

WANDSWORTH

Policies Map Changes Document

Local Plan Regulation 18 Consultation Version
November 2020



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1. Introduction

1.1 The Wandsworth Local Plan Policies Map was consolidated in 2018 to include all designations from the current set of documents which make up the Local Plan. These documents are the Core Strategy, Development Management Policies Document and Site Allocations Document (2016), and the Local Plan Employment and Industry document (2018).

1.2 The Council are undertaking a full review of the adopted Local Plan and this document accompanies the pre-publication Regulation 18 version of the draft Local Plan.

1.3 This document sets out the proposed changes, removals, and additions to the Wandsworth Policies Map reflecting the changes made contained in the pre-publication draft Local Plan. The Policies Map and all changes can be viewed on Mapping Wandsworth:

[\(https://maps.wandsworth.gov.uk/\)](https://maps.wandsworth.gov.uk/)

1.4 In summary, the following changes are proposed to Wandsworth's designations since the last adopted Local Plans' in 2016 and 2018 (Core Strategy, Development Management Policies Document and Site Specific Allocations Document (2016) and the Local Plan Employment and Industry Document (2018)):

- The designation "Employment Protection Areas" is proposed to be renamed "Economic Use Protection Areas" (EUPA).
- Two sites are proposed to be designated as Economic Use Protection Areas - Cloisters Business Centre and Culvert House, Culvert Road and the View.
- One of the existing Locally Significant Industrial Areas – Summerstown – is proposed to be re-designated as a Strategic Industrial Location
- The area that was designated as the "Industrial Business Park" is now being taken forward as the "Battersea Design and Technology Quarter", with slightly amended boundaries.
- The Waste Sites identified in the 2016 SSAD have been reviewed and included on the map following a review of the borough's waste management sites as part of the Local Plan Review.
- The Putney Wharf Focal Point of Activity is proposed to be dedesignated.
- Northcote Road area of special shopping character is proposed to be dedesignated and removed from the Policies Map.
- 71 Site Allocations are proposed to be added to the Policies Map. 48 sites are being retained from the SSAD and LPEID. 11 sites from the SSAD are proposed to be retained with altered boundaries, four of these proposed sites are being consolidated into two proposed site allocations. 14 new site allocations are being proposed.
- The asterixis which identify Sites of Importance to Nature Conservation (SINC) attached to Metropolitan Open Land; Statutory Local Nature Reserves; Historic Parks and Gardens; and Other Larger Protected Open Spaces will be removed from the Policies Map and a separate SINC designation will be added.

1.5 Several new designations will be added:

- Character Areas and Places
- Definitions of "tall" (tall buildings) and Opportunities for tall buildings
- Sites of Importance to Nature Conservation

1.6 Unless outlined here, the spatial extent of all existing designations from the adopted 2016 and 2018 Local Plans' will remain unchanged. The relevant policy requirements and information that correspond with each designation has been updated as part of the pre-publication Local Plan.

1.7 Alongside the proposed changes outlined above, the Old York Road Conservation Area was designated in June 2019 and has also been added to the Policies Map, as well as the Alton East and West Parks and Gardens of Historic Interest which were designated in June 2020.

1.8 Changes reflecting the latest updates to designated Historic Parks and Gardens, and Conservation Areas have happened outside of the Local Plan Review process are proposed to be reflected in the Policies Map. They are only being included within this document for information and do not form part of this consultation.

1.9 Once the Wandsworth Local Plan is adopted, following examination, a new version of the policies map will be produced. This document shows the changes that will need to be made to the adopted policies map and any other modifications following consultation.

2. Policy Map Changes

2.1 Economic Use Protection Area

2.1.1 Changes

The Employment Protection Areas designation is proposed to be renamed as Economic Use Protection Areas.

Two additional EUPAs are proposed to be designated:

- Cloisters Business Centre
- Culvert House, Culvert Road and The View

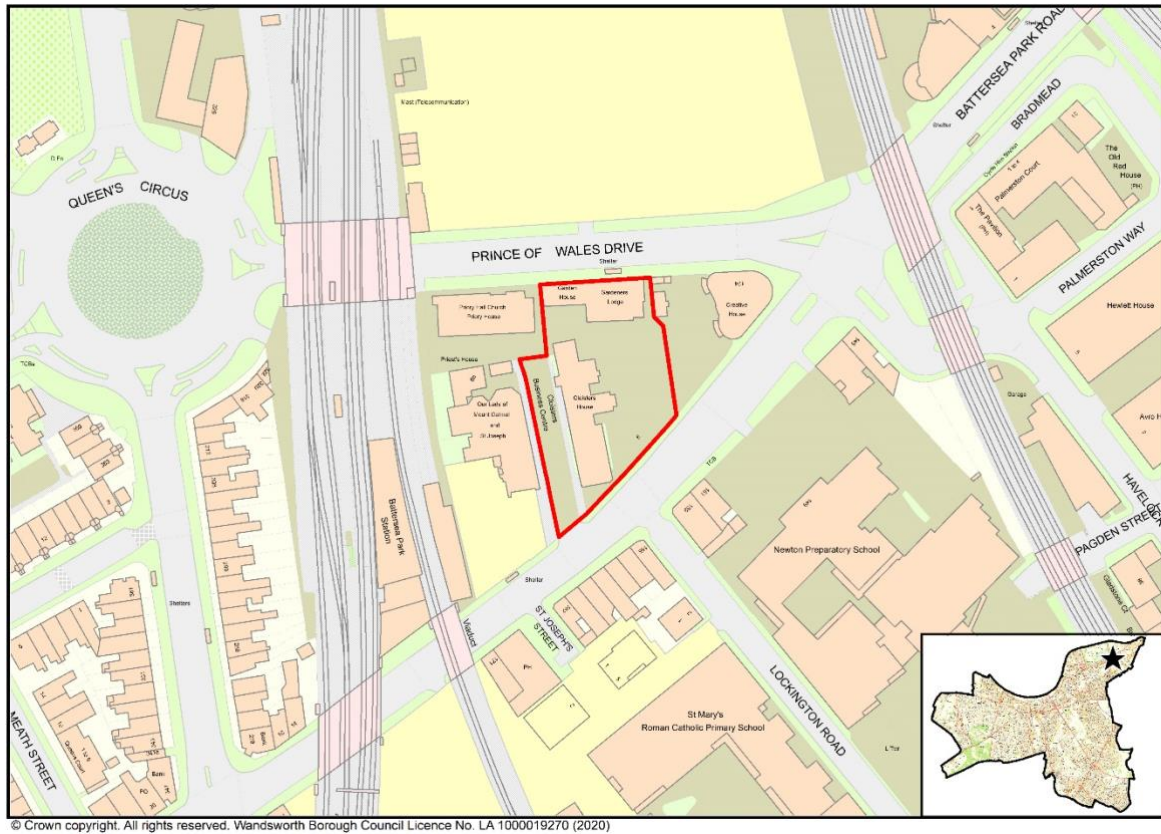


Figure 1 Cloisters Business Centre



Figure 2 Culvert House, Culvert Road and the View

2.1.2 Reason for change

This designation has been renamed as ‘Economic Use Protection Areas’ as this reflects more accurately the land uses. Economic land uses are defined as offices, research and development, light industry, general industry, storage and logistics/distribution, and appropriate sui generis uses that relate to and support the industrial nature and operation of an area. Employment uses, or employment-generating uses, takes a wider definition of any use which involves an element of employment. This change provides clarity in the use of the Wandsworth Local Plan.

