

DEVELOPMENT AND PLANNING APPLICATIONS COMMITTEE

26 OCTOBER 2023

CASE OFFICER REPORT

APPLICATION NO.

21/P2900

DATE VALID

30/07/2021

Site Address:

The Wimbledon Park Golf Club, Home Park Road, Wimbledon Park, SW19 7HR

Ward:

Wimbledon Park and Village Wards

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.

Drawing Nos:

See condition 5

Case Officer:

Calum McCulloch

RECOMMENDATION

The Head of Development Management and Building Control Jon Berry be authorised to GRANT PLANNING PERMISSION subject to the Heads of Terms (secured through S106

agreement) and conditions set out below subject to referral to the Greater London Authority (under The Town and Country Planning (Mayor of London) Order 2008). The exact terms of Heads of Terms and Conditions are delegated to the Head of Development Management and Building Control to approve in consultation with the Chair of the planning application committee.

CHECKLIST INFORMATION

Is a screening opinion required	Yes
Is an Environmental Statement required	Yes
Press notice	Yes
Site notice	Yes
Design Review Panel consulted	Yes
Number of neighbours consulted	591
External consultations	London Borough of Wandsworth Sport England Garden History Society (Gardens Trust) Historic England (Parks & Gardens) Historic England, London Division Thames Water Natural England Transport for London Network Rail Environment Agency Greater London Authority
Controlled Parking Zone	No (However various CPZ's surround the site in Merton (CPZ's P1, P2, P2(s), and VE) and Wandsworth (CPZ's S1 and S3)

GLOSSARY

AELTC – All England Lawn Tennis Club

AELTG – All England Lawn Tennis Ground Plc

AELTC Main Grounds: Land owned by AELTG located to the west of Church Road where professional Tennis relating to The Championships is played.

AELTC Parkland – Land approximately 9.4 hectares in size within the southern part of the application site allocated for public access on a permissive basis. The AELTC Parkland would provide a network of new paths from Church Road through the Home Park Road. It would also connect into Council owned Wimbledon Park to the east and link into the new lakeside walkway around Wimbledon Park Lake.

Applicant: The organisation seeking planning permission, in this instance All England Lawn Tennis Ground Plc

application site: The area of land as defined within the red line boundary in site Location Plan. Dr No. 51365-AAM-XX-XX-DR-A-00006 (Rev P04).

Archaeology Priority Zone: An area which is known to be of archaeological importance due to historic findings, excavations, or historical evidence. They are considered non-designated heritage assets under the NPPF 2023.

Central Grounds Maintenance Hub (CGMH) – The proposed building submitted in outline to be located in the south-east corner of the site adjacent to Home Park Road. The building would contain maintenance vehicles and equipment to serve the development site and contain some office space for staff.

Conservation Area – A defined area recognised for its special architectural and historic interest, the character of appearance of which it is desirable to Conserve or Enhance. Conservation Areas are considered as designated heritage assets under the NPPF.

Environmental Statement (ES) - A documents submitted as part of an Environmental Impact Assessment (EIA) which contains information reasonably required to assess the likely significant environmental effects of the development.

Golf Club House – The building (to be retained) historically used as a club house for Wimbledon Park Golf Club located in the eastern corner of the application site and overlooking the AELTC.

Grand Slam - The Grand Slam tournaments, also referred to as majors, are the world's four most important annual professional tennis tournaments. They comprise the French Open, the Wimbledon Championships, the French Open, and the US Open.

Green Chain – Areas of linked but separate open spaces designated in Merton sites and Policies Plan (2014)

LBM – London Borough of Merton

EIA – Environmental Impact Assessment

DRP – Design Review Panel

NPPF – National Planning Policy Framework adopted 5th September 2023

Members – i.e. members of the planning applications Committee.

Main Draw – The cohort of tennis players competing in The Championships.

Merton SPP – Merton sites and Policies Plan adopted 9th July 2014

Merton CS – Merton Core Strategy adopted 13th July 2011.

LBM – London Borough of Merton

LBW – London Borough of Wandsworth

Locally Listed - These are buildings, structures or features which, whilst not listed by the Secretary of State, are identified as an important part of Merton's heritage due to their architectural, historic or archaeological significance.

Metropolitan Open Land (MOL) - Extensive areas of land bounded by urban development around London that fulfils a similar function to Green Belt and is protected from inappropriate development by land-use planning policies.

Northern Gateway – one of two of the proposed principal entrance points into the Qualifying Event and Championships located to the north of the site.

Open Space – Areas of land designated in Merton's sites and Policies Plan (2014) that are predominantly undeveloped, other than by buildings or structures that are ancillary to the open space use.

Officers: Officers appointed to assess the planning application posted in the Development Control section of London Borough of Merton Council.

Outline Development - Development comprising:

- 8,000-seat Parkland Show Court incorporating a qualifying player hub, guest, and event operation facilities.
- Central Grounds Maintenance Hub.
- Northern Player Hub
- Southern Player Hub

with appearance, means of access, landscaping, and scale reserved but layout sought in detail.

Proposed Development – The development as described in Section 1, sub-section 1.2 and within the defined red line on plan: site Location Plan. Dr No. 51365-AAM-XX-XX-DR-A-00006 (Rev P04). The proposed development is further outlined in detail in section 2 of the committee report.

Qualifying Event – The competition held one week prior to The Championships to determine the final Main Draw places for The Championships.

Reserved Matters – means matters in relation outline planning permission saved for future planning approval. In the case of this planning application the reserved matters are appearance, means of access, landscaping and scale.

Registered Park and Garden (RPG) – Referring to Wimbledon Park Registered Park and Garden which is Grade II* registered because of its special historic interest as a Surviving part of an C18 park extended and relandscaped by Lancelot “Capability” Brown for the first Earl Spencer.

Site of Importance for Nature Conservation (SINC) - Locally important sites or nature conservation adopted by local authorities for planning process and identified in the local development plan.

Southern Gateway - one of two of the proposed principal entrance points into the Qualifying Event and Championships located to south of the site between the AELTC Parkland and the proposed tennis courts.

The Championships – The grass court tennis competition, commonly known as ‘Wimbledon’ taking place over two weeks annually, and one of the four Grand Slam tennis tournaments, the others being the Australian Open, the French Open, and the US Open.

Tree Preservation Order - A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits cutting, down, topping, lopping, uprooting, wilful damage, wilful destruction.

Veteran Trees - A tree which, because of its age, size and/or condition, is of exceptional biodiversity, cultural or heritage value.

VSC – Very Special Circumstances

Wimbledon Park Lake - The body of water which forms the central focus of the Wimbledon Park RGP. The Lake is a principal remnant of larger historic landscape designed by Lancelot ‘Capability’ Brown. The Lake is formed by a dam constructed on its east side and two culverted brooks feeding the lake through the application site to the west. The lake falls within the ownership of the London Borough of Merton and is defined as a reservoir under the Reservoirs Act 1975.

The Wimbledon Park Golf Club – The former operator of most of the land within the application site which has been use as a golf course.

The Wimbledon Club – The sports club located to the east of Church Road home to activities such as cricket, hockey, tennis and squash. The club borders the application site and is not to be confused with AELTC.

Wimbledon North Conservation Area – A broad area of land located to the east of the southeast corner of Wimbledon Common, and to the north and east of Wimbledon Village, which is recognised for its special architectural and historic interest which it is desirable to Conserve or Enhance.

PLANNING ASSESSMENT - SHORT SUMMARY

Note to Members

This summary provides a high level overview of Officers' assessment of planning application 21/P2900. It should be read in conjunction with the rest of this report and is intended to help Councillors and interested parties understand the assessment of the planning application.

The summary should not be used as the sole basis for examining the planning application. Members of the Development and Planning Applications Committee are instructed to read the committee report in its entirety to allow for full and robust assessment of the planning application.

Introduction

The All England Lawn Tennis Club (AELTC) have submitted a hybrid planning application to the Council. This means the planning application seeks outline planning permission for parts of the application site and full planning permission for other parts of the application site.

Full planning permission (or 'detailed' planning permission) is sought 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) is sought 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).

The works will enable AELTC to host the Qualifying Event in the week prior to The Championships held in the summer every year. It will also enhance the operation of The Championships increasing its operating capacity to 50,000 per day from 42,000 per day.

The application site is subject to a number of planning designations. Notably, the application site is located in Metropolitan Open Land (MOL) and forms part of a Grade II* Registered Park and Garden.

Below officers summarise the key points in relation to key sub-sections of the planning assessment.

Principle of Development

Key points

- The principle of development concerns the development on Metropolitan Open Land (MOL), building on designated Open Space and loss of the Wimbledon Park golf course for alternative sport and recreational use.
- Officers consider proposed development would fail to preserve the openness of the MOL and fall contrary to one of the four purposes of MOL. Given this, Officers concluded the proposed development would be inappropriate and would therefore result in definitional harm as NPPF para 147 outlines “Inappropriate development is, by definition, harmful to the Green Belt (and by extension MOL).
- Officers also consider the proposed development would result in physical harm to the MOL due to the impact on openness and impact in respect of MOL purpose 1 (London Plan policy G3, b 1).
- In terms of openness, Officers consider the combination of the boardwalk, Central Grounds Maintenance Hub, single storey buildings (i.e. two player hubs and satellite hubs), seasonal temporary structures, and the Parkland Show Court would result in a perceptible increases in built form that would not preserve the openness of the MOL. The most significant impact on openness would be from the Parkland Show Court which, due to its scale, would be more overtly visible from within and surrounding the development site.
- With regards to the purposes of MOL, the proposed buildings on-site, but most notably the Parkland Show Court, would also diminish the ability for the land to be distinguishable from the built up area which departs from MOL purpose 1 (see London Plan Policy G3(b, 1).
- Given the harm to MOL identified, in order for the proposed development to be found acceptable, there must be Very Special Circumstances (VSC) to demonstrate that harm to the MOL, and any other harm, is clearly outweighed by other material considerations. Consideration as to whether there are VSC is provided at the end of the planning assessment in sub-section **6.17**.
- In addition to MOL, Officers also identify the proposed development would result in some harm in respect of designated Open Space and sports and recreational provision due to the departure from policy which seeks to prevent building on open space, sports and recreational buildings and land. However, Officers note that planning policy allows for loss of sports and recreational facilities, and development on Open Space, where the development is for alternative sports and recreational provision, the benefits of which and the needs which it will address clearly outweigh the loss of the current or former use.

Conclusion

Officers identify from the outset that there would be harm to MOL. Therefore, the Principle of development is only considered acceptable subject to harm to MOL (together with any other harm) being clearly outweighed by other considerations so as to give rise to Very Special Circumstances. Consideration of whether there are very special circumstances is provided at the end of the planning assessment in sub-section **6.17**..

Officers consider the impact on existing openness within the site gives rise to a partial conflict with London Plan policy G4(b). However, very limited weight is attached to this conflict, for reasons explained in section 6.2 of this report.

Townscape, Visual Impact, Design and Neighbour Amenity

Key points

- Officers consider the proposals, encompassing all its components, would not give rise to harm in terms of townscape or visual impact. Officers consider that once operational, the proposals, principally through re-landscaping works, would enhance certain components of the landscape (e.g. veteran trees, grassland and blue infrastructure), as well as enhance the character of Wimbledon Park area. The proposals would also enhance views in certain areas, improving views from outside the site, as well as within the site itself. Notwithstanding, it's acknowledged the proposals would cause some change to townscape and views as result of the proposed Parkland Show Court which would depart from the generally open character of Wimbledon Park and would be more overtly visible from certain vantage points. However, overall, Officers do not consider there to be harm in terms of townscape and visual impact. This judgment takes into account the design approach to the Parkland Show Court to make the building as discreet as possible. Notably, the Show Court would be positioned adjacent to the AELTC's Main Grounds, would be screened by vegetation, would adopt an organic design, and would be positioned on a low point topographically. These design elements serve to limit the impact on townscape and views. Officers acknowledge there would some negative impacts on townscape and views during the construction period, but this is given limited weight given their temporary nature.
- The development is judged to have a high standard of design taking into account part of the application is in outline meaning that parts of the design would be further assessed under reserved matters.
- The design of landscaping proposals and proposed buildings, notably the Parkland Buildings, Parkland Show Court, 2 player hubs, Central Grounds Maintenance Hub and Satellite Maintenance Hubs would be high-quality and respond appropriately to the environmental and historic context of the site.
- The design would be in accordance with policies relating to inclusive design and 'secured by design'. Attention has been paid to create a site that is inclusive and secure, such as through widespread use of DDA compliant paths and features which double up as security features such as the ha-ha and boardwalk.
- The proposals are considered in accordance with policy relating to fire safety and basement development taking into account parts of the proposal are still at outline stage.

Conclusion

The proposals are considered in accordance with policies relating to townscape, visual impact, design, and neighbour amenity.

Heritage

Key points

- The application site is sensitive in heritage terms. Notably, the application site forms part of the grade II* Wimbledon Park Registered Park & Garden (RPG) which is of heritage interest due to it being a remnant of historic parkland designed by “Capability” Brown.
- Officers identify the development would cause ‘less than substantial harm’ in relation to the significance of a number of designated heritage assets, including Wimbledon Park RPG, St Mary’s Church, and the Wimbledon North Conservation Area. This harm attaches substantial weight and importance, as a matter of law, in the planning balances which must be carried out.
- This harm gives rise to a conflict with heritage policies in the development plan, which do not provide for a balance of harm against public benefits, notably London Plan policy HC1 and Merton SPP policy DMD4.
- For non-designated heritage assets, Officers identify there is potential for substantial harm or total loss of archaeological remains, and less than substantial harm to the Wimbledon Golf Clubhouse.
- Given the harm to designated heritage assets identified, which attracts substantial weight and importance, for the development to be approved, NPPF policy allows for Officers to consider whether the public benefits of the proposed development outweigh the harm identified, in accordance with the approach set out in the NPPF.
- Consideration of whether the public benefits of the proposed development outweigh the identified harm to heritage assets is provided at the end of the planning assessment in sub-section **6.17**.
- Officers identify there would be heritage-related public benefits which are outlined in detail in sub-section **6.4** and **6.17**, and regard is had to these as part of the public benefits in the above heritage-related planning balance

Conclusion

Harm is identified in relation to a number of heritage assets. The proposed development can only be considered acceptable subject to assessment of whether the public benefits of the proposal outweigh harm to heritage assets in accordance with the NPPF. This balance is considered at the end of the planning assessment in sub-section **6.17**. As explained later in this report, the conflict with London Plan policy HC1 and Merton SPP policy DMD4 of the development plan attracts limited weight.

Transport and Highways

Key points

- The proposed development would result in an additional 8,000 ticket holders to The Championships increasing the capacity from 42,000 per day to approximately 50,000 per day. The Applicant’s transport strategy involves significantly reducing the availability of parking on site. The strategy also involves a transition to sustainable transport modes such as public transport, cycling and micromobility. The reduction in car parking and move towards sustainable transport is supported by development plan policy.

- AELTC intends to shut a section of Church Road to all non-authorized users (including pedestrians and cyclists) during The Championships and Qualifying Event. However, the closure does not form part of the planning application and each closure would be subject to a Traffic Management Order application which would be considered outside the planning process.
- Officers consider the increased capacity of The Championships would not have a severe impact on local transport networks, or unacceptable highway safety subject to provision of safe and secure routes for pedestrians and cyclists (should Church Road close).
- The extent of proposed year-round car parking (including disabled persons and EV bays) and cycle parking is considered acceptable.
- The proposed servicing arrangements, which would involve predominantly on-site servicing, are considered acceptable subject to a detailed delivery and servicing plan secured by condition.
- The Council's Transport and Highways Officers consider the construction process can be managed effectively to avoid unacceptable or severe impacts on the highway network.

Conclusion

The proposals are considered acceptable in respect of transport and highways policies.

Ecology, Biodiversity and Green Infrastructure

Key points

- The application site is ecologically sensitive, is subject to ecological designations in Merton's Local Plan, and is the location for key habitats and species.
- Considerable attention has been paid to incorporating ecological benefits into the design, such as through enhancing the ecological value of the Parkland and Wimbledon Park Lake.
- The proposal is designed to achieve on-site Biodiversity Net Gain (BNG) which would be secured through conditions.
- Officers acknowledge there would be some shorter-term impacts on ecology and biodiversity as result of construction. However, Officers consider these impacts would be outweighed by the longer-term ecological enhancements to the site which would include Biodiversity Net Gain.
- The proposed development would enhance access to nature as a result of the provision of the AELTC Parkland and the boardwalk.
- The proposed development would be in accordance with London Plan policy relating to Green Infrastructure and Urban Greening Factor.
- The proposal is not considered to give rise to any likely significant effects on the Richmond Park SAC or on Wimbledon Common SAC.

Conclusion

The proposal is considered acceptable in respect of ecology, biodiversity, and green infrastructure policies.

Climate Change and Waste

Key points

- The proposed buildings would be designed to minimise energy consumption and greenhouse gas emissions through a combination of passive design measures, highly efficient plant and equipment and advanced controls.
- Further, all buildings above 500m² would be designed to BREEAM Excellent standard or higher.
- In accordance with the London Plan, the Section 106 agreement would ensure the development would maximise carbon savings on-site and achieve a minimum on-site reduction of at least 35 per cent beyond Building Regulations and target at least 15 per cent of this through energy efficiency measures. Where it's demonstrated the development cannot achieve net zero, the S106 Agreement would also secure carbon offsetting via a contribution towards the Borough's carbon offset fund or through off-site provision.
- The development would accord with the water saving requirements of the London Plan. All the proposed buildings would achieve a BREEAM excellent standard for the 'Wat 01' water category or equivalent. Further, the irrigation strategy for the site adopts use of geocellular storage tanks which, as well as attenuating storm flows, can be deployed to harvest rainwater to support the irrigation for the site.
- The detailed design measures relating to climate change and waste will be further assessed under Reserved Matters applications for the outline element of the development. .
- The application is supported by a Circular Economy Statement which demonstrates the applicant is committed to limiting construction and operational waste.
- The application is also supported by a Whole Life Carbon Statement which assesses both the operational and embodied carbon impact of the development.
- Compliance is subject to conformity with a range of conditions and obligations.

Conclusion

The proposal is considered acceptable in respect of climate change and waste policies.

Trees

Key points

- The tree strategy for the proposed development involves preserving trees of the highest value. All Category A trees, and all veteran trees (including ancient trees) on-site are proposed to be retained.
- The proposal would result in some loss trees of amenity value, notably 28 Category B trees and 252 Category C trees. However, it is proposed to plant no less than 1500 new trees comprised of approximately 500 heavy (12-14cm girth) & extra-heavy standard (14-16cm girth) and approximately 1,000 trees at least 2 years old, in addition to substantial planting of bare rooted whips.
- Officers consider the loss of these trees are reasonably required to facilitate the proposed development and the planting of new trees would compensate for the loss.
- Conditions would be imposed on any permission to ensure retained trees are protected and landscaping mitigation is fulfilled.

Conclusion

The proposals are considered acceptable in respect of tree policies.

Flooding and Drainage

Key points

- The application site is located in Flood Zone 1. In accordance with policy, the proposals involve a comprehensive Sustainable Urban Drainage Strategy (SUDs) which would ensure no increased risk of flooding. Flooding interventions include detention ponds, swales, green roofs, wetlands, geo-cellular storage tanks and rain gardens.
- Merton Flood Officers consider the proposed development acceptable subject to conditions imposed on any permission to ensure flood mitigation is delivered.
- The proposed development would also provide suitable wastewater and water supply infrastructure subject to compliance with conditions put forward by Thames Water.

Conclusion

The proposal is considered acceptable in respect of flooding and drainage policies.

Air Quality, Noise and Vibration, Light Pollution and Contaminated Land

Key points

- The proposed development is considered to be air quality neutral as the proposal incorporates an emissions free strategy (for the proposed buildings) and involves a reduction in private vehicle trips. Further, no harmful air quality effects are expected from construction subject to mitigation secured by condition and s106 obligations.
- No unacceptable impacts are expected from noise and vibration from the construction or operation of the development subject mitigation secured by condition and s106.
- No harmful effects are expected from light pollution or contaminated land subject to conditions imposed.

Conclusion

The proposed development is considered acceptable in respect of air quality, noise and vibration, light pollution, and contaminated land policies.

Economy and Employment

Key points

- Officers consider the proposed development by enabling the Qualifying Event and increasing the capacity of The Championships would have considerable benefit in terms of economic activity and growth which would be felt at the local, London and national scale.
- The proposed development would also have considerable employment benefit, generating jobs both during the construction process and operational phases of the development. The employment benefit to Merton residents specifically would be maximised by the S106 agreement which would require AELTC to produce an employment strategy for local people covering the construction and operational phases.
- The proposed development would also have considerable benefit to Wimbledon Town Centre and its visitor economy. The existing Championships already produces

significant economic benefits to key sectors in Wimbledon Town Centre, notably retail, hospitality and tourism which benefit from visitors to the area. The increase in visitor numbers resulting from the Qualifying and increased capacity of The Championships will further benefit these sectors and could increase the viability of further investment in more services such as hotels, shops and restaurants in Wimbledon and beyond.

- Officers consider the proposed development would support AELTC as a key cultural and sporting venue, and support AELTC's need to invest, expand and adapt, based on justified needs and addressing the limitations of its existing operation.

Conclusion

The proposed development is considered acceptable in respect of economy and employment policies.

Community, Open Space, Sport, and Recreation

Key points

- Officers also consider the proposed development would provide significant benefit to Open Space, sports and recreational facilities. The proposals are also supported by the London Plan which encourages development that enhances access to MOL and improves poorer quality areas such that they provide a wider range of benefits for Londoners.
- The development would deliver a 9.4 hectare permissive access parkland (referred to as the 'AELTC Parkland' in this report), a circular walk around the lake, and deliver enhancements to Wimbledon Park Lake through desilting and ecological enhancement.
- The Section 106 Agreement would also secure a significant financial contribution of £8,620,440.88 Index Linked (calculated based on the estimated costs of the proposed projects) towards projects which would enhance the recreation and amenity value of Wimbledon Park, and enhance the heritage value of the RPG. These projects would be confirmed through production of a plan, however, anticipated projects include:
 - Resurfacing of paths within Wimbledon Park
 - Provision of new play equipment and facilities within Wimbledon Park
 - Creation of a new pathway connection between Wimbledon Park and the AELTC Park
 - Resurfacing of Wimbledon Park Northern Car Park, Revelstoke Road Car Park and New Entrance Gates to the car parks
 - The provision of enhanced Toilet Facilities and associated drainage
 - Refurbishment of stairs to the Wimbledon Park and the installation of New Entrance Gates to Home Park Road
 - New wayfinding signage
 - Provision of gates and new footpaths around the existing Wimbledon Park boathouse (or the alternative enhanced multi-purpose sports and leisure facility) for the purposes of managing pedestrian flows around Wimbledon Park Lake
 - Drinking Fountains in Wimbledon Park for the purposes of improving amenity and recreational leisure within the park
 - Demolition of existing boat house and provision of enhanced multi-purpose sports and leisure facility
 - Drainage improvements in the northern field of Wimbledon Park

- Removal of the Leylandii surrounding the Athletics Track and new tree planting within the public Wimbledon Park
- Officers consider the off-site and on-site benefits would collectively improve the quality of, and access to, open space, sports, and recreational facilities with knock-on benefits for health and wellbeing.
- The proposed development would promote community engagement with the site and sport through various means including:
 - Community access to 7 grass tennis courts.
 - Provision of community space in the Golf Clubhouse and Parkland Show Court.
 - Free tours of the development site for local people.
 - Allocation of 500 Parkland Show Court Tickets per day during the Championships for local residents and community organisations (50 distributed through Wimbledon Foundation and 450 distributed made available to local residents at face value).
 - 1,000 free Qualifying Event tickets for local school children and/or community youth groups.
 - The development is likely to increase revenue to support the Wimbledon Foundation and Lawn Tennis Association with knock-on benefits for community initiatives and grass roots tennis.

Conclusion

The proposed development is supported by policies relating to community, Open Space, sport, and recreation

Environmental Impact Assessment

Key points

- The planning application is considered under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- The Applicant's Environmental Statement (ES) considers the likely environmental effects of the proposed development under various topic headings. The likely significant effects are summarised in sub-section **6.13**.
- The ES finds that with mitigation there would be no significant adverse effects (in EIA terms) from the construction of the development except significant adverse effects on Townscape and Visual Impact.
- The ES finds that with mitigation there would be no significant adverse effects (in EIA terms) from the operation of the development.
- Officers consider the Applicant's Environmental Statement sufficient for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and have regard to its findings in the planning assessment.

Conclusion

Officers consider the Applicant's Environmental Statement sufficient for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Equality Act 2010

Key points

- S149 of the Equality Act 2010 requires that, in determining planning applications, the Local Planning Authority has due regard to the need to eliminate discrimination, and advance equality of opportunity and foster good relations between those who share a 'protected characteristic' and those who do not.
- Protected characteristics include age, disability, gender, reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- Officers note the AELTC as an employer and institution has a duty to comply with the requirements of the Act, and compliance is largely dependent on appropriate management regimes which fall outside the scope of the planning application.
- However, Officers identify ways in which the design adopts inclusive design principles that promote protection of those with protected characteristics.
- Notable design features include step free access across the majority of the site and accessible washrooms throughout the site.

Conclusion

The decision to approve this scheme would comply with the requirements of the Equality Act 2010 that no one with a protected characteristic will be unduly disadvantaged by this development and the development properly addresses and takes steps to meet the needs of those with protected characteristics.

Very Special Circumstances (VSC), Planning Balances, Compliance with the development plan and Overall Conclusion

Key points

- Officers consider the proposed development is inappropriate development as it is concluded the proposed new buildings would not fall within the exceptions as set out in NPPF para 149 or NPPF para 150. As such, it is concluded the proposed development would result in definitional harm, as NPPF para 147 states, inappropriate development is by definition harmful to the Green Belt (and by extension MOL) and should not be approved except in very special circumstances.
- Further to the above, Officers conclude the proposals would cause physical harm to the MOL by harming openness, and by departing from purposes of MOL as outlined in London Plan policy G3 (b,1) as detailed further below.
- In addition, Officers have identified there would be harm arising from loss of Open Space, and loss of the existing golfing use.
- Further, the development would have an adverse effect on the significance of a number of designated heritage assets, including less than substantial harm in relation to Wimbledon Park RPG, St Mary's Church and Wimbledon North Conservation Area. The planning assessment also found the development would result in less than substantial harm to the Wimbledon Park Golf Clubhouse, and would have the potential for total loss or substantial harm to archaeological remains, which are non-designated heritage assets.
- Officers also consider that the proposals would deliver considerable and substantial public benefits.

- Accordingly, Officers balance the public benefits of the proposal against the harm identified and consider whether these amount to very special circumstances (VSC) that render the proposed development acceptable.
- The key benefits include:
 - Heritage related public benefits including:
 - On-site landscaping work, some of which benefit the significance of the RPG
 - Increased public access to the Wimbledon Park RPG
 - Addressing the 'At Risk' status of the RPG
 - Heritage related off-site enhancements
 - Securing an optimum viable use for the site
 - Ecology and biodiversity enhancement (beyond mitigation)
 - Economic and employment benefits, including:
 - Increased economic activity and impact
 - Increased employment
 - Supporting Wimbledon Town Centre and its visitor economy
 - Supporting one of the UK's key cultural and sporting venues, and supporting AELTC's need to invest, expand and adapt.
 - Community Open Space, sports and recreation benefits including:
 - Enhanced access to higher quality Open Space, sport and recreation facilities
 - Wider community engagement with the site and sport.
- Officers give various weightings to identified harm and benefits. These weightings are outlined in the main body of the report. In balancing these, Officers conclude the benefits would clearly outweigh harm to MOL and the other harm identified. Therefore, Officers conclude there are Very Special Circumstances that would allow the proposed development to be granted permission.
- Further, Officers also confirm the public benefits of the proposed development would outweigh the harm to the significance of heritage assets.

Conclusion

- Officers consider the proposed development would carry substantial public benefits which amount to Very Circumstances (VSC) that demonstrate harm to the MOL, and any other harm, is clearly outweighed by other material considerations.
- Officers are also satisfied that the public benefits of the proposal outweigh harm to the significance of heritage assets.
- Officers consider that conflict with heritage policies in the London Plan and Merton SPP heritage policies attract limited weight. The partial conflict with London Plan policy G4(b) attracts very limited weight. In other respects, the proposals accords with the development plan and delivers considerable benefits.
- Officers consider that the proposals accords with the development plan, considered as a whole and there are no other material planning considerations which are such that planning permission should be refused.
- Therefore, Officers conclude and recommend the proposed development should be granted planning permission subject to conditions and the execution of a planning obligation.

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1. INTRODUCTION

1.1 Committee Report Structure

- 1.1.1 This planning application is brought to Planning applications Committee due to the number and scope of representations received.
- 1.1.2 This report sets out Officers' planning assessment to inform Members of the Planning applications Committee's assessment as to whether the proposed development should be granted approval or not.
- 1.1.3 The report is structured around the following:
- **Introduction** i.e. this Section which provides the context to the planning application covering:
 - The development description
 - Key site characteristics and key planning designations
 - The need for the proposed development
 - Procedural matters relating to:
 - Environmental Statement
 - Covenants
 - Shropshire V Day Supreme Court decision
 - Greater London Authority (GLA)
 - Design Review Panel (DRP)
 - Updates to the planning application
 - **Section 2** provides more detailed summary of the proposed development.
 - **Section 3** provides a summary of relevant planning history.
 - **Section 4** provides a summary of consultation carried out.
 - **Section 5** provides a list of relevant planning policies.
 - **Section 6** contains Officers' assessment of planning considerations which is subdivided as appropriate into sub-sections.
 - **Section 7** confirms the Officers' recommendation to Members. This section also sets out conditions and Heads of Term should Members choose to grant planning permission.

1.2 Development Description

- 1.2.1 The planning submission is a 'hybrid application'. A hybrid application seeks outline planning permission for parts of the development and full planning permission other parts.
- 1.2.2 The overarching development description comprises the following:
- 1.2.3 "Expansion of the All England Lawn Tennis & Croquet Club into Wimbledon Park Golf Course with the introduction of new tennis courts, tennis related infrastructure and new buildings to enable the hosting of the Wimbledon Qualifying Event and to improve the functioning and operation of The Championships"
- 1.2.4 **(1) 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.
- 1.2.5 **(2) 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.
- 1.2.6 It should be noted that although outline planning permission is sought for the larger buildings on-site, meaning that detailed approval will be secured at reserved matters stage, the Applicant has submitted a set of parameter plans and design codes which would need to be adhered to at Reserved Matters stage. The parameter plans and design code would effectively fix the scale, height, and profile of each outline development building.

1.3 Site Characteristics and Key Planning Designations

- 1.3.1 The application site comprises Wimbledon Park Golf Course, Wimbledon Park Lake and a section of Church Road. The site lies to the east of the AELTC Main Grounds, where The Championships are held every year.
- 1.3.2 AELTC are the freeholder owner of the Wimbledon Park Golf Club, having acquired it in the 1990's. In December 2018 AELTG purchased The Wimbledon Golf Club (a private company) from its members, meaning that AELTC now effectively owns the freehold and leasehold interests in the golf course site.
- 1.3.3 The use of the application site for golfing use by the Wimbledon Park Golf Club ceased in January 2023.
- 1.3.4 The increase in AELTC's landholdings directly adjacent to AELTC's Main Grounds provides the opportunity to host the Qualifying Event and improve the operation of The Championships.
- 1.3.5 The majority of the application site lies within the London Borough of Merton (LBM).

However, a northern section of the golf course sits within the London Borough of Wandsworth (hereafter referred to as 'LBW'). The application is therefore a cross-boundary planning application and is submitted to both Local Planning Authorities for consideration.

- 1.3.6 It is at Wandsworth's discretion how they choose to assess the planning application given only a small proportion of the application site area lies within their borough. However, Officers understand from discussions with LBW that they are assessing the application site as a whole.
- 1.3.7 Wimbledon Park Lake which forms part of the application site falls within the ownership of LBM and is defined as a reservoir under the Reservoirs Act 1975.
- 1.3.8 Church Road, which also forms part of the application site to the south of the Junction with Bathgate Road is a public highway.
- 1.3.9 The application site does not include The Wimbledon Club, which is located adjacent to Wimbledon Park Lake. However, the application site does contain The Wimbledon Club's access route from Church Road, though the development works do not move this access. Access to the Wimbledon Club is proposed to pass through this area via an electronically controlled gate off Church Road.
- 1.3.10 The application site does not include Wimbledon Park except for a small section of land to the north of Wimbledon Park Lake (this will enable the proposed boardwalk to link into the existing lakeside path).
- 1.3.11 For avoidance of doubt, the application site comprises all areas within the red line boundary as shown on drawing [51365-AAM-XX-XX-DR-A-00006 \(Rev-P04\)](#). A summary of the land ownership arrangements surrounding the site is also provided in **Figure 1.1** below.
- 1.3.12 The application site is subject to a number of key planning policy designations within adopted planning policy. These include the following designations:
- The golf course, Wimbledon Park and The Wimbledon Club are collectively designated within the development plan as **Metropolitan Open Land (MOL)** and **Open Space, as well as** forming part of a **Green Chain**.
 - **Registered Park and Garden of Special Historic Interest (Grade II*)** – the application site is a remnant of a larger historic landscape designed by Lancelot "Capability" Brown. The designation includes the Wimbledon Park Golf Course, Wimbledon Park Lake and also includes the neighbouring Wimbledon Club and Wimbledon Park. The entire Registered Park and Garden (RPG) is included on Historic England's 'At Risk' Register. This is due to the fact that divided ownership has led to differential landscape management.
 - The application site is included within a **Site of Importance for Nature Conservation (SINC)** and is also part of a defined **Green Corridor**.
 - The application site is located within the **Wimbledon North Conservation Area**
 - The application site is part of an **Archaeology Priority Zone**.
 - All the trees on the Golf Course are protected under a Tree Preservation Order or a Conservation Area designation.

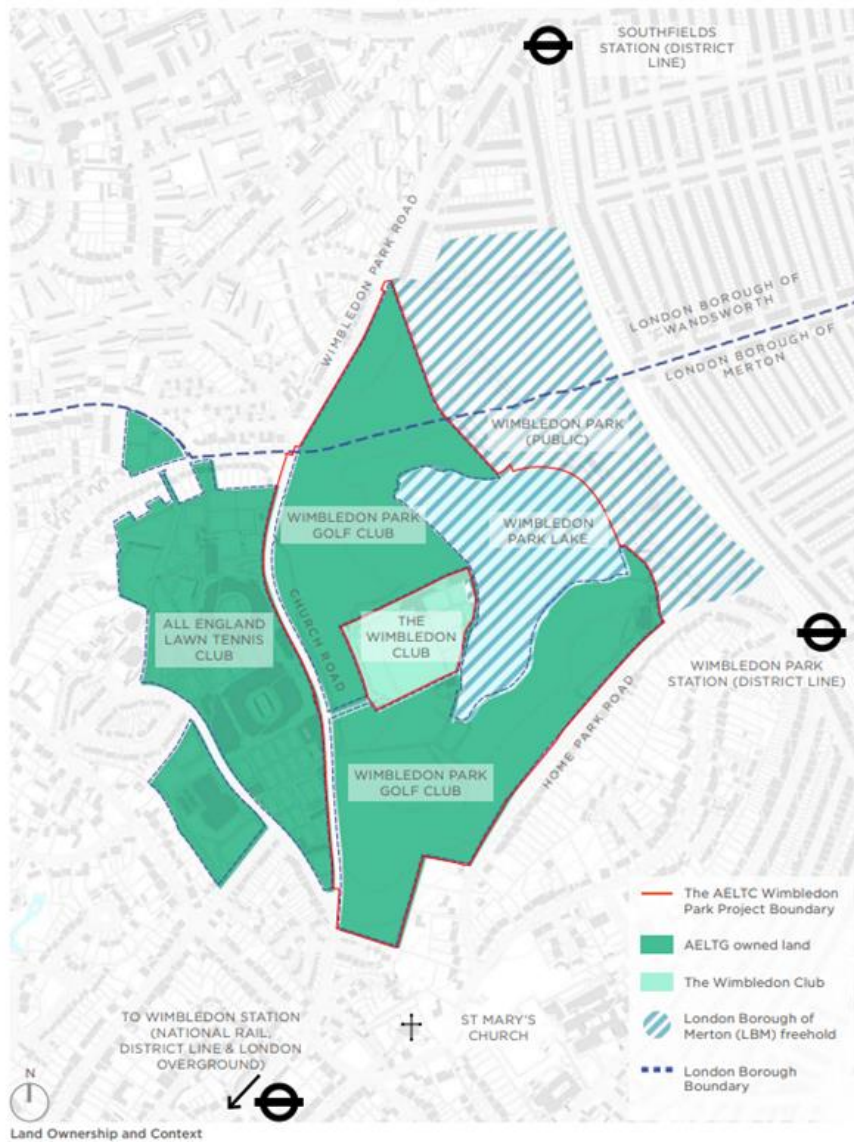


Figure 1.1: Summary of land ownership (surrounding application site). Source - Design and Access Statement P38

1.4 Need for the Proposed Development

- 1.4.1 Every summer AELTC host The Championships which is one of the four Grand Slam tournaments reflecting the most important annual tennis events in the world. However, currently the Qualifying Event is held at the Bank of England Sports Centre in Roehampton. AELTC consider the ability to host the Qualifying Event adjacent to the AELTC Main Grounds would considerably improve the player experience and build on the sense of occasion and atmosphere in the week preceding The Championships.
- 1.4.2 As noted above, AELTG now own the freehold and leasehold interests in the Wimbledon Park Golf Club site. This provides an opportunity to bring the Qualifying Event to the main AELTC site, and improve the operation of The Championships to improve player and visitor experience and maintain Wimbledon's role as a premier sports destination and tournament in the competitive tennis sector. AELTC set out five core principles which underpin the proposals in the planning application:
- To create an unparalleled beautiful setting – 'Tennis in an English Parkland' that pays tribute to the heritage of the landscape.
 - To deliver a memorable experience of the highest quality for every guest – Championships and year round.
 - To nurture and restore the landscape, thus supporting the AELTC objective to deliver an environmentally positive Championships.
 - To provide a year-round experience that will provide community benefit.
 - To deliver an experience that will enhance the economic impact of The Championships for British tennis, local boroughs, London, and the UK.
- 1.4.3 Further to the above, the following points are relevant in establishing context to the proposed development.
- The proposal will enable AELTC to increase spectator capacity during The Championships from 42,000 people per day to 50,000 people per day.
 - The proposal will enable AELTC to increase spectator capacity for the Qualifying Event from 6,000 persons to a maximum of 10,000 persons.
 - The Qualifying Event will take place solely within the application site currently comprising Wimbledon Park Golf Course. However, during The Championships some of the courts within the parkland will be used as practice courts for the competitors, given the shortfall within the existing AELTC site.

1.5 Environmental Statement

- 1.5.1 The planning application is considered under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 1.5.2 Prior to submission, the Applicant submitted a request for a scoping opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to the proposed development (LBM Ref: 21/P1709). AELTC volunteered an Environmental Impact assessment (EIA) and therefore a screening request was not submitted, and LBM did not deem that one was required.
- 1.5.3 In accordance with the EIA regulations, the Applicant submitted a full Environmental

Statement (ES) with their initial submission in 2021. This was subsequently amended in May 2022. Further, an addendum to the ES was submitted in October 2022.

