

Green Infrastructure Memo: Stage 1 consultation

WIMBLEDON PARK GOLF CLUB

29/10/2021

To / Case officer:	
From:	
Case name:	Wimbledon Park Golf Club
London Borough:	Merton and Wandsworth
Case number:	2021/0914/S1
Outline/Full:	Hybrid

Applicant:	All England Lawn Tennis Ground Plc (AELTG)
Landscape Plan:	21P2900_Proposed General Arrangement
DAS:	21P2900_Design & Access Statement Part 01-12

Overview of assessment

The proposed development is considered to be compliant with green infrastructure policy.

The applicant is requested to provide additional information in relation to green infrastructure policy. The following is requested prior to Stage 2:

- Further demonstration that the development avoids direct or indirect impacts on the SINCs.

Proposal

CROSS BOUNDARY (MERTON/WANDSWORTH) HYBRID PLANNING APPLICATION (COMPRISING PART FULL PERMISSION AND PART OUTLINE PLANNING PERMISSION) FOR EXPANSION OF THE ALL ENGLAND LAWN TENNIS CLUB GROUNDS ONTO WIMBLEDON PARK GOLF COURSE WITH THE INTRODUCTION OF NEW TENNIS COURTS, TENNIS RELATED INFRASTRUCTURE AND NEW BUILDINGS.

FULL PLANNING PERMISSION FOR THE PROVISION OF 38 GRASS TENNIS COURTS AND ASSOCIATED INFRASTRUCTURE, COMPRISING OF THE RE-PROFILING OF THE LANDSCAPE AND THE REMOVAL, RETENTION AND REPLANTING OF TREES; PROVISION OF 7 NO SATELLITE MAINTENANCE BUILDINGS; THE PROVISION OF A BOARDWALK AROUND THE PERIMETER OF AND ACROSS WIMBLEDON PARK LAKE, LAKE ALTERATIONS (INCLUDING LAKE EDGE, DE-SILTING & DE-CULVERTING), HIGHWAY WORKS TO CHURCH ROAD; NEW PEDESTRIAN ACCESS POINTS AT THE NORTHERN AND SOUTHERN ENDS OF THE SITE; NEW VEHICULAR ACCESS POINTS; AND THE CREATION OF A NEW AREA OF PARKLAND WITH PERMISSIVE PUBLIC ACCESS.

OUTLINE PLANNING PERMISSION (WITH APPEARANCE, MEANS OF ACCESS, LANDSCAPING AND SCALE RESERVED - LAYOUT ONLY CONSIDERED IN DETAIL) FOR THE ERECTION OF NEW BUILDINGS AND STRUCTURES, INCLUDING AN 8,000-SEAT PARKLAND SHOW COURT INCORPORATING A QUALIFYING PLAYER HUB, GUEST FACILITIES AND ASSOCIATED EVENT OPERATIONAL FACILITIES; A CENTRAL GROUNDS MAINTENANCE HUB AND 2NO. PLAYERS HUBS.

Policy Review

Metropolitan Open Land- London Plan Policy G3: Metropolitan Open Land

1. The majority of the site is located within designated Metropolitan Open Land (MOL). Please note that this response does not consider the openness or appropriateness of development in MOL.
2. The proposed development is considered to enhance the recreational value of the designation through positive impacts for the community. The DAS also states the enhancement of biodiversity within the scheme and so the biodiversity value of the MOL is also considered to be protected.

Open Space- London Plan Policy G4: Local Green and Open Space

3. The applicant demonstrates consideration of access to public open space across the site and states that the development will result in year-round public access to a high quality green open space, with the exception of Qualifying and Championship periods, in accordance with London Plan Policy G4.

Biodiversity- London Plan Policy G6: Biodiversity and Access to Nature

4. The site lies within Wimbledon Park (Wandsworth section) and Wimbledon Park Lake, Woods and Golf Course Site of Importance for Nature Conservation (SINC). Both of which are classified as Borough Grade I Importance. In accordance with Policy G6 of the London Plan the applicant should avoid impacts to the SINC's, and set out in the

application how they will avoid direct or indirect impacts on the SINC. If avoidance of impacts is not possible the applicant should set out how they have followed the mitigation hierarchy to minimise development impacts.

5. The applicant provides an ecological mitigation strategy, which includes ensuring that proposals conform with environmental policy and legislation during the construction phase. It is stated that this document will feed into the Construction and Environmental Management Plan (CEMP). The applicant should make specific reference to the two SINC in the CEMP to set out how impacts will be avoided and mitigated.
6. London Plan Policy G6 states that proposals that create new or improved habitats that result in positive gains for biodiversity should be considered positively. Policy G6 further states that development proposals should aim to secure net biodiversity gain.
7. The applicant provides a standalone Biodiversity Net Gain Assessment. This states that there will be an overall net percentage change of +10.01% on the site area. No further information is required.

Green Infrastructure and Urban Greening - London Plan Policy G1: Green Infrastructure and London Plan Policy G5: Urban Greening

8. The proposed development presents a well-considered approach to integrating green infrastructure and urban greening across the masterplan which is strongly supported and should be brought to fruition. This includes the consideration of connecting with London's wider green infrastructure network as identified as green connections within the DAS, in accordance with Policy G1 of the London Plan.
9. The proposed development presents a well-considered approach to integrating green infrastructure and urban greening across the masterplan which is strongly supported and should be brought to fruition. Being a hybrid application, it is important that the current quality and quantity of greening is secured through design codes and delivered through subsequent stages of planning.
10. The applicant has calculated the UGF of the proposed development as 0.98, which considerably exceeds the target set by Policy G5 of the London Plan. The proposed development is therefore compliant with Policy G5 of the London Plan.

Trees- London Plan Policy G7: Trees and Woodlands

11. There are a number of existing trees on site, noting that these are important to the character of the local area as planted by Capability Brown. The Arboricultural Impact Assessment (AIA) states that 1048 individual trees and 12 groups of trees were surveyed across the site, 41 of which identified as veteran. Regrettably, 296 trees are stated in the AIA to be removed to facilitate the development and restore to its historic character. None of which are Category A trees and 28 Category B trees. The applicant should ensure the highest protection for those trees retained in situ and the 18 trees proposed to be relocated.

12. The DAS states that tree planting is a key element of the project, including the provision of a diverse tree population which is encouraging. The DAS also provides a bar chart showing the estimated tree canopy twenty years after planting which is supported. The DAS also states that approximately 500 parkland and specimen trees and over 2,000 woodland and wet woodland trees will be planted, no further information is required.