The two new EUPA designations reflect the suitability of these sites for that categorisation, and takes forward a recommendation made within the borough’s Employment Land and Premises Study 2020. This is discussed in more detail in paragraphs 18.60 to 18.62 of the Pre-Publication Draft Local Plan.

2.2 Strategic Industrial Locations

2.2.1 Change

One additional Strategic Industrial Location (SIL) is proposed to be designated:

- Summerstown



Figure 3 Summerstown SIL

2.2.2 Reason for change

This change takes forward the designation of the area as a SIL within Table 6.3 of the emerging London Plan (Intend to Publish version). The site is considered to perform the functions and to demonstrate the characteristics of the SIL, and has been proposed to be redesignated from a Locally Significant Industrial Area (LSIA). This redesignation was also recommended within the borough's Employment Land and Premises Study 2020. This change is discussed in more detail in paragraph 18.35 of the Pre-Publication Draft Local Plan.

2.3 Locally Significant Industrial Areas

2.3.1 Change

One of the existing Locally Significant Industrial Areas – Summerstown – is proposed to be re-designated as a Strategic Industrial Location (see Figure 3 for reference)

2.3.2 Reason for change

This change takes forward the designation of the area as a Strategic Industrial Location (SIL) within Table 6.3 of the emerging London Plan (Intend to Publish version). The site is considered to perform the functions and to demonstrate the characteristics of the SIL, and has been proposed to be redesignated from a Locally Significant Industrial Area (LSIA). This redesignation was also recommended within the borough's Employment Land and Premises Study 2020. This change is discussed in more detail in paragraph 18.35 of the Pre-Publication Draft Local Plan.

2.4 Industrial Business Park

2.4.1 Change

The Industrial Business Park designation is proposed to be removed. This will be replaced with the Battersea Design and Technology Quarter (BDTQ) designation. The BDTQ designation encompasses a larger area than the Industrial Business Park designation.

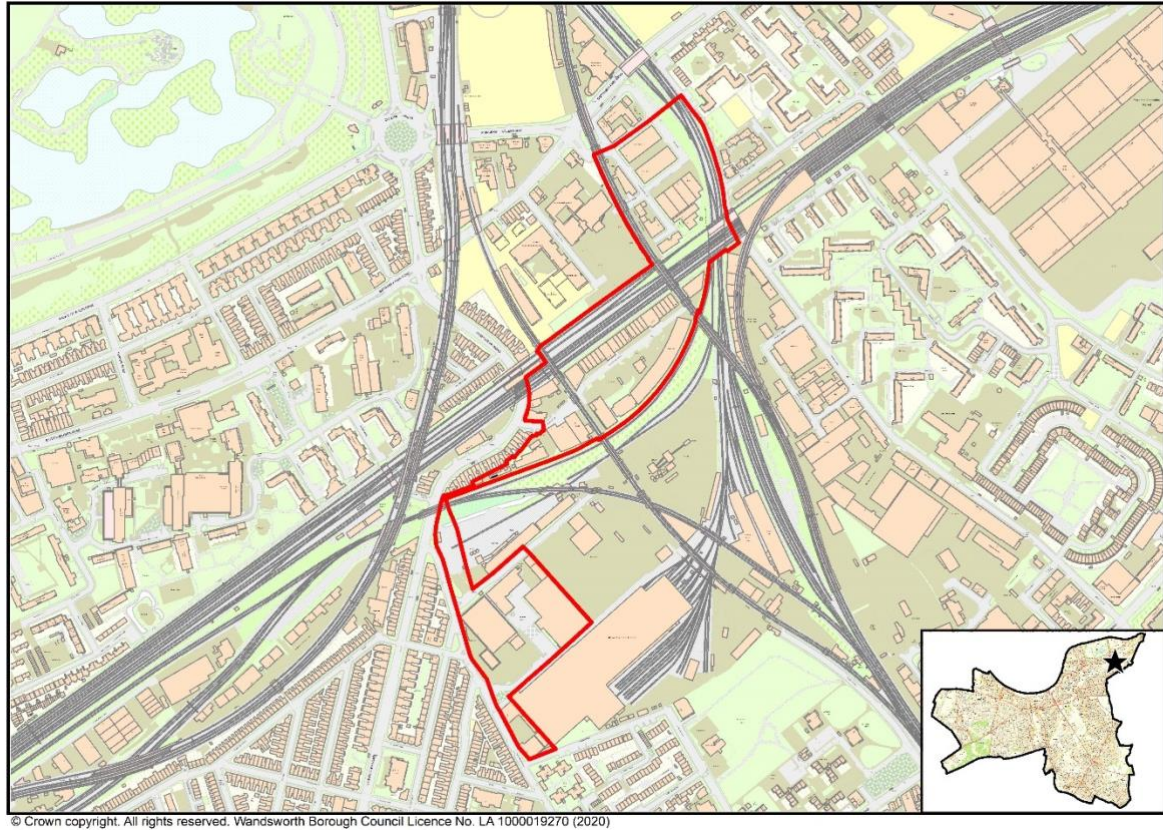
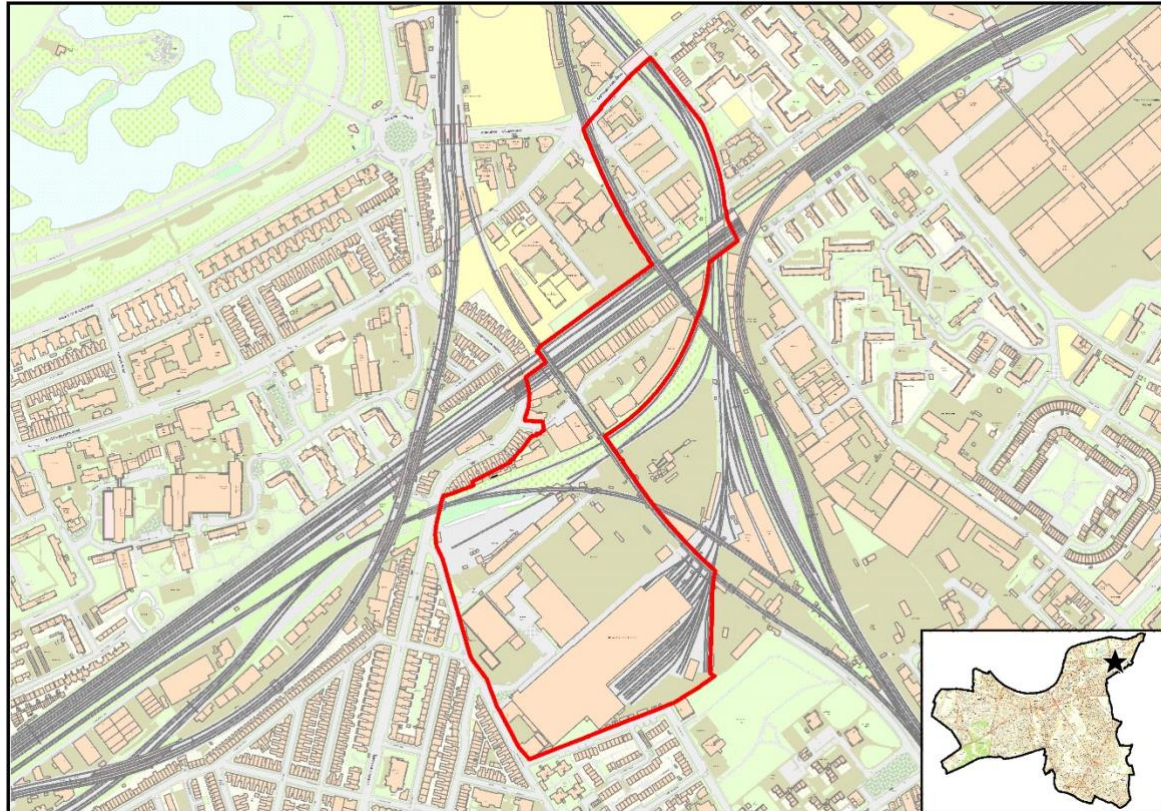