1.5.4 The findings of the ES are considered in further detail in sub-section **6.13**.

1.6 Covenants

- 1.6.1 Officers are aware that parts of the application site (i.e. the golf course) are the subject of restrictive covenants imposed on the land when AELTG acquired the freehold from London Borough of Merton in 1993 which are expressed in the transfer as to be for the benefit of the land retained by the London Borough of Merton. The retained land includes Wimbledon Park. The London Borough of Merton, as owner of the retained land, operates in a different capacity to its statutory functions as a local planning authority. This application must be considered only in respect of its planning merits and consequences of the proposal. The Committee should not have regard to or be influenced by the Council's interests as owner of the retained land at Wimbledon Park.
- 1.6.2 The transfer of 1993 contains restrictive covenants which, in substance, require the owner to use the golf course land only for leisure and recreation or as an open space, and restricts the erection of buildings, other than those ancillary to recreational or open space uses and which building or buildings will not impair the appreciation of the general public of the extent or openness of the land transferred
- 1.6.3 In addition, the transfer contains a positive covenant requiring the provision of a lakeside walkway open to the public once golfing use has ceased permanently, subject to relevant leases ceasing to subsist.
- 1.6.4 Officers have considered, with input from legal advisors, the approach to be taken to the existence and relevance of these covenants in the determination of this planning application.
- 1.6.5 Whether or not a matter is a material consideration is in the first instance a matter of judgment for the decision maker, albeit there are certain matters which are obviously or as a matter of law material to a planning decision. The existence of restrictive covenants which may affect proposed development on land are not per se considered to be a material consideration in the determination of a planning application for that development which may engage the covenants. It is often the case that an applicant for planning permission will need to resolve matters of land ownership and rights affecting a development site before a development can or will proceed. That these matters need to be resolved before development proceeds is not of itself relevant to the assessment of the planning merits of a proposal. Officers are satisfied that the existence of the restrictive covenants are not of themselves matters to which the Council is required to have regard to nor are the restrictive covenants in and of themselves considered to be material to the determination of the current planning application.
- 1.6.6 In certain circumstances, deliverability of a development may be a material planning consideration, such as where deliverability is relevant to the comparative merits of alternative forms or locations for a development. The existence and effect of the restrictive covenants may affect deliverability of the development, in part or as a whole, dependent in the interpretation and application of those covenants. Officers are satisfied that deliverability of the proposed development is not in principle immaterial to the determination of the application, not least since the full extent of benefits may not be secured without the development being carried out as a whole but nor of course would many of the elements of harm identified arise if the whole of the development is

not carried out. However, officers consider that, in practice, it is likely in this case that the interpretation and operation of the restrictive covenants, as they affect the proposed development, would be resolved before the development proceeds. Considered overall officers consider that deliverability is a consideration that attracts only minimal weight in this determination of this application for planning permission.

- 1.6.7 With regard to the positive covenant within the 1993 transfer to provide a lakeside public walkway which is open to the public, the enforcement of this covenant is a matter for the parties to the 1993 transfer. As a matter of fact this walkway has not been provided at this point in time and there is no certainty as to when or in what form it will in practice be provided. The route of this walkway is not currently open to the public and is it not part of the public highway. A new publicly accessible lakeside boardwalk is part of this proposal and its delivery can be secured if planning permission is granted, as can its future maintenance. The proposed lakeside boardwalk, its effects and the benefits that would arise from it, are addressed later in this report. Officers do not consider that the positive covenant within the transfer concerning a lakeside walkway is material to the determination of the planning application.

1.7 Shropshire v Day

- 1.7.1 Several residents groups have suggested that the application site and in particular the land owned by the Applicant and comprising the Wimbledon Park Golf Course is subject to a statutory trust for its use for public recreation. Those groups suggest, on the basis of a decision of the Supreme Court in the case of *Day v Shropshire Council (RDay) v Shropshire Council* [2023] UKSC 8; [2023] 2 WLR 599) that the existence and effect of this statutory trust is a material planning consideration. Legal opinions have been provided to the Council by residents groups and by the Applicant, which address this matter.
- 1.7.2 The Council have taken its own independent legal advice jointly from two leading counsel on this matter. This joint written advice has been made publicly available at on the Merton Planning Explorer via [this link](#). It is leading counsel's view that on all the evidence the golf course land is not and has at no point been subject to a statutory trust for the purpose of public recreation pursuant to section 164 of the 1875 Act or otherwise. Leading Counsel has advised that the Council was under no obligation pursuant to section 123(2A) of the 1972 Act or otherwise to advertise its proposals to dispose of the golf club land, including when the freehold ownership golf course land was transferred to the AELTG in 1993. Officers accept this advice.
- 1.7.3 Therefore no part of the golf course land is now held subject to a statutory trust for the purpose of public recreation pursuant to section 164 of the 1875 Act nor is therefore the existence of such a trust a material consideration for the purposes of the determination of this application.

1.8 Greater London Authority (GLA) Referral

- 1.8.1 Planning applications are referable to the Mayor of London where they meet the criteria set out in the Mayor of London Order (2008). Officers note the application site is located in MOL and therefore is referable to the Mayor of London.
- 1.8.2 Referrable applications follow two stages - stages 1 and 2. Stage 1 involves submission to the GLA at the same time this planning application was submitted. The GLA accordingly provide a stage 1 response to the proposal on various matters which

is considered by Officers and the Applicant under this planning application. The GLA's consultation feedback is considered in further detail in sub-section 4.3 (statutory consultee responses) of this report, as well as in relation to relevant planning considerations in sub-sections 6.2 - 6.13.

- 1.8.3 Stage 2 would occur following any resolution by the Local Planning Authority's Committee to approve or refuse the planning application.
- 1.8.4 In making the Stage 2 decision, the Mayor may be content to allow the local planning authority to determine the case itself, subject to any action that the Secretary of State may take.
- 1.8.5 Alternatively under article 6 of the Mayor of London Order (2008), the Mayor has the power to direct refusal on an application that has been referred to them.
- 1.8.6 Finally, Under article 7 of the Mayor of London Order (2008), the Mayor has the power to direct that they will become the local planning authority for an application. These are commonly referred to as 'call-ins', 'public hearings', 'representation hearings' and 'Stage 3s'. To be able to take over an application it would have to meet the following three policy tests as set out in the order:
- the development would have a significant impact on the implementation of the London Plan
 - the development would have significant effects that are likely to affect more than one London borough.
 - there are sound planning reasons for intervention.

1.9 Design Review Panel (DRP)

- 1.9.1 Prior to submission of the planning application, the Applicant met with Merton's Design Review Panel (DRP) on two occasions. The first was in May 2021 and the second July 2021.
- 1.9.2 The DRP is made up of a group of independent professionals working in the built environment field. They advise local planning authorities on design issues relating to new development schemes, particularly major planning applications at pre-application stage.
- 1.9.3 Policy D4 of the London Plan states that development proposals referable to the Mayor must have undergone at least one design review early on in their preparation before an application is made. In accordance with Policy D4, the Applicant engaged in two DRPs.
- 1.9.4 The full notes in respect of each DRP are on the Council's website. However, the key summary for each note is provided below, as well as a link for each document.
- Merton DRP: Notes of Meeting: May 2021 - [link](#)

Summary: All the Panel felt it was important that The Championships should have the opportunity to improve and maintain its status as a premier tournament. The panel felt that the proposals definitely needed to be part of a wider masterplan for the whole AELTC, Championships, MOL and 'at risk' designated park. A more thorough and balanced assessment and justification for the site of the new show court was needed. The balance of landscape and tennis was too much in favour of the new practice courts and the landscape needed to be more evident. The issue of public access and activities outside The Championships was vague and needed

much more clarity and there needed to be some full public access in the area of the park occupied by the new practice courts. The sustainability credentials of the proposals needed to be better developed. The proposal was graded Amber.

- Merton DRP: Notes of Meeting: July 2021 - [link](#)

Summary: All of the Panel, in principle, supported the landscape approach, however there were concerns over the extent of publicly accessible space, the quantity and impact of tennis courts on the landscape and the principle of building on MOL and 'at risk' designated park. The current proposal focusses too much on the Championship period that takes place over a three-week period, and it was clearly suggested that more clarity was needed on the day to day use of the proposal. The outline application must be aspirational and go beyond today's targets to ensure that future development is exemplar and world class. The proposal was graded Amber.

1.9.5 For context, the Council's Urban Design Officer has confirmed what is generally understood as Red, Amber or Green by panel members. This is set out below:

- RED: Sufficient fundamental issues to be resolved that would require a reworking of the proposals to the extent that it would essentially become a new proposal.
- AMBER: Some key issues remain to be addressed, but not to the extent that the whole scheme needs to be re-thought. Amber towards green or red emphasises where the scheme lies in relation to RED and GREEN, giving the Applicant an idea of how much work is thought to be required to achieve a green verdict.
- GREEN: All or most significant issues addressed and well resolved with only minor or detailed elements to be addressed.

1.10 Updates to the Planning application

1.10.1 The planning submission has been updated at various points during the application process to support Officers' assessment. However, key updates were provided in May 2022 and October 2022 which are summarised below.

May 2022 updates

1.10.2 In May 2022, the Applicant submitted amended and additional material. The material was set out in detail in the following documents:

- Planning Statement Addendum (dated May 2022) by Rolfe Judd Planning - [link](#)
- Cover Letter (dated 23 May 2022) by Rolfe Judd Planning - [link](#)

1.10.3 The May 2022 updates comprised physical changes to the proposed development which are shown on a set of amended drawings. The physical changes comprised amendments to:

- Pathways: Minor path alignment changes to the pathway were made to lessen their impact on trees and improve accessibility for all users. The changes also ensure there is enough space for emergency vehicles to enter the site and exit in a forward gear, and maintenance activities.
- Gates: Several gates were repositioned to limit impacts on existing trees, level changes or to provide enhanced visitor experience.

- Bridges: The layout of Bridge 1 was rotated by 180° after discussions with LBM's appointed tree consultant. This was to ensure the bridge radius and connecting paths provide enough space around the veteran tree in this location. The Bridge 5 layout has been very slightly adjusted to improve levels.
- Hubs: Satellite maintenance hubs 03, 04, 05 and 07 were re-positioned to improve their relationships with existing trees and the shared boundary with The Wimbledon Club.
- Tennis Courts: The amount of concrete used for the construction of the new tennis courts was reduced significantly and several courts have been re-positioned following discussions with LBM's appointed Tree Officer to improve levels and gradients around existing retained trees.
- Ponds and Swales: As a direct response to discussions with LBM's Flood Officers, several of the attenuation ponds that form part of the site-wide hydrology strategy have enlarged and changed in shape to allow for greater above ground attenuation. The drainage and utility reports were updated to reflect these changes.

1.10.4 Further to the above, the May 2022 updates included updates to a range of supporting documents, in addition to brand new documents which are set out in Appendix 1 of the Applicants Cover Letter (dated 23 May 2022) by Rolfe Judd Planning - [link](#).

October 2022 updates

1.10.5 In October 2022, the Applicant provided an addendum to the submitted Environmental Statement (ES), containing two additional chapters namely, Energy & Sustainability and Waste & Materials. This was in response to comments issued to the Applicant by JAM Consult commissioned by LBM to review the ES.

Other updates

1.10.6 At various points during the application process, the Applicant has provided additional documents.

1.10.7 Below lists documents that were submitted to the Council by the Applicant but not subject to formal consultation.

Applicant responses to third parties

- Circular Economy Statement Memo in response to GLA Comments (submitted 24.08.2022) - [link](#)
- Whole Life Carbon memo in response to GLA Comments (submitted 24.08.2022) - [link](#)
- Applicant Response to JAM Review 27th September 2022 - [link](#)
- Applicant response to JAM (CMS Cover Letter) 6th March 2023 - [link](#)
- Applicant response to JAM (Russell Harris KC) 6th March 2023 – [link](#)
- Applicant response to Transport for London comments 15th September 2022 - [link](#)
- Applicant response to Transport for London comments 8th November 2022 - [link](#)
- *Applicant response re. Day V Shropshire (Cover Letter and Legal Opinions) 7th July 2023 – [link](#)

- *Applicant response re. Day V Shropshire (Supporting Bundle of Legislative Provision) – [link](#)
- *Applicant response re. Day V Shropshire (Supporting Bundle of Factual Documents) – [link](#)

Supporting technical clarification documents

- Flood Risk Assessment Clarification Design Note (Submitted September 2022)- 51365- BHE-XX-XX-RP-C-00015 - [link](#)
- Flood Risk Assessment Technical Note (subject: Response to LBM Planning Comments) - dated 22nd February 2022) - [link](#)
- Outline Construction Logistics Plan Design Note (subject: Construction Traffic – Estimated Vehicle Movements) - dated 21st October 2022) - [link](#)
- Public Access Gates and Paths Plan - 51365-LUC-WXX-XX-SK-L-21006 P02 - [link](#)
- **Urban Greening Factor Calculation Update (dated 22nd September 2023) - [link](#)

1.10.8

Officers did not consider it necessary to administer standard formal consultation by way of site notice, press advert and letter for the above documents. This is because the documents above comprised clarifications and/or did not result in substantive changes to the development proposed. However, where considered appropriate, specific interested parties were contacted directly where they had made representations in relation to particular issues. Notably, the Wimbledon Society and the Wimbledon Park Residents Association were notified and invited to respond to documents relating to Day v Shropshire (marked* above). Secondly, a selection of interested parties were notified in respect of an update to the Urban Greening Factor calculation (marked ** above).

2. THE PROPOSED DEVELOPMENT

2.1 Section Overview

- 2.1.1 This section describes in greater detail the various components of the proposed development. The planning submission is a hybrid application. This means the planning application seeks outline planning permission for one part of the application site and full planning permission for other parts of the application site. Accordingly, the proposals are categorised by development sought in full and development sought in outline.

2.2 Development Sought for Full Planning Permission

- 2.2.1 Full planning permission (or 'detailed' planning permission) is sought 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.

- 2.2.2 The various components referred to above are summarised in further detail below.

Overarching landscaping proposals

- 2.2.3 The detailed proposals comprise 38 grass tennis courts, as well as footpaths made from permeable materials and areas of hardstanding.
- 2.2.4 The new tennis courts shall be used to support the Qualifying Event and provide practice courts for the Main Draw players in The Championships.
- 2.2.5 The number of Courts is informed by the fact that grass courts at Wimbledon need to be in prime condition, both for the Qualifying Event and The Championships. Owing to the intensity of their use, the grass courts can only maintain the desired condition for two weeks, after which they begin to deteriorate and affect the quality of the play. The Planning Statement notes ensuring that all players have access to a practice court is expected from a World Class Event and is offered by the other Grand Slams.
- 2.2.6 The landscaping proposals include re-profiling the landscape. However, the proposals seek to utilise the existing topography as far as possible, and reinforce an undulating topography, broadly reflective of the sites existing character with minimal use of retaining walls.
- 2.2.7 The Applicant's Planning Statement notes the provision of new courts will also serve to improve circulation and spectator comfort within the AELTC Main Grounds during The Championships. This will be enabled by the removal of existing tennis courts on the AELTC Main Grounds. As such, some of the proposed courts will act as replacements for existing facilities, to improve the operation of The Championships. It should be noted that alterations to facilities in AELTC's Main Grounds would be dealt with under separate planning permissions.

2.2.8 Detailed landscaping proposals include a comprehensive strategy for trees. Tree removal is required but focuses on Category C and U trees of poor quality, with the Category A and B trees are retained wherever possible. Veteran trees are classed as irreplaceable habitats and therefore all are to be retained. The proposed locations of the tennis courts have been designed and located to avoid impacting these veteran trees and their root zones, including the location and design of the lake boardwalk. Considerable tree planting is proposed as part of the development, including a net addition of circa 1,500 new trees.

2.2.9 Below Officers further explain proposed development sought for full planning permission subdivided by different features and areas, as outlined below:

- Parkland Tennis (North)
- The Tea Lawn
- Parkland Tennis (South)
- AELTC Parkland
- Lake and Lake Edge
- New Entrance Points – Northern and Southern Gateways
- Satellite Maintenance Buildings
- Church Road

Parkland Tennis (North)

2.2.10 The Parkland Tennis (north) area will contain 25 of the new grass courts which would be surrounded by scattered parkland trees and undulating parkland landscape framed by areas of denser woodland and the lake.

2.2.11 The area features a de-culverted brook which feeds the northern lake tip.

2.2.12 5 out of the 7 Satellite Maintenance Hubs are proposed this area. This area would also contain the Northern Player Hub and Parkland Show Court, however these particular buildings are applied for in outline.

2.2.13 The Parkland Tennis (north) area is where Qualifying Event matches would take place. It has also been designed with a high degree of flexibility to accommodate large numbers of spectators during the tournament period.

Figure 2.1: Parkland Tennis (North) area. Source: Design and Access Statement - [link](#)



The Tea Lawn

- 2.2.14 The proposals include provision of a Tea Lawn area which sits just to the south of the Parkland Tennis (north) area. The Tea Lawn comprises tennis courts, areas of hardstanding, soft landscaping and open lawn which would act as an area of transition between the existing AELTC Main Grounds and the application site. The area is designed to have an ‘English Garden’ character’.

Parkland Tennis (South)

- 2.2.15 The Parkland Tennis (south) area contains 13no. courts, , would have generally the same open landscape character setting as the Parkland Tennis (north) area, featuring framed views, lawns sweeping down to the lake, sinuous paths, and undulating landform.
- 2.2.16 This area features a second de-culverted brook, which was also dammed by Capability Brown in the 18th century creating the lake.
- 2.2.17 The area includes a restored southern lake tip and the tree-covered circular mound designed by Brown as an eye-catcher at the lake tip. The Southern Player Hub with a boathouse appearance which will offer player and/or guest facilities and views across the lake. However, it should be noted that the Southern Player Hub is applied for in outline.
- 2.2.18 The Applicant’s Planning Statement notes the tree planting will be inspired by Brown’s original design, using many of his signature species such as Swamp cypress, plane, and lime.
- 2.2.19 Access to The Wimbledon Club is proposed to pass through this area via an electronically controlled gate off Church Road.

Figure 2.2: Parkland Tennis (North) area. Source: Design and Access Statement - [link](#)



AELTC Parkland

- 2.2.20 In the south of the application site would be 9.4 hectares of space managed by AELTC available for public access year-round, except for agreed closure periods of parts (or, in some cases, all) of the Parkland before, after, and during The Championships and Qualifying Event. This area is herein referred to as the 'AELTC Parkland'.
- 2.2.21 The hours of opening would wherever possible match those of the Council owned Wimbledon Park, which is open from approximately 8/9am until dusk.
- 2.2.22 The AELTC Parkland includes sinuous paths which would provide access routes between Wimbledon Park and Church Road and Home Park Road. This will be enabled by three key entrances.
- 2.2.23 The secure boundary line between the AELTC Parkland and the Parkland Tennis (south) area to the north would comprise a sunken hedge ha-ha - a feature Brown originally used in this landscape which provides an unobtrusive alternative to a raised boundary and helps to create a sense of expansive open parkland.
- 2.2.24 The AELTC Parkland is characterised by more frequent parkland trees, scattered across the restored grassland responding to "Capability" Brown's original design.
- 2.2.25 It is proposed to have new fencing along Home Park Road which would match that along Church Road, improving the boundary appearance and unifying the parkland edge.

Figure 2.3: AELTC Parkland area. Source: Design and Access Statement - [link](#)



Wimbledon Park Lake and Lake Edge

- 2.2.26 The proposals include significant works to Wimbledon Park Lake which has historically formed the key focal feature of Brown's 18th Century estate design, and is a focal point of the application site.
- 2.2.27 The Planning Statement notes that the design has carefully considered tree planting/removal to retain and enhance historic views through sensitive boundary treatments.
- 2.2.28 The proposals seek to improve the function, hydrology and ecology of the lake through a variety of works. These include restoring the southern lake tip and restoring the lake itself through desilting works. The works also include creating a new marginal habitat for ecological gain.
- 2.2.29 It is proposed to construct a boardwalk around the lake edge providing public access to the water's edge, new angling pontoons, and interpretation points of interest.

New event entrance points – Northern and Southern Gateway

- 2.2.30 The proposals include the creation of a Northern and Southern Gateway. These new entrances would replace numerous entrance gates along Church Road and are intended to enhance visitor arrival experience and improve event safety and operations.
- 2.2.31 The Northern Gateway would form the principal arrival point for most visitors to The Championships and Qualifying Event from Southfields Station with views of the new parkland and lake.
- 2.2.32 The Southern Gateway would provide the principal arrival point from visitors arriving from the southern transport nodes, notably Wimbledon Station and Wimbledon Park. This entrance would provide views of the re-landscaped Parkland, as well as longer views towards the City of London.

Satellite Maintenance Buildings

- 2.2.33 To support the operation of the Qualifying Event and The Championships there are 7 no. satellite maintenance hubs proposed. These are applied for in detail and have been designed to integrate with the parkland landscape, with soft building forms and the proposed use of timber as the external material. The buildings would be multifunctional, providing electrical, data and irrigation infrastructure. They would also provide toilet facilities for guests, players and AELTC staff.

Church Road

- 2.2.34 The proposals include public highway works to Church Road, including tree planting, widened verges and creation of a shared pedestrian/vehicular space.
- 2.2.35 The works are designed to allow a more seamless transition between the application site and the AELTC Main Grounds.
- 2.2.36 AELTC intend to temporarily close a segment of Church Road during the Qualifying Event and The Championships to allow free flow of ticket holders between the AELTC Main Grounds and the application site. However, the road closure itself would on each occasion be sought under a separate Traffic Management Order. Therefore, any planning permission granted pursuant to the application would not approve the temporary closure of Church Road as this falls outside the planning process.

2.3 Development Sought for Outline Permission

- 2.3.1 The satellite maintenance hubs are applied for in detail, but the remaining larger buildings are applied for in outline with detailed matters reserved for future consideration.
- The buildings submitted in outline comprise the following:
- An 8,000-seat Parkland Show Court, incorporating a qualifying player hub, guest, and event operation facilities.
 - Central Grounds Maintenance Hub
 - 2no. player hubs (entitled Norther Player Hub and Southern Player Hub)
- 2.3.2 The extent of the outline proposals and their location is defined by several development zones – as shown on drawing [51365-AAM-XX-XX-DR-A-00010 \(P04\)](#)
- 2.3.3 Outline planning permission grants permission for the general principles of the how the site will be developed and is granted subject to condition requiring certain matters to be reserved for future consideration by the Local Planning Authority. Once outline permission has been granted, the Applicant will need to submit details for approval (“Reserved Matters”) before work can start. In the case of this application, layout is the only matter submitted in detail in respect of the outline proposals. Layout means the position of buildings and open spaces (within the defined outline development zones). The matters reserved include appearance, means of access, landscaping and scale. These matters would be the subject of future Reserved Matters applications at a later stage.
- 2.3.4 However, it should be noted that the Applicant has submitted a set of design guidelines and parameter plans which would need to be adhered to at Reserved Matters stage (NB the design guidelines and parameter plans would be included on any approved list documents and would therefore need to be adhered to). This gives Officers a reasonable and acceptable level of confidence as to the final character of the outline proposals in terms of appearance, means of access, landscaping and scale.
- 2.3.5 The parameter plans define the location and extent of ‘development zones’; indicating where the proposed buildings and structures will be sited. The submitted parameter plans also set maximum parameters in respect of footprint (including the extent of external areas), height (maximum heights) and basement (extent of below ground development).
- 2.3.6 The design guidelines are typology specific and accompany the parameter plans, setting out important considerations for detailed design including setting, form, use, access, approach to façade and materials.
- 2.3.7 Officers also note that although access is reserved for future consideration, access to and from the defined outline development zones, is effectively addressed by the detailed proposals which define key routes around the development site as a whole.
- 2.3.8 Below the outline proposals are set out in further detail.

Parkland Show Court

- 2.3.9 The Parkland Show Court would be situated adjacent to the east of No.1 Court and Centre Court on the opposite side of Church Road and within the grounds of

Wimbledon Park Golf Course.

- 2.3.10 The Parkland Show Court would be set within a loose ring of trees and has been placed to be seen in context with No.1 Court and Centre Court, on the opposite side of Church Road.
- 2.3.11 The Parkland Show Court would have an 8,000-seat capacity with a retractable roof. It would incorporate a qualifying player hub, guest and event operation facilities.
- 2.3.12 Officers consider the design of the Parkland Show Court in more detail in sub-section **6.3**.

Central Grounds Maintenance Hub

- 2.3.13 The proposals include the provision of a Central Grounds Maintenance Hub located in the south-east corner of the site adjacent to Home Park Road. The building will be subterranean in nature, utilising the steep level change from Home Park Road so that it would appear 'dug in' to the landscape.
- 2.3.14 The building would be set over two tiers, submerging the larger portion of the building below ground. The upper level would contain space primarily for staff offices, welfare, and training facilities. The lower level would provide for storage, vehicle maintenance, tools, and equipment.
- 2.3.15 Vehicle access for staff or drop-off (including limited parking) is linked with Home Park Road to the east. From here grounds vehicles also have easy access to the rest of the grounds. Retained tree lines and existing levels help to submerge and hide the overall hub facility away from the busier areas of the grounds.
- 2.3.16 Officers consider the design of the Central Grounds Maintenance Hub in more detail in sub-section **6.3**.

2no. players hubs

- 2.3.17 Two player hubs are proposed to support the Qualifying Event and Championships positioned in the northern and AELTC Parkland.
- 2.3.18 The proposed hubs would contain player facilities for those wishing to practice on the outer park courts. The hubs would serve in the region of 10 courts each, providing WCs, warm-up, and rest areas.
- 2.3.19 The northern player hub adopts an organic architectural form. It also utilises the existing topography to minimise height.
- 2.3.20 The southern player hub seeks to reference the architectural form and appearance of a boat house.
- 2.3.21 Further detail on the player hubs is provided in sub-section **6.3**.

3. PLANNING HISTORY

3.1 Section Overview

- 3.1.1 This Section lists the relevant planning history in relation to the proposed development. It includes relevant history the Wimbledon Park Golf Club, Wimbledon Park Lake and the AELTC Main Grounds.

3.2 The Wimbledon Park Golf Club

- 3.2.1 Below lists the relevant planning applications at the Wimbledon Park Golf Club which forms most of the application site.
- 3.2.2 **21/P1709** - Request for a scoping opinion under regulation 15 of the town and country planning (environmental impact assessment) regulations 2017 in relation to the proposed redevelopment of The Wimbledon Park Golf Club – EIA required - 16/07/2021
- 3.2.3 **19/P0173** - Alterations to maintenance compound – Grant - 22/03/2019
- 3.2.4 **18/P4425** - Installation of 75 metre x 50mm subterranean mole ducting and associated temporary structure (cabinets, speakers and tvs) – Grant - 05/04/2019
- 3.2.5 **18/P1808** - Temporary erection of marquees and bridge for use in connection with the annual Wimbledon lawn tennis championship – Grant - 13/08/2018
- 3.2.6 **14/P1126** - Erection of temporary marquee for private hospitality purposes, annually for a period of 5 years, during the Wimbledon lawn tennis championship (temporary construction) – Grant - 16/05/2014
- 3.2.7 **13/P3466** - Replacement of 1200mm high concrete panel fence with 1800mm x 20mm diameter bar railings with finials and back arches for 340 metres along the eastern side of church road. replacement of single 1200mm high x 900mm wide pedestrian access gate with 1800mm x 900mm wide x 20mm diameter bar railing pedestrian access gate with finials – Grant - 10/01/2014
- 3.2.8 **13/P0306** - Erection of replacement fencing and gates along church road – Grant - 17/05/2013
- 3.2.9 **13/P0472** - Formation of 115 metres long x 1.2 metres wide footpath along western boundary - Pending decision.
- 3.2.10 **12/P0442** - Replacement of existing boundary treatment along church road (parallel with Wimbledon Park Golf Course) with new 1.8m high railings/gates and widening of northern entrance road (behind proposed new gates c and d) from 4m to 6m - Grant - 04/04/2012.
- 3.2.11 **08/P0686** - Erection of steel vehicular access/exit gates in existing concrete perimeter fence to home park road frontage of golf course for use during Wimbledon tennis championships including associated works to adjoining footway and kerb - Grant - 06/06/2008
- 3.2.12 **03/P2028** - Erection of a single storey extension to existing clubhouse to create a new snooker room – Grant - 06/11/2003

- 3.2.13 **03/P1895** - Erection of an eight metre high white grp flagpole to replace existing pole – Grant - 14/10/2003
- 3.2.14 **03/P1581** - Infill of covered patio area to existing facade line with new glazed timber doors and panels – Grant - 04/09/2003
- 3.2.15 **00/P1989** - Creation of an overflow car parking area of approximately 35 spaces, between the existing car park and the clubhouse, with a grass reinforcement surface, to include additional landscaping. Permission refused, 01/05/2001.
- 3.2.16 **99/P1265** - Formation of two lakes in the vicinity of the 15th and 16th holes and formation of a front tee on the 13th hole - Grant - 05/05/2000
- 3.2.17 **98/P1201** - Alterations to and extension of existing clubhouse to form extended lounge and dining room, extended roof terrace with new external staircase, and single storey extension to provide additional changing rooms, trolley store and practice space – Grant - 15/12/1998
- 3.2.18 **97/P0430** - Erection of a stone centenary pedestrian bridge across southern inlet to Wimbledon Park golf course lake, in replacement of existing bridge (which comprises railway sleepers and scaffolding poles) - Grant - 30/05/1997
- 3.2.19 **96/P1211** - Erection of two water storage tanks adjacent to greenkeepers shed accessed from church road, and increasing height of existing close boarded fencing in yard from 1.8m to 2.5m (6ft to 8ft), involving removal of existing small concrete shed and an existing water storage tank - Grant - 11/02/1997
- 3.2.20 **94/P1127** - Construction of surface water drainage outfall on north west side of Wimbledon Park lake in connection with proposed below ground drainage run from new tennis stadium site at all England lawn tennis club, church road - Grant - 19/01/1995
- 3.2.21 **92/P0034** - Erection of a single storey extension at rear of clubhouse to provide mens locker room and a first floor extension on north elevation - Grant - 21/07/1992
- 3.2.22 **91/P0366** - Erection of single storey machinery storage building - Grant - 05/12/1991
- 3.2.23 **89/P0900** - Erection of single storey rear extension to provide new female changing rooms showers and wcs and alterations to elevations - Grant - 26/09/1989
- 3.2.24 **89/P0204** - Use of the golf course for the erection of a marquee for commercial hospitality purposes for a period of not more than 28 days in June and July of each year covering the period of the Wimbledon tennis championships - Grant - 11/04/1989
- 3.2.25 **88/P0514** - Relocation of boundary fence at entrance to golf club - No further action.
- 3.2.26 **MER85/86** - Use of part of land for the erection of temporary marquees in Aorangi park including the erection of a temporary pedestrian footbridge over the entrance to the car park on the golf course on the eastern side of church road from April 1st to July 30th for a period of five years in connection with the Wimbledon tennis fortnight - Grant - 20/03/1986
- 3.2.27 **MER35/85** - use of part of land for erection of marquees in connection with Wimbledon tennis fortnight with temporary use of part of The Wimbledon Park Golf Club course as car park during championship - Grant - 21/03/1985
- 3.2.28 **MER64/84** - use of part of land for erection of marquees in connection with Wimbledon tennis fortnight with temporary use of The Wimbledon Park Golf Club course as car park during championship - Grant - 22/03/1984
- 3.2.29 **MER109/83** - use of part of land at Aorangi park for the erection of marquees in

connection with the Wimbledon tennis fortnight, and temporary use of part of Wimbledon park golf course for car parking during tennis fortnight - Grant - 15/04/1983

- 3.2.30 **MER227/82** - Formation of a new entrance from church road into Wimbledon Park Golf Course for access into area used for car parking during Wimbledon tennis fortnight. Permission granted, 04/05/1982.
- 3.2.31 **MER228/82** - Improve entrance from Church Road into Wimbledon Park Golf Course for car parking during tennis fortnight. Permission granted, 04/05/1982
- 3.2.32 **MER973/65** - Erection of brick transformer chamber – Grant - 24/02/1946
- 3.2.33 **WIM7241** - Single storey extension to provide additional toilet and WC accommodation – Grant - 31/01/1964
- 3.2.34 **WIM3458** - Erection of a single storey building adjacent to the club house for use as a golf school and incidental accommodation – Grant - 10/10/1957

3.3 Wimbledon Park Lake

- 3.3.1 Below lists the relevant planning applications relating to Wimbledon Park Lake which forms part the Council's landholdings but also forms part of the application site.
- 3.3.2 **21/P1930** - Engineering works to the lake, spillways and embankment to improve lake safety, in accordance with the reservoir act 1975 as amended – Grant - 14/10/2021
- 3.3.3 **21/P0708** - Screening opinion request for works to the lake, including alterations to surroundings – EIA not required - 09/04/2021
- 3.3.4 **11/P1164** - Erection of temporary marquee and floating pontoon on Wimbledon Lake for private A1, A2 and D2 use, for a period of one day (Friday 01/07/2011) with no public access - to be erected the day before and removed the day afterwards. Sections of lake to be roped off for private swimming – Grant - 17/06/2011
- 3.3.5 **01/P0643** - Installation of footpath lighting adjacent to the bowls pavilion and around the lake to the athletics track (total of 8 columns and 2 wall lights) – Grant - 22/05/2001

3.4 AELTC Main Grounds

- 3.4.1 Below lists the relevant planning applications relating to AELTC's Main Grounds located to the west of the application site.
- 3.4.2 **20/P3635** - Reconfiguration/alteration/extension of the existing millennium building including new/altered plant, new atrium, link to existing somerset road tunnel, provision of a roof level extension and associated new landscaping - Gant 22-07-2022
- 3.4.3 **20/P0420** - Erection of a two-storey media pavilion, replacement of temporary cabins with a dedicated technical services room (tsr), and reconfiguration of gate 20 including the relocation and widening of existing access/egress, relocation of existing gatehouse building, new accreditation hut and gatehouse building, landscaping and associated works Granted - 1-08-2020
- 3.4.4 **19/P0681** - application for variation of conditions 2 (approved plans) and 37 (BREEAM) attached to variation of condition 18/p3731 (attached to LBM planning permission 16/p4651) relating to the erection of 6 x internal and external tennis courts and associated facilities. the changes relate to installation of PV panels on flat roof section of building and condition 37 amended to reflect updated CO2 emissions) -

Grant - 02-01-2020

- 3.4.5 **18/P3731** - application for variation of condition 2 (approved drawings), 31 (noise), 39 (chp) & 41 (plant) attached to LBM planning application 16/p4651 (6 x indoor and outdoor courts and associated facilities). changes relate to plant (replacement of 9 existing chillers with 6 new chillers), additional landscaping, enlargement of basement to create energy centre (including reduction of 8 parking spaces), two air sourced heat pumps within basement energy centre to replace chp system, internal alterations, altered car parking layout, and amendments to conditions 31, 39 and 41. – Granted – 10/01/2019
- 3.4.6 **18/P2667** - Non-material amendments to LBM planning permission 16/P4651 (6 indoor and 6 outdoor tennis courts and associated facilities). Changes relate to internal alterations, omission/new/relocated doors, windows & stairs, relocated/new flues, amended lifts & lift over-run and changes to louvres & timber cladding – Grant - 25/07/2018
- 3.4.7 **18/P0971** - Extension and alterations to ground floor of the millennium – Grant - 11-05-2018
- 3.4.8 **16/P4651** – Demolition of existing 5 x covered tennis courts and erection of a new building comprising of 6 x indoor courts and associated facilities, 6 x outdoor tennis courts, single storey basement for parking (up to 338 vehicle spaces and 60 cycle spaces), 9 external covered car parking spaces, relocation of chiller plant (which services centre court roof) and associated equipment, associated landscaping, hardstanding, access roads, boundary enclosures and amended access arrangements – Grant subject to conditions and S106 agreement – 29/05/2018
- 3.4.9 **16/P2302** – Elevation alterations at level 3 on North West section of Centre Court building and removal of enclosures on the existing bridge link – Grant - 12/08/2016
- 3.4.10 **14/P3481** - Provision of a new retractable and fixed roof over no.1 court and associated plant. alterations to the existing seating bowl, improvements to seating arrangements; modernisation of corporate hospitality facilities; removal of court 19 and creation of a new public plaza with associated landscaping and extension to existing light well; improvements to ground level concession areas; extension of new officials canteen; alterations to create new facades; installation of new temporary screen (for use during The Championships) and living green walls facing aorangi terrace. associated hard and soft landscaping and removal of an external spiral staircase from north-west of the site – Grant- 10-06-2018
- 3.4.11 **13/P1812** - application for discharge of conditions 3, 6, 9 and 10 attached to LBM planning application 11/P2864 dated 10/01/2012 relating to the pedestrian tunnel between car park 3 and the millennium building, erection of a new single storey front extension with canopy to the millennium building and associated works connecting the tunnel with the player entrance at ground level – Grant - 06/11/2013
- 3.4.12 **13/P1352** - application for discharge of condition 5 attached to LBM planning permission 11/P2864 relating to the formation of a pedestrian tunnel between car park 3 and the millennium building, erection of a new single storey front extension with canopy to the millennium building and associated works connecting the tunnel with the player entrance at ground level – Grant - 22/07/2013
- 3.4.13 **12/P0729** - Erection of external canopy at main entrance to players' facility at the millennium building, facing Somerset Road – Grant - 06/06/2012
- 3.4.14 **11/P2865** – Erection of a new covered court facility over three levels containing six

new indoor tennis courts to replace the existing building containing 5 indoor courts to be demolished, formation of new access to Somerset road, car parking facilities at ground floor / undercroft levels, replacement bar/lounge/changing facilities and new tree planting and landscaping – Grant – 18/02/2014

3.4.15 **11/P2864** - Pedestrian tunnel between car park 3 and the millennium building, erection of a new single storey front extension with canopy to the millennium building and associated works connecting the tunnel with the player entrance at ground level – Grant - 10/01/2012

3.4.16 **10/P2300** - Alterations and extensions to east and west elevations of millennium building to refurbish and improve facilities including provision of new internal staircase, alterations and two storey extension on eastern side of building above part of competitors garden to form improved lounge and larger reception area, construction of a covered outdoor plant space to service the new extension and relocation of the press writing room into an extension along the western facade above competitors drop off point, involving removal and replacement of two trees - Grant - 21-10-2010

4. CONSULTATION

4.1 Section Overview

- 4.1.1 Consultation was carried out on the planning application with a range of stakeholders including neighbouring residential properties, statutory consultees, and Merton Council Officers. This section summarises the consultation procedure taken place during the Planning application and includes a summary of issues raised during the consultation.

4.2 Consultation Procedure

- 4.2.1 Formal consultation was administered on three occasions during the application process as follows:
- 21-day consultation administered in August 2021 by way of letter, erection of site notice and press advert
 - A 30-day consultation administered in June 2022 by way of letter, erection of site notice and press advert. This was carried due to material changes to the planning application comprising the 'May 2022 updates' as noted in sub-section **1.10**.
 - A 30-day consultation was administered in October 2022 by way of letter, erection of site notice and press advert. This was carried out due to the 'October 2022 updates' to the Planning application as noted in sub-section **1.10**.
- 4.2.2 Further to the above, specific interested parties were contacted directly where they had made representations in relation to particular issues as outlined in sub-section **1.10**. Notably, the Wimbledon Society and the Wimbledon Park Residents Association were notified and invited to respond to documents relating to Day v Shropshire. Secondly, a selection of interested parties were notified in respect of an update to the Urban Greening Factor calculation.

4.3 Statutory Consultee Responses

- 4.3.1 Below outlines the statutory consultee responses received during the planning application. Links are provided to the full responses on the Council's website (Merton Planning Explorer), and in some instances Officers also cross-reference to officer summaries of the responses where a response is relevant to a particular sub-section of this report. It should be noted that dates given refer to the date a representation was received by the Council and not necessarily the date the representation was written.

