

## Hutchings, Adam

---

**Subject:** FW: Wandsworth Local Plan Employment and Industry Review Habitats Screening

**From:** Behnke, Piotr (NE) [<mailto:Piotr.Behnke@naturalengland.org.uk>]  
**Sent:** 21 November 2017 17:25  
**To:** Hutchings, Adam; Dixey, Sarah  
**Subject:** RE: Wandsworth Local Plan Employment and Industry Review Habitats Screening

Hi Adam,

Having discussed this with my colleague who is responsible internally for site condition at Wimbledon Common SAC and another of our colleagues who specialises in urban biodiversity I've got the following comments to make in response to the inspector's question.

The main pressures are known to be recreational in nature at Wimbledon Common SAC (as identified in the London Plan HRA from 2009), with the habitats there suffering from trampling, especially in the northern end of the site which does fall within Wandsworth directly. However, although there aren't any reports or studies which can be appended to this email to back up this view, we feel that recreation is the only likely route for any possible impacts however given the small number of housing allocations as part of some sites put forward in this plan document there isn't likely to be a significant increase in visits. Overall, compared to the number of visitors the site receives from the surrounding residential areas and given that parking is difficult for those coming from further away it's unlikely that there would be an increase in recreational visits from the housing proposed on some of the sites put forward.

Wimbledon Common SAC does also have Annex II Stag Beetle as part of its designation however the site has (compared with Richmond Park SAC) relatively little of the supporting habitat which could be impacted as a result of additional recreation from any residential allocations. The Employment and Industry side of the allocations was considered by us however given employees would only be present during work hours and wouldn't be likely to go that far over lunch it was considered unlikely that an impact would be seen as a direct result of the allocations made. A number of the allocations are also in areas which don't presently have direct access to Richmond Park or Wimbledon Common SACs (Roehampton) where they are within walking distance hence it would be unlikely that residents would walk the longer route around to reach an existing access.

The best way to help mitigate for any potential impact would be to ensure that redevelopment of these sites includes an element of green space for use by employees so as to provide somewhere for them to go at lunchtime and in any case there are other areas such as Wandsworth Common, Wandsworth Park or St Georges park which are more local to the town centre area.

I trust that this helps to clarify Natural England's original comments for the purpose of responding to the inspectors questions.

Regards,

Piotr Behnke  
Lead Adviser  
Sustainable Development  
Thames Team  
0208 026 3893