Figure 4 Industrial Business Park



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Figure 5 Battersea Design and Technology Quarter

2.4.2 Reason for change

The Industrial Business Park designation relates and is derived from the London Plan 2016 (Consolidated with Alterations). The Mayor of London has produced an emerging London Plan, which does not seek to continue with this designation. Correspondingly, Wandsworth's Draft Local Plan does not take forward the Industrial Business Park designation set out within Policies EI 2, EI 3, EI 4 and EI 6 of the Employment and Industry Document (2018). This policy context, however, has informed the Council's ambitions to establish a creative and technological cluster within this location, which is identified as the 'Battersea Design and Technology Quarter'. An Economic Appraisal and Design Framework study was completed in support of this concept, which used revised boundaries. The concept is taken forward, on the basis of the amended boundaries, as a designation within the new Draft Local Plan, in particular in Policy LP 37 (Managing Land for Industry and Distribution). Further information on this designation is included in paragraphs 18.41 to 18.48 of the Pre-Publication Draft Local Plan.

2.5 Waste Management Sites

2.5.1 Definition

Waste Management sites from the 2016 SSAD Appendix 2 have been carried forward with new additions and changes. Following on from a review of Wandsworth Waste Management Sites as part of Wandsworth Local Plan Review: Waste Evidence Base (July 2020) study several changes are proposed to be made to the four waste sites designated in the 2016 SSAD Appendix 2.

- Waste Site 1 Cappagh waste recycling facility, The Willows, is proposed to be retained in the Policies Map unchanged.
- Waste Site 2 Pensbury Place Waste Management Site is proposed to be split into four separate designations: Biffa Waste Services; Wandsworth Transfer Station (Suez); European Metal Recycling (EMR); and Pensbury Place Transfer Station (Cory).
- Waste Site 3 D. Goldsmith Ltd Waste Transfer Station is proposed to be retain in the Policies Map unchanged.
- Waste Site 4 Cory Environmental Materials Recycling Facility is proposed to have its boundary extended to include the Western Riverside Waste Transfer Station.
- Cringle Dock, Nine Elms is proposed to be designated as a Waste Management Site.