Greater London Authority (GLA)

- 4.3.2 Two formal responses were received from the GLA during the application as follows:
- GLA Stage 1 response dated **03.11.2021** - [link \(1\)](#)
 - GLA Post-Stage 1 dated **22.07.2022** – [link \(2\)](#)
- 4.3.3 The GLA's comments cover a range of topic areas and therefore a summary of the relevant parts from their response are split out into the relevant 'supporting information' sections for various planning considerations (see supporting information sections for 6.2 – 6.17).

Greater London Archaeological Advisory Service (GLAAS)

4.3.4 Two responses were received from GLAAS during the planning application. Their main comments were provided in their response dated **14.09.2021** - [link \(1\)](#). A further response dated **25.07.2022** – [link \(2\)](#). This added no further comment their first response.

4.3.5 A summary of GLAAS' response is contained within supporting information section to sub-section **6.4** on Heritage. However, overall GLAAS considers the development could cause harm to archaeological remains and advises field evaluation is needed to be secured to determine appropriate mitigation. GLAAS recommend two conditions, including the requirement for a Written Scheme of Investigation (WSI) and for the Applicant to carry out public engagement. Officers note both these requirements are secured under condition 18.

Historic England (HE)

4.3.6 Three responses were received from HE. Their main comments were provided in their response dated 24.09.2021 - [link \(1\)](#). A relevant summary of HE's response is contained within the supporting information section to sub-section **6.4** on Heritage. Two further responses were received dated 11.07.2022 - [link \(2\)](#), and 15.11.2022 - [link \(3\)](#). These added no further comment to their first response.

4.3.7 Overall, HE considered the proposed development would result in less than substantial harm to the Wimbledon Park Registered Park and Garden. Historic England recognise there are benefits with opportunities to reduce harm. Therefore, if the planning authority is minded to approve the current application, they note it is essential to secure public benefits. They note the planning authority should weigh heritage harm against such benefits as required under NPPF para 202.

Natural England

4.3.8 Three responses were received from Natural England during the application. Their main comments were provided in their response dated 29.09.2021 - [link \(1\)](#). Two further responses were received dated 28.07.2022 - [link \(2\)](#) and 24.11.2022- [link \(3\)](#). These added no further comment to their first response.

4.3.9 A relevant summary of Natural England's response is contained within the supporting information section to sub-section **6.6** on Ecology, Biodiversity and Green Infrastructure.

4.3.10 Overall, Natural England raise no objection based on the plans submitted. Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites.

Network Rail

4.3.11 A response was received form Network Rail dated 06.10.2022 - [link](#). The response confirms Network Rail have no comments to make on the proposals.

Sport England

4.3.12 Two responses were received from Sport England. Their main comments were provided in their response dated 30.09.2021 – [link \(1\)](#). A further response was received dated 08.11.2022 – [link \(2\)](#) which added no further comment. A relevant summary of Sport England's response is contained within the supporting information section to sub-section **6.2** on the Principle of Development. Overall, Sport England raised no objection to the proposed development.

The Gardens Trust

4.3.13 The Gardens Trust provided three responses to the planning application:

- Response dated 01.10.2021 - [link \(1\)](#)
- Response dated 04.11.2021 - [link \(2\)](#)
- Response dated 14.07.2022 - [link \(2\)](#)

4.3.14 A summary of the Gardens Trust's responses is provide in in the supporting information section to sub-section 6.4 on Heritage.

4.3.15 Overall, the Gardens Trust raised concern to elements of the proposal whilst also noting the benefits of other parts. They point to the need to establish clarity that public access to the AELTC Parkland is free of charge in perpetuity, and to secure maintenance funding for the Registered Park and Garden. Officers note that both these requirements would be secured through Section 106 obligations.

Transport for London (TFL)

4.3.16 Merton Officers and the Applicant have had ongoing discussions with TFL throughout the application. Four formal responses were provided by TFL which each in turn raised outstanding issues to be clarified or resolved.

- Response dated 05.11.2021 – [link \(1\)](#)
- Response dated 12.08.2022 - [link \(2\)](#)
- Response dated 22.09.2022 - [link \(3\)](#)

4.3.17 Following the above, a final response was provided dated 16.12 2022 - [link](#). A relevant summary of TFL's final response (including suggested mitigation to be secured by condition and/or s.106 agreement) is contained within supporting information section to sub-section 6.5 on Transport and Highways.

4.3.18 Overall, TFL raised no objection to the proposed development subject to suitable mitigation through condition and s. 106 obligations. This mitigation would, where appropriate be, secured by condition and s106 agreement see conditions 19-27, and Head of Term 13, 14, 17, 18, 19, 20, 24 and 25), and is discussed in further detail in sub-section 6.5.

The Environment Agency

4.3.19 Three responses were received form the Environment Agency (EA). Three responses were received from HE. Their main comments were provided in their response dated 24.08.2021 - [link \(1\)](#). Two further responses were received dated 22.07.2022 - [link \(2\)](#), and 01.11.2022 - [link \(3\)](#). These added no further comment to their first response.

4.3.20 Their response notes the EA have no comments on the planning application. No mitigation via condition or s. 106 obligation is put forward by the EA. However, the response notes the Applicant may be required to apply for other consents directly from the EA.

4.4 Non-statutory Consultee Responses

Merton Council Officer comments

Urban Design Officer

4.4.1 A single formal response was received from the Council's Urban Design Officer dated 02.12.2022 – [link](#). The response is summarised in the supporting information section to sub-section **6.3** on Townscape, Visual Impact, Design and Neighbour Amenity.

4.4.2 The response generally indicated support for the proposed development noting the Applicant has demonstrated through good design multiple public benefits, such as providing public access to over 9ha of open space, enhancements and restoration to the landscape, increasing levels of biodiversity, planting plans to better reflect the heritage landscape of the site and enhanced access to the lake. Some points of concern were raised by the Officer. These are noted in more detail and responded to by Officers in sub-section **6.3**.

Conservation Officer

4.4.3 A single formal response was received from the Council's Conservation Officer dated 22.09.2022 – [link](#). A summary of the Conservation Officer's response is contained within the supporting information section to sub-section **6.4** on Heritage.

4.4.4 Overall, the Conservation Officer acknowledged the proposed development would result in some heritage gain. However, they note that harm to the Registered Park and Garden is considered to be more extensive than less than substantial and falls more within the substantial harm category conflicting NPPF Chapter 15, and Merton Core Strategy policy CS14.

Green Spaces team

4.4.5 No formal consultation response has been obtained from Merton's Green Spaces team. However, it's noted Green Spaces are a key stakeholder and are directly implicated by the outcome of the planning application as the application site includes areas of Council owned Wimbledon Park, notably the lake. Green Spaces have engaged proactively and positively with Officers during the planning application, including providing input on items to be secured through the Section 106 Agreement. Notably, the Heads of Terms secure a significant financial contribution towards projects to be delivered in Wimbledon Park (see Head of Term 6). The overarching figure is informed by feedback from Merton's Green Spaces who have helped identify projects to enhance Wimbledon Park in terms of heritage, amenity, and leisure.

Planning Policy Officer

4.4.6 A response was received from Merton's planning policy dated 03.11.2021 – [link](#). The response relates specifically to policy in respect of MOL, Open Space and Sports and Recreation. A summary of the Officer's response is provided in the supporting information section to sub-section **6.2** on the Principle of Development.

Environmental Health Officer – Noise and Nuisance

4.4.7 A response dated 06.03.2023 was received from the Council's Environmental Health Officer specialising in noise and nuisance - [link](#). They raised no objection to the proposed development subject to conditions. Officers note these conditions have been secured (see conditions 8, 28 and 29). The Officer's response is considered further in sub-section **6.10** on Air Quality, Noise and Vibration, Light Pollution and Contaminated

Land.

Environmental Health Officer – Air Quality

- 4.4.8 A response dated 06.03.2023 was received from the Council's Environmental Health Officer specialising in air quality matters - [link](#). They raised no objection to the proposed development subject to conditions and obligations. Officers note these have been secured by condition and s106 agreement, including securing costs towards monitoring (see condition 28, 29, 60 and 61, and Head of Term 12). Their response is considered further in sub-section **6.10** on Air Quality, Noise and Vibration, Light Pollution and Contaminated Land.

Environmental Health Officer - Contaminated Land

- 4.4.9 A response dated 28.10.2022 was received from the Council's Environmental Health Officer specialising in contaminated land – [link](#). The Officer raised no objection to the proposed development subject to conditions which would investigate and remediate any contaminated land as necessary. Officers note the requirements of the of Officer are secured by condition (see condition 65-68). Their response is considered further in sub-section **6.10** on Air Quality, Noise and Vibration, Light Pollution and Contaminated Land.

Transport and Highway Officers

- 4.4.10 A single formal response dated 07.07.2023 was received from Merton's Transport and Highway Officers – [link](#).

- 4.4.11 Transport and Highway Officers raised no objection to the proposed development subject to conditions, and obligations secured to be secured through s106. Officers note these have been secured (see conditions 19-27, and Head of Term 13, 14, 17, 18, 19, 20, 24 and 25). More detail from their response is integrated in Officers assessment of Transport and Highway matters in sub-section **6.5**.

Merton Ecology Officer

- 4.4.12 Two responses were received from Merton's ecology officer dated 05.10.2021 – [link \(1\)](#), and dated 30.08.2022 – [link \(2\)](#). The most recent 2022 response received from the officer notes the application has potential to create regionally important habitat types and enhance existing on-site biodiversity. They note that much depends on whether the landscaping proposals can be delivered on the ground. Therefore, if Merton is minded to grant this application, the Applicant must be required to provide plans and specifications detailing the protection and enhancement of extant habitat types, the creation and future management on new habitats and the restoration of the lake. Officers note these requirements would be secured by Section 106 agreement and condition (see conditions 28-34, and Head of Term 9). Some ecological concerns were raised by the Council's ecologist. This included concerns regarding potential human disturbance on breeding birds, the location of the boardwalk, and the delivery of desilting. The ecologist's comments are summarised and addressed by Officers in more detail in sub-section **6.6** covering biodiversity and ecology matters.

Climate Change Officer

- 4.4.13 A response dated 05.07.2022 - [link](#) from Merton's climate change officer. The Officer reinforced the point that the application will need to be conditioned to provide further information, including detailed energy modelling of all new buildings, at the Reserved Matters stages to demonstrate compliance with London Plan and Merton policies. However, clarification was sought on two matters, pertaining to carbon banking, lack of energy modelling for maintenance hubs and active cooling.

4.4.14 Following the above comments, the Applicant provided [clarification note](#) dated 02.08.2022 to the Climate Change Officers comments noted above.

4.4.15 The Council's Climate Change Officer provided further comment dated 09.08.2023 – [link](#). These confirm they are satisfied the proposed development would comply with relevant development plan policies relating to climate change subject suitably worded conditions and obligations to be secured through Section 106 agreement. Officers note these have been secured (see conditions 42-50, and Head of Term 21 & 22).

Flood Officers

4.4.16 A single formal response was received from Merton's Flood Officer dated 22.12.2022 - [link](#).

4.4.17 The response considered the proposed development was in accordance with the relevant adopted development plan policies in respect of flooding and drainage subject to conditions and obligations. Officers note that these requirements have been secured (see conditions 51-59)

4.4.18 More detail from their response is integrated in Officers assessment of flooding and drainage matters in sub-section **6.9**

Third party consultants

Tree Consultant

4.4.19 LBM consulted an independent tree consultant to review the planning application in respect of trees. Three formal responses were received on the planning application. These comprise:

- Response dated January 2022 – [link](#)
- Response dated 07.08.2022 – [link \(2\)](#)
- Response dated 03.10.2023 – [link \(3\)](#)

4.4.20 A summary of the Tree consultant's response is integrated into sub-section **6.7** on trees and should be referred to for more detail. Overall, the tree consultant considered the proposal compliant with development plan policy in respect of trees subject to conditions. Officers have accordingly secured a number of conditions informed by the responses from the tree officer (see 35 to 41).

JAM Consult

4.4.21 LBM commissioned JAM consult to review the applicant's Environmental Statement. JAM consult provided three responses on the ES which are published online:

- JAM review of revised ES dated 27.09.2022 - [link](#)
- JAM review of ES addendum dated 02.12.2022 - [link](#)

4.4.22

Other non-statutory organisations

Thames Water

4.4.23 A response was received from Thames Water dated 5.08.2022 – [link](#). Thames Water provided comments in respect of water supply and waste (sewerage) and recommend a number of conditions in their response. Officers note that these requirements have been secured (see conditions 57 & 58)

4.4.24 Thames Water's comments are considered in more detail in the supporting information section to sub-section **6.9** which covers flooding and drainage matters.

Metropolitan Police (Secured by Design Officer)

4.4.25 A formal response was received from the MET Police Secured by Design Officer dated 13.07.2022 - [link](#). A further response agreeing conditions was provided 11.10.2022 - [link](#).

4.4.26 The Metropolitan Police Secured by Design (SBD) Officer notes a number of questions to be addressed. Case Officer consider the points and questions raised by the Officers are suitably covered off by management strategies that would be applicable to the site once operational. Officers have drafted a condition which would ensure secured by design principles are adhered to informed by advice from the SBD Officer (see condition 10)

Metropolitan Police (Protective Security Operations)

4.4.27 The Council received a consultation response from the MET's Protective Security Operations team dated 19.08.2022. This response is confidential for security reasons. However, relevant parts (not considered sensitive) have been integrated into the sub-section **6.5** on transport and highways. The relevant comments relate to the closure of Church Road.

4.5 Neighbour and Unsolicited Representations

- 4.5.1 This sub-section summarises what are considered to be considered the principal points raised in responses received by the Council from neighbouring properties to the application site, as well as unsolicited representations received from other individuals or organisations.
- 4.5.2 A significant number of representations were received from residential addresses given the high-profile nature of the application. In addition, a significant number of more detailed representations were received from named organisations such as residents' groups. Given the detailed length of some of representations received residents' groups, Officers have separated these out under a separate sub-heading below and have provided hyperlinks to the full responses available to view on Merton's website.

Overall number of supporting and objecting representations

- 4.5.3 A total number of 894 objections were recorded in relation to the proposed development.*
- 4.5.4 A total number of 32 supports were recorded in relation to the proposed development*
- 4.5.5 A total of 80 representations were received neither objecting nor supporting the proposed development. This total includes comments from internal and external consultees.
- 4.5.6 A total number of 1478 letters were received from consultation firm 'Your Shout' on behalf of AELTC in support of the proposed development. This figure comprises 1298 households as some households submitted more than 1 letter of support.
- 4.5.7 Two petitions were received in relation to the planning application. These include:
- 4.5.8 Save Wimbledon Park, a Change.org petition was submitted to the Council objecting to the proposed development carrying 12,976 number of signatures.
- 4.5.9 Another third party petition was received in relation to the planning application, objecting to the proposed development carrying 2046 signatures.
- 4.5.10 *It should be noted that Council records one objection or support per household. Where more than one representation is submitted from the same household but with different names, this is counted as 1.

Summary of points of objection from addresses exc. named organisations

- 4.5.11 Below Officers provide a summary of points raised in objections received from addresses excluding named organisations. The summary is split into various sub-headings to help categorise key points of concern. Officers have also summarise and provide responses to key points of concern which is provided in Appendix 1 to this report.

AELTC Parkland

- 4.5.12 Representations raise concern regarding the public nature and accessibility of the proposed permissive park to the south of the site.
- 4.5.13 Concerns that the amount of land given over to public access is insufficient.

- 4.5.14 Concerns is raised that public access to the AELTC Parkland could be revoked at any time once planning is approved.
- 4.5.15 Concerns the new AELTC Parkland (i.e. new public park) would still belong to the AELTC and contains the 30,000sqft central maintenance hub which takes up part of the area.
- 4.5.16 Concerns that public access to the AELTC Parkland and the circular walk around the lake is “permissive”, and therefore could be withdrawn as AELTC’s commercial priorities change.
- 4.5.17 Concerns that there is a lack of clarity from AELTC regarding post-development public access the AELTC Parkland.
- 4.5.18 Concerns permissive park would be rough grassland, not for typical park use and unsuitable for pitches, courts etc.
- 4.5.19 Concerns that the duration of time the AELTC Parkland would be closed would be too long and during the most pleasant time of the year.

Amendments

- 4.5.20 Representations raise concerns that the May 2021 amendments did not address or respond to previous objections raised on the original planning submission.
- 4.5.21 Representations raised concerns that amendments to the planning application were unclear with objections citing concerns regarding the number and complexity of additional documents submitted. Some representations suggested that the application should be withdrawn and resubmitted as a result.
- 4.5.22 Representations note concerns that amendments to the planning application involves changes to cut and fill document for which is suggested will increase the volume of transported off-site and require a significant number of additional lorry trips with consequential impact on local transport network and local amenity.

Alternatives

- 4.5.23 Representations note that alternatives to the proposed development have not been duly considered, particularly in respect of the location of the Parkland Show Court and Central Grounds Maintenance Hub.
- 4.5.24 Representations note the planning law requires the Local Planning Authority to consider alternatives to the proposed development.
- 4.5.25 Officers note a range of suggested alternatives to the proposed development are put forward by objectors.

Boardwalk

- 4.5.26 Representations raise concern that the construction of the boardwalk in Wimbledon Park Lake would have negative impacts on visual amenity, ecology, and heritage.
- 4.5.27 Concerns are raised that the boardwalk encroaching onto Wimbledon Park Lake with some representations suggesting that a walkway should be on the perimeter of the lake.
- 4.5.28 Concerns that boardwalk circular walk should not be considered a public benefit as it only delivers an existing obligation required by the 1993 covenant.
- 4.5.29 Concerns the boardwalk’s principal use is to demarcate between public and private

land, which is unacceptable.

- 4.5.30 Concerns the boardwalk could be health and safety risk as it could become slippery and damaged.
- 4.5.31 Concerns the boardwalk would be harmful to wildlife.
- 4.5.32 Concerns that there is no legal obligation for AELTC to construct the boardwalk as it's on third party land.

Central Grounds Maintenance Hub

- 4.5.33 Representations note concern that the Central Grounds Maintenance Hub is located within the AELTC Parkland rather than the northern parkland.
- 4.5.34 Representations note concern regarding the scale, form and design the Central Ground Maintenance Hubs with negative impacts on the parkland setting, trees, and neighbour amenity.
- 4.5.35 Concern was received specifically from no.106 Home Park Road that the building would negatively impact amenity.
- 4.5.36 Concerns are raised that vehicles using the Central Grounds Maintenance Hub would have negative impacts in the vicinity through noise, air quality impact and conflict with the use of the AELTC Parkland. Machinery will have to cross the park, which is being created for the use and enjoyment of the public, to get to the operational areas it is due to service and maintain.
- 4.5.37 Representations suggest that conditions should be attached to the planning permission restricting the hub for use by electric vehicles and times of use.
- 4.5.38 Concern that the hub is a subterranean development and will impact on the structural integrity of adjacent residential properties. It's highlighted a full basement assessment should be undertaken ahead of approval.

Community access/benefits

- 4.5.39 Representations raised concerns that the degree of community and public benefit is not proportionate to the impact of the proposed development.
- 4.5.40 Concerns that there would be a lack of access to the proposed development site for most of the year outside The Championships.
- 4.5.41 Concerns the local community have previously lobbied the club for access to tennis courts for decades without success.
- 4.5.42 Concerns that AELTC donations to charitable causes is at their discretion and not enforceable. Therefore, this benefit should be disregarded.
- 4.5.43 Concerns the community benefits lack clarity and are at the discretion of the AELTC (e.g. desilting, provision of circular walkway). There are concerns community benefits could be withdrawn.
- 4.5.44 Concern the Golf Clubhouse would have limited benefit given it would be shut during The Championships months.
- 4.5.45 Concerns of lack of clarity on community benefits proposed, such as in relation to the Golf Clubhouse.
- 4.5.46 Representations question the benefit to British tennis citing the only resource provided by AELTC in recent times as the Community Tennis Centre in Raynes Park which

opened as late as 2017.

- 4.5.47 Concerns that provision of community space is an unrealistic use in the Parkland Show Court with little evidence to demonstrate demand and capacity for this space.
- 4.5.48 Concerns that the 7 courts to be given over to the community would be insufficient given the impact of the proposal and the number of courts available.
- 4.5.49 Concerns that where courts are accessible these will only be for elite or privileged tennis players.
- 4.5.50 Concerns there is insufficient sporting benefits for young people in the area with little to encourage young sports talent or encourage exercise in children.
- 4.5.51 Concerns the community offer such as 7 courts and local ticket scheme does not compensate the impact of the development.
- 4.5.52 Concerns the proposal benefits AELTC for financial gain rather than the local community.
- 4.5.53 Concerns that AELTC has not sufficiently engaged with the community on any projects outside of school tennis programmes.
- 4.5.54 Concerns that the majority of buildings would not be used for the majority of the year and thereby does not best utilise the land.

Construction Impacts

- 4.5.55 Representations highlight concern regarding the impact of construction on the local area in terms of highway congestion, neighbour amenity, noise, vibration, air quality, quality of life and local business. Representations raise particular concern regarding the length of construction.
- 4.5.56 Concerns of damage to property and roads as result of construction.
- 4.5.57 Concerns the outline construction plan shall not be adhered to and there is little detail on how construction routes would be enforced.
- 4.5.58 Questions raised as to how noise and air pollution shall be managed during construction phase.
- 4.5.59 Concerns that the amount and duration of construction traffic is underestimated in the planning application and that the construction programme would be squeezed into a shorter timeframe.
- 4.5.60 Concerns that that the focus on HGVs in the planning application is misleading which masks the total volume of vehicles with LGVs. Representations note it is possible that there could be 27 HGVs and 54 LGVs per day and it is unclear if movements would be single trips (Wandsworth to Wimbledon) or 162 round trip movements through Wimbledon Village.
- 4.5.61 Concerns construction (not just operation) of the development may lead to closures to Church Road as has been experienced on Somerset Road.
- 4.5.62 Concerns regarding environmental damage to Wimbledon Village as result of construction vehicles travelling through the Village and the associated pollution and health risks.
- 4.5.63 Concerns there needs to be sufficient off-street parking for lorries collecting and turning all of which obstruct normal traffic. Reference is made in representations to previous developments undertaken by AELTC resulting in construction traffic issues.

- 4.5.64 Concerns are raised regarding the route of Construction vehicles, notably that routes are not fully shown and the impact on Wimbledon Village.
- 4.5.65 Concern that residents have already been subject to construction because of previous AELTC developments such as Court No. 1 and the roof to Centre Court.
- 4.5.66 Concerns that local property prices would be negatively impacted during the construction programme with associated financial impacts.
- 4.5.67 Concerns construction works would damage roads which would increase Council tax to pay for such works.
- 4.5.68 Concerns that construction traffic will have an adverse impact on the safety children, pedestrians, cyclists, motorists.
- 4.5.69 Concerns that construction traffic impacts would degrade the appeal of Wimbledon Park.

Consultation

- 4.5.70 Representations raise concern that AELTC has not adequately consulted the residents.
- 4.5.71 Concerns that consultation has been deliberately placed in summer holidays to reduce the number of responses.
- 4.5.72 Concerns open days run by AELTC have had very limited capacity to the vast majority of local people.
- 4.5.73 Concerns that the AELTC's consultation has been one sided without sufficient facts presented to gain signatures in support of the development.
- 4.5.74 Concerns AELTC's consultation has not been administered in a fair and democratic way.

Covenant

- 4.5.75 Representations raise concern the development would be in breach of the 1993 covenant imposed on application site land which prevents building on the land and the creation of the lakeside walkway once golf had ceased.
- 4.5.76 It is suggested that the LPA should not be considering the application given the presence of the covenant.
- 4.5.77 Concern that Merton Council is not enforcing the obligations of the covenant which would prevent development even if AELTC were to obtain planning permission.
- 4.5.78 Concerns that deliverability should be taken into account in the planning assessment. The Applicant should not be seeking permission for development plans the delivery of which depends upon third party consents which have not been secured by the Applicant and where there is no evidence that consents can be secured.
- 4.5.79 Concerns the golf course freehold should not have been sold for a fraction of its value knowing that the 10 years lease held by the club was sold early for multiples of the freehold value.

Court number

- 4.5.80 Representations raise concern that the number of grass courts proposed, 38 in total, would be excessive.

4.5.81 Concerns that the number of courts have not be suitably justified by the application.

Design, townscape, and visual impact

4.5.82 Representations raise concern that the development, particularly the Parkland Show Court would have negative impacts on views in the vicinity of the site. Concern is raised in respect of impact on views enjoyed views from Wimbledon Park Road, Home Park Road and Church Road.

4.5.83 Concerns that the number of buildings and access roads to support the new tennis courts is excessive.

4.5.84 Concerns that the landscaping proposals would urbanise the land.

4.5.85 Concern is raised that grass courts could be converted into hard courts in the future.

4.5.86 Concerns regarding lack of clarity on boundary fencing.

4.5.87 Concerns that if AELTC fencing is used along the perimeter of the site open views would be lost.

4.5.88 Concerns there would be a solid wall installed along Church Road which would block views.

4.5.89 Concerns new fencing/gates would have a negative impact on views, the Conservation Area and outlook of neighbouring properties. Particular concern is raised in respect of the northern entrance from Wimbledon Park Road.

4.5.90 Concerns that the scale, form and massing the Proposed Show Court is excessive. Concern that the Show Court would dominate the landscape and affect historic views.

4.5.91 Concerns the Show Court exceeds GLA height restrictions.

4.5.92 Concerns Parkland Show Court would unduly enclose Church Road.

4.5.93 Concerns regarding the impact of large concrete structure associated with the grass courts – the ring beams.

4.5.94 Concern that the Design Guidelines and Parameter plans do not align.

4.5.95 Concerns of damage to the landscape by installing concrete sub-base beneath proposed courts.

4.5.96 Concerns the view of the lake from Home Park Road would be lost.

Ecology and Biodiversity

4.5.97 Representations raise concern that the proposed development would have a detrimental and harmful impact on ecology and biodiversity, including habitats and protected species.

4.5.98 Concerns that Biodiversity Net Gain (BNG) would not be achieved, and associated concerns regarding the BNG methodology.

4.5.99 Concerns regarding the impact on biodiversity and ecology of Wimbledon Park Lake and surroundings.

4.5.100 Representations refer to analysis carried out by a local resident with ecological expertise.

4.5.101 Concerns that there has been inadequate ecological surveying to support the application.

- 4.5.102 Concerns regarding the impact on the ecology of Wimbledon Park Lake from desilting, the boardwalk and removal of existing habitats.
- 4.5.103 Concerns the proposed development would negatively impact bats.
- 4.5.104 Concern that there is too much focus on recreation activity when the focus needs to be on consequences on nature from the different proposed operations.
- 4.5.105 Concerns regarding impact on populations of Canada Geese.

Employment and economic impact

- 4.5.106 Concerns the economic and employment benefits set out in the application are overstated.
- 4.5.107 Concern that the case for economic and employment benefits discounts benefits already being achieved at Roehampton.
- 4.5.108 Concern that the number of jobs created by the development would be low and could be filled by national or international applicants.
- 4.5.109 Concerns that the economic benefits are guestimates and do not amount to Very Special circumstances to outweigh harm caused by the development.
- 4.5.110 Concern the proposed development would reduce the Championship's benefit to the local economy. Concern AELTC do not use local suppliers and the permanent workforce is very small and they are now proposing to withdraw use of sites which are dependent on The Championships for income.
- 4.5.111 Concern the expansion plans do not benefit local businesses as The Championships keep visitors in for as late as possible so local pubs/ shops/ restaurants do not see any uplift in business due to the increased footfall during this period.

Environmental impact and sustainability

- 4.5.112 Representations raise overarching concerns regarding the environmental impact of the proposed development.
- 4.5.113 Overarching concern regarding the environmental impact from developing greenfield land.
- 4.5.114 Concerns the proposals lack proposals to support net zero such as solar roofs, electric vehicle charging facilities, Air Source and Ground Source heat pumps.
- 4.5.115 Concerns the proposal is not acceptable in times of a Climate Emergency.
- 4.5.116 Concerns regarding the amount of concrete being used for the development.
- 4.5.117 Concerns the climate mitigation is insufficient.
- 4.5.118 Concerns regarding overall carbon footprint from the proposed development.
- 4.5.119 Concerns proposed development goes against green initiatives promoted by Merton Council.
- 4.5.120 Concerns desilting the lake will dislodge toxic material and the application does not clarify how this contaminated material will be disposed of and what the risks to humans and the environment are.
- 4.5.121 Concern that fertiliser from the grass courts will run off into the lake/particles from the painted courts will blow into the lake, thereby reducing suitability of the water for habitats.

- 4.5.122 Concerns that overshadowing from Parkland Show Court will be detrimental to habitats and biodiversity of the site.
- 4.5.123 Concerns that the proposed development would release significant amounts of sequestered carbon.
- 4.5.124 Concerns the proposal represents 'greenwashing'.
- 4.5.125 Concerns the Parkland Show Court will be air conditioned.
- 4.5.126 Concerns the grass courts would require the intensive use of dozens of infrared heating lights to encouraged even growth of their annually re-seeded surfaces.
- 4.5.127 Concern the proposed development threatens a designated 'European site' (Wimbledon Common).
- 4.5.128 Concerns regarding where the water would come from to irrigate tennis courts.

Environmental Impact Assessment

- 4.5.129 Concerns the Environmental Impact Assessment has not suitably considered reasonable alternatives and is therefore in breach of legal regulations.
- 4.5.130 Objections to the argument that the ecological effects are small and of minor significance given the scale of development. The protection of veteran trees and letting grass grow are negligible elements in context of the development.
- 4.5.131 Concern that in in respect of energy and sustainability, the mitigation addressing major and moderate effects are unconvincing.

Flooding and Drainage

- 4.5.132 Representations raise concern the proposed development would have adverse impacts on flood risk and drainage in the area as result of removal of greenfield land and removal of trees.
- 4.5.133 Concern, the proposed sub-terranean works will cause significant disruption to existing natural drainage and run off.
- 4.5.134 Concerns that the existing sewer system does not have capacity to cope with the development.
- 4.5.135 Concerns that AELTC would deplete local water supply to maintain grass courts.

Heritage

- 4.5.136 Representation raise concern that the proposed development would harm the historic landscape, notably the significance of the Grade II Registered Park and Garden and Conservation Area.
- 4.5.137 Concerns the proposed development goes against "Capability" Brown's intended design for the Registered Park and Garden.
- 4.5.138 Concern that Heritage England have not been consulted on the proposal.
- 4.5.139 Concern about the removal of medieval and roman archaeology.
- 4.5.140 Concerns regarding the construction vehicle movements would damage grade II listed cottage on Church Road (20 Church Road)

Loss of golf course

- 4.5.141 General concern is raised regarding loss of golf course to the local community.
- 4.5.142 Concern is raised regarding the loss of the junior golf programme which was in operation at the Wimbledon Park Golf Club. The junior golf programme has been highlighted as an important resource for grassroots golf and a young people in the area. Reference is made to the golf programme reaching out to state schools. Some representations refer to a request to leave a piece of land available for the golf programme to continue.
- 4.5.143 Reference is made to the fact that golf course allowed members of public to pay a fee to play on the course meaning the private nature of the golf course has been overstated.

Local Finance Considerations

- 4.5.144 Concerns the council will Council will gain financially from the development through CIL, profit related to national sporting event, lake dredging and fee received from release of the covenant.

Metropolitan Open Land (MOL) and Open Space

- 4.5.145 Representations raise concern the proposal would fall contrary to planning policies relating to Metropolitan Open Land (MOL) and Open Space. Particular concern is raised in relation to the Parkland Show Court's impact on MOL and Open Space.
- 4.5.146 Many representations consider that there are not sufficient Very Special Circumstances to outweigh harm to MOL.
- 4.5.147 Representations contest and disagree with components of the Applicant's Very Special Circumstances Case (VSC), such as:
- There is a 'pressing need' for the development.
 - That there is an identified need that cannot be met elsewhere
 - That the proposed development will secure significant public, heritage and other benefits.

Neighbour Amenity

- 4.5.148 Overarching concerns are raised that the proposed development would adversely impact the amenity of neighbouring properties.
- 4.5.149 Concerns that planting of trees will result in overshadowing and loss of daylight to properties on Rectory Orchard.
- 4.5.150 Concerns that development will worsen light pollution at light where currently dark views are experienced.
- 4.5.151 Concerns the Golf Clubhouse Car park would be used for storage building yard which would have adverse impacts on noise.
- 4.5.152 Concerns that the three-week nature of the Qualifying and Championships would elongate impacts on neighbour amenity in the surrounding area.
- 4.5.153 Concerns local business would not be able to cope with extra demand.
- 4.5.154 Concerns regarding the proximity of the Central Grounds Maintenance Hub to properties and associated impacts on neighbour amenity.

4.5.155 Concerns that the Show Court would result in a loss of light to surrounding properties.

4.5.156 Concerns the proposals would lead to increased nuisance from waste and rubbish.

Noise and Air Quality

4.5.157 Notwithstanding construction impacts, representations raise concern regarding potential noise and air quality impacts from the operation of the development.

4.5.158 Concerns that the reduction in green space and loss of trees would reduce air quality.

4.5.159 Concerns that the Show Court may be used for an alternative purpose such as concerts with associated noise impact.

4.5.160 Concerns that the closure of Church Road during The Championships would worsen air pollution because of additional road traffic in the area caused by re-routed journeys.

Outline planning permission

4.5.161 Representations raise concerns that the planning application has been submitted in outline. There is concern outline permission provides insufficient detail for full assessment.

4.5.162 Concerns regarding lack of clarity of the Parkland Show Court design.

4.5.163 Concerns it is difficult to judge the architecture of the proposal as 'world class' given the Show Court is submitted in outline.

4.5.164 Concerns that once outline permission is given, the clubs incentive to fulfil its environmental obligations begins to fall away.

4.5.165 Concern the outline application is contrary to Local Plan policy relating to Conservation Areas.

Parkland Show Court

4.5.166 Representations raise concern that scale, size, form and design of the Parkland Show Court would have a harmful impact on MOL, Open Space, heritage assets, views and visual amenity of the local area.

4.5.167 Concerns rendered drawings and CGI of the proposed stadium show a favourably large green area with parkland paths and planting but the reality would be extensive tarmacked areas across the site with extremely little parkland character.

4.5.168 Concerns the stadium will be unused for the majority of the year.

4.5.169 Concerns there is uncertainty as whether the Parkland Show Court would be used for other uses.

Precedence

4.5.170 Representations raise concern that the proposed development will set precedent for future additional development on the application site such as additional arenas.

Security

4.5.171 Concerns of increased anti-social behaviour from spectators and concern that the number of spectators has been inaccurately calculated.

4.5.172 Concerns the proposed development would result in additional security measures including high fences, security systems and guards on the Wimbledon Park golf course

and that this information has not been provided within the application.

- 4.5.173 Concerns that fencing and security across the lake boardwalk has not been accounted for in the application.

Suggestions

- 4.5.174 Representations received make numerous suggestions relating to the application which are summarised below.
- 4.5.175 AELTC application should be resubmitted in a more coherent form given the complexity of the application following amendments.
- 4.5.176 Development should be limited to areas opposite the AELTC Main Grounds on Church Road away from residential areas.
- 4.5.177 Merton Council should carry out desilting works rather than AELTC which would be served by a donation.
- 4.5.178 Construction of underpasses and/or bridges should be built to link the AELTC Main Grounds and the application site to avoid closing Church Road.
- 4.5.179 Suggestion that the sport of tennis would be better served by the simple expedient of AELTC sponsorship to renew public tennis courts up and down the country that have fallen into disrepair.
- 4.5.180 The tennis courts in Wimbledon Park should be refurbished as part of the planning application.
- 4.5.181 The ground maintenance hub should be relocated to the centre of the development away from residential properties.
- 4.5.182 The councils should make approval of the development plans contingent on unrestricted public access outside of “Wimbledon fortnight”. Ideally there would also be some housing provision to tackle Wimbledon’s housing crisis.
- 4.5.183 If the 1993 covenant is dismissed, AELTC should be expected to pay the difference between that which they originally paid for the land (with the covenant) and that which they would have been required to pay had there been no covenant, together with accrued interest over the intervening 30 years.
- 4.5.184 The number of courts should be reduced to 18 courts.
- 4.5.185 There should be no buildings on the site.
- 4.5.186 Temporary buildings should be made use of for The Championships and Qualifying event. It’s noted that other events such as Queens club have adopted temporary infrastructure for their events.
- 4.5.187 To ensure that a site is not developed in perpetuity, the site should be designated as a Town and Village Green, under the Commons Act (2006). Such a designation could be made by the landowner (there is a specific provision under the Act), subject to the AELTC having the right to hold tournaments and use grass courts, to develop the one court it now proposes, and for there to be public access outside of tournament time. This designation would help ensure that any major development would be limited to what is undertaken now. The AELTC could also provide an ongoing commitment to maintain the site, presumably as part of any planning permission to build the one show court.
- 4.5.188 The lake should be cleaned so that people can swim there in the summers (like the Swedish lakes or even other parts of North London).

- 4.5.189 AELTC should provide local residents with discounted tickets to The Championships and use of all the additional courts.
- 4.5.190 AELTC should resurface and convert the concrete tennis courts in Wimbledon Park to basketball courts.
- 4.5.191 AELTC should prioritise local young people for jobs at AELTC Championships.
- 4.5.192 The playground in Wimbledon Park should be enlarged and athletics track enhanced.
- 4.5.193 The size of the Parkland Show Court should be substantially reduced.
- 4.5.194 The Parkland Show Court should be located on the AELTC Main Grounds.
- 4.5.195 There should be fewer outside/practice courts.
- 4.5.196 There should be a legal agreement precluding any more development on the golf course or on lands currently belonging to The Wimbledon Club or any of the 38 grass courts.
- 4.5.197 There should be a legally binding commitment to safeguard public access to lake boardwalk and linear park in perpetuity.
- 4.5.198 Desilting of the lake should be conducted in such a way that avoids closure of the lake.
- 4.5.199 Pathways throughout the site should be constructed in a natural porous substance.
- 4.5.200 Phasing should ensure that the public park and lake elements are delivered first.
- 4.5.201 The Wimbledon Park side of the lake should not be used for equipment or construction of buildings.
- 4.5.202 Local residents should be given permanent access to the new park as compensation.
- 4.5.203 Local residents should have a priority ticket purchase system.
- 4.5.204 There should be better facilities within the proposed linear park e.g. toilets benches, drinking water fountains.
- 4.5.205 There should be a levy on revenue secured via the S.106 so the local authority can be compensated.
- 4.5.206 AELTC should assist with costs to open the lake for swimming year-round.
- 4.5.207 There should be a Community Liaison Officer to deal with issues affecting residents.
- 4.5.208 AELTC should invest in an aerobic composting system for food waste.
- 4.5.209 AELTC should consider building a new qualifying hub in an area well away from London which needs levelling up.
- 4.5.210 AELTC should adopt temporary infrastructure akin to Chelsea and the RHS Hampton Court Flower Shows, The Open, Glastonbury and Henley.
- 4.5.211 Church Road should remain a public highway.
- 4.5.212 Temporary bridges should be installed over Church Road, instead of closing the road.
- 4.5.213 Visitor access should be provided via the servicing tunnel (or another dedicated tunnel) instead of closing Church Road.
- 4.5.214 Assurances should be made that the Church Road closure is only during The Championships.

