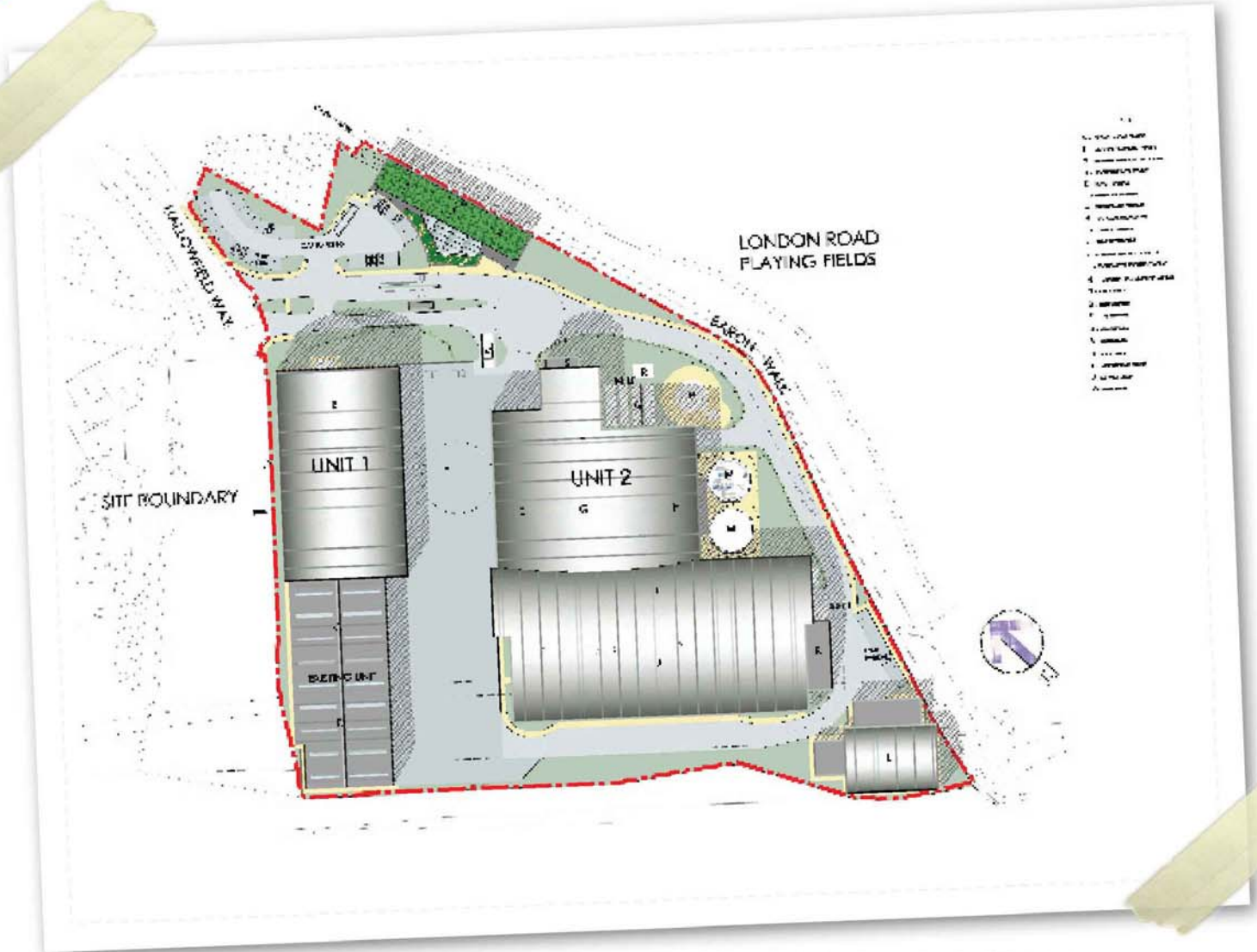
FACILITIES CURRENTLY AT THIS SITE:

- Waste transfer station, which is licensed to handle 275,000 tonnes per year
- Materials recycling facility, which is licensed to handle 54,230 tonnes per year
- Transport depot and workshops
- Offices
- Car park
- Redundant ink works.