Figure 6 Cappagh waste recycling facility, The Willows, Riverside Way, SW17



Figure 7 Biffa Waste Services, Pensbury Place

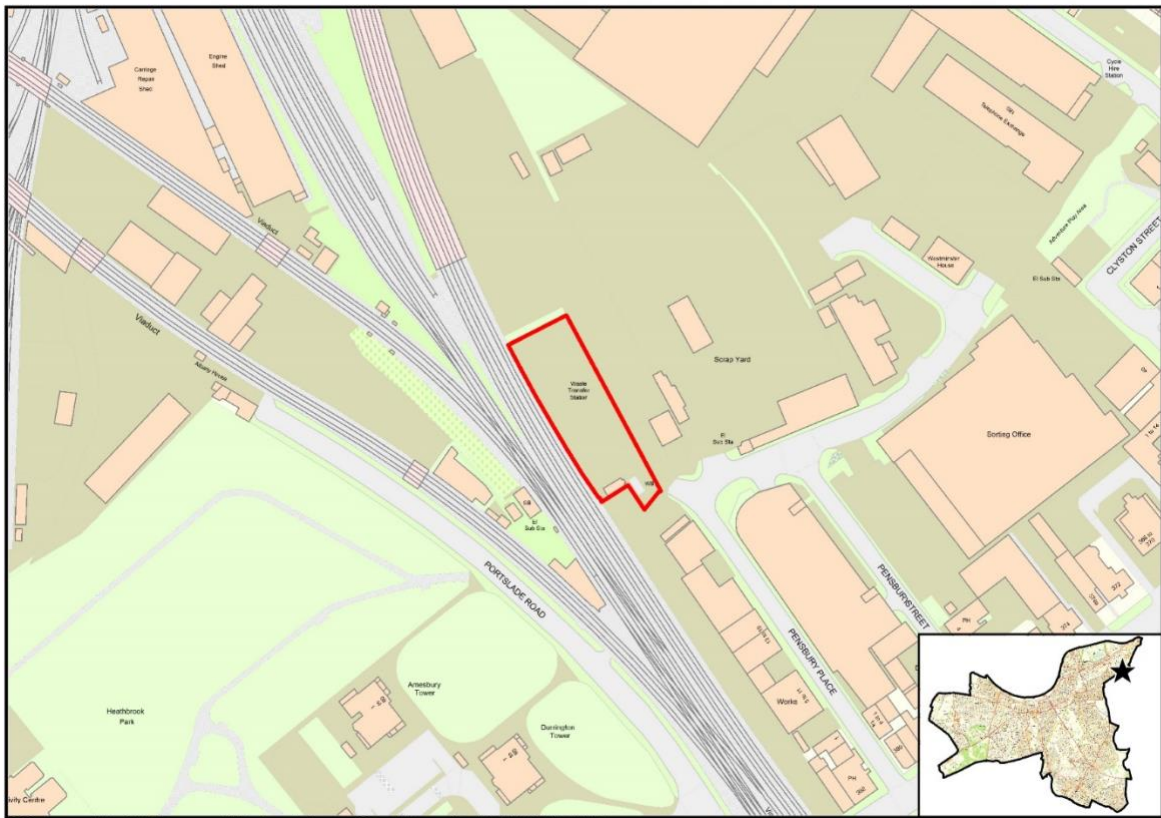
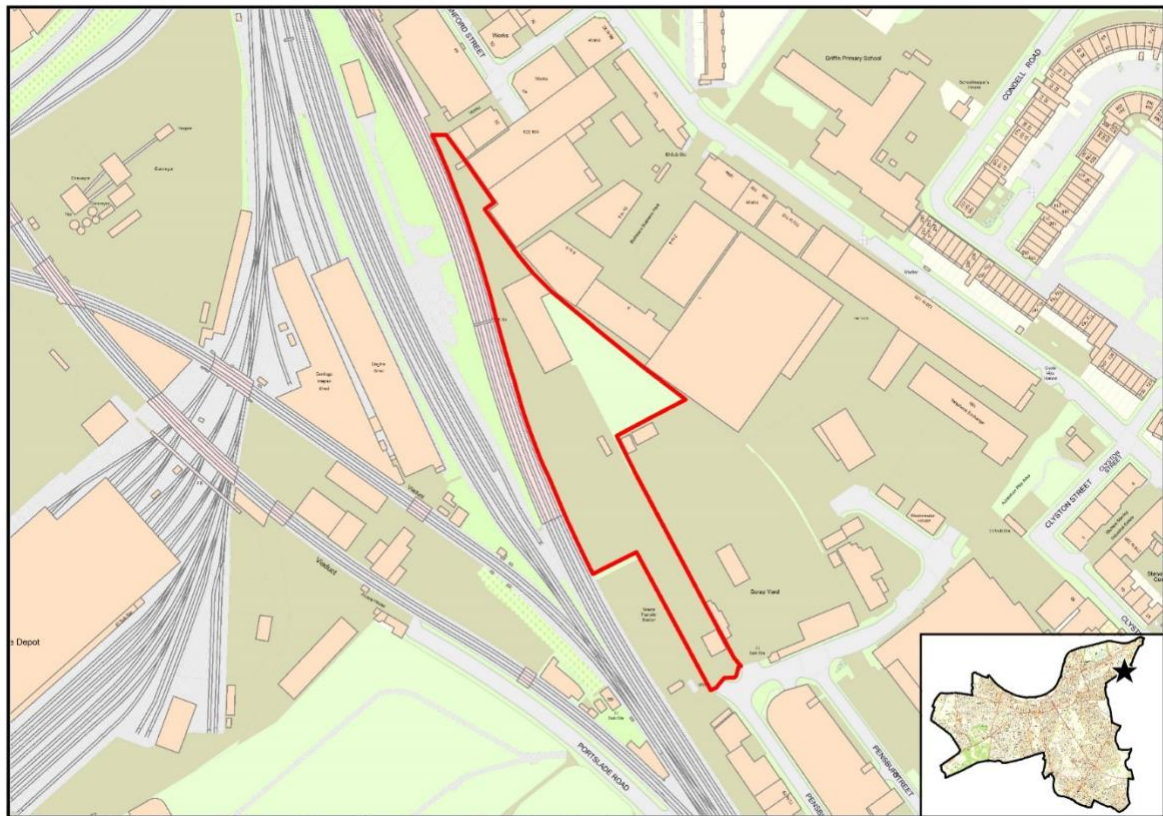


Figure 8 Wandsworth Transfer Station (Suez)



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Figure 9 European Metal Recycling



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Figure 10 Pensbury Place Transfer Station (Cory)



Figure 11 Western Riverside Waste Transfer Station, SW18



Figure 12 D. Goldsmith Ltd Waste Transfer Station, 2 Bendon Valley, SW18



Figure 13 Cringle Dock, Nine Elms, SW8

2.5.2 Reason for Inclusion

The designation is proposed to be included to support the Local Plan Policy LP 13 Waste Management.

2.6 Focal Point of Activity

2.6.1 Change

One Focal Point of Activity is proposed to be de-designated:

- Putney Wharf

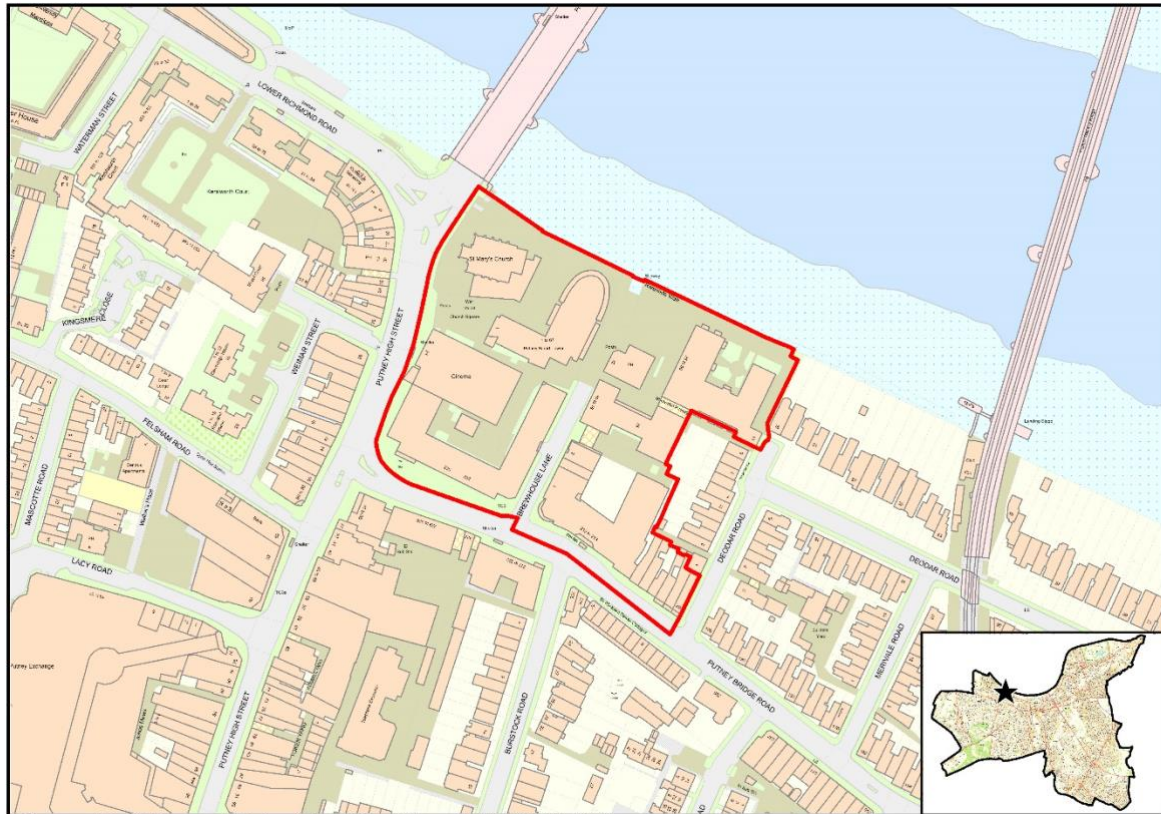


Figure 14 Putney Wharf

2.6.2 Reason for change

As part of the Local Plan Review, Policy LP 61 (Riverside Uses, Including River Dependent, River-related, and River Adjacent Uses) amends the approach for certain town centre uses (restaurants, cafes, bars, cultural space and small-scale retail uses) within the Focal Points of Activity. These are now only to be permitted in accordance with the Policy LP 46 (Out of Centre Development). As the boundaries of the Putney Wharf Focal Point of Activity are contained within the Putney Town Centre designation, this approach is no longer in line with the proposed policy. The site has therefore been removed as a Focal Point of Activity designation.

2.7 Northcote Road Area of Special shopping Character

2.7.1 Change

This designation is proposed to be removed.



Figure 15 Northcote Special Shopping Area

2.7.2 Reason for change

As part of the Local Plan Review Process, Policy DMTS 10 (Northcote Road Area of Special Shopping Character), to which this designation relates, has been removed. Instead, the principles and requirements of the policy have been incorporated within the new Area Strategy for Clapham Junction and York Road / Winstanley Regeneration Area (Policy PM 4). The supporting map incorporates reference to the Northcote Road area, noting this for its specialist retail and positive evening economy offering. As such, the designation of this area as the 'Northcote Special Shopping Area' has been removed.

2.8 Site Allocations

2.8.1 The Wandsworth Pre-Publication Local Plan Site Allocations are proposed to replace the existing Site Specific Allocations Document (Consolidated Policies Map 2018) sites and are available to view in the Pre-Publication Wandsworth Local Plan (Regulation 18 Version).

2.8.2 The following site allocations from the existing adopted Site Specific Allocations Document (2016) are proposed to be kept as site allocations in the new Policy Map:

1. WT3 Causeway Island including land to the east, SW18 (Policies Map reference number: 40)
2. WT4 Hunts Trucks, adjoining sites including Gasholder, Armoury Way, SW18 (Policies Map reference number: 41)
3. WT5 Keltbray site, Wentworth House and adjacent land at Dormay Street, SW18 (Policies Map reference number: 42)
4. WT9 Feather's Wharf, The Causeway, SW18 (Policies Map reference number: 48)
5. WT10 Land at the Causeway, SW18 (Policies Map reference number: 49)
6. WT11 Western Riverside Waste Transfer Station, SW18 (Policies Map reference number: 51)
7. WT12 Homebase, Swandon Way, SW18 (Policies Map reference number: 52)
8. WT13 B&Q, Smugglers Way, SW18 (Policies Map reference number: 53)
9. WT14 McDonald's, Swandon Way, SW18 (Policies Map reference number: 54)
10. WT15 Mercedes Benz and Bemco, Bridgend Road, SW18 (Policies Map reference number: 55)
11. WT16 Wandsworth Bridge Roundabout, SW18 (Policies Map reference number: 56)
12. WT17 Wandsworth Bus Garage, Jews Row, SW18 (Policies Map reference number: 57)
13. WT22 Pier Wharf, SW18 (Policies Map reference number: 58)
14. NE1 Cable and Wireless, Ballymore Site 6, Unit 2a, Battersea Park Road, SW8 (Policies Map reference number: 11)
15. NE3 Securicor Site, 80 Kirtling Street, SW8 (Policies Map reference number: 17)
16. NE4 Metropolitan Police Warehouse Garage, Ponton Road, SW8 (Policies Map reference number: 21)
17. NE5 Brooks Court, Kirtling Street, SW8 (Policies Map reference number: 23)
18. NE9 Kirtling Wharf, Nine Elms, SW8 (Policies Map reference number: 7)
19. NE10 Middle Wharf, Nine Elms, SW8 (Policies Map reference number: 10)
20. NE11 Cringle Dock, Nine Elms, SW8 (Policies Map reference number: 6)
21. CJ1 ASDA, LIDL and Boots sites, Falcon Lane, SW11 (Policies Map reference number: 59)
22. CJ3 Land on the corner of Grant Road and Falcon Road, SW11 (Policies Map reference number: 62)
23. CJ4 Land at Clapham Junction Station, SW11 (Policies Map reference number: 63)
24. CJ5 Winstanley/York Road Regeneration Area, SW11 (Policies Map reference number: 64)
25. PUT1 Wereldhave site, 56-66 Putney High Street, SW15 (Policies Map reference number: 71)
26. PUT2 Jubilee House and Cinema, Putney High Street, SW15 (Policies Map reference number: 72)
27. PUT3 Corner of Putney Bridge Road and Putney High Street, SW15 (Policies Map reference number: 73)
28. PUT4 Putney Telephone Exchange, Montserrat Road, SW15 (Policies Map reference number: 74)
29. PUT5 Sainsbury's Supermarket, 2-6 Werter Road, Putney, SW15 (Policies Map reference number: 81)
30. TO1 Markets Area, Tooting High Street, Tooting SW17 (Policies Map reference number: 66)