- 4.5.215 AELTC should develop their Roehampton site or another site further away, which would not involve such long-term construction disruption and development in a residential area including the destruction of green space and mature trees.
- 4.5.216 Vehicles attending should be banned and only arrival by public transport allowed during the tournament.
- 4.5.217 Any development must have explicit measures and resources accompanied by skilling/reskilling the disadvantaged and vulnerable persons in Merton to fill gaps in key sectors/services.
- 4.5.218 Development should give priority to local businesses and assist local business secure bids through capacity building and empowerment.
- 4.5.219 Development should demonstrate benefits are secured by individuals from the local community through direct involvement in the construction phase.
- 4.5.220 Development should ensure the poor, disadvantaged and marginalised sections of Merton society are the winners from the development and report achievements made for 10 years after construction.
- 4.5.221 There should be a commitment by AELTC to utilise a percentage of its annual income for the sustainable development of the under-developed areas of Merton – as part of a local levelling up agenda.
- 4.5.222 There should be a commitment to contribute to national and local climate change strategy and action plan through active engagement with relevant stakeholders.
- 4.5.223 The development should ensure the safety and security of women and young persons.
- 4.5.224 Suggestion to allow community players on the court after the tournament.
- 4.5.225 With regard to construction, it was suggested that at a minimum the AELTC must send local residents details of what will occur when and indemnify for the cracks and damage will occur to residential properties.
- 4.5.226 There should be a restriction on traffic entering Bathgate Road.
- 4.5.227 Land available for public use should be a permanent requirement alongside maintaining the quality of the land.
- 4.5.228 There should be investment from AELTC directly promoting equality in tennis to minorities of all backgrounds and disadvantaged adults/children.
- 4.5.229 AELTC should procure an independent consultancy to summarise the extensive documents into a smaller guide for residents.
- 4.5.230 Conditions should include further active consultation with residents on the construction logistics plan.
- 4.5.231 A condition should ensure the site is not used for any other events except the tennis tournament.
- 4.5.232 A bike lane could be included along Church Road.
- 4.5.233 AELTC should commit to helping/funding local schools' golf schemes.
- 4.5.234 AELTC should contribute to the redevelopment of the athletics track in Wimbledon Park
- 4.5.235 The Show Court should be built on the existing grounds.

- 4.5.236 There should be a substantially scaled-back scheme which the community can support.
- 4.5.237 Instead of closing Church Road, the AELTC should build a series of underpasses to link the two sites.
- 4.5.238 The Central Maintenance Hub should be better placed closer to the Applicant's existing grounds and further from housing.
- 4.5.239 Suggestion that investment should be made in sporting and toilet facilities in all of Merton's parks.
- 4.5.240 Suggestion that AELTC should relinquish rights ownership over new park and give the land to the community in perpetuity.
- 4.5.241 Merton should be insisting that AELTC use their profits to install solar panels and air sourced heat pumps, and introduce other carbon-reducing measures, in all their existing buildings before any new development takes place.
- 4.5.242 Suggestion that court 2 or 3 could be redeveloped instead of the Show Court.
- 4.5.243 AELTC should increase the size of the proposed public park replacing some of the proposed tennis courts, and access to this park should be guaranteed in perpetuity, not simply on a permissive basis as proposed.
- 4.5.244 Suggestion that no lorries or vans to or from AELTC site should be permitted between 0700 and 2000.
- 4.5.245 Suggestion that construction work should be limited to weekdays 0700 to 1800.
- 4.5.246 Any additional telecommunications masts shall be sited the farthest distance possible from houses and flats that overlook the park.
- 4.5.247 The AELTC should pay for all the cost for additional utilities caused to be needed by this application, including water, sewage, electricity, telecommunications and gas.
- 4.5.248 The park which is the subject of this application is an annual stopping off point for rest and recuperation by migrating Canada geese. Permission granted should include provision for the continuation of this amenity as approved by the RSPB.
- 4.5.249 Suggestion that trees opposite Rectory Orchard should be deciduous, of a species that grows no higher than twelve meters and the distance between the trunks should not be less than twice the diameter of the maximum size of the fully grown crown.
- 4.5.250 It should be a condition of the grant of planning permission that the AELTC pay Merton to repair of all roads feeding the construction site to the highest standard usually applied by Merton within two years of the construction works.
- 4.5.251 Any school within a seven-mile radius of the application site should have access to all 38 permitted courts at a fifty percent discount on published rates on weekdays for forty-six weeks of the year.
- 4.5.252 The AELTC should subsidise the cost of operating the 493 bus service. AELTC should pay for the installation of a sufficient number of charging points for electric cars in and around the permitted site.
- 4.5.253 AELTC should pay for sufficient bicycle racks in and around the permitted site.
- 4.5.254 AELTC should offer free tickets to the grounds during The Championships to pupils from each local school within a seven-mile radius of the site.
- 4.5.255 AELTC should make a substantial contribution to improvement of the facilities at the

- Athletics stadium in the park, including better integration of the stadium facilities with the role of the AELTC in the proposed application.
- 4.5.256 AELTC should increase the cost of debentures even further so people/corporates who can already afford a debenture just pay some more.
- 4.5.257 AELTC should instead play the qualifiers on the outside courts especially courts 4 to 17 which get little use in The Championships other than for doubles, the juniors and some veterans doubles.
- 4.5.258 The proposed development could adopt a compact alternative layout on the northern section of the former golf course which would provide courts orientated NNE/SSW.
- 4.5.259 There should be a legally binding commitment that the AELTC will not submit further planning applications (i.e. scope creep) on currently owned land, nor on land potentially owned in the future (e.g. The Wimbledon Club).
- 4.5.260 Improved public facilities within the proposed linear park (e.g. sitting areas, lavatories etc.).
- 4.5.261 The proposed boardwalk should be positioned around the lake and not encroach on the lake, but to use land owned by AELTC, and for daily public access to the boardwalk to be legally protected.
- 4.5.262 There should be no use of public areas in Wimbledon Park for parking and queuing during the tennis championships.
- 4.5.263 Full detailed and precise information on the proposed public use for the 8,000 seat show court and the 38 tennis courts should be provided.
- 4.5.264 Suggestion that all weather courts should be included in the proposals that can be used all year round by the community free of charge.
- 4.5.265 Merton should consider securing the long-term future usability by the community of the lake, athletics track and existing court facilities via considerable financial support.
- 4.5.266 Merton should consider ensuring that the expansion considers sustainable and active travel all year round, but especially during The Championships (Wimbledon is often even more overrun by SUVs and buses during that time, at least make them all electric).
- 4.5.267 Merton should consider ensuring AELTC provides long term funding for the maintenance and renewal of the new public spaces created so quality remains high and the burden on the public purse low.
- 4.5.268 Suggestion to use the s106 agreement to fund retrofit of Merton's council housing stock to improve insulation etc.
- 4.5.269 Desilting of the lake should be subject to a separate planning application.
- 4.5.270 The site area should be made over to a Trust so as to keep it under public control
- 4.5.271 The park should be independently operated or safeguarded by a community trust to ensure full public access.
- 4.5.272 It is suggested that improvements to the Wimbledon Park playground should form part of the proposed development.
- 4.5.273 Suggestion that buses should be used to transport people from the station.

Ticket scheme

- 4.5.274 Concerns the proposed ticket scheme comprising 500 tickets does not suitably compensate for the impact of the Show Court with year-round use.

Transport and Highway impact

- 4.5.275 Concerns regarding adverse impacts of construction traffic (noted in more detail above under Construction Impacts).
- 4.5.276 Concerns regarding increased pressure on parking as result of the development.
- 4.5.277 Concerns regarding congestion on increased traffic congestion on local roads because of an uplift in capacity with associated impacts on air quality and carbon emissions.
- 4.5.278 Concerns regarding the impact on public transport infrastructure such as additional overcrowding. Reference is made to the impact of overcrowding at Southfields station.
- 4.5.279 Concerns there will be increase in queues along Wimbledon Park Road and on Church Road because of the uplift in tournament capacity.
- 4.5.280 Concerns there would be an increase in car use considering the use of taxis and park and ride.
- 4.5.281 Concerns existing taxis/private hire cars use Calonne and Marryat Roads to wait with their engines on which will be exacerbated.
- 4.5.282 Concerns of increased use of coaches and shuttles along Marryat Road.
- 4.5.283 Concerns the forecast number of visitors travelling by public transport are optimistic.
- 4.5.284 Concerns regarding adverse impacts from closing roads during the construction period.
- 4.5.285 Concerns moving turnstiles north would increase congestion in Wandsworth.
- 4.5.286 Concerns the development would not work without the assumption AELTC can close Church Road.
- 4.5.287 Concerns of increased pressure on public transport, in particular Southfields Station.
- 4.5.288 Concerns residents are blocked from using Southfields station because of the Church Road closure.
- 4.5.289 Concerns that access to car parking from Home Park Road would have a negative impact on the local highway.
- 4.5.290 Concerns local buses would be adversely impacted during the tournament period.
- 4.5.291 Concerns regarding the accuracy of analysis provided on increased traffic and noise levels (section 7 and 9 of the ES). The proposal increases visitor numbers to the tournament by over 30% and extends the length of the tournament by 50% without providing any real clarity on how this increase in traffic will be managed or handled in a carbon neutral way.
- 4.5.292 Concerns that claims related to more people using public transport and 'park and ride' are vague, and the gross impact of increased traffic on the road and its impact on all residents is both understated and highly challengeable.
- 4.5.293 Concerns the transport argument is weakened the reliance on a 'transport strategy to 2030' that does not yet exist and must be fully qualified.

- 4.5.294 Concerns the transport strategy alludes to additional events running throughout the year, however no detail is provided, making the proposal more opaque.
- 4.5.295 Non-event related pedestrian and cycle numbers on Church Road increase dramatically during the fortnight and the AELTC's data on these numbers outside The Championships is unrepresentative of the reality during the fortnight.
- 4.5.296 Question is raised as to whether AELTC would pay for resurfacing damaged roads.
- 4.5.297 Concerns regarding vans and lorries blocking Church Road outside AELTC Main Grounds immediately prior and after The Championships but whenever works are being undertaken at all times of the year.
- 4.5.298 Concerns regarding closure of Church Road and the inconvenience this will cause including:
- Concerns regarding the inconvenience and disruption of diverting the 493/39 bus route
 - Concerns that the 2021 Church Road closure created access problems for visitors of properties.
 - Will cut off access from Southfields to Wimbledon and vice versa, with no alternative option provided.
 - Concern that closing Church Road would lead to an overspill on surrounding roads such as Queensmere, Somerset, Calonne, Marryat and Inner Park Roads.
 - Concerns that the closure would prevent local residents renting out private car parking for charity.
 - The closure would lead to difficulty accessing local services e.g. local transport nodes, shops and medical services
 - Concerns regarding legality of closing Church Road
 - Concerns regarding the knock-on effect of closing Bathgate Road
 - Concerns that Church Road is an unreasonable land grab for which the main justification is to allow ticket holders to move around the site freely.
 - Concerns the closure would restrict access to visitors to homes impacted by closure during The Championships.
 - Concerns that AELTC are responsible for issuing permits to private individuals to conduct their legal business within closed zone.
 - Concern there is no precedent to allow private organisation to utilise public road for exclusive commercial use.
 - Concerns regarding suitable compensation for residents for closure.
 - Questions of liability with regard use of public road during The Championships.
 - Request for Merton to work with AELTC to finesse accreditation scheme for vehicles.
 - Concerns the forecasted times for alternative routes are underestimated and does not take into account the topography of the land.

- Concerns of poor previous communication carried out by AELTC in respect of previous closures to Church Road.
- Concerns there is presumption in favour of closing Church Road for future championships.

Trees

- 4.5.299 Representations received raise overarching concern regarding the loss of trees.
- 4.5.300 Concerns that there would be loss of younger trees that would be the mature and veteran trees in the future.
- 4.5.301 Concerns that the replacement of younger trees would take many years to grow and would not replace for the loss of mature trees.
- 4.5.302 Concerns loss of trees would have a detrimental impact on the landscape and biodiversity and wildlife.
- 4.5.303 Concerns the felling of trees will release sequestered carbon.
- 4.5.304 Concerns regarding the supporting technical information in respect of trees, notably concerns regarding the methodology adopted in the supporting tree information, including the valuation of existing trees using BS 5837:2012 which focuses narrowly on form and appearance rather than other forms of evaluation such CAVAT or i-tree.
- 4.5.305 An extensive representation relating to trees was received from a resident declaring to have ecological expertise. NB this is considered in more detail further down this report.

Wimbledon Park

- 4.5.306 Concerns AELTC will continue to use Wimbledon public park for queuing and parking. Public space should not be lost, now that AELTC has its own land for this.

Other

- 4.5.307 Overarching concerns the proposed development is contrary to the development plan.
- 4.5.308 Concerns that there isn't a justified need for the development. Reference is made to reduced visitor numbers to The Championships in 2022.
- 4.5.309 Concern there is a sense of entitlement and arrogance in the approach of the AELTC. They believe the local Councils will do whatever they want; they believe the local Councils will not enforce the legal covenants; and they make promises which local residents find difficult to rely on.
- 4.5.310 Questions regarding the need for expansion given visitors to The Championships were down in 2022.
- 4.5.311 Concerns that if it were proposed to move the national tennis centre to the site then then it would be difficult for Merton to refuse.
- 4.5.312 Concerns that if the planning application was approved then the Council will find any future applications on this site difficult to resist.
- 4.5.313 Thoughts that there are less destructive alternative options to provide an enhanced qualifying experience.
- 4.5.314 There is a lack of consideration of the use of other AELTC land and property in servicing the needs of the tournament and its pre-qualifying events that would reduce the pressure on those living in SW18 and SW19.

- 4.5.315 Concerns AELTC are 'railroading' project without listening to residents.
- 4.5.316 Questions why land used for covered courts on Somerset Road wasn't used for Qualifying Event.
- 4.5.317 Concerns AELTC has been a poor community partner in recent years and failed to work with residents.
- 4.5.318 Concern that the development would result in a drop in property values.
- 4.5.319 Concerns that residents are subject to cumulative adverse impacts as residents have already endured recent multiyear developments from AELTC.
- 4.5.320 Concerns of decision makers taking bribes.
- 4.5.321 Concerns questioning the need for the Parkland Show Court and increased capacity. Reference is made to roofs installed on Centre Court and Court One which now ensures The Championships is completed on time no matter what the weather.
- 4.5.322 Concerns regarding a conflict of interest relating to the Council receiving Championship tickets. Merton councillors should return all seats/tickets gifted by AELTC as it is clearly a conflict of interest.
- 4.5.323 Concerns the development goes against previous Council and AELTC promises to keep the land open and undeveloped.
- 4.5.324 Concern the development feels too exclusive.
- 4.5.325 Concerns the proposed development is motivated by greed, profit, and commercial gain.
- 4.5.326 Concern that AELTC's intention is to expand its membership.
- 4.5.327 Concerns that for the whole year it would turn Wimbledon Village into a vast tennis complex surrounded by a bit of a village.
- 4.5.328 It is suggested Councillors should seek to preserve the golf course as a UNESCO World Heritage site.
- 4.5.329 The plans submitted do not correspond with Land Registry title deed plans, and the application did not identify owners of the land.
- 4.5.330 Concern that existing outside courts will be decommissioned and a new hotel or hospitality area built on the existing site.
- 4.5.331 Concern regarding the complexity of the application and for the lay person to understand the planning documents.
- 4.5.332 Concern that The Wimbledon Club would be inaccessible to members along Church Road.
- 4.5.333 The existing Somerset Road AELTC development is in breach of planning conditions.
- 4.5.334 Request that the area adjacent to Oakfield flats is not used as a construction site
- 4.5.335 Concern about impact on Wimbledon Park fishing Club
- 4.5.336 Concern about impact on Wimbledon Park sailing Club
- 4.5.337 Notes that the decision should be taken at the National level to ensure impartiality in the decision process.
- 4.5.338 Concerns that AELTC have long-term aspirations for building a shopping centre or

hotel on the golf course.

- 4.5.339 Concerns the development would lead to further expansion.
- 4.5.340 Concerns the development would only benefit a small number of people.
- 4.5.341 A representation was received which contests ‘mythbusting report’ produced by AELTC.
- 4.5.342 Concerns AELTC’s PR understates the impact of the proposals.
- 4.5.343 Questions as to whether the AELTC are permitted to circulate literature on the proposed development prior to planning permission being obtained.
- 4.5.344 Concerns AELTC have been asking people to sign letters of support which should not be taken into consideration.
- 4.5.345 Concern that the development will result in toxic chemicals sprayed on courts which was observed in relation to existing practice courts alongside Bathgate Road and Church Road.
- 4.5.346 Concerns the proposal would artificially inflate house prices in the area due to the influx of visitors each year.

Summary of points of support from addresses exc. named organisations

- 4.5.347 Below Officers provide a summary of points raised in letters of support received from addresses excluding named organisations. The summary is split into various sub-headings to help categorise key points of support.

Consultation

- 4.5.348 Complimentary to the consultation carried out by AELTC including the visual provided by AELTC.

Design, townscape and landscape

- 4.5.349 Supportive of the positioning of the Show Court noting that it has been well located away from residential properties.
- 4.5.350 Supportive of design of the Parkland Show Court complementing its organic design and assimilation with the landscape.
- 4.5.351 Supportive of maintaining the parkland outlook for residents.

Ecology and biodiversity

- 4.5.352 Supportive that the development would improve wildlife and biodiversity in the area.

Heritage

- 4.5.353 Supportive of the design approach to restore the “Capability” Brown landscape.

Community access and public benefits

- 4.5.354 Supportive of the community and public benefits the proposal would provide, notably the AELTC Parkland and lake enhancements to the community.
- 4.5.355 Supportive of the enhanced community facilities, such as the Golf Clubhouse access,

7 grass tennis courts lighting that these would encourage more adults and juniors to take up tennis.

4.5.356 Supportive of desilting the lake would be beneficial and acknowledge this would be provided at the cost of AELTC which might otherwise be unaffordable to the Council.

4.5.357 Reference is made to the limited public access of the golf course use.

Economic and employment benefits

4.5.358 Supportive of economic and employment benefits as a result of extending the tournament period to 3 weeks. Reference is made to increased commercial benefits to businesses at the local and London scale.

Maintaining Wimbledon as premier tennis tournament

4.5.359 Supportive that the proposed development would maintain Wimbledon as a premier tennis tournament in the world

Other

4.5.360 The proposals would be an improvement to the previous use as a golf course.

4.5.361 Supportive of the principle of bringing the AELTC and Qualifying to one site and having sufficient number of practice courts in proximity to competition courts.

4.5.362 The proposed development would be a better alternative to residential development which would further clog up our transport networks, local amenities and natural environment.

4.5.363 One representation notes that local area needs to endorse this opportunity, embrace progress and the wake up to the public benefits it will bring to the area.

4.5.364 Concerns regarding 'false information' raised by local groups.

4.5.365 Concerns that opposition groups do not represent views of the local neighbourhood as a whole.

Objecting Petition by 'Save Wimbledon Park'

4.5.366 Lead by Save Wimbledon Park, a Change.org petition was submitted to the Council carrying 12,976 signatures. The petition objects to the proposed development on the grounds of:

- Unacceptable environmental impact relating to trees, carbon emissions and ecological impact.
- Loss of trees
- Loss of open space
- The proposed development would breach 1993 covenants on the land due to the Parkland Show Court and boardwalk.
- Impact of lakeside walkway on visual, ecological, and historical grounds.
- Negative impact of Church Road closure.
- The new AELTC Parkland will still belong to the AELTC. Public access to it and the walk around the lake is "permissive"; it may be withdrawn as their commercial priorities change.

- Championship parking and the Queue will still be on public park land.
- The density of development is excessive taking into consideration the tournament period.

Objecting Petition

4.5.367 A petition was submitted by a resident of London Borough of Wandsworth carrying 2046 signatures. The petition objects to the development on the following grounds:

- The application should not be allowed since it includes an assumption of the continued use of the public area of Wimbledon Park for private purposes during the championships.

Supporting letters submitted by AELTC

4.5.368 A total of 1479 letters of support submitted by consultation firm 'Your Shout' on behalf of AELTC. This figure comprises 1298 households as some households submitted more than 1 letter of support. The letters submitted followed a standard template indicating support for the development for the following reasons:

- Maintaining The Championships as the world's best tennis tournament and one of the most cherished sporting events globally.
- Bringing the Qualifying tournament to SW19 increasing the opportunity for people to watch tennis and be inspired to play.
- Access to local community to 7 new grass courts after The Championships each year.
- Opportunity for residents of Merton and Wandsworth to purchase tickets for the new Parkland Show court each day it is in use during the tournament.
- Commitment to reduce traffic and tournament parking.
- A new 23-acre public park for use by all local community all year round, opening up land which has been inaccessible to the public for over 100 years.
- A new walk right around the Wimbledon Park Lake, heritage and ecology trails, wider community and educational uses within the former Golf Clubhouse
- The implementation of heritage-led improvements to the site and neighbouring Wimbledon Park.
- A range of ecological and biodiversity enhancements to the site most notably the planting of 1500 new trees and desilting the lake.
- Hundreds of new jobs will be created, and the project will add £55 million to the UK economy.

4.5.369 The template also allowed for additional comments. These were generally brief highlighting benefits of the proposals and reflected the general sentiment of the main letter.

MP Responses

Siobhan McDonagh MP dated 28.07.21

4.5.370 The response is available to view on the Merton Planning Explorer via [this link](#).

- 4.5.371 Request ensuring that a resident's comments on the application were taken into consideration.
- 4.5.372 Comments raised concerns regarding the loss of the historic park and conservation area.
- 4.5.373 Concern that the large structures associated with the development would be a blight on the environment and would be empty for the whole year.
- 4.5.374 Additional concern raised that the space would be used for further events in the 11 months that the championship is not on.

Fleur Anderson MP dated 22.09.2021 and 29.07.2021

- 4.5.375 Two letters of objection were received available to view on the Merton Planning Explorer via [link \(1\)](#) and [link \(2\)](#). The objections raised following concerns:
- Concerns the proposed Show Court would be inappropriate development in MOL.
 - Concern there is no justified need for the development given the existence the existence of adequate facilities at Roehampton and Wimbledon.
 - Concern there is no need for 39 practice courts.
 - Concerns of a disproportional impact on local residents, especially considering lengthy construction period.
 - Concerns the development would exacerbate poor air quality during the construction period and during tournaments with the closure of Church Road.
 - Concerns there would be no guarantee the proposal would secure the new community centre and access to the parkland in the future.
 - Concerns development would undermine Climate Emergency strategies employed by both Wandsworth and Merton.
 - It is over-development in a relatively small residential site which will cause disproportionate environmental damage and disruption to residents across Wandsworth and Merton.
 - It has very substantial local opposition.
 - It is development on Metropolitan Open Land which will stop public access to most of the site, give limited access to the Park area of the site which is closed for 5 summer months a year.
 - In return for this land grab of a public green space, the offer is that some of the land becomes part of Wimbledon Park. But there is not guarantee that the new Wimbledon Park area of the site will not be developed in the future as it is being retained by AELTC instead of handed over to public use.
 - The proposal tips the balance and is all in favour of more profit for AELTC and the expense of the local community and our green spaces.
 - Concerns regarding scale and form of Parkland Show Court
 - Concerns the Show Court runs contrary to a Climate Emergency
 - Concerns regarding biodiversity and environmental impacts
 - Concerns regarding lack of clarity for the proposed community benefits

- Concerns regarding construction traffic and impact on air quality
- Concerns regarding adverse impacts of Church Road closure
- Concerns that car parking would be retained on Wimbledon Park.

Stephen Hammond MP

- 4.5.376 Officers acknowledge that Stephen Hammond, MP for Wimbledon objects to the planning application. Whilst a response has not been received directly from Mr Hammond, the LPA were copied into responses from Mr Hammond to those objecting to the proposal indicating the Mr Hammond agreed with points raised in those objections.

Merton Councillor Responses

Councillor Andrew Howard and Councillor Thomas Barlow dated 27.08.22

- 4.5.377 A joint request was received to extend the deadline of the first consultation. The response is available to view on the Merton Planning Explorer vis this [link](#).

Councillor Jil Hall dated 03.04.2023

- 4.5.378 Councillor Jill Hall objects to the proposed development. No detailed reasons are provided. The response is available to view on the Merton Planning Explorer vis this [link](#).

Councillor Samantha MacArthur (on behalf of Councillor Jil Hall and Councillor Tony Reiss) dated 14.08.2022

- 4.5.379 Councillor Samantha MacArthur objects to the proposal. The response is available to view on the Merton Planning Explorer vis this [link](#). The following points are raised.

- 4.5.380 The May submission has not substantially changed the plans from the original submission.

- 4.5.381 Objections raised in the submissions by the Wimbledon Society, the “Capability” Brown Society and the Friends of Wimbledon Park are supported.

- 4.5.382 There are no Very Special Circumstances in this instance due to harm to the MOL and potential harms to the biodiversity of the area, loss of green space and felling of mature trees.

- 4.5.383 AELTC’s claim that there is a pressing need for the development and that it cannot take place elsewhere is contested. Further it is contested that the scale of the development is disproportionate to any need.

- 4.5.384 If there is a need there are other options for expansion which should be considered before MOL is built upon. Alternatives have not been given due consideration.

- 4.5.385 Concerns that the park is permissive and therefore does not guarantee access to the park.

- 4.5.386 Concerns the maintenance hub will reduce the land available to use by the public in the park.

- 4.5.387 Concerns the proposed development would negatively impact climate change.

- 4.5.388 Concerns the proposal would result in the removal of mature trees for which replacements do not make up for.

- 4.5.389 Concerns biodiversity net has been challenged by expert analysis.
- 4.5.390 Concerns regarding potential traffic movement for 7 years which is incompatible with emergency climate change.
- 4.5.391 Notes the application should be rejected.

Councillor Andrew Howard dated 30.09.2021

- 4.5.392 Cllr Andrew Howard objects to the proposed development. The response is available to view on the Merton Planning Explorer vis this [link](#).
- 4.5.393 Notes that on paper there are elements of the proposal that - with adjustment - all might accept if irreversible legally enforceable undertakings are given with respect to the associated community benefits.
- 4.5.394 Concerns the covenant restricts the Applicant from excluding significant parts of the proposed development on MOL.
- 4.5.395 Advises the Council, should they consider releasing the covenant' to have careful consultation with their legal advisers and with key stakeholders within and beyond the community. Under no circumstances should the Council place itself at risk of being in breach of the law, or to be seen to have abused its position as trustee and to have ridden roughshod over the concerns of the residents it exists to serve.

Responses received from named organisations

Bathgate Road Residents Association dated 03.10.2022

- 4.5.396 One response was received from the Bathgate Road Residents' Association available to view on the Merton Planning Explorer via [this link](#). The response objects to the proposed development raising the following concerns.
- 4.5.397 Proposals contrary to policies relation to nature conservation, Metropolitan Open Land, and retention of greenspace. Sequential testing should be undertaken in relation to alternative locations more appropriate for this use.
- 4.5.398 Concern specifically to the Parkland Show Court and its justification. It's suggested that the Show Court be placed on the Main Grounds.
- 4.5.399 Concerns regarding the scale, form of the Show Court. Concerns that it would be empty for most of the year and that full design and layout details have not been provided.
- 4.5.400 Concerns of environmental impact. Development will threaten priority habitats. Biodiversity Net Gain challenged by expert analysis.
- 4.5.401 Concerns of removal of mature trees and younger trees
- 4.5.402 Concerns of impact on heritage i.e. Grade II Registered Park and Garden
- 4.5.403 Concerns that the AELTC Parkland would contain the Central Maintenance Hub and that the park and that the boardwalk is permissive at risk of being withdrawn should commercial priorities change.

Belvedere Estates Resident's Association (BERA) dated 27.01.2021, 28.09.2021, 11.07.2022, 28.07.2022 and 16.04.2023

- 4.5.404 Five responses from the Belvedere Estate Resident's Association are available to view on the Merton Planning Explorer via these links - [link \(1\)](#), [link \(2\)](#), [link \(3\)](#), [link \(4\)](#) and

[link \(5\)](#).

- 4.5.405 The responses object to the proposed development and raise the following concerns.
- 4.5.406 Concern the development would be 'inappropriate' in MOL and open green space.
- 4.5.407 Concerns the proposal would harm the historic landscape, notably the significance of the Grade II Registered Park and Garden, Conservation Area and "Capability" Brown's design.
- 4.5.408 Concern regarding the environmental impact, including the loss of mature which would conflict with biodiversity policies.
- 4.5.409 Concern regarding the use of hard paving and foundations across a green space.
- 4.5.410 General concern that the scheme represents and overdevelopment of the site.
- 4.5.411 Concerns the development would be in breach of the 1993 covenant imposed on application site land which prevents building on the land.
- 4.5.412 Concern that the new public park access is only permissive, and the community benefits of the scheme are not clear.
- 4.5.413 Concern that the community benefits are not clear and enforceable under planning.
- 4.5.414 Concern that there is not an identified need for a development of this scale.
- 4.5.415 Concern is raised that the circular walk or boardwalk should not be considered a public benefit, as well as wider concerns that the boardwalk around the lake is not being delivered as required by the 1993 covenant.
- 4.5.416 The separate objection received directly from the Chair of BERA highlights a traffic related incident during the 2021 Wimbledon Championships in the Wimbledon Village area.
- Capability Brown Society (CBS) dated 30.09.2021, 01.11.2021, 18.11.2021 25.11.2021, 14.04.2022, 14.04.2022, 13.07.2022, 12.09.2023 and 10.10.2023**
- 4.5.417 Nine responses from the Capability Brown Society were received by the Council. All responses object to the proposed development.
- 4.5.418 CBS first response dated **30.09.2021** is available to view on the Merton Planning Explorer via [this link](#). The response raises the following points of concern:
- 4.5.419 Concern that the EIA does not address reasonable alternative layouts or locations.
- 4.5.420 Concerns that the application does not comply with national, regional, and local planning policy relating to MOL and the harm to openness has not been justified through very special circumstances. Additional harm to openness is caused by the show court and ancillary buildings and outside courts.
- 4.5.421 Concern regarding the inadequacies of the economic statement.
- 4.5.422 Concerns the development would be in breach of the covenant imposed on application site land which prevents building on the land.
- 4.5.423 Concern regarding the harm to the heritage "Capability" Brown landscape particularly the lake, the boardwalk, critical views across the park including the location of the maintenance hub, courts are out of character with the parkland, new pathways reduce areas of green parkland and openness, removal of veteran trees, acid soil and the use of the park as a car park.

- 4.5.424 Concern regarding the use of the public park as a car park.
- 4.5.425 Concern relating to the loss of biodiversity.
- 4.5.426 Concern that the public section of the park is only 'permissive' access.
- 4.5.427 Concern that there is a lack of detail in the submission documents relating to desilting of the lake.
- 4.5.428 An additional response on **01.11.2021** outlines a suggested land swap with The Wimbledon Club and presents alternative masterplans for the site. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.429 An additional response dated **18.11.2021** responds to a mythbusting report produced by AELTC. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.430 An additional response dated **25.11.2021** includes a letter dated 22.11.2021 from the Chairman of AELTC to the CBS and a letter dated 24.11.2021 from the CBS to AELTC. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.431 An additional response dated **14.04.2022** includes conversations made on a site visit on 28th March 2022 and additional response from Dave Dawson. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.432 An additional letter dated **14.04.2022** includes a response sent to Wandsworth Borough Council case officer Ben Hayter. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.433 An additional response dated **13.07.2022** includes comments relating to the AELTCs statement on community benefit. Concerns are raised in relation to the social and economic benefits, maintaining the global appeal of The Championships, the new park, the boardwalk, heritage enhancements, the Golf Clubhouse, community access to grass courts, tours of the site, parkland show court tickets, Wimbledon Park heritage improvement fund, sustainable transport and S106 agreement. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.434 An additional response dated **12.09.2023** was received in support of the submissions made by the Wimbledon Park Resident's Association. The response provides commentary in relation to legal opinions provided by AELTC regarding the status of the land, i.e. whether the Golf Course may be considered in public trust. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.435 An additional response was received dated **10.10.2023**. The response does not object to the planning application directly but sets out a legal argument in requesting the London Borough of Merton enforce the covenant between AELTG and London Borough of Merton in respect of the freehold land formerly used by The Wimbledon Park Golf Club ('WPGC'). The response is available to view on the Merton Planning Explorer via [this link](#).

The Countryside Charity (CPRE) dated on 01.10.2021

- 4.5.436 A response from CPRE (The Countryside Charity) is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal on the following grounds:
- 4.5.437 The development is inappropriate on MOL and harms the openness of the site. Concerns that very special circumstances have not been demonstrated.
- 4.5.438 Concern relating to the harm to the surrounding heritage assets, specifically the impact

on the Grade II* registered park and views.

4.5.439 The development provides very little public benefit and restricts public access to the park.

4.5.440 Concerns the development would be in breach of the covenant imposed on application site land.

Edge Hill Area Residents Association (EHARA) dated 21.09.2021 and 18.07.2022

4.5.441 Two responses from Edge Hill Residents Association are available to view on the Merton Planning Explorer via [this link \(1\)](#) and [this link \(2\)](#). It objects to the proposal and raises the following concerns:

4.5.442 Concerns the development would be in breach of the 1993 covenant imposed on application site land.

4.5.443 Concern at the overall lack of community benefit from the scheme including the 'permissive' park access.

4.5.444 Surrounding viewpoints will be ruined by the stadium.

4.5.445 Environmental concerns including the felling of mature trees, use of concrete and risk of flooding as a result of the development.

4.5.446 Concern regarding the vandalism of the historic park and MOL.

4.5.447 Concern regarding the use of public land for the queue and parking.

4.5.448 Additional concerns that amendments to the plans were not clear and difficult for residents to understand.

Friends of Wimbledon Town Centre received dated 21.09.2021 and 26.07.2022

4.5.449 Two responses from Friends of Wimbledon Town Centre are available to view on the Merton Planning Explorer via [this link \(1\)](#) and [this link \(2\)](#). It objects to the proposal on the following grounds:

4.5.450 Concern regarding the inappropriate use of MOL and the impact on the Grade II* registered park and conservation area.

4.5.451 Concern regarding the impact on the historic "Capability" Brown landscape.

4.5.452 Concern regarding the overall scale of the development including number of courts.

4.5.453 Concern regarding use of concrete, impact on environment and threat to biodiversity.

4.5.454 Concern regarding additional noise pollution from construction and the level of excavation required during construction.

4.5.455 Concerns the development would be in breach of the covenant imposed on application site land.

4.5.456 Concern that the public park will continue to be used for car/vehicles/The Queue and servicing. Also concern that park access is only 'permissive' and could be revoked.

4.5.457 The Applicant should offer more public benefits to mitigate the impact of the development on local people/the park.

4.5.458 Concern reading the loss of mature trees for biodiversity.

Friends of Wimbledon Park dated 30.09.2021, 13.01.2022, 27.01.2022, 21.04.2022, 11.07.2022, and 12.01.2023.

- 4.5.459 Six responses were received from Friends of Wimbledon Town Centre. They object to the proposed development.
- 4.5.460 Their first response dated **30.09.2021** is available to view on the Merton Planning Explorer via [this link](#). The response raises the following concerns:
- 4.5.461 Concern regarding overdevelopment (including no. of courts and scale of development) of the heritage assets and open space including MOL, Grade II* registered park, conservation area and “Capability” Brown Landscape.
- 4.5.462 Concern relating to the impact of show court on openness and lack of detail in outline application.
- 4.5.463 Concern regarding the use of concrete and its impact on ecology and biodiversity.
- 4.5.464 Concern regarding additional traffic and disruption to local areas through construction works.
- 4.5.465 Concern relating to the felling of trees.
- 4.5.466 The boardwalk has already been committed to and should not be viewed as a benefit of the scheme.
- 4.5.467 Concern regarding the process of de-silting and suggestion that sediment should be taken off site.
- 4.5.468 The increased capacity of the event will add pressure to local areas and additional disturbance.
- 4.5.469 Concern regarding the closure of Church Road.
- 4.5.470 Concern that the public park will continue to be used for car parking/vehicles.
- 4.5.471 Concern relating to the ‘permissive’ public access for the park and overall lack of community benefits.
- 4.5.472 An additional objection and request made in a response dated **13.01.2022** for the lake de-silting works to be refused and a separate planning application made, alongside concerns regarding the de-silting process. The full response is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.473 An additional objection comments in a response dated **27.01.2022** relating to car parking and the inappropriate use of a Grade II* listed public park for parking. The use as a car park is also contrary to local and regional planning policy. The full response is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.474 An additional objection dated **21.04.2022** includes an in depth analysis of the Environmental Impact Assessment. Further comments suggest a more holistic approach to development should be taken, including co-ordination of owners, comments also note concern that no alternative site options have been put forward, other participating sports have not been considered and community benefits have not been explored. The full response is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.475 An additional objection dated **11.07.2022** raised further comments relating to land swaps with The Wimbledon Club, the desilting of the lake, the covenant which restricts development on the site, proposal for a 4.5ha nature reserve, security fencing, car

parking, suggestion of a park and ride system and concern around the closure of junior golf programme. The full response is available to view on the Merton Planning Explorer via [this link](#).

- 4.5.476 An additional objection dated **12.01.2023** and raises further comments relating to the volume of documents submitted, the covenant, harm to the landscape and length of time to complete, very special circumstances are not well founded, biodiversity studies are inadequate and incorrect, concern regarding use of acid soil, the loss of mature trees and carbon removal, an alternative lake vision proposed, desilting should be its own planning application, failure to recognise needs of other sports and no alternatives have been considered. The full response is available to view on the Merton Planning Explorer via [this link](#).

Gardens Residents Association dated 08.09.2021

- 4.5.477 A response dated **08.09.2021** from Gardens Residents Association is available to view on the Merton Planning Explorer via [this link](#). They object to the proposed development noting the following concerns:
- 4.5.478 Concern that the scale of the development and concrete used will be harmful to trees, heritage and landscape, introducing significant pollution, noise, light and carbon emissions.
- 4.5.479 Concern regarding the inappropriate use of MOL and the impact on the Grade II* registered park/ "Capability" Brown Landscape.
- 4.5.480 Concern that the Show Court will be detrimental to surrounding views and the historic landscape.
- 4.5.481 Concern regarding the use of the public park for car parking
- 4.5.482 Concern regarding the closure of Church Road.
- 4.5.483 Concern that the 'permissive access' can be removed, and the wider community benefits are vague.

John Innes Society dated 27.09.2021

- 4.5.484 A response from John Innes Society is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal on the following grounds:
- 4.5.485 The proposal is not compliant with policies relating to heritage assets or MOL.
- 4.5.486 The extent of the development including Show Court player hubs and maintenance buildings, is too large.

Kingsridge Residents Association dated 30.09.2021

- 4.5.487 One response from Kingsridge Residents Association is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal on the following grounds.
- 4.5.488 Concerns the development would be in breach of the covenant imposed on application site land.
- 4.5.489 Concern regarding the removal of the historic open space and MOL land.
- 4.5.490 Concern regarding the environmental impact including loss of trees and natural habitats.
- 4.5.491 Concern relating to the permissive park access.

4.5.492 Concern that the boardwalk is visually unacceptable and would cause impact on ecological and historical grounds.

4.5.493 Concern regarding the closure of Church Road.

4.5.494 Concern regarding construction period.

4.5.495 Concern regarding the use of public land for the queue and parking.

Lawn Tennis Association (LTA) dated 26.09.2022

4.5.496 One response from the LTA is available to view on the Merton Planning Explorer via [this link](#). The letter of support raises the following main points:

4.5.497 The AELTC makes a significant and valuable contribution to British tennis through the surplus allocated to the LTA each year, which is based directly on the financial success of The Championships, Wimbledon. The surplus provides crucial support to the LTA's vision to make tennis relevant, accessible, welcoming and enjoyable for all, and helps to develop tennis in Britain, from grassroots participation through to the professional levels of the sport.

4.5.498 The project proposals will allow the AELTC to take the steps necessary to safeguard the future of The Championships, by moving the Qualifying event on-site and improving the player and practice facilities, to ensure they keep pace with the standards expected from a Grand Slam tournament. An increase in capacity, brought about by showcasing The Championships and Qualifying matches across a wider site, will allow even more tennis fans to enjoy this world-class event, and we hope, inspire the stars of tomorrow to pick up a racket.