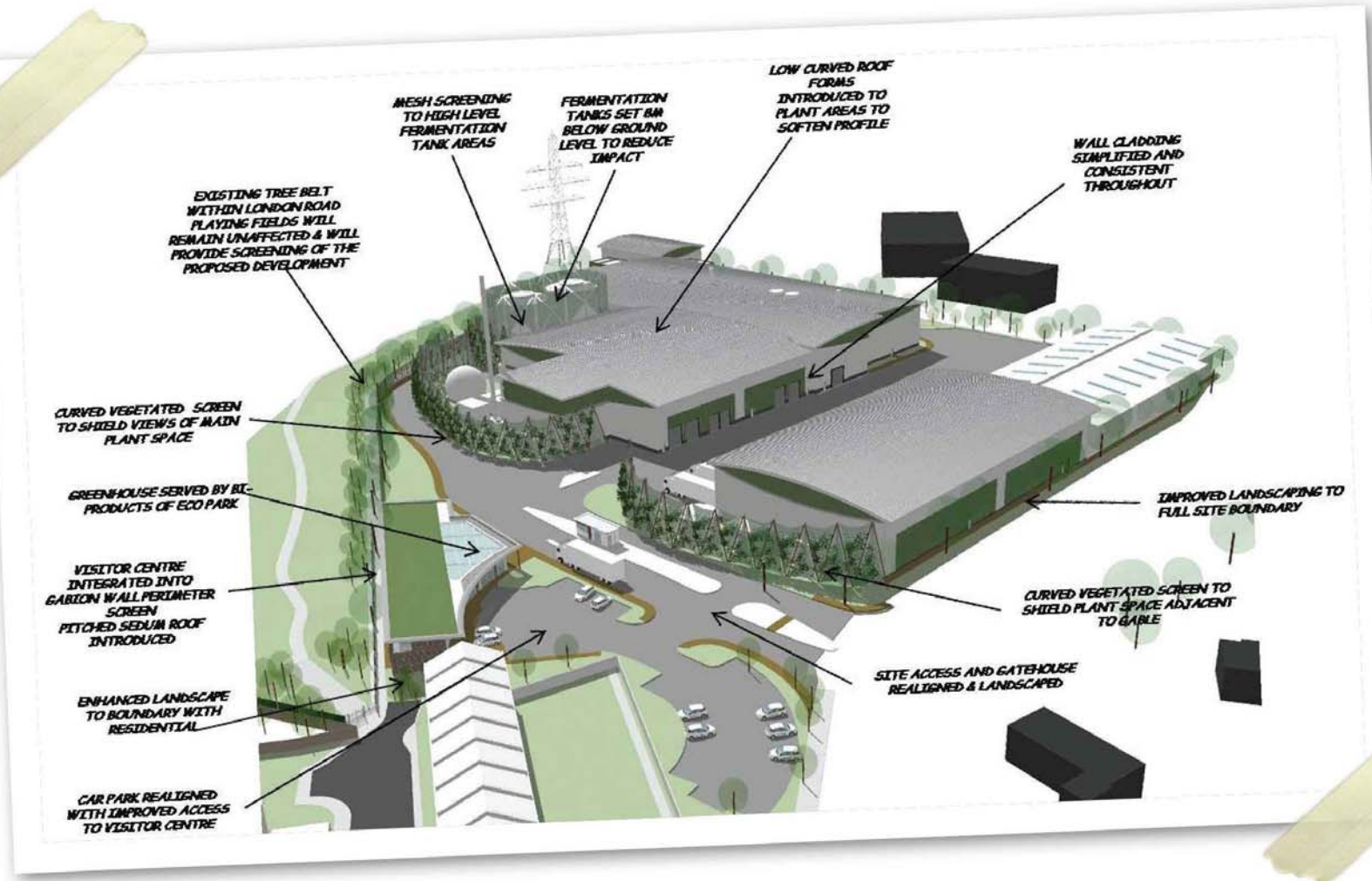
PROPOSED REDEVELOPMENT OF THE SITE



PROPOSED SITE PLAN



WHAT WOULD THE REDEVELOPED SITE LOOK LIKE?