31. RO2 Mount Clare, Minstead Gardens, Roehampton, SW15 (Policies Map reference number: 86B)
32. BA1 Sainsbury's Car Park, Bedford Hill, SW12 (Policies Map reference number: 83)
33. RIV1 Former Prices Candles Factory, 110 York Road, Battersea, SW11 (Policies Map reference number: 102)
34. RIV3 41-47 Chatfield Road, SW11 (Policies Map reference number: 106)
35. RIV4 Gartons Industrial Estate, Gartons Way, SW11 (Policies Map reference number: 108)
36. RIV5 York Road Business Centre, Yelverton Road, SW11 (Policies Map reference number: 109)
37. RIV6 36 Lombard Road, SW11 (Policies Map reference number: 111)
38. RIV7 Travis Perkins, 37 Lombard Road, SW11 (Policies Map reference number: 112)
39. RIV8 19 Lombard Road, 80 Gwynne Road, SW11 (Policies Map reference number: 113)
40. RIV9 The Chopper P.H., 58-70 York Road, SW11 (Policies Map reference number: 114)
41. RIV10 200 York Road, Travelodge Hotel, SW11 (Policies Map reference number: 116)
42. OUT3 ASDA, Roehampton Vale, SW15 (Policies Map reference number: 88)
43. OUT4 Wandsworth Prison, Heathfield Road, SW18 (Policies Map reference number: 94)

2.8.3 The following site allocations are from the LPEID 2018 and are proposed to be kept as site allocation in the new Policy Map:

44. WT1 Chelsea Cars and KwikFit, Armoury Way, SW18 (Policies Map reference number: 35A)
45. WT6 Frogmore Depot, Dormay Street, SW18 (Policies Map reference number: 42A)
46. WT7 Panorama Antennas, 61 Frogmore, SW18 (Policies Map reference number: 42B)
47. WT8 Ferrier Street Industrial Estate, Ferrier Street, SW18 (Policies Map reference number: 42C)
48. WV1 Riverside Business Centre and Former Bingo Hall, Bendon Valley, SW18 (Policies Map reference number: 99F)

2.8.4 The following site allocations are proposed to be amended and included in the Policy Map:

49. WT2 Ram Brewery/Capital Studios/Former Dexion/Duvall site, Ram Street/Armoury Way, Wandsworth, SW18 (Policies Map reference number: 36)
 - The site allocation boundary is proposed to change to reflect the completion of Phase 1 of the site. The south east corner of the site allocation is proposed to be removed.
50. WT20 Southside Shopping Centre, Wandsworth High Street, SW18 (Policies Map reference number: 37)
 - The site allocation boundary is proposed to change to include the southern portion of the Southside Shopping Centre.
51. NE2 41-49, Nine Elms Lane, and 49-59 Battersea Park Road, SW8 (Policies Map reference number: 13 and 24)
 - The site allocations for Booker Cash and Carry, 41-49 Nine Elms Lane, SW8 and 49-59 Battersea Park Road, SW8 are proposed to be combined.
52. NE8 Silverthorne Road, SW8 (Policies Map reference number: 31 and 32)
 - The site allocations for Silverthorne Road (Network Rail site) Battersea, SW8 and National Express Bus Depot, Land off Silverthorne Road, SW8 are proposed to be combined.
53. NE12 New Covent Garden Market - Entrance Site, SW8 (Policies Map reference number: 29)
 - The site allocation boundary is proposed to change to remove the connection south under the railway.
54. CJ2 Clapham Junction Station Approach, SW11 (Policies Map reference number: 61)

- The site allocation boundary is proposed to change to remove the connection across Clapham Junction Station and northern frontages.
- 55. TO2 St Georges Hospital Car Park and adjoining land on Blackshaw Road, Maybury Street, SW17 (Policies Map reference number: 70A)
 - The site allocation boundary is proposed to change to extend west and north west to include the south boundary of St George's Hospital.
- 56. RIV2 Dovercourt site, York Road, SW11 (Policies Map reference number: 103)
 - The site allocation boundary is proposed to change to reflect the development of the southern portion of the site. The southern portion of the site allocation is proposed to be removed.
- 57. OUT2 259-311 Battersea Park Road, SW11 (Policies Map reference number: 99B)
 - The site allocation boundary is proposed to change to reflect the development potential of the buildings to the west of the site.

2.8.5 The following sites are proposed to be added as new site allocations to the Policy Map:

- 58. WT18 65-71 Wandsworth High Street incl. Spread Eagle Public House; Wandsworth High Street and 5 Garratt Lane, SW18
- 59. WT19 Wandsworth Town Hall, Wandsworth High Street, SW18
- 60. WT21 70 -90 Putney Bridge Road and 1-2 Adelaide Road, SW18
- 61. NE6 Havelock Terrace, SW8
- 62. NE7 Ingate Place, SW8
- 63. NE13 Battersea Park Road (between Stewarts Road and Thessally Road), SW8
- 64. TO3 50 – 56 Tooting High Street, Tooting, SW17
- 65. RO1 Alton West Intervention Areas, Roehampton, SW15
- 66. RO3 Queen Mary's Hospital car park, SW15
- 67. RIV11 Battersea Church Road/ Crewkerne Court Garage, Somerset Estate, SW11
- 68. RIV12 Randall Close Day Centre and adjacent Surrey Lane Estate Car Park, SW11
- 69. OUT1 Balham Health Centre, 120 - 124 Bedford Hill, London, SW12
- 70. OUT5 Bridge Lane Medical Group Practice, 20 Bridge Ln, Battersea, London SW11 3AD
- 71. OUT6 Hazel Court, Haydon Way, Battersea, SW11

2.9 Metropolitan Open Land

The Policy Map includes asterixis within this designation which identifies which sites are also Sites of Importance to Nature Conservation (SINCs). These asterixis are proposed to be removed and a separate SINCs designation be included.

2.10 Statutory Local Nature Reserves

The Policy Map includes asterixis within this designation which identifies which sites are also Sites of Importance to Nature Conservation (SINCs). These asterixis are proposed to be removed and a separate SINCs designation be included.

2.11 Historic Parks and Gardens

The Policy Map includes asterixis within this designation which identifies which sites are also Sites of Importance to Nature Conservation (SINCs). These asterixis are proposed to be removed and a separate SINCs designation be included.

2.12 Other Larger Protected Open Spaces

The Policy Map includes asterixis within this designation which identifies which sites are also Sites of Importance to Nature Conservation (SINCs). These asterixis are proposed to be removed and a separate SINCs designation be included.

3. New Policy Map Layers

3.1 Places and Character Areas

3.1.1 Definition

This map sets out the character of the borough, which has been divided into seven 'places' and 25 character areas.