4.5.499 There will be community benefits from the scheme, including new courts, a new public park and a boardwalk around the lake.

4.5.500 The proposed Wimbledon Park Project will play a vital role in ensuring The Championships retains its place at the pinnacle of the sport, and in turn, the future success of tennis in the UK through its support for the LTA in the years to come.

London Wildlife Trust received dated 16.02.2022, 16.11.2022 and 06.04.2023

4.5.501 Three responses from the London Wildlife Trust in support of the proposed development.

4.5.502 The responses dated **16.02.22** and **16.11.2022** are available to view on the Merton Planning Explorer via [this link \(1\)](#) and [this link \(2\)](#) supporting the proposal on the following grounds.

4.5.503 The proposed layout of the courts and management of spaces between the courts would result in a greater extent of semi natural habitat that could be created, compared to the existing golf course.

4.5.504 New courts would only occupy half the space that the golf course took up which would also allow for additional habitat creation.

4.5.505 Support for the provision of new entrances, walking loops and boardwalk within Wimbledon Park and increasing access to nature.

4.5.506 Support for enhancement of the lake and desilting.

4.5.507 The updated proposal enhances the net gain for biodiversity using DEFRA's method.

4.5.508 An additional response on the **06.04.2023** provides additional justification on the above comments. The document outlines the overall biodiversity net gain of the site and

states that the Trust consider the project will benefit wildlife and people's access to significantly more natural, ecologically richer greenspace compared to the current base line situation. As such, the biodiversity plans and enhancements contained within the scheme have their support. The full response is available to view on the Merton Planning Explorer via [this link](#).

Merton Cycling Campaign dated 12.01.2021

- 4.5.509 A response from Merton Cycling Campaign is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal on the following grounds:
- 4.5.510 Comments relate to the overall cycle accessibility of the site, noting that providing additional cycle parking on site is not a substitute for improving overall accessibility to and from the site.
- 4.5.511 The current cycle proposals are not acceptable as the closures to Church Road, Home Park Road and the new Wimbledon Park path restrict cyclists from using these.
- 4.5.512 The Applicant should look to improve area wide cycling provision in conjunction with the local authority and TfL.

Merton Friends of the Earth dated 29.09.21 and 11.08.2021

- 4.5.513 Two responses were received from Merton Friends of the Earth is available to view on the Merton Planning Explorer via this [link\(1\)](#) and this [link \(2\)](#). It objects to the proposal on the following grounds:
- 4.5.514 Concerns regarding concreting over of large area of need green space.
- 4.5.515 Concerns of expanding car parking spaces.
- 4.5.516 Concerns regarding removal of mature trees – replacement saplings would not have the same capacity to remove carbon dioxide.
- 4.5.517 Concerns of congestion, disruption, air and noise pollution from the construction.
- 4.5.518 Concerns the proposal would set precedent for development on MOL.
- 4.5.519 Increasing championship side would increase the carbon emissions which would be incompatible with the Council's commitment to achieve net zero by 2050 and the climate emergency.
- 4.5.520 The proposed amendments to the application do not make material change to the project.
- 4.5.521 Concerns of loss of concreting over green space and the scale and form of the proposed Show court.

Merton Green Party dated 10.11.2021

- 4.5.522 A response from Merton Green Party is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal on the following grounds:
- Concern regarding the inappropriate use of MOL and the impact on the Grade II* registered park/“Capability” Brown Landscape.
- 4.5.523 Concerns that the application does not comply with national, regional and local planning policy.
- 4.5.524 The nature of an outline application in a Conservation Area is unacceptable.

- 4.5.525 Concerns relating to noise, pollution levels and traffic disruption as a result of construction period.
- 4.5.526 Concern relating to carbon emissions during the build phase and the significant loss of mature trees. Concern regarding overall environmental degradation including loss of habitats.
- 4.5.527 Concern that the claims within the application documents relating to 'net zero' and 'net gain' biodiversity, are not well founded or supported.

Merton Residents Transport Group dated 01.10.2021

- 4.5.528 A response from Merton Residents Transport Group is available to view on the Merton Planning Explorer via [this link](#). Comments raised highlight the following:
- 4.5.529 Welcome the reduction in parking during The Championships and the new pedestrian route between Church Road and Wimbledon Park, through the parkland.
- 4.5.530 It is recommended that cycle access is provided through the AELTC Parkland.
- 4.5.531 The pedestrian route through the parkland should be open in line with the hours of Wimbledon Park.
- 4.5.532 Increase in cycle parking provision in the AELTC Parkland should be provided.
- 4.5.533 Funding should be secured and used for a new zebra crossing over Church Road at the southern tip.
- 4.5.534 The travel plan should set better aspirations on employees cycling to work.
- 4.5.535 The travel plan should ensure more visibility of active travel options when visiting the Championships, including online and on-site maps/signage.
- 4.5.536 Secure cycle parking on site should be provided and include e-bike provision.

Northwest Wimbledon Residents Association dated 09.09.2021

- 4.5.537 A response from Northwest Wimbledon Residents Association is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal on the following grounds:
- 4.5.538 Concerns the development would be in breach of the covenant imposed on application site land.
- 4.5.539 Concern relating to visual impact of show court on surrounding heritage assets and on the MOL.
- 4.5.540 Concern relating to the historic setting of the development, specifically the impact on the Grade II* registered park/MOL and conservation areas.

Parkside Residents Association (PRA) dated 25.08.2021, 29.09.2021, 09.03.2022, 09.08.2022 and 20.02.2023

- 4.5.541 Five responses from Parkside Residents Association. They object to the proposed development.
- 4.5.542 PRA's first response dated **25.08.2021** is available to view on the Merton Planning Explorer via [this link](#). The following points are raised.
- 4.5.543 Initial concerns that the consultation period for the application was too short and several documents were missing.

- 4.5.544 An additional response dated **29.09.2021** provided the following objections:
- 4.5.545 Concerns that the application does not comply with national, regional and local planning policy.
- 4.5.546 Concern relating to the historic setting of the development, specifically the impact on the Grade II* registered park and “Capability” Brown landscape.
- 4.5.547 Concern regarding environmental impact of the development.
- 4.5.548 Concerns the development would be in breach of the covenant imposed on application site land and lack of transparency from AELTC.
- 4.5.549 Concern that community benefits, particularly the employment opportunities, sporting benefits, parkland benefits and resident ticket ballots are not well justified. The full response is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.550 An additional response dated **09.03.2022** raises concerns regarding the claimed ‘Very Special Circumstances’ benefits, the economic impact, the lack of guarantee for increased funding to the Wimbledon foundation, unquantified/unexplained community benefits, permissive park access could be removed, and the lake boardwalk delivers an existing obligation. There is an excessive number of new courts, the new land should be used for the queue and car parking, not public land. Concern regarding the closure of Church Road. Concern regarding impact on biodiversity, felling of trees, the extent of excavation works and disputed urban greening assessment. Finally concerns regarding development on MOL and that the covenant given in 1993 should prevent development on the site. This is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.551 An additional response dated **09.08.2022** provides additional objections. This is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal, raising concern that comments raised by the GLA have not been sufficiently responded to and it also raised additional ecological concerns.
- 4.5.552 An additional response dated **20.02.2023** provides additional analysis of the community benefits the scheme is proposing, in connection with the requirement to provide very special circumstances. NB officers understand the date on the letter is dated 2022 in error. The full response is available to view on the Merton Planning Explorer via this [link](#).

St John’s Area Residents’ Association Received dated 07.02.2022

- 4.5.553 A response from the St John’s Area Residents’ Association is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal on the following grounds:
- 4.5.554 Concern regarding damage to the Grade II* listed Wimbledon Park landscape and to protected views of St Marys Church.
- 4.5.555 Concern regarding loss of mature trees and nature/habitats.
- 4.5.556 The application on this site is in contravention of National Planning Policy framework
- 4.5.557 Concerns the development would be in breach of the covenant imposed on application site land which prevents building on the land.

SAVE Britain’s Heritage Received dated 09.09.2021 and 19.08.2022

- 4.5.558 Two responses from SAVE Britain’s Heritage are available to view on the Merton Planning Explorer via [this link \(1\)](#) and [this link \(2\)](#). They object to the proposed

development on the following grounds:

- 4.5.559 Concern relating to the historic setting of the development, specifically the impact on the Grade II* registered park/MOL/“Capability” Brown landscape/conservation areas and adjacent listed buildings. Harm to the above has also not been justified.
- 4.5.560 Additional concern relating to the impact of the show court on the MOL and park.
- Sutherland Grove Conservation Area Resident’s Association dated 17.11.2021**
- 4.5.561 A response from Sutherland Grove Conservation Area Resident’s Association is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal on the following grounds:
- 4.5.562 Concerns that the application does not comply with national, regional and local planning policy.
- 4.5.563 Additional weeks of qualifying/additional spectators will disrupt local neighbourhoods.
- 4.5.564 Concerns about Carbon footprint, and the geological/topographical concerns.
- 4.5.565 Concerns about the removal of trees.
- 4.5.566 Concerns that the development is on MOL/Merton Local Plan is trying to redesignate the land as brownfield.
- 4.5.567 Concerns about environmental sustainability/impact on biodiversity (including bats, birds and marine life in the lake).
- 4.5.568 Concerns regarding Air Quality from transport and construction.
- 4.5.569 Concern over Church Road closure, specifically to cyclist and pedestrians.
- 4.5.570 Concern over design/visual impact of show court.
- 4.5.571 Concern over use of Wimbledon Park for parking and the queue.
- 4.5.572 Outline application is not appropriate for a CA.
- 4.5.573 Concern about potential pressures on LMB/LBW to approve the application.
- 4.5.574 Concerns the development would be in breach of the covenant imposed on application site land.

Swift Conservation dated 30.09.2021

- 4.5.575 A response from Swift Conservation is available to view on the Merton Planning Explorer via [this link](#). Comments raised highlight the following:
- 4.5.576 Recommendations in the Ecological Mitigation Strategy report should be conditioned including detailed provision for swifts to be set out. Request that specific swift bricks are installed near roof level.

Tree Warden Group Merton Received dated 01.10.2021, 15.08.2022 and 20.09.2022

- 4.5.577 Three responses from the Tree Warden Group Merton are available to view on the Merton Planning Explorer via [this link \(1\)](#), [this link \(2\)](#) and [link \(3\)](#). They object to the proposed development on the following grounds:
- 4.5.578 Concerns regarding the removal trees, particularly with regard to the climate crisis.
- 4.5.579 The arboricultural impact assessment is incomplete and does not correctly value the

quality of all specimen trees or accurately assess the loss of tree canopy

- 4.5.580 The ecological benefits of the existing trees would be lost, and it would take a significant time for new trees to re-provide this benefit.
- 4.5.581 Concerns of difficulty of establishing semi-mature trees and transplanted trees
- 4.5.582 Additional concerns relate to the harm to the listed landscape, the inappropriate use of MOL, and the lack of benefits to the public.
- 4.5.583 It's suggested the Council commission a tree consultant to assess the loss of canopy cover.
- Third Party Ecologist (Dr D.G. Dawson) dated 22.09.2021, 30.12.2021, 22.02.2022, 22.02.22, 21.03.2022, 05.07.22, 20.09.2022 and 22.09.2022.**
- 4.5.584 Eight responses were received from Dr D.G. Dawson, a local resident with ecological knowledge. Many other representations refer to representations by Dr D.G Dawson when referring to ecological matters. They object to the proposed development principally on grounds of ecological impact. Further detail is provided below:
- 4.5.585 An initial response dated **22.09.2021** is available to view on the Merton Planning Explorer via [this link](#). It objects on the following grounds the claims for biodiversity net gain are seriously faulted. The objection sets out reasons in detail for this including:
- 4.5.586 Insufficient data and surveying meaning that existing value of habitats is underestimated.
- 4.5.587 The extent of a national priority habitat, Wood pasture and parkland, was grossly underestimated. This is compounded by an under-valuing of the grassland component of the priority habitat, which has potential as neutral (mesotrophic) grassland. he supposed "gain" of acid grassland from this expensive substitution is very unlikely to be achieved.
- 4.5.588 Wimbledon Park Lake was seriously undervalued because no recourse was had to the findings of a five-year study of lake water quality and the habitat value of the lake. Large areas of the lake shallows are proposed for disposal of sediment dredged from the centre of the lake, dressed up as reedbed, and as a habitat gain. In fact, the lake is a national priority habitat supporting a rich biota, including 8 species of bats that come for the insect food emerging from the water, making the landscape one of the best for bats in London. Replacement of a large area of this with reedbed is a net loss to biodiversity.
- 4.5.589 Sediment excavated from the lakebed is proposed to be dumped around the edge of the lake. This compromises water's edge vegetation and a national priority habitat, wet woodland.
- 4.5.590 Concerns surveys miss a large proportion of the species that breed, pass through on migration or winter in the heritage landscape. This omission, too, introduces a fictional "gain" when compared with a purely theoretical species composition in future. Concerns many existing species will be harmed by the losses of trees and reduction in the area of shallow eutrophic water and the food that thrives in and above the water.
- 4.5.591 The adverse effects of the proposed buildings, tennis courts and access paths are not properly accounted for. Concerns are raised in respect of lighting, nutrient and herbicide pollution and the time it will take for new trees to achieve replacement quality.
- 4.5.592 An additional response dated **30.12.2021** is available to view on the Merton Planning

Explorer via [this link](#). The objection concerns specifically ‘the water quality and biodiversity of Wimbledon Park Lake. The objection contests claims that the proposed development would assist with removal of pollutants, flood control amenity and biodiversity enhancement. The objection considers that sources of nutrient pollution are not remedied in the AELTC panning application listing a number of reasons. Particular concern is raised regarding the provision of reedbed noting that it would replace wet woodland and open water resulting in a net loss of biodiversity. Concerns there is a lack of detail with regard to sediment removal and that access to nature would be better served by a walkway around the lake rather than a boardwalk.

- 4.5.593 Two additional responses dated **22.02.2022** are available to view on the Merton Planning Explorer via this [link \(1\)](#) and this [link \(2\)](#). The responses concern Urban Greening Factor and the soils of Wimbledon Park. The Urban Greening Factor calculation of 0.95 on the basis that the existing site has an UGF of 0.99 representing a 4% loss in greening. Concerns are further raised that the UGF is calculated wrong meaning that the UGF should be calculated as lower than stated and therefore AELTC’s planning proposal for the golf course and lake would cause substantial harm to urban greening. Analysis is presented to argue that the predicted biodiversity net gain from acid grassland and woodland creation would not eventuate. It considers that proposed new habitats would be unnatural and difficult or impossible to establish and would not constitute a net gain. The aims for habitat enhancement should be for habitats of poorly drained, neutral to alkaline soils, for which there is good evidence.
- 4.5.594 Officers note an updated response concerning the soils of Wimbledon Park dated **21.03.2022** was submitted and available to view on the Merton Planning Explorer via [this link](#) which similarly objects to the proposal on basis that proposed habitats are not appropriate with regard to soils on the site.
- 4.5.595 An additional response dated **05.07.2022** is available to view on the Merton Planning Explorer via [this link](#). The objection refers to May updates to the planning application which the preferred method of sediment removal and the aims that led the All England Club to propose a circular walkway within the lake. The objection raises concern regarding lack of detail of lake desilting and sediment deposition. Concerns are raised that the preferred method of desilting would result in nutrient pollution. Concern is reiterated that reedbeds would harm biodiversity. Concern is raised the proposed quiet zones would be subject to human disturbance preventing nature from flourishing. It’s considered that realistic alternatives to the boardwalk exist. Concerns the boardwalks and reedbeds would harm views that survive from “Capability” Brown’s design. Concerns of lack of regulation of access and maintenance by AELTC in respect of the boardwalk.
- 4.5.596 An additional response dated **20.09.2022** is available to view on the Merton Planning Explorer via [this link](#). The response focuses on issues relating to response from the GLA. Concern is raised that the area of proposed AELTC Parkland is smaller than stated given the presence of the nature reserve and the maintenance hub. Concern is raised that the proposal wrongly addresses access to nature as the public park was omitted from public park Greenspaces Green and Blue Infrastructure, Biodiversity and Open Space Study. It’s contested that the proposal would be of heritage benefit noting that designed views would be harmed by boardwalks and reedbeds. Biodiversity Net Gain is contested due to loss of habitat, desilting, and disturbance from lighting and human disturbance. The GLAs acceptance of the public access to nature (via the boardwalk) and Urban Greening Factor is contested.
- 4.5.597 An additional response dated **22.09.2022** is available to view on the Merton Planning Explorer via [this link](#). The response focuses on trees and woodlands in the proposals. The objection raises concerns regarding surveying, notably that 1000 trees were missed from surveying and that not accounting for the harm to these trees contributes

to the calculation of a fictional biodiversity net gain. Concerns that transplanting trees would be difficult to implement. Concerns of the loss of dead wood and future veterans. Concerns of loss of mature trees which would have a negative impact on biodiversity, carbon. Concerns that new trees would not thrive compared to natural seedlings and would take significant time to replace existing. Concerns views relating to “Capability” Brown’s landscape tradition are compromised by tree strategy. Concerns the species proposed are native woodland failing to reflect the range employed by Lancelot “Capability” Brown.

Queens Road Residents Group dated 24.09.2021, 08.03.2022 and 04.11.2022

- 4.5.598 Three responses from Queens Road Residents Group are available to view on the Merton Planning Explorer via [this link \(1\)](#), [this link \(2\)](#) and [this link \(3\)](#). They object to the proposed development on the following grounds:
- 4.5.599 Echoed the concerns raised by the Wimbledon Society
- 4.5.600 Concerns that the application is an inappropriate development on MOL, Grade II* listed and historic “Capability” Brown land.
- 4.5.601 Concern that amendments were made during holidays to prevent objections being made.
- 4.5.602 Concern regarding the loss of mature trees and the overall impact on the environment which has not been justified.

Victoria Drive Conservation Area Residents Association dated 20.09.2021, 01.08.2022 and 12.12.2022.

- 4.5.603 Three responses from Victoria Drive Conservation Area Residents Association are available to view on the Merton Planning Explorer via [this link \(1\)](#), [this link \(2\)](#) and [this link \(3\)](#). They object to the proposed development on the following grounds:
- 4.5.604 Concern regarding the environmental impact including the use of concrete, additional pollution, noise, light and the loss of mature trees.
- 4.5.605 The designation of MOL, Grade II* parkland and “Capability” Brown design should be respected. The proposed show court would be detrimental to the character of the historic setting and cause harm to surrounding views
- 4.5.606 Concern regarding the use of public land for the queue and parking
- 4.5.607 Concern regarding the closure of Church Road and diversion of 493 bus route
- 4.5.608 Concern regarding the ‘permissive’ access of the park. Suggestion that the park should be managed by a community trust.
- 4.5.609 The community benefits are not clear and the boardwalk represents a previous commitment already agreed to.
- 4.5.610 Concerns the development would be in breach of the covenant imposed on application site land.
- 4.5.611 Additional concerns that amendments to the plans were not clear and difficult for residents to understand.

Wandsworth Society dated 28.09.21 and 12.04.2023

- 4.5.612 Two responses from the Wandsworth Society and are available to view on the Merton Planning Explorer via this [link \(1\)](#) and this [link \(2\)](#). They object to the proposed

development on the following grounds:

- 4.5.613 Concerns regarding the site red line boundary being inaccurate.
- 4.5.614 Concerns that the new show court is contrary to borough plan policies regarding conserving MOL and the height of the show court also.
- 4.5.615 The 38 new courts (and any associated fencing) are visually obtrusive to the open parkland vistas.
- 4.5.616 Construction of the courts will adversely affect drainage and natural run off.
- 4.5.617 Concern regarding the overall loss of mature trees.
- 4.5.618 Concern regarding the additional usage of public transport and capacity of road traffic.
- 4.5.619 Concern that the courts will not be publicly accessible.
- 4.5.620 Other comments expressed concern at the lack of detail CGIs of the new show court, recommended that the boardwalk should be replaced with a graded pathway and that a condition ensures the public land is accessible for future users.
- 4.5.621 The second response received raised concern specifically in relation to Carbon emissions of the proposed development.
- 4.5.622 Concern is raised in respect of the Whole Life Carbon estimates and that elements have been omitted from CO2 emissions e.g. biomass gains and losses.
- 4.5.623 It's stated there should be an independently appointed park planner that managed the WPP domain v public park domain.
- 4.5.624 Concern that the Net Gain Assessment is complex and is difficult to trust without independent review.
- 4.5.625 Concern is raised in respect of JAM comments on the application in terms of climate change.

West Wimbledon Residents Association dated 22.09.2021 and 29.07.2022

- 4.5.626 Two responses from West Wimbledon Residents Association are available to view on the Merton Planning Explorer via [this link \(1\)](#) and [this link \(2\)](#). They object to the proposed development on the following grounds:
- 4.5.627 Concern relating to visual impact of show court and outside courts on surrounding heritage assets.
- 4.5.628 Concern regarding loss of mature trees and climate crisis.
- 4.5.629 The scheme represents an overdevelopment of the site.
- 4.5.630 Concern regarding overall environmental impact/use of concrete.
- 4.5.631 Concern regarding construction and transport impact over the build phase.
- 4.5.632 Concern over use of Wimbledon Park for parking and the queue.
- 4.5.633 Concerns access to permissive park could be revoked at any time and the lack of public benefits including access to tennis courts. The permissive park is also marred by the maintenance hubs within it.
- 4.5.634 Concerns the development would be in breach of the covenant imposed on application site land.

4.5.635 Concerns relating to the number of mature trees to be felled.

4.5.636 Concern regarding the closure of Church Road.

The Wimbledon Club (WC) dated 30.09.2021, 11.10.2021 and 3.08.2022

4.5.637 Three responses were received from The Wimbledon Club whose grounds adjoin the application site. These are available on the Merton Planning Explorer via this [link \(1\)](#), [this link \(2\)](#) and [this link \(3\)](#). The responses raise the following points:

4.5.638 Concerns that suitable requisite notice has not been issued to WC.

4.5.639 Concern that neighbour notification had not been received by WC.

4.5.640 WC note land is included within the planning application boundary, namely the access road and other parts of land along the club's boundary where landscaping and tree planning is proposed. It is requested that the Applicant discuss boundary work within The Wimbledon Club prior to commencement.

4.5.641 The permission for golfers to cross the WC access road will cease when the golf club stops.

4.5.642 WC note they have not agreed to proposal to change the nature of their driveway or any of their boundaries.

4.5.643 WC note a scheme must be agreed with the WC for AELTC's new plans, with spectator access from the north and south and flowing freely around the area, to work.

4.5.644 WC note that details of the boardwalk need to be understood as the boardwalk is a short distance from our land and raises concern over security and views of, and access to the lake enjoyed from the WC clubhouse.

4.5.645 WC note concern regarding the impact of construction on the enjoyment of their facilities and the effect on local traffic.

4.5.646 WC note they need to fully understand the size and location of the proposed stadium and its impact on our views and grounds within the current parkland setting.

4.5.647 WC note concerns regarding the effect of development on draining of WC grounds. The recent lowering of the level of the lake has improved WC drainage and would not want to see this reversed.

4.5.648 WC supports the principle of improving access to tennis and enhancing the landscape in which it is played.

4.5.649 There is a need for some amendments and clarifications so that the WC can be satisfied that there would be no significant adverse impact on The Wimbledon Club from an amenity, access, servicing, or construction perspective.

4.5.650 The Wimbledon Club has offered up the opportunity of replacing its large green sports hall, ground staff's building on the lake shore and cottage with a more aesthetically pleasing sports centre in a different position away from the lake edge. The AETLC could use this building, removing some of its proposed seven maintenance buildings.

4.5.651 Concerns regarding Church Road closure and accessibility to the WC. A wider analysis of accessibility of the site during the Wimbledon qualifying event and The Championships should be provided to allow full understanding and assessment of the potential impacts on impacts on the surrounding street network.

4.5.652 Concerns are raised in respect of potential impacts on The Wimbledon Club from construction noise, air pollution and traffic. Little through given to the impact of The

Wimbledon Club in the Outline Construction Logistics document.

- 4.5.653 Concerns are raised in respect of potential impact on WC drainage. It is requested that a planning condition requires the drainage mitigation strategy to be implemented and monitored over a three-year period. It also requests a commitment of AELTC to remedy any failure of the mitigation strategy.

Wimbledon Common West Residents Association dated 25.07.2022 and 28.11.2022

- 4.5.654 Two responses from Wimbledon Common West Residents Association are available to view on the Merton Planning Explorer via [this link \(1\)](#) and [this link \(2\)](#). It objects to the proposal on the following grounds:
- 4.5.655 Concern regarding inappropriate development on MOL and Grade II* registered parkland.
- 4.5.656 Additional concerns that amendments to the plans were not clear and difficult for residents to make a full assessment.
- 4.5.657 The club should consult with the local community more.

Wimbledon East Hillside Residents Association dated 27.09.2021

- 4.5.658 One response from Wimbledon East Hillside Residents Association is available to view on the Merton Planning Explorer via [this link](#). It raises the following comments on the proposal:
- 4.5.659 AELTC must be instructed to enhance the “Capability” Brown legacy.
- 4.5.660 Concerns the development would be in breach of the covenant imposed on application site land.
- 4.5.661 AELTC must either retain the MOL or purchase equivalent hectares in the vicinity.
- 4.5.662 Merton Council has a clear conflict of interest in this application.

Wimbledon Park Residents Association dated 29.09.2021, 30.01.2023, 09.02.2023, 15.02.2023, 13.04.2023, 14.08.2023, 10.10.2023

- 4.5.663 Five responses from the Wimbledon Park Residents Association were received by the Council which object to the proposed development.
- 4.5.664 A response dated **29.09.2021** is available to view on the Merton Planning Explorer via [this link](#) raising the following points:
- 4.5.665 Concern that the outline application is not valid as it contradicts Merton’s local plan policy stating that outline applications are not acceptable for heritage assets. The outline application does not provide enough detail for residents to review and comment.
- 4.5.666 Concern that the Applicant has not put forward sufficient ‘special’ circumstances to justify the development nor has it provided any public benefits.
- 4.5.667 Concerns the proposal would harm the historic landscape, notably the significance of the Grade II registered Park and Garden and “Capability” Brown’s design.
- 4.5.668 Concerns that the MOL policy would be breached and that Very Special Circumstances have not been demonstrated by the Applicant.
- 4.5.669 Concern regarding the increase in car parking and suggestion that AELTC should

provide parking on its own land and not make use of public parks for this. Concern at the lack of emphasis on sustainable travel to and from the site.

- 4.5.670 Concern that the public park will continue to be used for car/vehicles/The Queue and servicing. This should now be undertaken on AELTC's land and not a public park
- 4.5.671 Concerns that the public park is access is only 'permissive' and can be withdrawn at any time.
- 4.5.672 Scale of the show court is inappropriate on MOL and concern that show court would disrupt views from a number of directions and would cause substantial visual harm.
- 4.5.673 Concern that the fencing around the outside courts, new structures and maintenance buildings and proposed entrance villages will also impact on openness and cause substantial visual harm.
- 4.5.674 Concern that the closure of Church Road will lead to traffic disruption and subsequent pollution on adjacent streets. The proposed re-paving is not considered a sufficient off set for its closure.
- 4.5.675 Concern that this represents a missed opportunity to coordinate improvements for the heritage at risk park.
- 4.5.676 Concerns the development would be in breach of the covenant imposed on application site land which prevents building on the land and the creation of the lakeside walkway once golf had ceased.
- 4.5.677 Concern at the lack of public offering for use of the tennis courts, and funding for tennis facilities in Wimbledon Park and at overall lack of community engagement.
- 4.5.678 Concern at the overall environmental impact of the scheme including use of concrete for outside courts.
- 4.5.679 It is suggested the Applicant should undertake a traffic assessment (on pedestrian, cycle and vehicular impacts) relating to the closure of Church Road. The works to Church Road should be excluded from this application and the red line boundary modified. The Applicant should look to develop the Raynes Park tennis complex.
- 4.5.680 An additional response dated **30.01.2023** raises additional environmental objections. This is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal on the following grounds:
- 4.5.681 Concern that the London Wildlife Trust endorsement is not well founded as it does not acknowledge loss of urban greening, does not analyse the biodiversity net gain thoroughly enough and LWT have acknowledged there were problems with access to nature in the submission.
- 4.5.682 An additional response dated **09.02.2023** raises additional environmental objections. This is available to view on the Merton Planning Explorer via [this link](#). It objects to the proposal on the following grounds:
- 4.5.683 Concern that amended documents (Travel Plan) were not clear in detailing where the changes were made and leaves uncertainty over the use of Church Road. Concern that attempts to establish what the changes were, have not been addressed to the society.
- 4.5.684 An additional response dated **15.02.2023** raised additional legal and planning arguments relating to the 1993 covenant. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.685 An additional response dated **13.04.2023** raises comments in relation to the history,

ownership, and public law duties of the London Borough of Merton in relation to the Wimbledon Park Estate, particularly the sale of the golf course to the applicant in 1993. Particular reference is made to the relevance of the Supreme Court Decision of Day v Shropshire (2023 UKSC 8). This response is available to view on the Merton Planning Explorer via [this link](#).

- 4.5.686 An additional response was received dated **14.08.2023** which raises further objection on grounds that the application site land is held in statutory trust for the public which is considered incompatible with the planning application. Links are made between the statutory trust, the 1986 golf club lease, permissive access, and the Supreme Court Decision of Day v Shropshire (2023 UKSC 8). Reference is also made to the Applicant's supporting bundle of relevant factual evidence (supporting the Applicant's legal opinion) which they consider raises new material which establishes that the golf course land was always within and treated as part of the Wimbledon Park Estate, including for the purposes of the Wimbledon Corporation Act 1914. The response is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.687 An additional response was received dated **10.10.2023**. The response objects the Applicant's updated Urban Greening Factor Calculation. The objection considers the revised UGF calculation is inaccurate, and the development would result in a reduction of at least 0.8, probably nearer 0.7. The objection considers there would be a substantial net loss in biodiversity and greening. The objection cross-refers to previous evidence submitted by a third party with ecological expertise, Dave Dawson. The response is available to view on the Merton Planning Explorer via [this link](#).
- Wimbledon Society dated 23.09.2021, 20.07.2022, 09.08.2022, 15.08.2022, 01.09.2022, 01.11.2022, 23.11.2022, 22.02.2023, 13.04.2023, 19.04.2023, 27.04.2023, and 08.06.2023**
- 4.5.688 12 responses were received from the Wimbledon Society objecting to the proposed development.
- 4.5.689 Their initial response dated **23.09.2021** is available to view on the Merton Planning Explorer via [this link](#). It raises the following points:
- 4.5.690 Concerns that the application does not comply with national, regional, and local planning policy regarding MOL and development of the show court.
- 4.5.691 The proposed public benefits are not adequate to make up for the harm to open land and heritage. The offer of dredging the lake raises questions about the independence of the council determining the application.
- 4.5.692 Suggestion that the decision on the application should be made at national level.
- 4.5.693 Concerns the development would be in breach of the covenant imposed on application site land particularly in relation to the show court.
- 4.5.694 Concern regarding the loss of openness from the show court and ancillary buildings/outside courts.
- 4.5.695 The nature of the outline application is unacceptable.
- 4.5.696 Concern regarding the closure of Church Road, which would increase traffic and divert cyclist/pedestrians from Southfields and Wimbledon
- 4.5.697 Concern that the public park will continue to be used for parking/vehicles and The Queue. This should now be undertaken on AELTC's land and not a public park.
- 4.5.698 Concern regarding impact of construction period on local roads, including HGV routes.

- 4.5.699 The application is a missed opportunity to create a new east west pedestrian and cycle route.
- 4.5.700 Additionally, suggestions for changes to the application were:
- 4.5.701 No permanent buildings on the golf course, temporary building, all built on MOL should be replaced equivalently, maintenance should be located on the western side, new public footpaths, temporary queue facilities provided on site, court number reduced, construction traffic plan should reflect nature of surrounding roads. The full detailed response is available to view here.
- 4.5.702 An additional response dated **20.07.2022** highlighted inconsistencies with the application documents notably, underestimation of site construction traffic, underestimation of cut and fill volumes and soil movement, concern that the CLP has not been revised adequately and is misleading, and concern the amount of concrete required has been underestimated and the number of HGVs factored appears incorrect. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.703 An additional response dated **09.08.2022** makes comments regarding the lack of changes the Applicant has made in their revised proposal. Critical issues with planning documents have failed to be addressed. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.704 An additional response dated **15.08.2022** makes detailed comments relating to the 1993 covenant which suggests the development would be in breach of the agreement and this should be given weight as a material consideration. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.705 An additional response dated **01.09.2022** makes detailed comments relating to biodiversity concerns including net loss of biodiversity and urban greening factor, existing biodiversity ignored, loss of mature trees, destruction of national priority habitat and parkland including around the lake, water pollution of the lake, desilting process will harm the lake, access to nature will be removed, boardwalk compromises views, concern regarding acid soils, harm to endangered animal species. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.706 An additional email dated **01.11.2022** expressed concern that no response was received to the letter dated 20.07.2022. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.707 An additional email dated **23.11.2022** expressed concern that a number of additional documents had been uploaded without clear explanation on what documents now form part of the application. Additionally concerns regarding comments made by JAM consultants. Request is made for the application to be withdrawn and resubmitted. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.708 An additional response dated **22.02.2023** relates to comments made by the Wimbledon Park Resident's Association on 15.02.2023. This document is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.709 An additional response dated **13.04.2023** expresses support for the paper sent by the Wimbledon Park Resident's Association in relation to comments regarding the statutory advertisement and public consultation of the site including reference to the Supreme Court decision in the case of Day v Shropshire (2023 UKSC 8). This response is available to view on the Merton Planning Explorer via [this link](#).
- 4.5.710 An additional response dated **19.04.2023** endorses the Belvedere Estate Residents' Association (BERA) letter sent on 15.04.2023 relating to the delivery of the lakeside

walkway and the 1993 covenant. This document is available to view on the Merton Planning Explorer via [this link](#).

4.5.711 An additional response dated **27.04.2023** reiterates concerns relating to construction traffic estimates. This document is available to view on the Merton Planning Explorer via [this link](#).

4.5.712 An additional response was received dated **06.08.2023** summarising the society's environmental objections. The key grounds of concern include biodiversity Net Gain, loss of trees, impact on the lake, biodiversity net gain and urban greening calculations, use of biocides and fertilizers, release of sequestered carbon and impact on the "Capability" Brown landscape. The document is available to view on the Merton Planning Explorer via [this link](#).

Wimbledon Park Residents Association & Wimbledon Society joint response dated 01.08.2022

4.5.713 A Joint response was received from Russell-Cooke LLP on behalf Wimbledon Park Residents Association and the Wimbledon Society. This is available to view on the Merton Planning explorer via [this link \(1\)](#) and this [link \(2\)](#).

4.5.714 The representation provides a legal opinion in respect of the relevance of the Supreme Court decision in the case of Day v Shropshire (2023) arguing fundamentally that applicant has not put forward any secure basis to disregard the statutory trust over the application land.

Wimbledon Union of Residents on 30.09.2021, 25.07.2022 and 28.11.2022

4.5.715 Three responses from Wimbledon Union of Residents are available to view on the Merton Planning Explorer via [this link \(1\)](#), [this link \(2\)](#) and [this link \(3\)](#). It objects to the proposal on the following grounds:

4.5.716 Concern regarding inappropriate development on MOL and Grade II* registered parkland.

4.5.717 The number of courts is excessive.

4.5.718 Concerns that this undermines environmental commitments and planning law.

4.5.719 Additional concerns that amendments to the plans were not clear and difficult for residents to make a full assessment.

4.5.720 The club should consult with the local community more.

5. PLANNING POLICY CONTEXT

5.1.1 There are four key adopted planning documents that are a material considerations for the assessment of this planning application. These comprise:

- The National Planning Policy Framework (2023)
- The London Plan (2021)
- London Borough of Merton's Core Strategy (2011)
- London Borough of Merton sites and Policies Plan (2014)

5.1.2 LBM are also in the process of creating a new Local Plan. However, this plan is not yet adopted and therefore carries limited weight. The current adopted policies as set out in the plans above form the basis for the planning assessment. The policies which relate to this planning application are listed below.

List of relevant planning policies

National Planning Policy Framework (2023)

- Chapter 2 Achieving sustainable development
- Chapter 3 Plan-making
- Chapter 4 Decision-making
- Chapter 6 Building a strong, competitive economy
- Chapter 7 Ensuring the vitality of town centres
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 10 Supporting high quality communications
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 13 Protecting Green Belt land
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

London Plan (2021)

- Policy SD6 Town centres and high streets
- Policy SD8 Town centre network
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design

- Policy D8 Public realm
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy S1 Developing London's social infrastructure
- Policy S4 Play and informal recreation
- Policy S5 Sports and recreation facilities
- Policy S6 Public toilets
- Policy E9 Retail, markets and hot food takeaways
- Policy E10 Visitor infrastructure
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and Local Views
- Policy HC5 Supporting London's culture and creative industries
- Policy G1 Green infrastructure
- Policy G2 London's Green Belt
- Policy G3 Metropolitan Open Land
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 5 Water infrastructure
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding

- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction

Merton Core Planning Strategy (2011)

- Policy CS 6 Wimbledon Town Centre
- Policy CS 7 Centres
- Policy CS 12 Economic Development
- Policy CS 13 Open space, nature conservation, leisure and culture
- Policy CS 14 Design
- Policy CS 15 Climate Change
- Policy CS 16 Flood Risk Management
- Policy CS 17 Waste Management
- Policy CS 18 Active Transport
- Policy CS 19 Public Transport
- Policy CS 20 Parking, Servicing and Delivery

Merton sites and Policies Plan (2014)

- DM R5 Food and drink / leisure and entertainment uses
- DM R6 Culture, arts and tourism development
- DM C1 Community facilities
- DM E4 Local employment opportunities
- DM O1 Open space
- DM O2 Nature Conservation, Trees, hedges and landscape features
- DM D1 Urban design and the public realm
- DM D2 Design considerations in all developments
- DM D4 Managing heritage assets
- DM EP2 Reducing and mitigating noise
- DM EP4 Pollutants
- DM F1 Support for flood risk management
- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
- DM T1 Support for sustainable transport and active travel

- DM T2 Transport impacts of development
- DM T3 Car parking and servicing standards
- DM T4 Transport infrastructure
- DM T5 Access to the Road Network

Merton's New Local Plan

- 5.1.3 Merton's [draft New Local Plan \(Reg 19\)](#) was submitted to the Secretary of State (SOS) on 2 December 2021. The submitted documents pertaining to the draft Local Plan are available in the [examination library](#) on the Council's website.
- 5.1.4 The preparation of Merton's New Local Plan is now in its latter stages and has been subject to two public hearing examinations. The Planning Inspectors are now considering revisions (Main Modifications) to the Local Plan made during the course of the examination alongside additional clarification and information that they requested.
- 5.1.5 The latest available version of Merton's New Local Plan incorporating proposed modifications dated 21st September 2022 is available to view [here](#).
- 5.1.6 Given the New Local Plan is still under consideration by the Planning Inspectorate, the plan is given limited weight by officers in this planning assessment. The current adopted development plan (as referred to para 5.1.1 above) forms the principal basis for assessing this planning application.
- 5.1.7 Officers note that New Local Plan that was submitted to the SOS for examination included Site Allocation Wi3. The site allocation covers the AELTC Main Grounds and the Wimbledon Park Golf Course i.e. the majority of the application site. The site allocation sets out guidance for development, identifying the site as suitable for masterplanning and "to create environmental, social and economic benefits to the wider area, to host more sporting activities, upgrade and improve AELTC's facilities to continue the prominence of The Championships and the opportunity to host more of the pre-Championship activities within Merton including the Qualifying Event".
- 5.1.8 However, a [Post-hearings Letter dated 20th March 2023](#) submitted to the Council by the Planning Inspectorate raised concern regarding the soundness of Wi3 noting that the policy sits uneasily with the legislative definition of allocations in the Town and Country Planning (Local Planning) (England) Regulations 2012 (the 2012 Regulations). In a further [Post-hearings Letter dated 26th April 2023](#), the Planning Inspectorate noted they considered that a policy relating to Wimbledon Park, either as a standalone policy, or incorporated in Policy N9.1 (Wimbledon) would be a more appropriate response. Merton's planning policy team working with the Planning Inspectorate to address their comments, including those in relation to Site Allocation Policy Wi3. Given the uncertainty regarding Site Allocation Wi3 at this current time, Officers consider it appropriate that no weight is given to this policy.