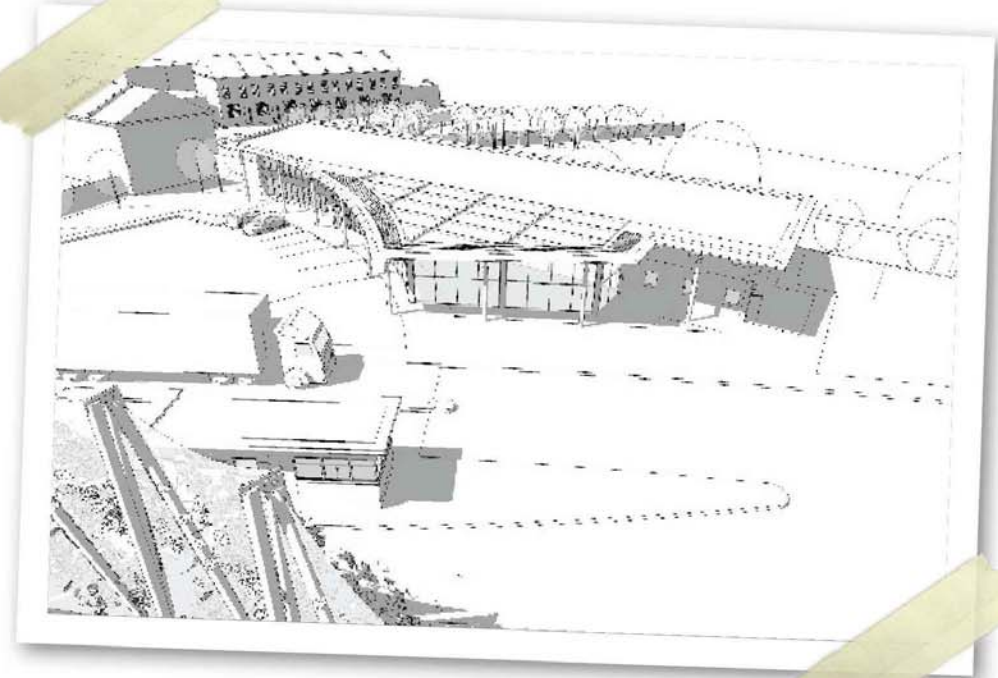




VISITOR CENTRE



The visitor centre would enable school groups and other members of the community to visit the site and find out more about recycling and sustainable waste management. The visitor centre would have an environmental theme with a roof of living sedum – a type of moss – and would be built from recycled and sustainable materials.





WHAT HAS CHANGED SINCE WE LAST CONSULTED WITH MEMBERS OF THE COMMUNITY?

We have made some changes to the planning application as a result of comments received from people and consultees. These include;

- Sinking the digesters 8m into the ground, removing the cladding, painting the digester tanks grey and screening them with a mesh and an outer living wall, similar to one used at the Oval Cricket Ground
- The above ground height of the digesters are now similar to other digesters used for this technology. AD technology is actively promoted in London because it enables renewable energy to be generated from the waste. Renewable energy is important so we can become more self-sufficient in our energy needs and less reliant on natural resources

- The exhaust stack is a function of the renewable energy scheme, which could be used to provide heat and energy to support the new low carbon zone to the immediate northwest of the site. This area includes up to 1,000 buildings, including Benedict's Primary School
- The exhaust stack emissions are similar to those released from road traffic. Merton is in an air quality management area where there are stringent air quality requirements for all new development. Low emission generators are proposed and the stack height is designed (by detailed computer modelling, accepted by the Environment Agency) to ensure that the air quality objectives will be met. The computer modelling has been re-done due to the changes in the roof designs and the exhaust stack has been increased in height by 1m as a result

- The new offices and visitor centre have been re-positioned to be further away from Church Path and the open roof garden removed and replaced with a living roof due to concerns about privacy. The materials used in the construction of the building incorporates more sustainable materials, such as timber, recycled aggregate and more transparent and translucent glazing to make the most of the natural sunlight. To enhance the visitor experience there will also be a greenhouse attached to the building, which will use the compost from the facility to grow plants

- The car parking has been redesigned and additional landscaping introduced around the car-parking area to provide additional separation between the site and properties on Church Path
- The screening of the entrance into the site has been enhanced to include additional landscaping and a living wall screen
- The roofs have been curved instead of flat and the colour of the cladding has been unified, to enhance the appearance of other buildings.

Additional detail has been provided on the proposed off-site enhancement works.





VIEWS OF THE SITE

**EXISTING VIEW FROM LONDON ROAD
PLAYING FIELDS**



**EXISTING VIEW FROM THE CORNER OF
BENEDICT ROAD AND HALLOWFIELD WAY**



**PROPOSED YEAR 5 VIEW FROM
LONDON ROAD PLAYING FIELDS**



**PROPOSED YEAR 5 VIEW FROM THE CORNER
OF BENEDICT ROAD AND HALLOWFIELD WAY**





IEWS OF THE SITE

EXISTING VIEW FROM CHURCH PATH



PROPOSED YEAR 5 VIEW FROM CHURCH PATH

EXISTING VIEW FROM FENNING COURT FLATS



PROPOSED YEAR 5 VIEW FROM FENNING COURT FLATS



ENVIRONMENTAL IMPROVEMENTS AROUND THE SITE

We are proposing around £180,000 worth of improvements around the site boundary. The proposals are to be agreed with Merton Council and include:

- Widening and resurfacing the Baron Walk footpath so it is at least 3m wide, replacing the old fencing and walls on the side of the site with a softer looking style of security fence (long bar) and planting trees on the site side of the footpath
- Removing the old fencing and gates at the entrance to the Mitchanol Ink Works and replacing it with new fencing and planting, including hedgerow
- Resurfacing the area at the Baron Walk and Church Path junction
- Improving the entrance to the playing fields at the Baron Walk and Church Path Junction with new fencing
- Replacing the palisade fencing around the car park and replacing it with a softer looking style of security fencing and hedgerows with trees
- Reducing the expanse of tarmac on Hallowfield Way and softening with grass and planting
- Funding to replace the section of palisade at the south-western most corner of the playground at Benedicts Primary School with another type of fence or a wall.

In total over 20,000 plants (including trees, shrubs) will be planted within the site, mainly along the boundary and within the site entrance area.