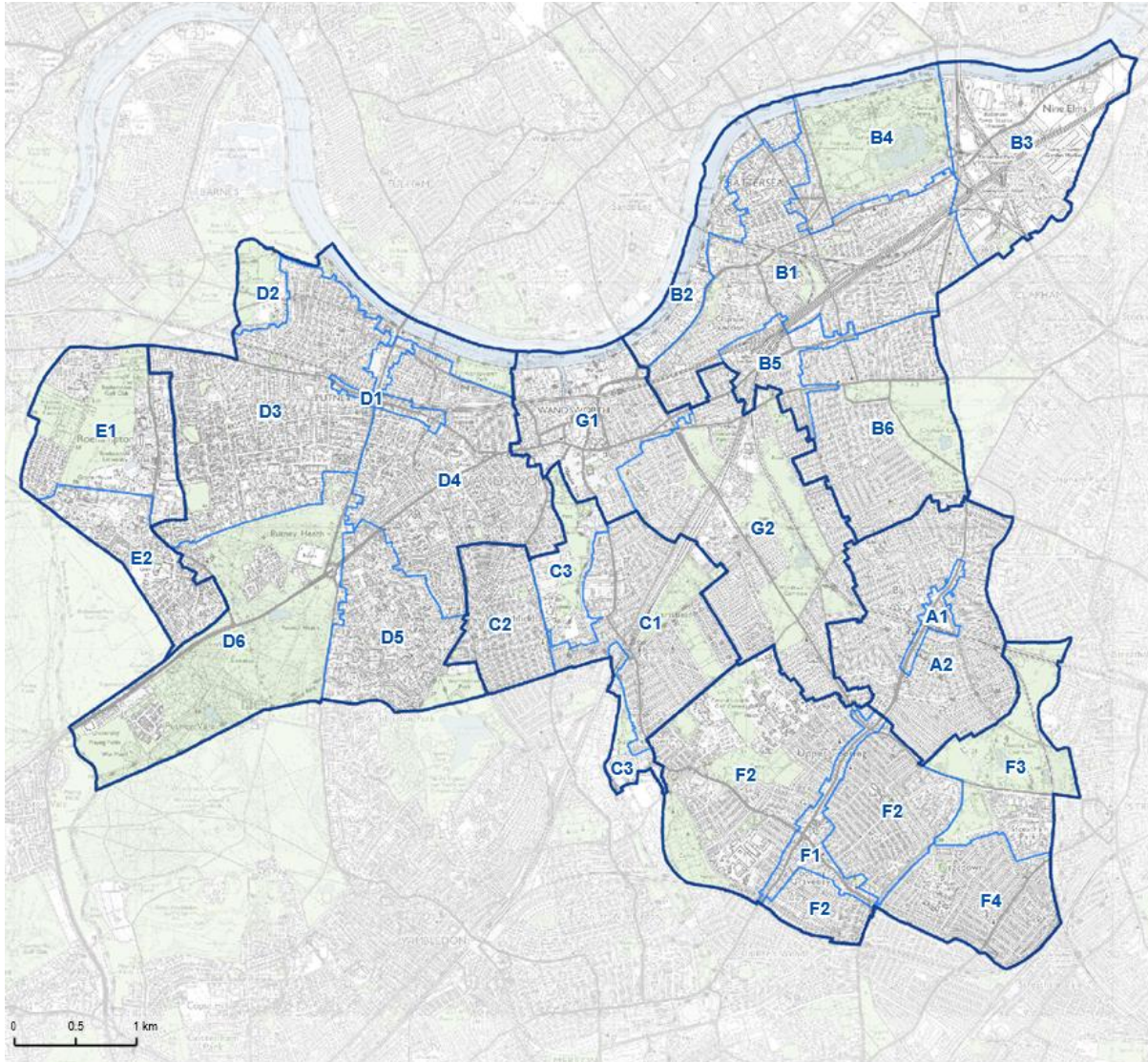


Figure 16 Urban Design Study Places and Character Areas

3.1.2 Reason for Inclusion

The designation is proposed to be included to support the Urban Design Study and LP1 Urban Design; LP2 General Development Principles; LP3 The Historic Environment; LP4 Tall Buildings; LP5 Residential Extensions and Alterations; LP6 Basements and Subterranean Developments; LP7 Small Sites Development; LP8 Shopfronts; LP9 Advertisements.

3.2 Opportunities for Tall Buildings and Definitions of “tall” (tall buildings)

3.2.1 Definition

The Urban Design Study identified areas where tall buildings may be appropriate. It identifies opportunities for tall building clusters; tall building within town centres and along key strategic routes; and tall buildings within a local context. These are shown in the map below with the key providing details regarding each category.

The Urban Design Study also identifies local definitions of ‘tall’ for each place and character area (see Map 16), taking into account factors such as those identified in the emerging London Plan Policy D1 (London’s form, character and capacity for growth). This diversity of built form in the borough means that the height of a building for it to be considered "tall" varies. Recognising this, the Urban Design Study has developed a number of local definitions, which are based on an assumption that tall buildings in Wandsworth are those that are 8 storeys or taller; or are 50% higher than the prevailing height of the character area/sub-area (whichever is the smaller). The definitions associated with the corresponding alpha-numerical code on the map are available in Appendix 2 of the Draft Local Plan.