6. PLANNING ASSESSMENT

6.1 Section Overview

- 6.1.1 This section sets out Officers' planning policy assessment in relation to relevant planning considerations. The section is divided into sub-sections which covers the following:
- **6.2** Principle of Development
 - **6.3** Townscape, Visual Impact, Design and Neighbour Amenit
 - **6.4** Heritage
 - **6.5** Transport and Highways
 - **6.6** Ecology, Biodiversity and Green Infrastructure
 - **6.7** Trees
 - **6.8** Climate Change and Waste
 - **6.9** Flooding and Drainage
 - **6.10** Air quality, Noise and Vibration, Light Pollution and Contaminated Land
 - **6.11** Economy and Employment
 - **6.12** Community, Open Space, Sport and Recreation
 - **6.13** Environmental Impact Assessment
 - **6.14** Equality Act 2010
 - **6.15** Local Finance Considerations
 - **6.16** London Borough of Wandsworth Development Plan
 - **6.17** Very Special Circumstances (VSC), Planning Balances, Compliance with the development plan and Overall Conclusion
- 6.1.2 For certain sub-sections, a 'supporting material' section is provided, which contains relevant information that has informed Officers' assessment, for example responses from statutory and non-statutory consultees.

6.2 Principle of Development

Introduction

- 6.2.1 This sub-section considers the key planning principle of development for the proposed alternative use of land within the application site.

Policy Assessment

- 6.2.2 The principle of development concerns the development on Metropolitan Open Land (MOL), building on designated Open Space and loss of the Wimbledon Park golf course for alternative sport and recreational use. Metropolitan Open Land (MOL)
- 6.2.3 The application site is wholly designated within MOL. The London Plan describes MOL as strategic open land within the urban area that protects and enhances the open environment and improves Londoners' quality of life by providing localities which offer sporting and leisure use, heritage value, biodiversity, food growing, and health benefits through encouraging walking, running and other physical activity.
- 6.2.4 London Plan Policy G3 requires that MOL is afforded the same status and level of protection as the Green Belt and should be protected from inappropriate development in accordance with policy tests set out in the National Planning Policy Framework (NPPF) that apply to the Green Belt. NPPF para 137 attaches great importance to Green Belt (and by extension therefore MOL). NPPF para 147 states inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Development that is not (necessarily) inappropriate is identified in paragraph 149 and 150 of the NPPF. Merton Core Strategy (CS) Policy CS13 and Merton sites and Policies Plan (SPP) policy DM O1 supports this policy position.
- 6.2.5 The lawful use of the existing site comprises an 18-hole golf course which includes a small number of buildings (including a clubhouse, a maintenance compound, and several outbuildings around the course); the lake and part of Wimbledon Park.
- 6.2.6 London Plan Policy G3(b) indicates the general purposes of MOL outlining the criteria land should meet to be designated in MOL. G3(b) outlines that the extension of MOL designations should be supported where appropriate. Boroughs should designate MOL by establishing that the land meets at least one of the following criteria:
1. it contributes to the physical structure of London by being clearly distinguishable from the built-up area
 2. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
 3. it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value
 4. it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.
- 6.2.7 Officers consider the existing golf course largely fulfils the key purposes for including land in MOL (see criteria 1-4 in London Plan policy G3(b)) insofar as the site is:
- The site is largely free from built development and therefore contributes to the physical structure of London by being clearly distinguishable from the built-up area.

- Contains open air facilities for sport and recreation albeit with limited public access by nature of being private members club.
- The golf course is part of a designated Historic Park & Garden (Grade II*) which is considered to be of national and metropolitan heritage significance.
- The golf course forms an important piece of local green infrastructure but is not part of strategic green infrastructure corridor.

6.2.8 The development involves development and/or a change of use for the purpose of providing outdoor sports and recreation. Paragraph 149 of the NPPF requires that local planning authorities regard the construction of new buildings in the Green Belt as inappropriate unless they fall within an exception. The proposed development could fall within exception NPPF para 149 (b) (the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport/recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it). The proposed development could also fall within NPPF paragraph 150 (e) (material changes in the use of land (such as changes of use for outdoor sport, or recreation subject to whether the development “preserves the openness of the Green Belt”).

6.2.9 Accordingly, below Officers provide an assessment of openness in respect of various key elements of the proposal. The effect on openness is a matter of planning judgment. However, case law guides that openness may be considered in its spatial and visual senses and having regard to multiple factors, where these arise, such as the volumes of proposed structures, impact on views, design aesthetic and intensity of the proposed land use.

Impact on openness

38 new outdoor grass tennis courts, landscaping, new hardstanding and boardwalk

6.2.10 The proposal involves construction of 38 finely mown grass courts surrounded by concrete ‘ring beams’. The ring beam comprises concrete frame providing drainage, structure for overlay court canvases and camera poles, and a flat surface to house the court covers when they are rolled up. Whilst the courts are in use during the grass court season, each court would be ‘dressed’ with canvas screens. Outside of grass court season the courts would be undressed appearing more open in appearance.

6.2.11 The development also comprises reprofiling the landscape and installing a network of new footpaths and areas of hardstanding which are illustrated on the proposed [General Arrangement Plan](#). The majority of hardstanding would be finished in a buff-coloured bound surface. There would be notable larger expanses of hardstanding around entrances to the north and south of the site, i.e. the northern and southern gateways which would facilitate ticket holders entering and leaving the site during The Championships and Qualifying Event. Further, the proposed ‘Tea Lawn’ area also comprises more significant areas of hardstanding adjacent to the western site boundary.

6.2.12 In addition would be a new lakeside boardwalk constructed around the majority of Wimbledon Park Lake.

6.2.13 Officers consider the majority landscaping proposals as described above would preserve the openness of the MOL to a similar extent as the existing golf course. With the exception of the boardwalk, these elements do not comprise built structures of any significant volume and would not significantly impede views nor would they contribute to the site being indistinguishable from the built up area. Whilst there would be increases in hardstanding that would formalise the landscape in comparison to the

existing golf course, this is not considered to have a material impact on openness, particularly given the suburban context of the wider area. Officers do however consider the boardwalk to have some adverse impact on openness as this structure would clearly protrude above surface of Wimbledon Park Lake and interrupt existing vistas of lake embankment.

Central Grounds Maintenance Hub

- 6.2.14 The Central Grounds Maintenance Hub (CGMH) is proposed in the southern part of the site adjacent to Home Park Road. The CGMH is submitted in outline, however the submitted parameter plans and design codes provide a suitable degree of certainty over the scale, height, and profile of the building. As such, Officers consider a suitably robust assessment can be made in respect of the impact on MOL.
- 6.2.15 The CGMH would be set over two floors, submerging the larger portion of the building below ground. The upper floor would also be set into the landscape. Retained tree lines and existing levels help to submerge and hide the overall hub facility away from the busier areas of the grounds. Officers consider the building's design successfully aids in reducing the impact on openness but there would nonetheless be increase in the amount of built-up form particularly given the first-floor windows facing the parkland which would be noticeable from those using the AELTC Parkland (i.e. the new publicly accessible park).

2 player hubs – located in the north and south of the site

- 6.2.16 Two single storey player hubs (submitted in outline) would support the Qualifying Event and expanded Championships. They would be strategically positioned to serve all the new courts.
- 6.2.17 The Northern Player Hub would be located along the woodland edge of the Parkland. It would adopt an organic curved form, a green flat roof (max 5m), and vertical timber clad façade. The location is chosen to minimise the impact on openness through the use of topography and by integrating with existing and new planting. It allows the building to dig slightly into the hill toward the north whilst opening up views of the tennis and lake to the south. The Northern Player Hub is also surrounded by retained and newly planted trees as well as woodland edge undergrowth.
- 6.2.18 The Southern Player Hub would be located on a restored southern lake tip and is designed to read as a boathouse for the lake, as was originally planned by "Capability" Brown. It will do this by adopting a rectangular footprint with a pitched roof (max 6.5m) projecting out over the tip of the lake, supported on piles or cantilevered. It would also feature a usable external space such as a balcony. It would also be built amongst trees.
- 6.2.19 As with the CGMH, although the buildings represent relatively modest structures designed to blend in with the landscape, they would nonetheless result in a perceptible increase of built form thereby reducing openness in the landscape.

Satellite maintenance hubs

- 6.2.20 7 small satellite maintenance hubs located throughout the site. These would have a max height of 4m. The satellite maintenance hubs (submitted in detail) are similarly single storey and designed to blend into the landscape adopting an organic form and positioned strategically adjacent to boundaries. However, these buildings would result in a perceptible increase in the built-up form that reduces the openness of the landscape.

Parkland Show Court – with capacity for up to 8,000 spectators

- 6.2.21 The Parkland Show Court (submitted in outline) is a large structure which would have

a maximum height of 49m AOD, or 28m maximum roof height above ground level. (see [parameter plan 04](#)). Officers consider the design does aid in minimising the impact on openness as far as possible. The Parkland Show Court would be located towards the western part of the site and thus would be read more in context with the existing AELTC buildings on main site. The Parkland Show Court has also been positioned at a relatively lower point topographically to further minimises the extent it can be seen from surrounding areas. Officers also acknowledge the site has an element of seclusion with trees or intervening development obscuring views. Nevertheless, the Show Court is of significant scale and massing where there are currently no buildings and therefore would have a significant perceptible impact on openness. The impact would be most apparent when viewed from within the site with significant impact on north/south views. Views would also be impacted from wider area, most significantly from the eastern side of Wimbledon Park Lake and from Church Road (Wimbledon Park Road/Bathgate Road Junction). Officers consideration of openness is informed by site visits, and the findings of the Townscape Visual Impact Assessment (TVIA) submitted within the submitted [Environmental Statement](#) (ES) (Chapter identifies 18 key views to assess). Supporting this are a series of Accurate Visual Representations (AVRs) produced by LUC (EIA Technical Appendix 11.5) (click [link 1](#), [link 2](#), [link 3](#), [link 4](#), [link 5](#), [link 6](#), [link 7](#), [link 8](#) for relevant views).

Seasonal Impacts

- 6.2.22 Officers consider there would be a seasonal reduction in the sense of openness on the application site as infrastructure would be brought in on a temporary basis to support The Championships in the month leading up to The Championships and Qualifying Event. Temporary features include temporary ticketing and security marquees, nets and screening surrounding courts, plus other temporary structures such as temporary stands needed to facilitate the Qualifying and Championships. The site would also be used with a greater intensity during the 3-week event period which also reduces the sense of openness.

Openness conclusion

- 6.2.23 It is considered the landscaping proposals, including new tennis courts, footpaths would not have material impact on the openness of the MOL. However, it is considered the combination of the boardwalk, Central Grounds Maintenance Hub, single storey buildings (i.e. two player hubs and satellite hubs), seasonal temporary structures, and the Parkland Show Court would result in a perceptible increases in built form that would not preserve the openness of the MOL. The most significant impact on openness would be from the Parkland Show Court which, due to its scale, would be more overtly visible from within and surrounding the development site.

Impact on purposes of MOL

- 6.2.24 London Plan Policy G3(b) indicates the general purposes of MOL outlining the criteria land should meet to be designated in MOL. G3(b) outlines that the extension of MOL designations should be supported where appropriate. Boroughs should designate MOL by establishing that the land meets at least one of the following criteria:
1. it contributes to the physical structure of London by being clearly distinguishable from the built-up area
 2. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
 3. it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value

4. it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.

- 6.2.25 In considering the harm to MOL, Officers consider how the development would adversely impact each purpose. It should be noted at this point, that whilst the proposals may have a beneficial impacts in relation to the purposes above, these are not factored to Officers assessment of impact on MoL purposes. This is due to the inherent overlap with some of the planning benefits of the proposal e.g. enhanced sport and recreation, which are considered as part of an overall planning exercise at the end of this report and to avoid any risk of double counting.
- 6.2.26 With regards to purpose 1, the Parkland Show Court, which will be a substantial built structure, would have a significant adverse impact on the ability to distinguish the land from the built up area. The proposed boardwalk, single storey buildings (i.e. two player hubs and satellite hubs) and Central Grounds Maintenance Hub would also have some additional adverse impact on this purpose but the impact would be limited relative to the Show Court, considering the positioning and limited scale of the single storey buildings, and partially subterranean nature of the Central Grounds Maintenance Hub. There would also be some seasonal impact on this purpose because of the temporary infrastructure (such as temporary spectator stands) that would be brought on to the site for the Championships and Qualifying Event.
- 6.2.27 Regarding purpose 2, the proposals are considered to accord this purpose. The Parkland Show Court is principally an outdoor sporting facility (though its roof may be closed for short durations during the tournament period) due to adverse weather conditions. The Central Grounds Maintenance Hub and other single storey buildings are considered to accord with this purposes as these buildings are considered ancillary to the predominant open air use of the site and are considered necessary to support the use of the site for sport and recreation. The impact on this purposes is therefore considered neutral.
- 6.2.28 Regarding purpose 3, the proposed development would not change the fact the land forms part of Registered Park & Garden (Grade II*) which is considered of national importance. It is not the case that, as a result of the proposed development, the designation of the site as an Historic Park and Garden will be discontinued. The impact on this purpose at this stage of assessment is considered neutral. Officers acknowledge that the development has potential to have negative and positive impacts on heritage in respect of the Registered Park and Garden. These are considered later in this report under an assessment of heritage (see sub-section 6.4).
- 6.2.29 Regrading purpose 4, the proposed development would not change the fact that the wider site area would continue to be a locally important piece of green infrastructure. The impact on this purpose at this stage of assessment is considered neutral. Officers acknowledge there could be positive impact in terms of green infrastructure, but this is again considered later in this report e.g. sub-section 6.6 on ecology, biodiversity and green infrastructure.
- Overall conclusion of harm to MOL*
- 6.2.30 The development involves the provision facilities in connection with outdoor sport and recreation, which could in principle be considered to fall within the scope of the exceptions stated in paragraph 149(b) or 150(e) of the NPPF.
- 6.2.31 However, Officers conclude the proposals would fail to preserve the openness of the MOL and fall contrary to one of the four purposes of MOL. Given this, Officers conclude the proposed development would be inappropriate and would therefore result in definitional harm as NPPF para 147 outlines "Inappropriate development is, by definition, harmful to the Green Belt (and by extension MOL).

- 6.2.32 Further to the above, Officers conclude the proposals would cause physical harm to the MOL by harming openness, and by departing from purposes of MOL as outlined in London Plan policy G3 (b,1) as detailed further below.
- 6.2.33 In terms of openness, Officers have identified that the combination of the boardwalk, Central Grounds Maintenance Hub, single storey buildings (i.e. two player hubs and satellite hubs), seasonal temporary structures, and the Parkland Show Court would result in a perceptible increase in built form that would not preserve the openness of the MOL. The most significant impact on openness would arise from Parkland Show Court.
- 6.2.34 With regard to MOL purposes, the additional buildings proposed on-site, but again most notably the Parkland Show Court, would also diminish the ability for the land to be distinguishable from the built up area which departs from MOL purpose 1 (see London Plan Policy G3(b, 1)).
- 6.2.35 Given the harm to MOL identified above, NPPF para 147 requires that the development should not be approved except in very special circumstances.
- 6.2.36 NPPF para 148 notes that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt (and by extension MOL).. Very special circumstances will not exist unless the potential harm to the Green Belt (and by extension MOL) by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. In accordance with NPPF para 148 the case for very special circumstances is considered in sub-section 6.17.
- Building on Open Space and loss of golfing use for alternative sport and recreational use**
- 6.2.37 The entirety of the site is designated Open Space in the Merton's adopted sites and Policies Plan (2014) and has an existing land use for sports and recreation i.e. golf.
- 6.2.38 Therefore, the principle of development also relates to building on designated Open Space and the loss of golfing use in favour of what Officers judge to be alternative sport and recreational use i.e. facilities and ancillary infrastructure for tennis and public recreation. The relevant policies in this respect include NPPF para 99, London Plan Policy G4 (open space), London Plan policy S5 (sports and recreation facilities), and Merton SPP policy DMO1 (open space). Officers consider the acceptability of the proposed development in respect of each policy in turn below:
- 6.2.39 NPPF para 99 states existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless one or more of three exceptions are met (parts a-c). Officers are of the view the proposed development comprises development that is substantially for alternative sports and recreational provision. and therefore could be considered to accord with exception (c) which states the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 6.2.40 Officers consider there would be no conflict with NPPF para 99 (c) because Officers are of the view that the proposals are substantially for alternative sports and recreational use, and as elaborated in later sections of this report, which generates substantial public benefits which would outweigh the loss of the former use. These benefits include open space, sports and recreational benefits to which Officers consider result in an overall enhancement to sports and recreational provision within the site.
- 6.2.41 London Plan policy S5 (c) states "existing sports and recreational land (including

playing fields) and facilities for sports and recreation should be retained unless” one or more of three exceptions are met, notably exception 3 which states “the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. It is of note that London Plan supporting para 5.5.5 acknowledges the role of specialist sporting venues and stadiums in providing facilities and enabling wider access to sport, as well as having an important cultural value. Like NPPF para 99, Officers consider there would be no conflict with this policy as Officers are of the view that the proposals are substantially for alternative sports and recreational use, and as elaborated on later sections of this report, this use would generate substantial public benefits which would outweigh the loss of the former use.

6.2.42 Merton SPP policy DM O1 (open space) part a) states "the council will continue to protect Metropolitan Open Land (MOL) and designated open spaces from inappropriate development in accordance with the London Plan and government guidance. Part b) states in accordance with the NPPF, existing designated open space should not be built on unless:

- i. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or,
- ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

6.2.43 In the case of this application, Officers consider exception (b,iii) could apply in this case, which, as stated above, provides that “in accordance with the NPPF ... the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss”. In substance, these exceptions within part (b) of policy DMO1 (including part (iii)) are intended to reflect the NPPF, which, in its current form as it addresses redevelopment for alternatives sport and recreation uses on existing open space, has been addressed.

6.2.44 Considering the loss of golfing use, LBM’s most recent playing pitch strategy does not consider the need and supply of golf courses within the local area and Officers have not seen any raw data which demonstrates the popularity of the existing golf course or otherwise. However, the Applicant has conducted analysis to show there are 19 golf courses within 10 miles of the application site. The majority of these offer pay and play to non-members. The nearest of these are Wimbledon Common Golf Club, London Scottish Golf Club and Royal Wimbledon Golf Club. On the other hand, Officers have received a significant number of representations which objected to the loss of the golf course with many referencing a junior golf academy which operated before the golfing use ceased. The organisation ‘England Golf’, who were consulted by Sport England, also raised concern regarding the loss of the golf course and note it should not be assumed that golfers would simply join another club. Given the objections received, Officers consider that there is a demand for golf use on the site but that the loss of the current golf provision on site can wholly or largely be addressed by the opportunities to join or to play at other golf courses within a reasonable distance.

6.2.45 With regard to the needs of the proposed alternative sports and recreational use, Officers consider there are multiple needs which are being addressed by the development. To some extent these needs overlap with the public benefits (elaborated on later in this report) and include:

- The need to increase public access to and enhance the quality of, MOL and open space - Officers consider the development would meaningfully enhance, public access to, and the quality of, open space and MOL through delivery of the AELTC

Parkland, the boardwalk, and desilting of Wimbledon Park lake. An area to the south of the site is an identified area of open space deficiency.

- The need to address the 'At Risk' nature of the RPG – Officers consider the development provides the mechanism to address the At Risk nature of the RPG, through significant investment into the site, and through off-site contribution which would allow for a more cohesive vision of the RPG to materialise.
- The need to support AELTC's need to invest, expand, and adapt - Officers consider there is a justified need to support the proposed development to enable AELTC to host the Qualifying Event to meet the existing challenges of their current operation and secure significant economic and employment benefits.

6.2.46 Each of the above are elements of need which the proposed development will deliver. Having regard to these matters, individually and collectively, Officers consider the proposals would accord with Merton SPP policy DMO1 (b, iii). In any event, even if there was concluded to be a breach of DMO1 in this respect, given that there is compliance with the corresponding policies in the London Plan (policy S5) and the NPPF, and given the wider recreational and sporting benefits that the scheme will deliver, officers consider that such a breach should attract very limited weight.

6.2.47 Further Merton SPP policy DMO1 (c) also requires that development which have met one of the conditions set out in DMO1 (b) are required to meet all the following criteria:

- i. the proposals are of a high quality design and do not harm the character, appearance or function of the open space;
- ii. the proposals retain and/or improve public access between existing public areas and open spaces through the creation of new and more direct footpath and cycle path links; and,
- iii. the character and function of leisure walks and green chains are preserved or enhanced.

6.2.48 Officers consider the proposed development would meet the conditions of Merton SPP DMO1 (c) for the reasons set out below:

- The proposals would be high quality and would not harm the character, appearance, or function of the open space satisfying DMO1 (c,i). As concluded in sub-section 6.3, Officers conclude the development would not give rise to visual harm or harm to townscape. Furthermore, Officers consider there would be an overall enhancement to the function of open space due to the open space, sports and recreation benefits detailed in sub-section 6.12.
- The proposals would improve public access between existing public areas and open spaces as the AELTC Parkland would allow for new links between the Council owned Wimbledon Park and Church Road via the AELTC Parkland and boardwalk
- Officers consider the character and function of the green chain would be enhanced.

6.2.49 London Plan Policy G4 (Open Space) part B states Development proposals should

1. Not result in the loss of protected open space
2. Where possible create areas of publicly accessible open space, particularly in areas of deficiency

6.2.50 With regard to London Plan policy G4(b,1), Officers consider the development site may be regarded as protected open space as considered under the London Plan, albeit that

the majority of the development site has operated as a privately owned golf course. The definition of open space included in the London Plan makes clear that open space, for the purposes of the policy, can include privately owned land and land over which public access is limited or restricted. The development would not result in any quantitative loss of open space overall. Indeed, as discussed below, public access will be increased. There is no suggestion that the site would cease to be designated and protected open space if the proposals were approved and carried out. However, Officers consider that the proposed buildings, but most notably the Parkland Show Court, would result in a loss of physical openness to the area of open space comprising the site. This loss of openness, officers consider, would give rise to some conflict with the general objective of London Plan policy G4 (b,1) and therefore should be regarded as giving rise to some conflict with the policy itself.. However, this impact arises in the context of the proposed buildings being in ancillary to and intended to facilitate the proposed sporting and recreational use of the open space.

- 6.2.51 With regard to London Plan policy G4 (b,2) officers consider the proposed development would accord with this element of the policy. The proposed development would result in the creation of a 9.4 hectare publicly accessible park (AELTC Parkland) free of charge which would substantially improve public access when compared with the former golfing use which operated privately albeit with the option for members of the public to 'pay to play'. The proposals would also help to reduce open space deficiencies. A particular area that is likely to benefit is Hillside Ward located to the south of the site which is identified as one of the areas having the least provision of Open Space per 1,000 residents in LB Merton's 'Green and Blue Infrastructure, Biodiversity and Open Space Study (August 2020)'. New entrances to the AELTC Parkland would likely reduce the extent of areas deficient access to open space, though a technical exercise would be required to confirm the exact extent.
- 6.2.52 For the reasons set out above, the proposed development is not considered to conflict with Merton NPPF para 99, London Plan policy S5 or Merton SPP policy DMO1. Officers consider there would be a partial conflict with London Plan policy G4, specifically G4(b,1) but this is given very limited weight given the proposals as whole would retain substantial areas of open space and the site would continue as protected open space despite new buildings proposed.
- 6.2.53 In consideration of the above, Officers note that Sports England's response to the Council neither expresses support or object to the proposed development and also recognises the requirement the benefits of the proposal be weighed up against loss of the existing sporting use.

Conclusion

- 6.2.54 The principle of development concerns the development on Metropolitan Open Land (MOL), building on designated Open Space and loss of the Wimbledon Park golf course for alternative sport and recreational use.
- 6.2.55 NPPF para 149 outlines a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt (and by extension MOL) unless the development meets exceptions set out in NPPF para 149 (a-g), or NPPF para 150 (a-f).
- 6.2.56 In this instance, the proposed development involves development and/or a change of use for the purpose of providing outdoor sports and recreation. Therefore, the proposal could be considered appropriate development under the exceptions outlined in NPPF para 149 (b) or 150 (e) subject to preserving the openness of the Green Belt (and by extension MOL) and not conflicting with the purposes of including land within it. In

considering whether the development may be appropriate, Officers have assessed the development in terms of its impact on openness, and in terms of its impact on the purposes of MOL.

- 6.2.57 Officers conclude the proposals would fail to preserve the openness of the MOL and fall contrary to one of the four purposes of MOL. Given this, Officers conclude the proposed development would be inappropriate and would therefore result in definitional harm as NPPF para 147 outlines “Inappropriate development is, by definition, harmful to the Green Belt (and by extension MOL).
- 6.2.58 Further to the above, Officers conclude the proposals would causes physical harm to the MOL by harming openness, and by departing from purposes of MOL as outlined in London Plan policy G3 (b,1).
- 6.2.59 Officers have identified that the combination of the Central Grounds Maintenance Hub, single storey buildings (i.e. two player hubs and satellite hubs), seasonal temporary structures, and the Parkland Show Court would result in a perceptible increases in built form that would not preserve the openness of the MOL. The most significant impact on openness would arise from Parkland Show Court.
- 6.2.60 The additional buildings proposed on-site, but again most notably the Parkland Show Court, would also diminish the ability for the land to be distinguishable from the built up area which departs from MOL purpose 1 (see London Plan Policy G3(b).
- 6.2.61 Given Officers have identified the proposed development as inappropriate development, resulting in definitional and physical harm to MOL, in accordance with NPPF para 147, the application should be refused unless there are Very Special Circumstances (VSC) to demonstrate that harm to MOL and any other harm from the proposal resulting is clearly outweighed by other considerations.
- 6.2.62 Further to the above, Officers have identified the proposed development would accord with NPPF para 99, London Plan policy S5, and Merton SPP policy DMO1 which together concern the acceptability of development on open space, sports, and recreational land. This is because the proposals are for alternative sports and recreational use, the benefits and needs of which outweigh the former use.

Supporting Information

Merton Council Policy Officer consultation response

Response dated 3rd November 2021 – [link](#)

- 6.2.63 In terms of MOL, the Policy Officer considers that of the proposed buildings *only* the parkland show court appears to be of a size and scale (height of +49m AOD), that would constitute inappropriate development, as it would have an impact on the current openness of the MOL. The Officer therefore acknowledges the Applicant is required to demonstrate very special circumstances, in accordance with the NPPF. The Officer notes that the Applicant has provided justification for the position of the Show Court. Further in accordance with London Plan para 8.3.4, the Officer acknowledged the proposed creation of a new publicly accessible park and significant improvements to the access to Wimbledon Park Lake will deliver such benefits as part of this application.
- 6.2.64 In terms of Open Space, the Officer also considers the proposal would comply with NPPF para 99(c) of the NPPF due to the Very Special Circumstances set out. They also consider the provision of the new public park and boardwalk to comply with PPF 100, London Plan Policy G4(2) and Core Strategy Policy CS13(b), particularly given that the site's current use does not enable public accessibility. They recommend that all the details pertaining to the new public park are confirmed through a formal agreement with the Applicant.
- 6.2.65 With regard to sport and recreation, the Officer considers proposed development meets London Plan policy S5(C, 3) as the proposal is for "alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use."
- 6.2.66 The Officer points to Merton's Playing Pitch Strategy (PPS) 2019 which identifies that tennis is a popular sport played in Merton, both on club and community tennis courts. Based on population growth, both club and community demand for tennis facilities will grow in Merton over the next 15 years. The Officer notes the proposed development will help to meet this demand, by providing additional tennis courts, some of which will be made available for community use. This community use is encouraged and supported, and details will need to be secured through a s106 Planning Obligation / Community Use Agreement. The Officer considers there is sufficient capacity of golf facilities for Merton residents to utilise based on the evidence submitted by the Applicant.
- 6.2.67 The Officer highlights the need to ensure there is limited conflict between leisure uses on the lake and development such as the angling pontoons. They recommend proposed locations and hours of operation for angling are agreed with the Council's Leisure Team who manage the current recreational uses on the Lake. This will ensure no conflict arises between angling and other recreation uses.
- Case Officer response to Planning Policy Offer comments
- 6.2.68 Officers note the Policy Officer considers the proposal is compliant with NPPF para 99(c) and London Plan policy S5(c, 3) in respect of open space and sports and recreational uses indicating the benefits of the proposal would outweigh losses to open space and the loss of golf course. However, Officers consider it appropriate in the case of this planning application to reserve this judgement to the end of the planning assessment, as has been carried out in sub-section **6.17**.
- 6.2.69 Officers note the Policy Officer considered that only the Parkland Show Court would

not preserve the openness of the MOL. Officers however consider that the boardwalk, Central Grounds Maintenance Hub, single storey buildings (i.e. two player hubs and satellite hubs), seasonal temporary structures and the boardwalk would result in a perceptible increases in built form that would not preserve the openness of the MOL. This would result in some additional harm to that arising from the Parkland Show Court. This is a matter of planning judgment.

Greater London Authority (GLA) Stage 1 consultation response

Responses dated 1st November 2021 - [link](#) and 22nd July 2022 - [link](#)

- 6.2.70 With regard to 'Metropolitan Open Land' and 'Impact on MOL', the GLA provided the initial comments which notes that whilst the proposal is facilities for outdoor sport, the scale of the proposal and the increase in spectators means the proposal is unlikely to be appropriate MOL or fall within the exception under NPPF Paragraph 149(b). The GLA further note a thorough assessment of the existing and proposed openness of the MOL using appropriate figures and diagrams should be undertaken when Reserved Matters are considered.
- 6.2.71 Subsequently, the Applicant provided a response to the GLA notifying them the Applicant considers Very Special Circumstances would justify the development. The Applicant also notifies the GLA of submission documents to argue a full assessment on the impact of visual openness can be undertaken at this stage. The follow up response from the GLA considers the submitted material does allow for an assessment of impact on MOL. The GLA also recognise the proposal would likely deliver public benefits and 'may amount to VSC that could outweigh harm to VSC'. The issue of Metropolitan Open Land and Impact on MOL were given an amber grading by the GLA principally on the basis that these issues would be further reviewed at stage 2 once certainty is established on the package of benefits secured through the Section 106 agreement.

Sport England consultation response

Response received 30th September 2021 – [link](#) and 8th November 2022 – [link](#)

- 6.2.72 Sport England consulted relevant governing bodies on the proposal including the LTA, ECB and England Golf.
- 6.2.73 Sport England conclude:
- 6.2.74 *"While Sport England acknowledges the concerns of England Golf and the loss of the golf course, which is regrettable, particularly in the context of the club's increasing membership, this must be balanced against the provision of new grass courts and the wider tennis infrastructure proposed, as well as the introduction of the publicly accessible park and circuit around the lake in an area which is currently only accessible to members of the golf club. I also understand that the Applicants are in dialogue with The Wimbledon Club and would strongly encourage that this continues in order to ensure that their concerns are resolved. Sport England, therefore, considers that this proposal is consistent with the SE objective to provide sports facilities and the NPPF and does **not wish to object** to this application. I would strongly encourage that community use of the facility is allowed."*
- 6.2.75 Sport England note England Golf expressed concerns over lack of evidence to suggest the golf course is surplus to requirements and there is no longer a demand for golf on the site. England Golf also raise regarding to the lack of mitigation proposed for the loss of the golf facility and consider it's incorrect to assume golfers will just migrate to another facility and even that the other facilities nearby have the capacity to accommodate this additional volume.

- 6.2.76 Sport England note the LTA are supportive of the AELTC's proposals for Wimbledon Park and the long term protection it provides for this part of Wimbledon Park, the grass court season and future investment into the wider tennis infrastructure.
- 6.2.77 Sport England note the ECB stated that it is critically important that no development takes place within 80m from the cricket club's square, to mitigate against potential ball strike risk to people and property (such as tennis court users) in the vicinity of the Club.
- 6.2.78 Sport England note The Wimbledon Club have commented that they have several areas of concern over the development. One is that with vegetation making way for tennis courts, there may be further run off (albeit this may be mitigated by the dredging of the lake). Another concern is potential disruption to access during the construction period and dredging of the lake. Finally, The Wimbledon Club are concerned regarding the proposal to pedestrianize Church Rd during the Championship and the impact this may have on members
- 6.2.79 Sport England acknowledge the new recreational space for the public as a result of the permissive park which are in line with Sport England Active Design Principles.

6.3 Townscape, Visual Impact, Design and Neighbour Amenity

Introduction

- 6.3.1 This sub-section considers the proposed development in relation to policies concerning Townscape and Landscape, Design and Neighbour Amenity.

Policy Assessment

Townscape and Visual Impact

- 6.3.2 Development plan policy supports development which conserves and enhances valued townscape, as well as conserving and enhancing views.
- 6.3.3 Townscape can generally be defined the visual/aesthetic appearance which include its constituent urban and natural features.
- 6.3.4 Visual impacts relate to views experienced by people because of the surrounding townscape.
- 6.3.5 Planning policy supports proposals that conserve and enhance townscape and views. Notably, NPPF para 130 (a-f) outlines that decisions should ensure developments add to the overall quality of the area over the duration of the development; be visually attractive; be sympathetic to local character and history, including surrounding built environment and landscape setting; and create places with a high standard of amenity. NPPF para 174 (a) states planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. NPPF para 190 (c) notes that local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. These policies are supported by London Plan policy D3, D8, and Merton SPP policy DMD2 which place an emphasis on developments that conserve and/or create high quality and distinctive environments that respond to local context. London Plan policy HC3 (b) places emphasis on the protection of strategic and local views which seeks to protect strategic and local views. Merton sites and Policies Plan (SPP) policy DMD1 (d) also refers to maintenance and enhancement of identified important local views and where appropriate, the creation of new views.
- 6.3.6 Below officers consider the impact on townscape and views in turn below, drawing on evidence from the Applicant's Townscape and Visual Impact Assessment (TVIA) contained within Chapter 11 of the submitted Environmental Statement (ES). This has assessed the construction effects and operational effects on a range of 'townscape receptors' and 'visual receptors'. The types of receptors are defined below.
- **Townscape receptors** – relates to the townscape as a resource in its own right (cause by changes to the constituent elements of the townscape/landscape).
 - **Visual receptors** - relates to views experienced by people (caused by changes in the appearance of the townscape)

Townscape Impacts

- 6.3.7 Below, Officers consider the construction and operational effects of the development on townscape drawing on the findings of the Applicant's TVIA. The townscape receptors assessed comprise identified specific elements of the landscape within the site, as well as townscape character areas. The townscape character areas adopted by the TVIA are sourced from character Merton Character Study (2021) and the Wandsworth Urban Design Study (2021)

Townscape Construction Impacts

- 6.3.8 The table below outlines the significant construction effects from the development. Notably, TVIA identified moderate adverse impacts in relation to three of the key townscape elements. The TVIA also identified moderate adverse effect on four of the different townscape receptors 'due to the changes in the physical and perceptual characteristics resulting from construction operations (e.g. vegetation removal and re-engineering works) and the presence of construction plant and machinery (including tower cranes) which will remain visible.

Table 6.1: Summary of significant construction effects on townscape identified in Applicant's TVIA

Townscape element	Mitigation	Significance of residual effect taking into account mitigation
Wimbledon Park Lake	Standard construction practices and CEMP to be secured by condition.	Moderate Adverse (Significant in EIA terms)
Other water features	Standard construction practices and CEMP to be secured by condition.	Moderate Adverse (Significant in EIA terms)
Grassland within the Site	Standard construction practices and CEMP to be secured by condition.	Moderate Adverse (Significant in EIA terms)
Townscape character area	Mitigation	Significance of residual effect considering mitigation
Neighbourhood 28 'Wimbledon Park'	Standard construction practices and CEMP to be secured by condition.	Moderate Adverse (Significant in EIA terms)

- 6.3.9 With regards to construction townscape impacts, Officers concur with the TVIA that the development's construction would result in direct adverse effects on townscape features as noted above, as well as the an adverse impact on the Wimbledon Park Character Area. However, given the impacts would be temporary (i.e. for the duration of the construction period), Officers consider them acceptable and attribute limited weight to the impact.

Townscape Operational Impacts

- 6.3.10 The TVIA assesses the likely townscape impacts at year 1 of operation i.e. effects arising in the winter and summer after completion, and year 15 i.e. the likely effects arising in the winter and summer years after opening taking account of the establishment and maturation of planting proposals. The table below outlines the identified significant operational effects at Year 15 identified in the TVIA in relation to townscape receptors.

Table 6.2: Summary of significant operational effects at year 15 following occupation identified in Applicant's TVIA

Townscape element	Mitigation	Significance of residual effect taking account mitigation
Ancient and veteran trees and woodland within the Site (including Ashen Grove Wood)	No additional mitigation required	Moderate-Major Beneficial (Significant in EIA terms)
Other trees and woodland within the Site	No additional mitigation required	Moderate Beneficial (Significant in EIA terms)
Wimbledon Park Lake	No additional mitigation required	Major Beneficial (Significant in EIA terms)
Other water features	No additional mitigation required	Moderate-Major Beneficial (Significant in EIA terms)
Grassland within the Site	No additional mitigation required	Moderate-Major Beneficial (Significant in EIA terms)
Townscape character area	Mitigation	Significance of residual effect taking into account mitigation
Neighbourhood 28 'Wimbledon Park	No additional mitigation required	Major Beneficial (Significant in EIA terms)

6.3.11

With regards to the operation of the development, Officers generally concur with the findings of the TVIA that there would be beneficial impacts on key townscape features within the site due to the development. It is also acknowledged that townscape benefit will be greater once vegetation matures (i.e. at Year 15 following occupation of the site). Elements of the proposal which are considered to reinforce and enhance the character of locality include:

- The introduction of a large number new trees and woodland planting including parkland specimen trees in clumps and scattered groups and woodland and woodland edge planting to create and strengthen woodland belts at site boundaries
- The introduction of areas of acid grassland, meadow and amenity lawn
- The restoration of the Wimbledon Park Lake, including the southern tip, as well as deculverting and restoring Margin Brook and Bigden Brook
- The retention and long-term management of veteran trees
- Public realm interventions along Church Road, including re-surfacing and the introduction of street furniture and additional street trees.
- Reinforced woodland edge and new boundary treatment to the site.
- Proposed buildings (i.e. Central Grounds Maintenance Hubs, Player Hubs and Satellite maintenance Hubs), which would exhibit distinctive organic design that assimilates into landscape albeit with some impact on openness.

6.3.12

It is considered the Parkland Show Court would be visually distinctive and adopt an

organic design that would respond to the character of the area. It would also be positioned on a low point topographically and next to the ALETC Main Grounds helping to reduce its impact. Nevertheless, given its scale it would result in an irreversible change to the open character of the locality.

- 6.3.13 However, overall, Officers do not consider the proposals would amount to harm to townscape character considering Show court has been designed to be as discreet as possible, and the other the other positive landscape interventions listed above which serve positively impact the character of the site.

Visual Impacts

- 6.3.14 Below, Officers consider the construction and operational effects of the development on visual impact drawing on the findings of the Applicant's TVIA. Officers note the Applicant's assessment is based around the assessment of 18 viewpoints. Those within the vicinity of the site are shown in the figure below.

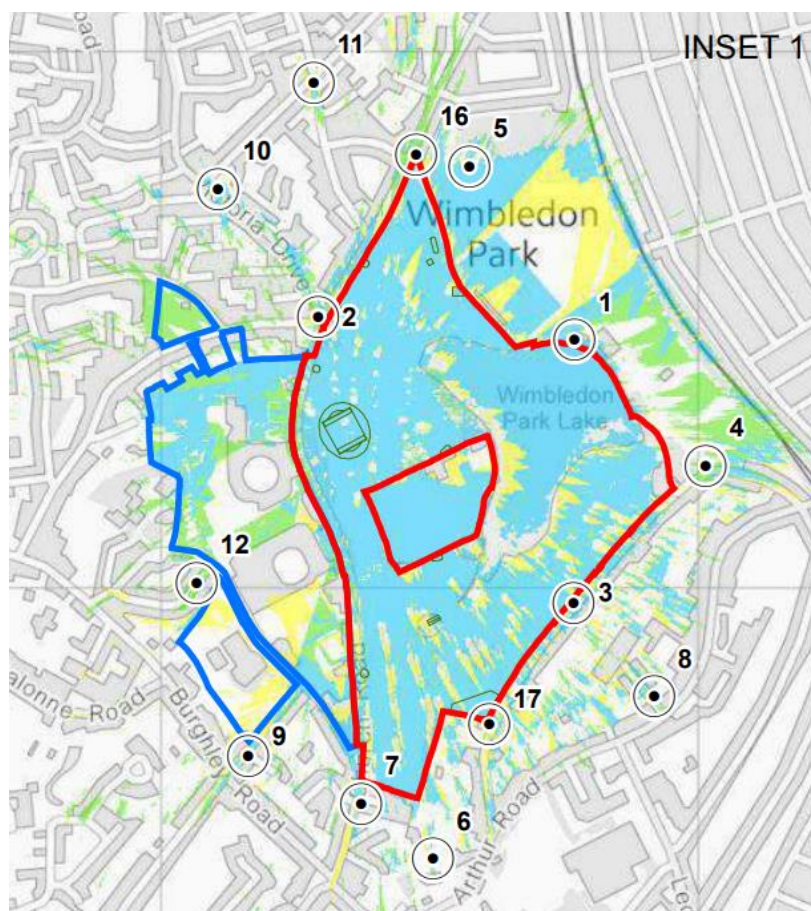


Figure 6.1: TVIA viewpoints close to the site. Source: EIA technical appendix 11.4: figures

Construction Visual Impacts

6.3.15

The TVIA identifies significant adverse impacts (minor to major) on a number of identified visual receptors during the construction period. The table below outlines the significant effects identified on the TVIA on visual receptors.

Table 6.3: Construction Effects on Visual Receptors identified in Applicant's TVIA

Visual receptors	Mitigation	Significance of residual effect taking account mitigation
Local community on Home Park Road (to south-east of Site) (Viewpoints 3 and 17)	Standard mitigation deployed through Construction Environmental Management Plan (CEMP)	Moderate-Major Adverse (Significant in EIA terms)
Local community on Wimbledon Park Road (to the north and north-west of Site) (Viewpoints 2 and 16)	Standard mitigation deployed through Construction Environmental Management Plan (CEMP)	Moderate-Major Adverse (Significant in EIA terms)
Local community on Church Road (to south-west of Site) (Viewpoint 7)	Standard mitigation deployed through Construction Environmental Management Plan (CEMP)	Moderate Adverse (Significant in EIA terms)
Recreational users of the Capital Ring within Wimbledon Park and immediate surrounds (Viewpoints 1, 2, 4 and 16)	Standard mitigation deployed through Construction Environmental Management Plan (CEMP)	Moderate-Major Adverse (Significant in EIA terms)
Recreational users of Wimbledon Park, including Wimbledon Park Lake (Viewpoints 1, 4 and 5)	Standard mitigation deployed through Construction Environmental Management Plan (CEMP)	Moderate-Major Adverse (Significant in EIA terms)

6.3.16

Officers agree with the findings of the TVIA that the proposed development would result in adverse visual impacts due to construction. As evidenced in the TVIA results, the visual impact would be more significant to areas immediately surrounding the site where construction hoarding, and associated construction equipment may be visible. Officers would expect the construction site to be particularly visible from the eastern embankment of Wimbledon Park lake. Whilst Officers acknowledge there would be negative visual impacts from construction, Officers attribute limited weight to these impacts and consider these impacts acceptable given they would be temporary in nature (i.e. only for the duration of the construction).

Operational Visual Impacts

6.3.17

The TVIA identifies there would be significant beneficial effects in respect of a number of receptors. These are assessed in relation to year 1 and year 15 following occupation of the development. The significant effects identified at year 15 are provided below.

Table 6.4: Significant effects on visual receptors at Year 15 identified in Applicant's TVIA

Visual receptors	Mitigation	Significance of residual effect taking account mitigation
Local community on Home Park Road (to south-east of Site) (Viewpoints 3 and 17)	Recreational users of the Capital Ring within Wimbledon Park and immediate surrounds (Viewpoints 1, 2, 4 and 16)	Moderate Beneficial (Significant in EIA terms)
Local community on Wimbledon Park Road (to the north and north-west of Site) (Viewpoints 2 and 16)	No additional mitigation required	Moderate Beneficial (Significant in EIA terms)
Recreational users of the Capital Ring within Wimbledon Park and immediate surrounds (Viewpoints 1, 2, 4 and 16)	No additional mitigation required	Major Beneficial (Significant in EIA terms)
Recreational users of Wimbledon Park, including Wimbledon Park Lake (Viewpoints 1, 4 and 5)	No additional mitigation required	Major Beneficial (Significant in EIA terms)

- 6.3.18 Taking into account the results of the TVIA and Officers own assessment of the site, Officers agree with the general findings of the TVIA that there would some beneficial visual impact in certain areas immediately adjacent to the site, such as users of Home Park Road, Wimbledon Park Road and Wimbledon Park. The beneficial impacts are the result of the landscaping proposals would serve to enhance views in certain areas. This enhancement would be more pronounced as vegetation matures, and particularly in the summer months.
- 6.3.19 On Home Park Road, proposed vertical bar fencing would replace the existing unsightly poor quality concrete panel walls along the south-eastern boundary of the site which will frame views from Home Park Road. Vegetation clearance carried out in certain areas of the AELTC Parkland adjacent to Home Park Road would also improve views from certain areas (e.g. viewpoints of the Wimbledon Park Heritage Trail) towards the restored Wimbledon Park Lake, relandscaped parkland (with acid grassland, veteran trees and parkland trees) which will be seen in place of the existing golf course fairways.
- 6.3.20 On Wimbledon Park Road, the Parkland Show Court would be visible from certain vantage points marking a change from the current undeveloped visual experience. However, from areas of Wimbledon Park Road further north (i.e. north of its junction with Princes Way), some of the existing views towards the church would be enhanced, with vegetation removal and proposed planting opening up and framing views, including in the vicinity of the proposed Northern Gateway. Views would also be available from southern parts of Wimbledon Park Road towards the proposed public realm interventions extending along Church Road, which will include re-surfacing, street furniture and additional street trees.

- 6.3.21 There would also be some enhancement to views from the east of the site. From the east of Wimbledon Park Lake, whilst there would be some filtered views towards the Parkland Show Court and Southern Player Hub, enhancements to the lake-edge planting, and creation of wooded parkland to the south of the lake would enhance framed views toward St Mary's Church.
- 6.3.22 Officers consider most of the proposed buildings (i.e. all those other than the Parkland Show Court) would have limited visual impact. Parts of the Northern Player Hub and Satellite Maintenance Hubs 1, 2, 3, 4 and 7 would be visible from surrounding areas given their positioning near the site boundary. However, these structures but would not be visually intrusive as they would be single storey, and would adopt organic form and materials, and would be screened by vegetation. The southern player hub would be visible from the eastern side of Wimbledon Park Lake but would sympathetically read as a boathouse and be set within woodland and set back to the west of the boardwalk. The Central Grounds Maintenance Hub would be largely dug into the landscape and would have with a green roof. Therefore, this building would similarly not have an overbearing or unacceptable visual impact on its surroundings.
- 6.3.23 The Parkland Show Court, due to its scale, would have an impact on views into the site from the surrounding area. The Show Court would be particularly visible from parts of Church Road (notably, the junction with Bathgate Road) and from the eastern side of Wimbledon Park Lake. The Show Court would also impact on the southward views (from the northern end of Church Road) towards St. Mary's Church in context. The Show Court may also obscure current eastward glimpses towards the lake from Church Road. However, more generally, the impact on views from the surrounding area would be limited. This is due to the site having a level of seclusion due to the surrounding urban development and site boundary vegetation obscuring views into the site, even in wintertime. Further, the Parkland Show Court's siting adjacent to the AELTC Main Grounds and on a low point topographically also limits significant visibility of the Show Court from outside the site. Where the Show Court is visible, its organic design would help diminish its visual impact and would arguably provide a point of visual interest associated with the tennis club.
- 6.3.24 The Parkland Show Court would have a more significant impact on views when standing within the site. The most notable view impacted would be the scene of St Mary's Church (Grade II* Listed) which would be obscured by the Show Court when standing in northern parts of the site. However, Officers are mindful that views within the site have historically been closed off to the public (i.e. only accessible to paying players or members of the golf course). Further, the obscuring of views within some parts of the site are balanced against increased creation of publicly accessible views in other parts of the site. Both the proposed boardwalk and AELTC Parkland would increase opportunities for the public to experience pleasant views currently unavailable which would be framed by new landscape interventions.
- 6.3.25 Overall, Officers consider that once operational, the proposed development would not give rise to harmful visual impacts.. Officers agree with underlying assessment of the TVIA that there would be some beneficial effects in terms of townscape, visual impact. However, Officers are also mindful of some marked change to the visual experience of the area, principally due to the prominence of the Parkland Show Court which is not encapsulated in the 'Beneficial' grading for some of the receptors assessed. Nevertheless, Officers consider the overall visual impact acceptable and would not amount to harm.

Townscape and visual impact conclusion

- 6.3.26 Overall, Officers consider the proposals, encompassing all its components, would not give rise harm in townscape or visual terms. Officers consider that once operational,

the proposals, principally through re-landscaping works, would enhance certain components of the landscape (e.g. veteran trees, grassland and blue infrastructure), as well as enhance the character of Wimbledon Park area. The proposals would also enhance views in certain areas, improving views from outside the site, as well as within the site itself. Notwithstanding, it's acknowledged the proposals would have a marked change in townscape and visual terms as result of the proposed Parkland Show Court, which depart from the open character of the locality and would be more overtly visible from certain vantage points. These impacts are limited to an extent, by the Show Courts positioning adjacent to the AELTC's Main Grounds, screening by vegetation, its organic design, and its positioning on a low point topographically. Overall, Officers do not consider the proposals would give rise to harm in townscape and visual terms. Officers acknowledge there would be some negative impacts on townscape and views during the construction period, but this is given limited weight given their temporary nature. The proposal is therefore considered in accordance NPPF para 130, 174 & 198, London Plan policy D1, D3, D8 and HC3, and Merton SPP Policies DMD1 & DMD2 in respect of townscape and visual impact.

Neighbour Amenity

- 6.3.27 Development plan policy requires proposals to protect local amenity. NPPF para 130 (f) requires developments to create places with a high standard of amenity for existing and future users. This is supported by Merton SPP policy DMD2 (a, v & vi) which requires development to:
- Ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens.
 - Protect new and existing development from visual intrusion, noise, vibrations or pollution so that the living conditions of existing and future occupiers are not unduly diminished.
- 6.3.28 The potential impacts on neighbouring amenity are considered below.
- 106 Home Park Road*
- 6.3.29 This property abuts the application site and would be located adjacent to the proposed Central Grounds Maintenance Hub (CGMH). The proposed development would result in a change in outlook for this property as the property would overlook the AELTC Park and rooftop of the CGMH. However, Officers do not consider there would be a harmful impact on amenity. This is because the CGMH is predominantly an underground structure which makes use of the level change so that it would not rise significantly above the existing ground level immediately adjacent to the driveway of no. 106 Home Park Road. The [Building Heights Parameter Plan](#) demonstrates that the finished floor level adjacent to the boundary of no. 106 (which is to be retained) would be the same as the maximum roof height of the CGMH (see **Figure 6.2** below. Error! Reference source not found., NB. No 106 directly to the southern boundary of CGMH). No. 106 could experience some perceptible change in the noise environment from vehicles entering and exiting the maintenance hub. However, this impact is not considered harmful as there is a long-standing relationship with maintenance vehicles serving the golf course. For example, it's understood that lawn mowers would regularly mow greens and fairways early in the morning and later in the evening, before and after golfers teed off. Further, a condition would be imposed on any permission which limits vehicles entering and exiting the building between 21:00-07:00 Monday-Sunday, with exception of two-weeks prior and two weeks post The Qualifying and The Championships wherein the hours shall be 22:00-06:00 Monday-Sunday.

6.3.30 It should be noted that noise impacts are considered further in sub-section 6.10.

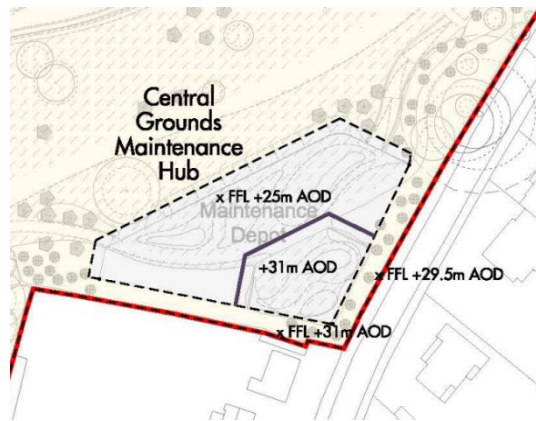


Figure 6.2: Building Heights Parameters for Central Grounds Maintenance Hub. Source: Building Heights Parameter Plan

108, 110, 112, 118 Home Park Road

6.3.31 The proposed development would result in a change in outlook for these properties which abut the application site. These properties would overlook the AELTC Parkland with views of the new courts beyond, as well as glimpses of the Parkland Show Court through trees. No. 108 would also overlook the roof structure of the CGMH, though to a lesser extent than no. 106 referred to above. Whilst these properties would be subject to change in outlook and noise, the noise impacts are not considered significant, and their outlook would remain largely open. Therefore, Officers consider there would be no harm to the amenity of these properties.

122, 124 and 126 Home Park Road

6.3.32 These properties are set back from the development site behind 108, 110, 112, 118 Home Park Road. However, they would nonetheless be subject to some change in outlook due their relative higher position. However, this impact is not considered harmful as the outlook of these properties would remain largely open.

57-125 (odds) Home Park Road

6.3.33 These properties are located on the north-eastern side of Home Park Road and would face the boundary of the AELTC Parkland. The outlook for these properties towards the street would remain open. Further, a new boundary would be installed to replace the unsightly concrete wall which currently forms the boundary to the golf course. This would result in an improved outlook. Overall, there would be no harm to these properties.

All properties on Home Park Road

6.3.34 For all properties on Home Park Road, Officers accept there could be an increased level of disturbance associated with extending the overall tennis event programme to three weeks due to the Qualifying Event. Disturbance would come in the form of a noticeable flow of pedestrians and vehicles travelling down Home Park Road, including taxis and cars using car park 6. However, the increased level of disturbance would not amount to harm considering the temporary nature of the event (three weeks) and because the number of spectators would be far fewer for the Qualifying Event thereby having less impact in the first week.

1-5 (odds) Rectory Orchard

- 6.3.35 These properties abut southernmost extent of the application site. The land immediately to the north of these properties would form part of the AELTC Parkland and would be free from buildings. Officers note neighbour concern has been raised that the planting of new trees could lead to overshadowing to these properties. The landscaping strategy does incorporate planting a number of trees in proximity to the boundary with these properties. However, Officers do not consider there would be harmful overshadowing, or harmful impact on outlook given the fact the trees would be to the north of these properties, and the fact the land falls away in this location. Overall, Officers judge there would be no harm to the amenity of these properties.

Properties on the west side of Church Road, Wimbledon Park Road and Somerset Road

- 6.3.36 These properties lie opposite the site to the west extending from Welford Place to Bathgate Road. The proposed development will change the outlook of these properties, particularly from the upper floors where screening from vegetation is less pronounced. The outlook will change from the current golf course to the new relandscaped tennis courts and ancillary buildings. Some properties shall also have views of the Parkland Show Court. The outlook of these properties will however remain largely open as the Parkland Show Court is positioned opposite AELTC's Main Grounds away areas immediately in front of residential properties. Overall, Officers consider there would be no harm to the amenity of these properties.

The Wimbledon Club

- 6.3.37 The proposed Show Court would be visually prominent when viewed from the grounds of the Wimbledon Club. However, there is considered sufficient separating distance to the Show Court that there would be no harmful impact in terms of daylight, sunlight, overshadowing or amenity in terms of the outlook. The proposed plans would maintain an accessway to the Wimbledon Club from Church Road and it's expected there would be similar access arrangements as is current outside of the tournament periods. During the tournament period, the Wimbledon Club grounds have historically been adopted by AELTC for logistics to support The Championships. It is expected this arrangement would continue to be the case under the proposed development and therefore there would be no significant impact on the operations of the Wimbledon Club during the tournament period. The proposed boardwalk and enhanced lake margins would be located to the east of the Wimbledon Club. Officers do not consider these features would impact the amenity and operation of the Wimbledon Club. The proposed construction may result in some inconvenience and disturbance to the Wimbledon Club's operations, though it's expected these impacts would be suitably mitigated through relevant management plans secured by condition. Officers are also mindful that impacts on the Wimbledon Club are also significantly dictated by private agreements between AELTC and the Wimbledon Club given the two bodies have a shared access. Overall, the proposed development is not considered to have a harmful impact on the operations and amenity of the Wimbledon Club.

Event disturbance on the surrounding area

- 6.3.38 As noted above with regard to Home Park Road, there could be some increased disturbance (through perceptible increases in noise and activity) as a result of increased visitor numbers during The Championships and due to the added Qualifying Event week. This disturbance extends to residential properties on Church Road and Wimbledon Park Road, and to other roads that form routes to the application site. Officers consider the increased degree of disturbance would not amount to an unacceptable impact considering the temporary nature of the event (three weeks) and

because the number of spectators would be far fewer for the Qualifying Event thereby having less impact in the first week. Added to this, the ES finds there would be no significant adverse impacts on noise during the operation of the development both inside and outside of The Championships. Officers agree with this conclusion as informed by feedback from the Council's Environmental Health Officer (relating to noise and nuisance) who raised no objection to the proposed development. Noise impacts are discussed further in sub-chapter **6.10**.

ES assessment of operational visual impacts

6.3.39 Officers note that the ES considers that at Year 15 following completion there would be significant beneficial effects to visual receptors close to the site, notably:

- Local community on Home Park Road (to south-east of site) (Viewpoints 3 and 17)
- Local community on Wimbledon Park Road (to the north and north-west of site) (Viewpoints 2 and 16)

6.3.40 All other visual receptors at year 15 were judged not to have significant effects.

6.3.41 The TVIA conclusions supports Officers judgement that there would be no harm to the visual amenity of neighbouring properties from the proposed development.

Construction impacts on Neighbour Amenities

6.3.42 A Construction Logistics Plan (CLP) secured by condition for each phase would limit vehicle movements to fixed timeframes and to principal routes to and from the site. A Construction Environmental Management Plan (CEMP) for each phase would also reduce as far possible environmental negative construction impacts such as noise and dust. However, there would be some unavoidable impact in terms of noise and visual amenity as elaborated on below.

Construction Noise Impacts

6.3.43 The Applicant has submitted a noise and vibration assessment to support the application, which forms part of the ES (Chapter 9). The ES concludes that with mitigation (i.e. measures adopted in Construction Environmental Management Plans), there would be negligible residual effects on noise (not significant in EIA terms) from construction activity. The impacts of construction noise are also considered in Section **6.10**. However, overall, taking into account mitigation, Officers consider the noise impacts from construction would not unacceptably impact on neighbour amenity.

Construction Visual impacts

6.3.44 The TVIA in the ES (Chapter 11) identifies there would be adverse effects (moderate to moderate/major) from construction on residents on Home Park Road, Wimbledon Park Road and Church Road. Whilst mitigation measures in the CEMP would serve to slightly diminish the adverse visual effects experienced (e.g. construction hoarding), the overall level of effect on views and visual amenity would not appreciably reduce due to the nature of the construction works proposed (e.g. vegetation removal and re-engineering works) and the presence of construction plant and machinery (including tower cranes) which would remain visible. Officers consider that although there would be some adverse impacts on visual amenity for neighbouring properties from construction, these impacts would not amount to harm given the temporary nature of construction.

6.3.45 Taking into consideration the above in the round, Officers consider the proposed development would accord with NPPF para 130 (f) and Merton SPP policy DMD2 (a) in respect of neighbour amenity.

Design Quality

6.3.46 Development plan policy supports high quality design in the built environment. NPPF para 130 (a-f) sets requirements for developments to achieve high quality design. This includes requiring developments to function well, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. NPPF para 130 also notes spaces and buildings should be inclusive, sympathetic to local character and to create attractive, welcoming and distinctive places to live, work and visit. The drive for design quality in NPPF para 130 is supported by London Plan policies D3, D4, D5 and D8, Merton Core Strategy policy CS14, and Merton SPP policies DMD1 and DMD2. Further, NPPF para 134 gives significant weight to developments which reflects local design policies and government guidance on design outstanding or innovative designs which promote high levels of sustainability.

6.3.47 The below paragraphs consider the quality of design in respect of various components of the proposed development, separated by hard and soft landscaping proposals, and above ground structures.

Hard and Soft Landscaping proposals

Tennis courts

6.3.48 38 tennis courts are proposed which would be in use from May to late September. Outside of the grass court season, these courts would be 'undressed' without permanent fences or seating structures. There would be no floodlit courts other than illumination under the Parkland Show Court. The proposed courts would be 20110mm in width x 36570mm in length. The size of the courts has been determined to provide a suitable amount of run-back and side-run (6400mm and 4570mm respectively).

6.3.49 All courts would be surrounded by a concrete ring-beam (see [Court layout plan \(single\)](#) and [court layout plan \(double\)](#)) providing drainage, structure for overlay court canvases and camera poles, and a flat surface to house the court covers when they are rolled up. The ring beam extends 970mm from the court edge and would have a depth of 0.5m. It should be noted that the ring beam has been reduced in depth since the original submission from 1m to 0.5m. The Courts are aligned close to North-South, so that the low morning and evening sun is less likely to disturb players.

6.3.50 Whilst the courts are in use, each court will be 'dressed' with continuous canvas screens, 2.4m high at each end and 1.1m high on each side. Outside of grass court season the courts would be undressed appearing more open in appearance.

6.3.51 Officers consider the design of the tennis courts well considered and acceptable. The fact they are grass means they will assimilate with the open nature of the site, and it's noted that ring beams have been designed to minimised intrusion on the landscape.

The Tea Lawn

6.3.52 As part of the landscaping proposals is the proposed 'Tea Lawn'. This area would be located across the road from Centre Court. It would provide a gathering space with seating, planting and water features integrated. The area would overlook two of the new courts which would have temporary stands during The Championships and Qualifying Event.

6.3.53 The Tea Lawn would provide a transition space between the architectural form of the AELTC Main Grounds with the open, expansive nature of the parkland. The Tea Lawn is accompanied by a pair of plazas with seating and tree groves in grid planting providing shade. The plazas will act as important circulation spaces connecting with the main artery of Church Road.

- 6.3.54 Officers consider the design of the Tea Lawn area well considered and would create a vibrant focal point whilst functioning as an effective transition space between the AELTC main site and the wider parkland.

Wider soft landscaping strategy (i.e. trees, brooks)

- 6.3.55 The proposed development has been designed to conserve trees with the greatest amenity value and ecological importance (such as the veteran trees) and mainly remove elements that have poor value such as leylandii hedging and U grade Trees. The proposed landscaping scheme adopts a broad mix of different categories. These include trees, shrubs, herbaceous, aquatic and marginal planting and grasses which would create rich and ecologically diverse spaces to move through.

- 6.3.56 Overall, the soft landscaping strategy design is judged well considered and high quality. The design would increase the extent and quality of the main habitat types on site. This soft landscaping would work in tandem with enhancements to the site's blue infrastructure, notably desilting the lake, de-culverting Margin and Bigden Brook, and restoring the southern lake tip which would benefit visual amenity and ecology. Trees and ecology are considered in more detail in sub-sections **6.6** and **6.7**.

Hardstanding

- 6.3.57 Alongside the soft landscaping would be a network of hardstanding paths connecting the new tennis courts and creating routes through the AELTC Park. The hardstanding design minimises the number of paths whilst allowing for emergency access, maintenance and crowd flow. To respond the historic landscape, paths would be sinuous and have colour pallet of beige and browns with standard tarmac avoided.

- 6.3.58 There would be two notable larger areas of hardstanding i.e. the Northern Gateway and Southern Gateway. These are required to facilitate crowd flows. The Urban Design Officer has raised some concern regarding the potential emptiness of these spaces outside The Championships and Qualifying Event. This concern would be addressed by a condition for a management plan (see condition 12) which would include temporary measures (e.g. public realm furniture such as benches, planters or other pop-up infrastructure) to activate underutilised space including the Southern Gateway area. Subject to conditions, Officers consider the design of hardstanding acceptable providing accessibility across the site whilst fitting the parkland design philosophy.

Features and furniture

- 6.3.59 The landscaping strategy would incorporate features which would add to the overall parkland aesthetic. This includes estate railing (used as internal boundary definition and tree protection) and new vertical bar railings for the Wimbledon Park boundary. It should be noted railings would replace the unsightly concrete wall on Home Park Road to the benefit of the street scene. The landscape design also features a Ha-Ha which would provide an unobtrusive barrier between the AELTC Park and the private courts to the north. The Ha-Ha is also reflects the original "Capability" Brown landscape which included a Ha-Ha to separate the pleasure grounds from the wider parkland. Further, the hard landscaping plan includes proposals for timber benches and bins positioned in various locations allowing people to sit and enjoy the landscape. The details of furniture would be secure by condition. Overall, Officers consider the design approach to features and furniture well considered and acceptable subject to conditions.

9.4 Hectare AELTC Parkland and the boardwalk

- 6.3.60 Officers consider the boardwalk well designed. It would enhance human interaction with nature and "Capability" Brown's principal feature - the lake. The location of the boardwalk is well considered taking into account the constraints of the site, including

RPA of veteran trees, ecological zones and the need to provide a secure perimeter to AELTC's estate and The Wimbledon Club's estate without the need for a hard boundary.

- 6.3.61 The boardwalk and AELTC Park would be open free of charge at the same time as Council owned Wimbledon Park adjacent, save for periods of closure before, during and after The Championships. When the boardwalk and AELTC Park is open, it would likely feel like an extension of Council owned Wimbledon Park. A link into Wimbledon Park and detailed rules of access would be secured through the Section 106 agreement. Officers consider the AELTC Park well considered and would provide significant benefit to Merton residents and the wider public.

Lighting

- 6.3.62 The Applicant has developed an exterior lighting strategy which is summarised on pages 578-584 of the [Design and Access Statement](#). The Lighting Strategy is well considered. Lighting has been designed appropriately adopting a strategy to minimise light pollution and adverse effects to local ecology and neighbouring residential properties. A final lighting strategy would be secured by condition. It's noted the Council's Environmental Health Officer has raised no objection to the development subject to a finalised lighting strategy secured by condition. Lighting is considered in further detail in sub-sections 6.6 and 6.10 which covers ecology and light pollution respectively.

Landscaping proposals design conclusion

- 6.3.63 Considering the above in the round, the design of landscaping proposals together with lighting is judged to be well considered and would create high quality spaces for the intended users. The landscaping design would also carrying other benefits, notably promoting biodiversity and enjoyment of the historic environment. The hard and soft landscape proposal are considered in accordance as relevant with NPPF paras 130, & 134, London Plan policy D3, D4 & D8, Merton CS policy CS14 and Merton SPP policy DMD1 & DMD2.

Proposed buildings

Parkland Show Court Design (submitted in outline)

- 6.3.64 The Parkland Show Court comprises an 8,000-seat stadium. It would serve as a player hub during the Qualifying Event and would be used for tournament play during The Championships fortnight. The Parkland Show Court is applied for in Outline with detailed design subject to Reserved Matters applications. However, the final design approved under Reserved Matters would be required to adhere to the submitted Design Code and Parameter Plans submitted under this outline application.
- 6.3.65 The Applicant's supporting material explains the Show Court is required to maintain Wimbledon as the premier tennis tournament in the world. It would allow AELTC to offer further live show court tennis in a state-of-the-art intimate setting. Further, the Show Court is also needed to provide essential support functions for both the Qualifying Event and The Championships in the form of player and guest facilities and operational spaces.
- 6.3.66 The façade concept for the stadium is inspired by clumps of trees similar in scale to tree clumps that featured in "Capability" Brown's designs. The stadium would adopt a lattice structure in timber with a permeable frame across for climbing plants (see **Figure 6.5**). Further, the stadium would be set within a ring of mature oak trees. As a whole, the stadium is designed to be perceived as an extension of the landscape. It is intended to use climbing plans that change with the seasons, such as Virginia Creeper or similar.

- 6.3.67 The stadium would be located centrally to the west of the site aligning generally with Court 1 to the west. Here the ground levels slope from west to east down towards the lake. The stadium will make use of this existing topography by sitting the main bulk of the stadium on top of existing ground level but with a lower ground floor excavated into the ground which has an exposed façade on the eastern side of the stadium. This serves to minimise the overall massing of the proposal particularly when viewed from the south and the north.
- 6.3.68 The submitted [Parameter Plan 04](#) sets out the maximum building heights for the Parkland Show Court (also see Error! Reference source not found. **Figure 6.3** below). It should be noted the height of the Show Court varies due to the sloping topography across the site. The parameter plans set maximum heights Above Ordinance Datum (AOD) i.e. sea level as defined for Ordinance Survey. Therefore, the building heights can be understood by subtracting the relevant AOD heights of different parts of the Show Court from the AOD of the ground level adjacent to the Show Court.

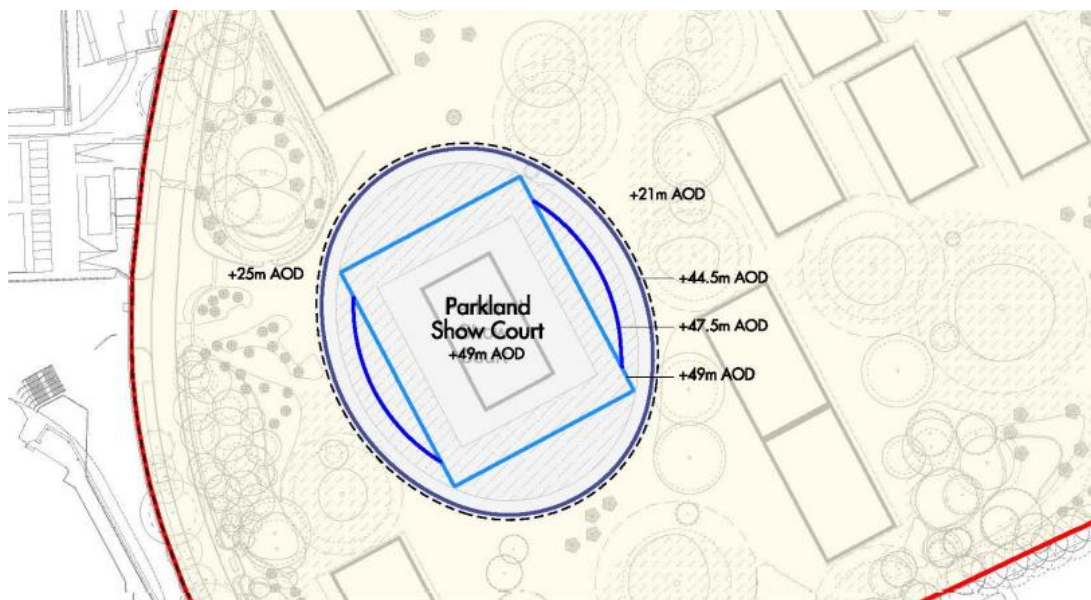


Figure 6.3: Building Heights Parameters for Parkland Show Court. Source: Building Heights Parameter Plan

- 6.3.69 The approximate maximum **above ground level** heights for the Show Court are summarised below.
- 6.3.70 On **the eastern side** of the Show Court the approximate maximum heights would be
- Primary frontage – 23.5m
 - Secondary frontage (top of pitched roof element) – 26.5m
 - Maximum roof height – 28m
- 6.3.71 Under the design code and parameter plans, Officers consider the scale, form and massing of the Parkland Show Court acceptable. Whilst a sizable structure, it would fit in with the parkland context and would not appear overbearing in the landscape. This takes account the sloping topography of the land from west to east which enables the Show Court to sit lower in the landscape relative to Court no. 1.
- 6.3.72 The Show Court would contain a seating bowl, rather than a tiered seating arrangement, allowing for an uninterrupted view for all spectators. The spectator bowl

is supported by four storeys of ancillary supporting facilities across four levels as described below:

- The lower ground floor will contain a mixture of public, private and back of house facilities to support The Championships. This includes public areas along the eastern façade creating an area of active frontage overlooking the parkland. It would also include a player access and servicing tunnel connecting the lower ground of the Show Court to the Main Grounds. The extent of the lower ground floor is fixed by [Parameter Plan 03](#).
- The ground floor would contain a concourse with a mixture of guest facilities such as toilets and food kiosks.
- An upper level would contain a concourse with a mixture of public and player facilities, as well as flexible space which may incorporate accommodation for temporary offices or hospitality.
- At second floor level there would be accessible viewing areas.

6.3.73 The Show Court would achieve high standards of accessibility and inclusive design, with accessible seating to meet or exceed the relevant requirements set out by the Sports Grounds Safety Authority. Further, the Show Court would include lifts to provide comfortable access to all levels of the building.

6.3.74 The building would adopt an Environment Positive strategy. This means the building will abide by the following design code:

- Embodied carbon minimised through selection of materials and source location and carefully engineered structural solutions that minimise material usage and wastage.
- The building must operate with 'net zero' carbon emissions.
- The building should inspire wider action through its design and operation.

Dismissal of alternative design options for the Parkland Show Court

6.3.75 London Plan policy D3 (a) requires development to adopt a design-led approach which considers *options* to determine the most appropriate form of development that responds to a site's context and capacity for growth.

6.3.76 Accordingly, Officers note the submitted Design and Access Statement outlines the alternative locations that have been considered for the proposed Show Court, which include a northern and southern location on the AELTC Main Grounds (see **Figure 6.4**). The northern location was ruled out for the following reasons:

- Proximity and overlooking to neighbouring properties along Bathgate Road, which are within the Bathgate Road Conservation Area
- Elevated position and steep topography
- 4,080sqm of facilities are still required in the parkland for the guest facilities, Qualifying Players' Hub and the management of the parkland site.
- Adjacency to the Hill and No.1 Court exacerbates already existing crowd flow issues.
- Displacement of facilities for Main Draw players; the Aorangi Pavilion and dynamic warm-up area.

- Displacement of 14 tennis courts which would need to be relocated in the Parkland.

6.3.77

The southern location on AELTC Main Grounds was also explored however was ruled out for the following reasons:

- Proximity and overlooking to neighbouring properties along Somerset Road.
- 4,080sqm of facilities are still required in the parkland for the guest facilities, Qualifying Players' Hub and the management of the parkland site (refer to table for further detail).
- Adjacency to No.3 Court, pergola and popular southern outdoor courts exacerbates already existing crowd flow issues. The tapering nature of the site here and dead-end condition are particularly uncondusive to the smooth movement of crowds.
- Displacement of No.2 Court, Court 12, public facilities, and 5 hard courts which cannot be relocated on the parkland



Figure 6.4: Alternative locations of Parkland Show Court considered. Source: Design and Access Statement p361

6.3.78

Whilst the northern and southern locations were considered, these were dismissed for the reasons stated above and the benefits of positioning the Show Court as proposed, including but not limited to:

- Providing a base for facilities to support the Qualifying Event taking place to the east of Church Road.
- Limited impact on views from the surrounding areas compared to the AELTC Main Grounds as the stadium would be located on lower ground level relative to the AELTC Main Grounds.
- Providing a Parkland setting for the Show Court to the benefit of the visitor experience.

6.3.79

The design process also considered lowering the spectator bowl below ground level.

However, this was ruled out as it would result in a reduction in available accommodation across all levels of the building and therefore would be unable to meet the requirements for player and public facilities, plant, servicing and hospitality.

- 6.3.80 Whilst Officers judge the proposed development on its merits, the above demonstrates that the Applicant has duly considered alternative options for the Show Court in accordance with London Plan policy D3 (a).

Parkland Show Court Design Conclusion

- 6.3.81 Taking into consideration the above, Officers consider the Parkland Show Court can be secured such that it would achieve an excellent standard of design which is well considered responding to its context and having appropriately explored and ruled out alternative options. The Show Court would exhibit high standards of sustainability (considered in more detail in sub-section 6.8). The fulfilment of design quality is subject to strict adherence with the submitted Design Code and Parameter Plans which would be required under any outline permission. Officers have reviewed the design code and parameter plans in respect of the Parkland Show Court and consider these provide suitably rigid rules ensure the design concept presented under this application would be carried through to Reserved Matters stage.



Figure 6.5: View of the Parkland Show Court from the south (Source: planning addendum: illustrative views)

Central Grounds Maintenance Hub Design (submitted in Outline)

- 6.3.82 The Central Grounds Maintenance Hub would provide a single location for the storage and maintenance of ground equipment and also provide a single base for horticultural staff, including changing rooms, showers, cycle storage, a kitchen, meeting space and office space. The maintenance hub would support an enlarged grounds and horticultural team which would roughly double as the number of courts also doubles.

- 6.3.83 The building would be located beside the southern boundary of the parkland next to Home Park Road. Grounds staff would be able to park in the car park beside the Golf Clubhouse and approach the building on foot or by buggy. Deliveries to the hub would be made via the Main AELTC Grounds or along Church Road and then transported by buggy to the maintenance hub.