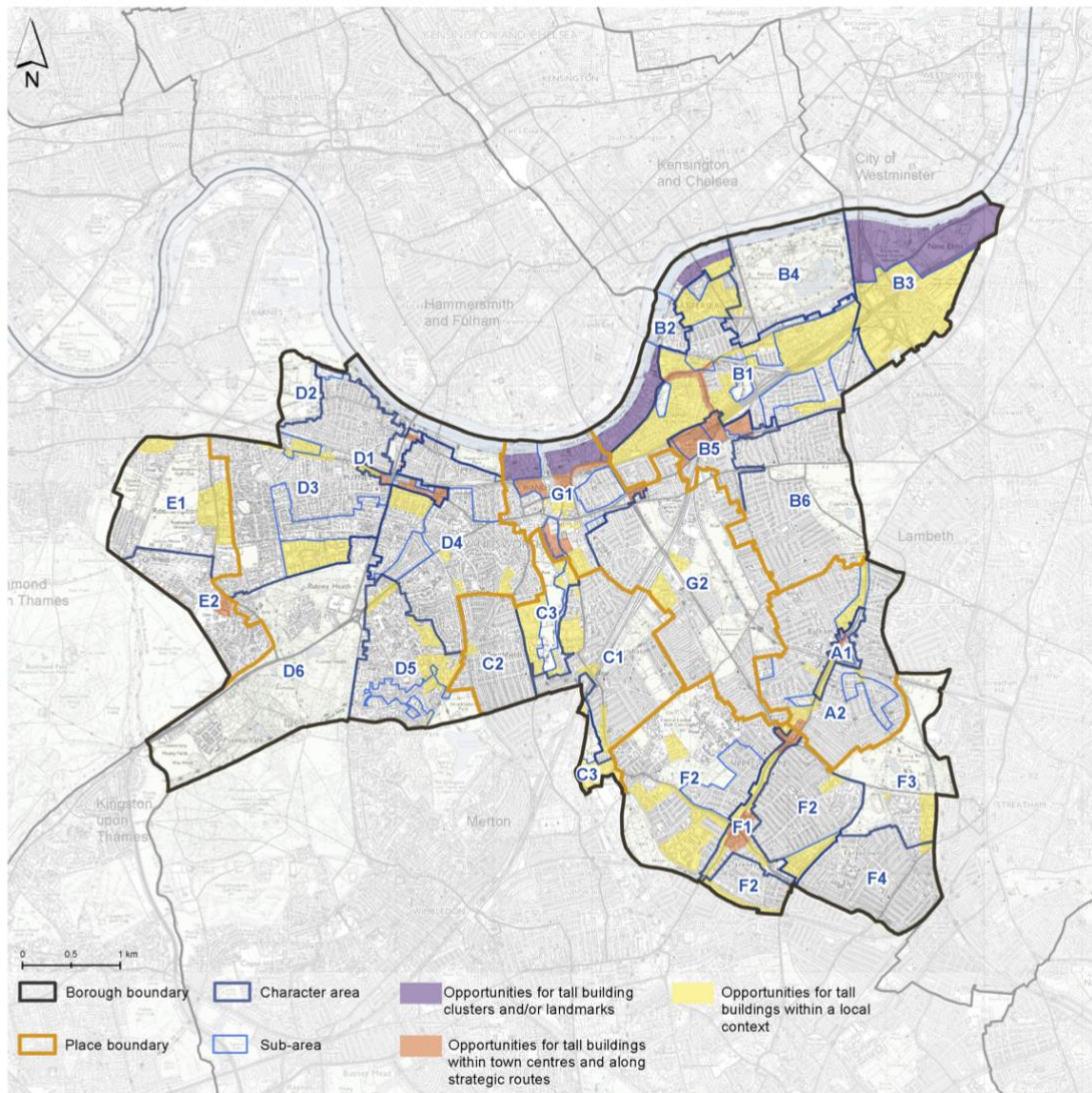


Figure 17 Definitions of Tall Buildings and Areas of Opportunity for Tall Buildings

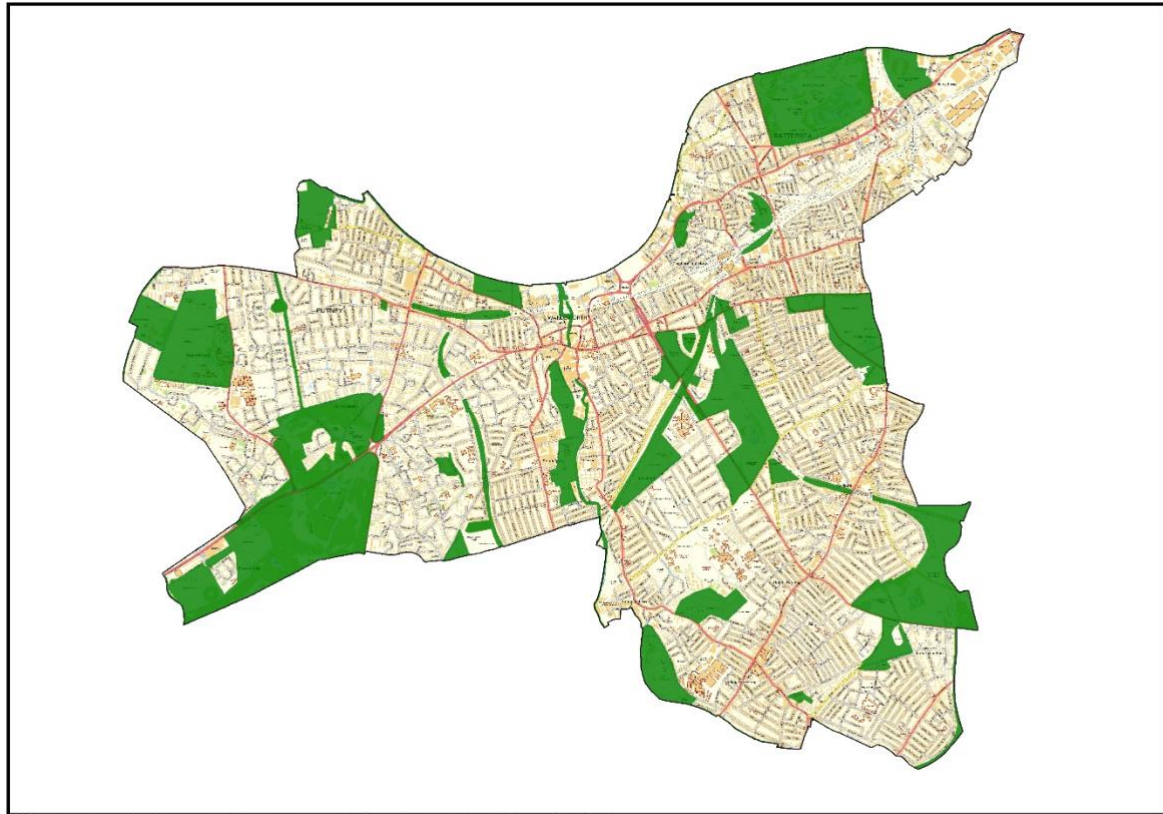
3.2.2 Reason for Inclusion

The designation is proposed to be included to support the Draft Wandsworth Local Plan policy LP 4 Tall Buildings.

3.3 Sites of Importance to Nature Conservation

3.3.1 Definition

Sites of importance for nature conservation (SINCs) are areas designated for their importance for wildlife. The designation includes five sub-designations: Metropolitan, Borough, Borough Grade 1, Borough Grade 2, and Local.



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Figure 18 Sites of Importance to Nature Conservations

3.3.2 Reason for Inclusion

The Policy Map includes asterixis within this designations Metropolitan Open Land; Statutory Local Nature Reserves; Historic Parks and Gardens; Other Larger Protected Open Spaces which identify which sites are also Sites of Importance to Nature Conservation (SINCs). These asterixis are proposed to be removed and a separate SINCs designation be included in order to show the exact boundaries of SINCs and the different levels of designation. The designation is proposed to be included to support the Local Plan Policy LP 57 Biodiversity.

For more information write to:
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