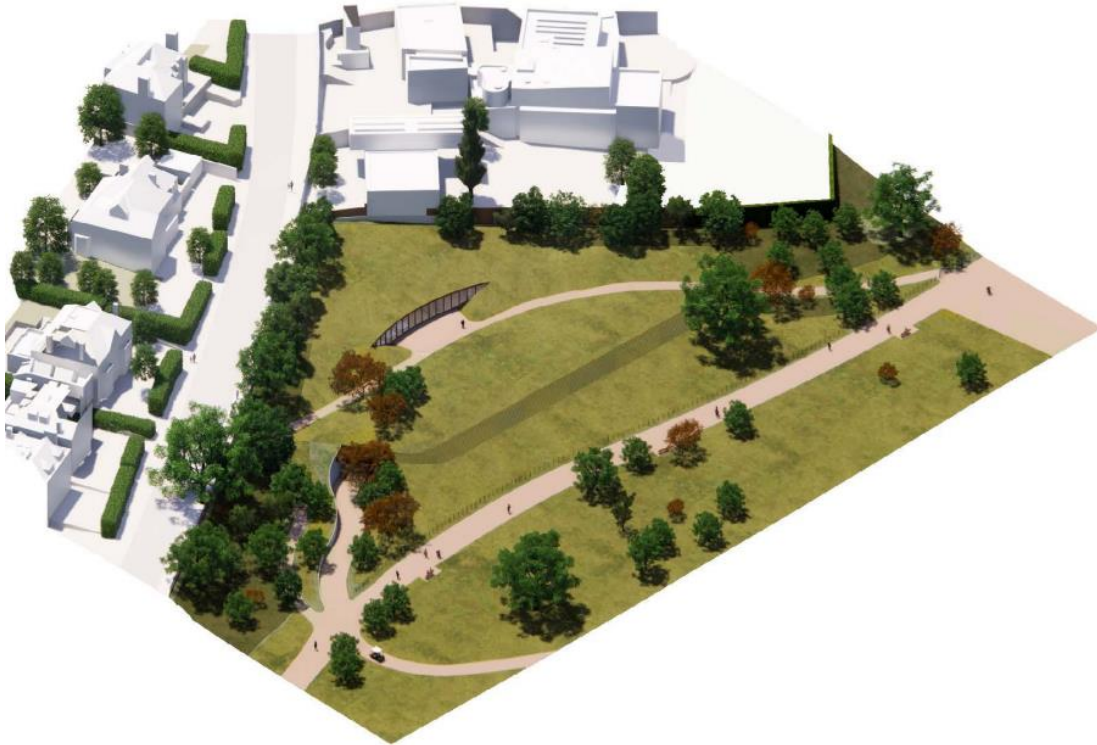


Figure 6.6: Central Grounds Maintenance Hub Illustrative View. Source: Design and Access Statement

- 6.3.84 The building would provide suitable storage for supporting equipment for the new courts. However, the building would also address the current lack of maintenance facilities for equipment on the AELTC Main Grounds.
- 6.3.85 The building would be split over two levels utilising the topography to create a largely subterranean structure. The basement level would consist principally of an open storage area for grounds equipment and a workshop for the upkeep of machinery. The upper level would contain office space and staff welfare facilities including locker rooms, shower rooms and a kitchen. An expanse of glazing at the upper level allows fresh air and natural light into these spaces and acts as the primary pedestrian point of entry into the building. The roof level of the second floor would accord with the level of Home Park Road and would be landscape making the building appear as a continuation of the landscape. A light well along the north face of the basement would allow air and light into this level and allows the building to be passively ventilated.
- 6.3.86 Overall, Officers consider the Central Grounds Maintenance Hub would achieve an excellent standard of design with distinctive architecture that assimilates into the landscape. This is subject to strict adherence with the submitted Design Code and Parameter Plans which would be secured under any outline approval. Officers have reviewed the design code and parameter plans in respect of the Maintenance Hub and consider these provide suitably rigid rules to ensure the design concept presented under this application would be carried through to Reserved Matters stage.

Northern and Southern Player Hubs Design (submitted in outline)

- 6.3.87 The Northern Player Hub would be located on the boundary against the existing athletics track in the north of the site. The hub is positioned to nestle into an enhanced woodland edge which serves to minimise the impact on the openness and provide views towards the parkland to the south. It would adopt an organic curved form, a green flat roof (max 5m), and vertical timber clad façade. Therefore, the building would assimilate well with its natural surroundings.
- 6.3.88 The Southern Player Hub would be located on the restored lake tip and will be designed to read as a boathouse for the lake, as was originally planned by “Capability” Brown. It will do this by adopting a rectangular footprint with a pitched roof (max 6.5m) projecting out over the tip of the lake, supported on piles or cantilevered. It would also feature a usable external space such as a balcony.
- 6.3.89 Both player hubs would contain player facilities which may include a lounge, toilet and kitchenette. The hubs would adopt designs that provide the highest standards of accessibility.
- 6.3.90 Officers have reviewed the design code and parameter plans for the player hubs and consider these provide suitably rigid rules to ensure the design concept would be carried through to Reserved Matters stage. The buildings would be architecturally of a high standard and would sympathetically fit in with their surroundings.

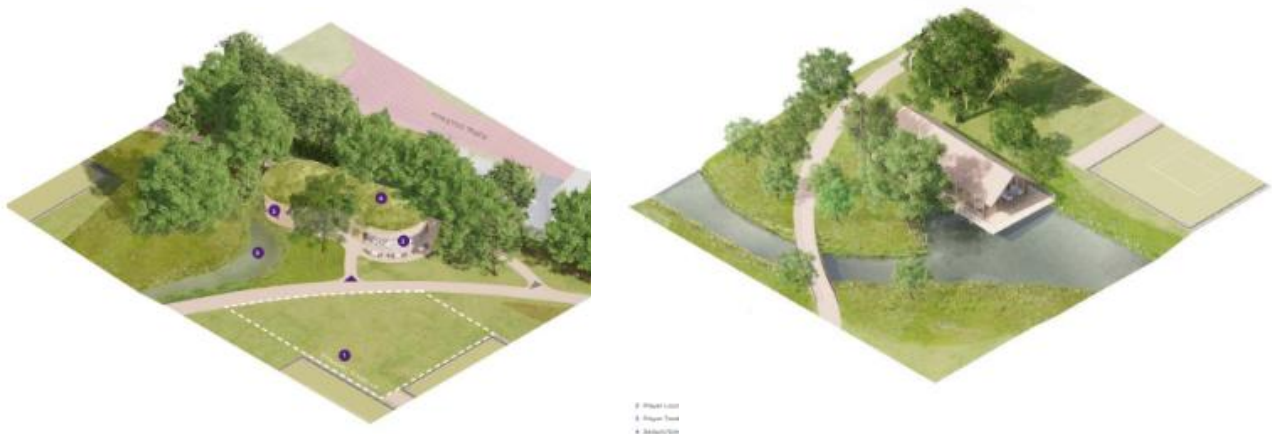


Figure 6.7: Left: Indicative view of the Northern Player Hub. Right Indicative view of Southern Player Hub. Source: Design and Access Statement p505 and p515

Satellite Maintenance Hubs Design (submitted in detail)

- 6.3.91 Seven satellite maintenance hubs would provide the critical infrastructure required support the operation of the development.
- 6.3.92 The buildings would be multifunctional, providing electrical, data and irrigation infrastructure. They would also provide toilet facilities for guests and players during The Championships and Qualifying Event and for maintenance staff year-round. They would also compliment the Central Grounds Maintenance Hub by providing localised storage, waste, composting and wash down areas for the Courts and Horticulture team.
- 6.3.93 The hubs would be distributed through the parkland to provide a resilient network of infrastructure and services to support the courts and parkland.
- 6.3.94 All the satellite hubs have a common 'kit of parts' all containing:
- A flexible external yard to store grounds equipment
 - Allocated space to contain infrastructure required to support the grounds
 - Two accessible WC, though Hub 2 located to the north of the site would contain additional WC for Championships and Qualifying Event.

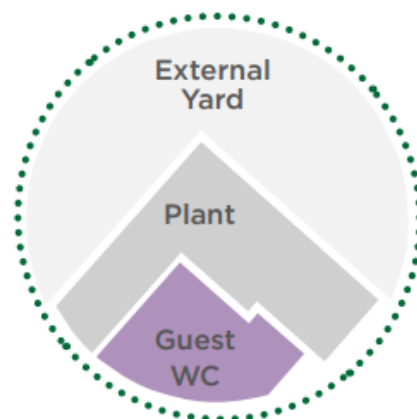


Figure 6.8: Design concept for proposed Hub Buildings i.e. 'kit of parts'. Source: Design and Access Statement. P457

- 6.3.95 All the hubs would be single storey with flat roofs up to 4m high, though height is less in some instances where the hubs are 'dug in' to the landscape making use of the topography.
- 6.3.96 The hubs would be positioned adjacent to more established boundaries. Further, they all adopt an organic aesthetic through form and materials which alongside soft landscaping would mean the hubs blend into the landscape and limit the impact on openness as far as possible.
- 6.3.97 A [supplementary design note](#) has been submitted alongside the application which notes that the proposed hubs are expected to be low energy consumption. The hubs would comply with the sustainability credentials under Part L2A of the Building Regulations. This is considered acceptable by officers given the hubs would have low energy consumption and would not provide any permanently occupied spaces for staff such as offices. It's noted solar PV for the hubs was dismissed as an option because

of limited viability once capital cost, payback and embodied carbon are considered.

- 6.3.98 Overall, Officers consider the design of the seven satellite hubs acceptable. They would be architecturally of a high standard and would blend into their parkland surroundings.

Proposed buildings design conclusion

- 6.3.99 The proposed buildings in the round are considered to exhibit high quality sustainable design. The buildings would be visually attractive with distinctive architecture that blends into and responds to the parkland surroundings. The design codes and parameter plans for the outline buildings are considered suitably robust and would ensure design quality is carried through to Reserved Matters stage. The buildings would therefore be in accordance as relevant with NPPF paras 130 & 134, London Plan policies D3 & D4, Merton CS policy CS14, and Merton SPP policies DMD1 and DMD2. Matters of inclusive design, secured by design, basement development and fire safety specifically are considered in further detail below.

Inclusive Design

- 6.3.100 NPPF para 130 (f) requires development to create places that are safe, inclusive and accessible. This is supported by London Plan policy D5 that promotes developments that achieve the highest standards of inclusive design and Merton SPP policy DMD2 which requires safe and secure layouts.
- 6.3.101 The vast majority of the proposed pathways on the application site would be wheelchair accessible. Wheelchair accessible paths include all those to the proposed courts, principal pathways through the AELTC Park and the boardwalk. All courts would be fully wheelchair accessible. The spectator zone for the courts would also accommodate wheelchair viewing positions. The courts themselves provide circulation zones wide enough for two sports wheelchairs to pass, in line with Sport England guidance. As such, the development will maximise access for a wide range of users. Furniture is also positioned at regular intervals creating areas for rest. For the buildings subject to Reserved Matters, namely the Parkland Show Court, Northern and Southern Player Hub and Central Grounds Maintenance Hub, the Applicants are required to submit an inclusive design statement (secured by condition) alongside Reserved Matters applications. It should be noted that inclusive design is considered in more detail in sub-section 6.14 which assesses the development in relations to the Equalities Act.
- 6.3.102 Related to inclusive design, it should be noted that the application also secures funding for enhanced toilet facilities in Council owned Wimbledon Park. This would not only provide more accessible toilets in accordance with inclusive design principles but would also accord with London Plan Policy S6 which supports provision of publicly accessible toilets in connection with public realm developments.
- 6.3.103 Given the above, Officers are satisfied that the development would adopt high standards of inclusive design in accordance as relevant with NPPF para 130 (f), Merton SPP policy DMD2 and London policy D5.

Secured by Design

- 6.3.104 Merton SPP policy DMD2 (a, iii) requires development be developed in accordance with Secured by Design principles.
- 6.3.105 The proposed development has been designed with security in mind, particularly given the high-profile nature of the Wimbledon Championships.

- 6.3.106 In terms of physical security features, the proposed boardwalk (and adjoining soft landscaping) would act as a natural security perimeter between the AELTC estate and Wimbledon Park. In addition, the Ha-Ha proposed to delineate the boundary between the AELTC Parkland and the AELTC estate to the north would also provide an unobtrusive and effective security barrier.
- 6.3.107 The Metropolitan Police Secured by Design officer was consulted, and Officers have agreed appropriate conditions which requires the development to adhere to Secured by Design principles and ascertain certification of this by the Metropolitan Police following completion.
- 6.3.108 Officers accept that much of the security associated with the Qualifying and Championships would be through temporary management measures which would be altered and expanded where necessary to cater for the expanded tournament.
- 6.3.109 Given the above, Officers consider the proposed development would accord with Merton SPP Policy DMD2 in respect of adhering to Secured by Design Principles.

Basement Development

- 6.3.110 The Parkland Show Court and Central Grounds Maintenance Hub both involve subterranean elements. Merton SPP Policy DMD2 (b, i-ix) sets criteria for basement proposals to be acceptable. Further, DMD2 (c) requires an assessment of basement and subterranean scheme impacts on drainage, flooding from all sources, groundwater conditions and structural stability where appropriate.
- 6.3.111 With regard to Merton SPP Policy DMD2 (b, i-ix), Officers note that overall impacts on climate change, heritage, trees and flooding is considered in other sub-sections in this report. However, its noted that both basements would have limited visual impact on the setting of the RPG given they would be largely concealed from view. Further, the proposed development is considered acceptable in respect of trees, flooding and drainage as assessed under separate sub-sections.
- 6.3.112 In line with DMD2 (c), a Basement Impact Assessment was submitted by the Applicant. This considered the potential impacts of the tunnel and basement construction on existing facilities and ground conditions.
- 6.3.113 The screening stage of the Basement Impact Assessment indicates:
- Anticipated excavation induced ground movements are relatively low and unlikely to have a significant detrimental impact on adjacent structures. Excavation support measures are likely to be required at key locations for both the Church Road Service Tunnel and the Central Grounds Maintenance Hub.
 - Basement construction for the Parkland Show Court is expected to have negligible impact and no further assessment is considered necessary.
 - Tunnel construction is likely to impact nearby structures (Wimbledon No. 1 Court; Building 2 - Melrose Ave, London SW19 8AU and Church Road) and utilities and a full BIA is required. However, this part of the tunnel (beyond the current red line boundary) will form part of a separate planning application and any impact to these structures will need to be considered as part of the future works
 - Basement construction for the Central Grounds Maintenance Hub is likely to impact on no. 106 Home Park Road and Home Park Road itself. Actual excavation induced ground movements would be managed by adopting appropriate excavation support measures to ensure impacts are minimised as far as possible.
- 6.3.114 The BIA notes that detailed Basement Impact Assessments will need to be undertaken

based on site specific ground investigation data together with information on existing structures and utilities. The design of temporary excavation support measures would confirm the likely resulting ground movements and form a basis for detailed assessment of potential impacts and additional mitigation, or monitoring measures required.

- 6.3.115 Based on the findings of the submitted Basement Impact Assessment, Officers consider the principle of the proposed basements acceptable. Where potential impacts on surrounding structures and ground conditions are identified, there would likely be available means to mitigate impacts e.g. through appropriate excavation support and construction methodology. It's noted that further detailed basement impact assessment would be submitted at Reserved Matters stages at which point further assessment of impacts would be carried out by the Local Planning Authority. Therefore, the proposed development is considered acceptable in respect of Merton SPP policy DMD2 in respect of basement development.

Fire Safety

- 6.3.116 In accordance with Policy D12 of the London Plan, a Fire Statement has been submitted with the application prepared by and reviewed by qualified fire engineers. This report describes the key site-wide strategic fire safety measures that will need to be considered during design development. The principles set out are intended to be commensurate with the level of detail required at RIBA Work Stage 2. Officers consider a suitable level of detail has been provided to satisfy London Plan Policy D12 bearing in mind the stage of design work. Officers also note the development would be subject to separate Building Regulations applications. Overall, Officers consider fire safety has been duly considered for the stage of design in accordance with London Plan policy D12.

Conclusion

- 6.3.117 Officers consider the proposals encompassing all its components would not give rise to harmful visual impacts, or harm to townscape. Officers consider that once operational the proposals, principally through re-landscaping works, would enhance certain components of the landscape (e.g. veteran trees, grassland and blue infrastructure), as well as enhance the character of Wimbledon Park area. The proposals would also enhance views in certain areas, improving views from outside the site, as well as within the site itself. Notwithstanding, it's acknowledged the proposals would cause some change to townscape and views as result of the proposed Parkland Show Court which would depart from the generally open character of the locality, and would be more overtly visible from certain vantage points. However, overall Officers do not consider there to be harm townscape and visual terms. This takes into account the design approach make the Parkland Show Court building as discreet as possible and assimilate with the landscape. Notably, the Show court would be positioned adjacent to the AELTC's Main Grounds, would be screening by vegetation, would adopt an organic design, and would be positioned on a low point topographically. These design elements serve to limit the impact on townscape and on views. Officers acknowledge there would some negative impact visually and on townscape during the construction period, but this is given limited weight given their temporary nature.
- 6.3.118 Officers consider the proposed development would not give rise to unacceptable impacts on neighbour amenity from either the construction or operational phases of the development. Although there would be some noticeable impacts from construction, such as from noise and change in outlook for nearby properties, these impacts would not be harmful given safeguards secured by condition (e.g. mitigation measures set

out in Construction Environmental Management Plans) and given the temporary nature of the construction period.

- 6.3.119 Officers consider the design of the hard and soft landscaping proposals to be acceptable. The landscaping would create a high-quality and accessible public realm both in the northern parkland and AELTC Parkland.
- 6.3.120 The design of the proposed parkland buildings (including the Show Court) would be high quality and result in architecturally distinctive buildings that respond to their parkland context. For buildings applied for in outline, Officers consider the submitted Design Codes and Parameter Plans are suitably robust to ensure design quality is carried through to Reserved Matters applications.
- 6.3.121 Officers consider the proposal to be in accordance with policy relating to inclusive design, secured by design, basement development and fire safety.
- 6.3.122 Overall, the proposed development is considered acceptable in respect of townscape, visual impact, design and neighbour amenity in accordance as relevant with NPPF para 130, 134, 174 & 198, London Plan policies D3, D4, D5, D8, D12 and HC3, Merton CS policy CS14, and Merton SPP policies DMD1 and DMD2. Officers' assessment is informed by the responses from consultees as set out in the supporting information section below. This includes feedback from the Council's Urban Design Officer who overall raised no objection to the proposed development.

Supporting Information

Urban Design Officer Response

Response dated 2nd December 2022 - [link](#)

- 6.3.123 Below provides a summary of the Urban Design Officers response. It includes the main areas of concern which Officers respond to subsequently.
- 6.3.124 The Urban Design Officer raised no objection to the proposed development in terms of design. They note:
- 6.3.125 *“The Applicant has demonstrated that the proposal has balanced heritage, landscape and its sporting use with good design. It is worth noting that the existing use of the site is also a sporting use, however the current golfing use significantly altered the historic landscape and was exclusively accessible. The Applicant has demonstrated through good design multiple public benefits, such providing public access to over 9ha of open space, enhancements and restoration to the landscape, increasing levels of biodiversity, planting plans to better reflect the heritage landscape of the site and enhanced access to the lake”*
- 6.3.126 Statements highlighting areas of concern include:
- *The tea lawn and northern gated area are not accessible outside of the Championship period, however they have a direct visual relationship with Church Road. There could be a beneficial opportunity for these smaller open spaces with distinct character to be permissibly accessible outside of the Championship period as places for local residents and visitors to dwell all year round. Furthermore, more clarity surrounding the activities that can take place all year round on the site and its structures, such as the show court and player hubs, should be explored further as part of their detailed applications.*
 - *“The creation of purpose-built north and south spectator entrances for The Championships is welcome. There is some lack of clarity regarding what the non-Championship arrangement will be in terms of the landscape. The landscape of these areas should appear as an integral part of the park design and not as if it is awaiting its other use, which will only be for 1 month of the year.”*
 - *“Due to the topography, the roof becomes a key characteristic in views from higher ground. If this application is successful, it is expected that the detailed application explores the roof appearance further to ensure it integrates well with its natural surroundings from all view ranges.”*
 - *“Although not proposed, there is potential for an additional hub containing a publicly accessible WC within the new 9.4ha public park that could be utilised all year round for park visitors.”*
 - *“The design guidelines could be expanded to include clear guidance on the character of temporary structures erected during the Championship period, and indeed if they can be utilised all-year round, such as follies or pavilions. Furthermore, the guidelines could include more landscape design guidance also in terms of management/maintenance and future planting.”*
 - *“There is little mention of the retention of the former Golf Clubhouse as a Community Learning Hub. More clarity on this is needed”*

Case Officer Response to Urban Design Officer comments

- 6.3.127 Officers note that there are areas of the site which won't be publicly accessible, notably the Tea Lawn and Northern Gateway. Whilst it's recognised there could be added benefit for larger areas of public access, this does not form part of the proposed development and Officers must assess the proposed development on its merits.
- 6.3.128 Officers note concerns regarding the areas of hardstanding within the northern and southern gateway areas. The Northern Gateway will have no public access outside of The Championships and Qualifying Period. As such, there isn't a clear need for specific landscaping interventions within this area. The Southern Gateway would be located in the Permissive Access Parkland and consider that there could be suitable interventions within this area to activate the space outside The Championships and Qualifying Event. This issue is addressed by an overarching condition (see condition 12) for a management plan relating to the AELTC Park that would include details of temporary interventions in the Southern Gateway area. Temporary interventions could include public realm furniture such as benches, planters, or other pop-up infrastructure.
- 6.3.129 Officers note concerns regarding the impact of the Parkland Show Court roof structure on views. The detailed design of the roof would accordingly be scrutinised at Reserved Matters stage and assessed in respect of the relevant design policies at the time of submission.
- 6.3.130 Officers note the Urban Design Officer's suggestion to have an accessible public WC within the permissive accessible parkland. Whilst there are no new buildings with toilet facilities within the permissive parkland, the Applicant is making an overarching contribution towards enhancements in Council owned Wimbledon Park, of which one of the identified projects is to provide enhanced toilet facilities. Officers are also mindful that further toilet facilities in the AELTC Parkland could further diminish the openness of MOL.
- 6.3.131 Officers note the Urban Design Officer's suggestion that Design Guides could be expanded to include temporary structures during The Championships. The Design Code submitted is relevant to the buildings submitted in outline only. Further, temporary structures required for The Championships and Qualifying Event would be subject to approval via discharge of conditions. Condition 6 specifically would require the developer to submit for approval, prior to each The Qualifying Event, a schedule of marquees, temporary stands and supporting overlay infrastructure.
- 6.3.132 Officers acknowledge Urban Design Officer's comment regarding clarity over the community use of the Golf Clubhouse. Further clarity has been established since the Urban Design Officers comments for which detail is provided in Sub-section 6.12.

Greater London Authority (GLA) Stage 1 Response

Responses received 1st November 2021 - [link](#) and 2nd July 2022 - [link](#)

- 6.3.133 With regard to 'Urban Design' the GLA provided the initial comments under various subheadings. Subsequently, the Applicant provided GLA with a response to their initial comments which was proceeded by a final response from the with red/amber/green rating. The final comments indicate GLA were broadly satisfied with the proposed development in terms of the majority of items (indicated by green scoring).
- 6.3.134 Otherwise amber scoring was given in relation to a number of items including:
- Connections across Church Road
 - Visual impact of the maintenance hubs from the public highway

- Agent of change i.e. mitigating impacts of development, notably noise

6.3.135 The above were given amber on the basis that further approval is required from other statutory consultees (not received at the time of comment), including comments from TFL and further detail on benefits which would be provided in the S106.

Metropolitan Policy (Secured by Design Officer)

Response dated 13th July 2022 – [link](#) and 11th October 2022 - [link](#)

6.3.136 The Metropolitan Police Secured by Design (SBD) Officer has provided comments on the application. The Officer notes a number of questions to be addressed. Case Officers consider the points and questions raised by the Officer are suitably covered off by management strategies that would be applicable to the site once operational. Officers agreed conditions with the MET SBD Officer that would ensure secured by design principles are adhered to. This includes a requirement for the Applicant to obtain a Secured By Design certificate once occupied.

6.4 Heritage

Introduction

- 6.4.1 This sub-section considers the impact of the proposed development on designated and non-designated heritage assets.

Policy Assessment

- 6.4.2 NPPF para 195 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Accordingly, this sub-section carries out this exercise. Significance is defined by the NPPF as “the value of a heritage asset to this and future generations because of its heritage interest”.
- 6.4.3 Development plan policy and national planning guidance sets different tests depending on the status of a heritage asset i.e. depending on whether an asset is designated or non-designated.
- 6.4.4 In respect of designated heritage assets, NPPF para 199 gives great weight to their conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Therefore, in assessing this application, Officers are required to give great weight and importance to any harm to Listed Buildings, Registered Park and Gardens or Conservation Areas irrespective of the level of harm. This policy statement reflects the legal position as set out in the Listed Buildings and Conservation Areas Act 1990 in respect of impact affecting listed buildings, or their settings or through development in a conservation area (see below).
- 6.4.5 NPPF para 202 states “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”. NPPF para 200 requires that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Further, substantial harm or total loss to grade II* registered park and gardens should be wholly exceptional.
- 6.4.6 In respect of non-designated heritage assets NPPF para 203 requires decision makers to make a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.4.7 The national policy drive as outlined above to protect heritage assets is supported by London Plan policy HC1 and Merton SPP policy DMD4.
- 6.4.8 Protection of heritage assets is also informed by the Planning (Listed Buildings and Conservation Areas) Act 1990, notably Sections 66(1) and 72(1) as detailed below.
- 66.— General duty as respects listed buildings in exercise of planning functions.
 - (1) In considering whether to grant planning permission [...] for development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 72.— General duty as respects conservation areas in exercise of planning functions.
 - (1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

6.4.9 Officers’ assessment is informed by the Applicant’s submitted evidence, input from the Council’s Conservation Officer and input from relevant statutory consultees, including The Gardens Trust, Historic England and the Greater London Archaeological Advisory Service (GLAAS). A summary of relevant statutory consultee responses is provided in the ‘supporting information’ section at the end of this sub-section.

6.4.10 In accordance with NPPF para 194 the Applicant has produced an Historic Environment Assessment (‘HEA’) (See to p133 of this link for first part of HEA and 1-49 of this [link](#) for second part of HEA). The HEA explains how the historic environment and its component heritage assets are impacted by the proposed development taking into consideration measures to reduce or mitigate harm.

6.4.11 Officers have reviewed what heritage assets are relevant to the site and list below those which have the potential to be impacted by the development. These are categorised by designated and non-designated assets. Subsequently Officers assess the impact on significance of the various assets.

Designated heritage assets

- The Grade II* Wimbledon Park RPG [NHLE ref: 1000852]
- St Mary’s Church, Grade II* listed building [NHLE ref: 1080917]
- The Old Rectory (of St Mary’s), Grade II* listed building [NHLE ref: 1080951]
- Wimbledon North Conservation Area
- Bathgate Road Conservation Area

Non-designated assets

- Archaeological remains
- The Wimbledon Golf Clubhouse
- 121 and 123 Home Park Road
- 103 Home Park Road
- 57 Home Park Road
- Wimbledon Park Water Sports Centre
- All England Lawn Tennis Club Centre Club
- The White Pavilion
- Queensmere House
- 62-74 Bathgate Road (evens)

6.4.12 The heritage assets noted above which have been scoped into the assessment based on professional judgement. Various factors influence this judgment including but not limited to the proximity to the development site and the setting of the assets.

6.4.13 For the purposes of this assessment and to be consistent with the Applicant's HEA, Officers articulate significance in accordance with the Historic England (2008) guidance document Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, which sets out four key values:

- **Evidential value** – deriving from the potential of a place to yield evidence about past human activity.
- **Historical value** – deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. This is typically either illustrative or associative.
- **Aesthetic value** – deriving from the ways in which people draw sensory and intellectual stimulation from a place. This includes architectural and artistic interest.
- **Communal value** – deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

Impact on Grade II* Wimbledon Park Registered Park and Garden (RPG)

6.4.14 Wimbledon Park was listed as a Grade II* RPG designated in 1987. It comprises the remaining c. 60ha of the former parkland associated with Wimbledon Manor. The park was created in the late 16th century around the first Wimbledon Manor House – Wimbledon Palace - to manage deer and supply wood, fish etc., for the household. Over time the park was associated with three manor houses – Wimbledon Palace, Marlborough House and Wimbledon Park House – as well as enlarged and re-designed with inputs from the famous landscapers Charles Bridgeman and Lancelot “Capability” Brown.

6.4.15 Following “Capability” Brown's intervention, this area of parkland featured a newly created lake, set amongst open grassland (only a small area of fields remained in the north-east of the park), with a structure at the southern tip that is later marked on maps as a boat house. The earlier woods were retained and Horse Close Wood to the north of the RPG is also clearly evident from this point, alongside remnants of the trees that formed the Great Avenue, and the trees and pond to the east of it. New scattered and clumped trees had been planted around the lake and part of a new pathway that led to it from Marlborough House through Vineyard Wood/ Ashen Grove Wood extended into the RPG area. A second footpath ran along the Merton – Wandsworth boundary but given its route, this is potentially of earlier date and just not depicted on the maps.

6.4.16 Today, the RPG area comprises Wimbledon Park Golf Course, The Wimbledon Club and the public park. The HEA notes that due to use of the RPG for predominantly sports and recreational provision, there are few extant historic elements remaining today. The HEA identifies that the legibility of the remnant historic planting, including designed planting, has been lost amongst later planting relating to the RPGs use as a golf course. This has affected the naturalistic form and siting of the planting (which also changes the canopy cover) and introduced inappropriate species; it has also affected the views that form a key part of how the RPG is experienced. The grassland habitats of the parkland have also changed, being carefully manicured in the application site due to its use as a golf course and mowed short in the park to facilitate sports and recreational use.

6.4.17 However, key features that do remain include:

- **The Brownian lake** – However, this has been impacted by sedimentation having decreased to a depth from 2.5m to 1m in the majority of areas. Its shape has also been slightly modified by the in-filling of the southern tip of the lake and the culverting of the two streams feeding it in order to provide additional land for the

golf course. The south eastern tip of the lake has also been altered slightly as the result of creating a spillway.

- **Historic planting** including:
 - **Ashen Grove Wood and Horse Close Wood** – Remnant areas of these two areas of woodland remain. A segment of Ashen Grove wood lies within the application site to the east of the Golf Clubhouse.
 - **Veteran Trees** – There are 41 veteran and ancient trees, the majority are oak with several willow and one ash which are scattered to the south and west of the lake. Some of these trees match up with the alignment of the Great Avenue and appear to correspond to previous location of clumped trees planted by “Capability” Brown.
 - **Succession planting** - some succession planting maintains some of “Capability” Brown’s original design, including trees at the original location of the lake’s southern lake tip in the southern part of the application site.
- **Remnant designed views within the RPG** – The HEA identifies remnants of designed views in around the lake. Notable viewpoints would have been looking northwards from the south-eastern lake tip and the view looking south and south-west towards Home Park Road and St Mary’s Church. The sightlines of these lakeside views remain clear today, although their design composition has been eroded.

6.4.18 The HEA outlines that since 2016, Wimbledon Park RPG has been on the Historic England’s ‘Heritage at Risk’ register due to:

- Uncertainty about its future.
- The impacts of divided ownership on landscape management.
- Views of the original designed landscape being obscured.
- The deteriorating condition of the lake.

Setting

6.4.19 The NPPF defines setting as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. The NPPF definition of setting is referred to and explained further in Historic England Guidance document - The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning (2017).

6.4.20 The NPPF definition and Historic England guidance above has informed the Applicant’s HEA and forms basis for describing the setting of the heritage assets below.

6.4.21 In terms of the setting of the RPG, the HEA outlines how its setting has been eroded significantly principally due to the build-up of suburban development on land which once formed part of the historic parkland. However, St. Mary’s Church (grade II* Listed) and The Old Rectory (grade II* Listed) has an historical association with Wimbledon Park which can be understood visually to some extent from certain viewpoints, although the roof of the Rectory can only rarely just be glimpsed from within the southern part of the RPG. The Old Rectory comprises a large, detached house, the core of which dates to c. 1500 making it the oldest surviving dwelling in

Wimbledon. Church Road and part of Victoria Drive, which lie to the west of the RPG, mark out part of the former main approach to former Wimbledon manor house which once stood to the south of the site. Wimbledon Park Road also follows the route of former parkland path. There are remnants of historic views which allow the RPG to be experienced: These include:

- **Views from Victoria Drive** (part of the former approach to the manor house) across the parkland, including via a view towards the northern end of the road through a gap in the built form along its southern edge by Murfett Close and from the southern end of Victoria Drive, albeit primarily only as vegetation along the Golf Course perimeter with a glimpse of grass.
- **View from the site of the original manor house(s), or more likely the ha-ha, towards the lake, Horse Close Wood and Central London.** The former vista from the house can now only be perceived from Home Park Road, just beyond the RPG. The legibility of this view has been eroded due to the golf course comprising modern fairway planting, manicured grass and the presence of sand filled golf bunkers. Development around the lake, including the water sports centre and athletics track surrounded by tall poplar trees also erodes this view.
- **View from the northern end of the former driveway approach (Church Road) towards St. Mary's Church.** Though, much of this experience has been irretrievably lost by as a result of development and even this surviving section has been adversely affected by the conversion of the route from a park driveway to a public road and building along it, the landscaping of the golf course, and development around the church.
- **The view from the southern end of Church Road looking north towards central London.** However, today, trees remain along the golf course perimeter at this point and interrupt / limit views in that direction. Church Road does offer some semblance of how the eastern parkland would have been experienced though, with views east from it through the trees allowing for glimpses of the lake. The landscape seen in the view is somewhat different today to that in the Brownian parkland, owing to the suburban setting, the golf course - particularly the fairway tree planting, and the presence of The Wimbledon Club.

Significance

6.4.22

Wimbledon Park RPG (Grade II* Listed) (HE ref: [1000852](#)) is of high heritage significance derived from a combination of heritage values. The emphasis of registered parks and gardens is designed landscapes. Therefore, most derive the majority of their significance from their aesthetic (design) and historical illustrative value. However, Wimbledon Park RPG comprises only around a fifth of the original designed landscape, has lost its focal point (Marlborough House), and the design of the extant area has been considerably altered through its modern sports and recreational use and divided ownership. As such, its physical survival and aesthetic and historical illustrative value is poor in comparison to most other registered parks and gardens. Key features of the parkland aesthetic and historical illustrative value include:

- Wimbledon Park Lake,
- Ashen Grove and Horse Close Woods
- 41 veteran trees, as well as more recent ones planted at the location of former trees.

6.4.23

The above features no longer read within the former designed landscape but more so with the recreational function of the Wimbledon Park Golf Course, The Wimbledon

Club, and the Public Park, as well as beyond that, the wider suburban setting of the RPG. Further, particular elements of the parks setting have eroded the historic character, including buildings, hard landscaping, inappropriate planting and strong boundaries. Despite this, the RPG is relatively undeveloped which allows for appreciation of the historic valley topography, which is important to understanding the character of the park and the views in, out, and across it. Further, open expanses of grass reflect to a limited extent meadow and pasture that once existed. The newer tree cover is both beneficial in creating a semblance of parkland character and harmful in concealing the historic design. There are elements of the park's suburban setting that make a positive contribution to the appreciation and understanding of the historical illustrative and/ or aesthetic value of Wimbledon Park RPG. These include:

- St Mary's Church, a borrowed historic feature (albeit modified since "Capability" Brown's time) potentially used as an eye-catcher
- The survival of part of the former main approach through the park (in Church Road and Victoria Drive), as well as an ancillary path (Wimbledon Park Road)

- 6.4.24 The greenery within the surrounding areas, such as along Home Park Road, which is beneficial in softening the suburban setting and providing a loose semblance of the historic rural landscape.
- 6.4.25 Most of the parkland's historical (associative) value is derived from it being a work of the famous and prolific landscaper, Lancelot "Capability" Brown.
- 6.4.26 Wimbledon Park RPG also has evidential value derived from the potential for archaeological remains relating to the evolution of the park since the 16th century. This value is reflected by its inclusion in the Wimbledon Park APA.
- 6.4.27 Wimbledon Park also has some communal (social) value, albeit derived to a greater extent through its recent sports and recreational use than its original purpose

Heritage Impacts

- 6.4.28 The HEA considers there would be no overall change to the RPGs historical association or documentation. Effects to the historical and illustrative value of the RPG will equate to a less than substantial level of harm, with the key elements of harm arising from:
- **The introduction of the boardwalk** - The boardwalk would negatively affect the ability to perceive the lake as a natural body of water as was intended by "Capability" Brown. Furthermore, where the boardwalk cuts across the lake tips, this will also interrupt the naturalistic design. The impact would be particularly apparent in the views of the northern and southern lake tips, from the south-western lake tip and eastern edge of the lake. The increased activity (i.e. pedestrians walking) would also have adverse impact on the naturalistic nature of the lake. These effects will harm the aesthetic and illustrative value of the lake.
 - **The Parkland Show Court's further diminishment of the experience of the former drive via its visibility in combination with St Mary's Church** - As a result of the Parkland Show Court's development, the historic view of the church across the RPG will be less illustrative of the designed experience of moving along the main approach to Marlborough House than it currently is. The same is true of the approach at the southern end of Victoria Drive
 - **The slightly more developed broader landscape character** - Allowing for the current manicured nature of the golf course, the proposed groundworks will result in a topography that will be read as being slightly more 'developed' and less natural

than it is presently. This would be harmful to the aesthetic and illustrative value of the site and its ability to be understood as a remnant of a historic parkland. New structural elements would also diminish the illustrative and aesthetic value this character confers to the surviving parkland and affect the way it is understood, notably the introduction of new hard infrastructure (including Parkland Show Court), hard landscaping, lighting and street furniture, additional drainage features, and denser tree planting (in place of open grassland in certain location).

- 6.4.29 The HEA states these interventions all represent further erosion of it as opposed to a wholly new negative change.
- 6.4.30 The HEA considers there would be some enhancement to the significance of the RPG through:
- **The re-creation of the historic lake tip and its associated streams** - Whilst not necessarily a wholly exact historic restoration the reinstatement of these features will be of some minor benefit to the aesthetic and historical illustrative values of the park, improving the form and legibility of its key extant designed component – the lake
 - **The re-creation of parkland aesthetic within the wider landscape via tree planting and the creation of acid grassland area.** The proposals involve replacement of fairway planting with scattered and clumped trees of more appropriate species for the historic parkland design, except for the 'English Garden' area. Furthermore, the acid grassland, which will be managed more naturally and allowed to grow longer and turn brown in times of hot weather, will also be more reminiscent of the historic grassland habitat. These changes would allow the landscape to be read more as that of a country house parkland than current golf course to the benefit of understanding the historic function of the RPG.
- 6.4.31 However, the HEA considers that because these changes stop short of full restoration and in some cases continue to conceal the original Brownian design their benefit is generally minor.
- Historic England (HE) response on RPG
- 6.4.32 Historic England [feedback](#) on the proposal states:
- 6.4.33 *'The proposed development would result in both direct physical and visual impacts, some temporary or seasonal, but equating to the permanent loss of open areas to development within a highly graded and sensitive Registered landscape that also forms a key component of the Wimbledon North Conservation Area. This would cause harm to the significance of the Registered landscape and to the special character and interest of the conservation areas. It is also recognised by Historic England that the project will deliver heritage related benefits by implementing a landscape strategy that recognises and responds to the significance of the Registered landscape as a whole.'*
- 6.4.34 HE considers that for the purposes of the NPPF, the level of harm in respect of the RPG would be situated in the **lower half of the range of less than substantial harm**.
- 6.4.35 HE considers that some of the heritage-related benefits would meaningfully help to address issues contributing to the Registered landscape's inclusion on the 'Heritage at Risk Register'.
- The Gardens Trust response on RPG
- 6.4.36 The Gardens Trust [response](#) does not make a specific judgement on the level of harm on the RPG. Much of their response focuses on highlighting the heritage-related benefits. However, the Gardens Trust highlight specific concern to erection of the new

Parkland Stadium questioning the degree of public benefit this would provide.

Greater London Authority (GLA) Stage 1 response on RPG

6.4.37 The GLA's [stage 1 response](#) in relation to the RPG states:

6.4.38 *“Due to the size of the stadium and the number of tennis courts there will be a degree of harm – although this is considered at the less than substantial end.”*

Merton Council Conservation Officer response on RPG

6.4.39 Merton's Conservation Officer concludes:

6.4.40 *“It is felt that the proposals will significantly change the character of the park through the addition of the manicured and closely mown courts, concrete surrounds, the proposed show court, reprofiling of the landscape to achieve level playing surfaces, the construction of the associated path network, addition of artificial lighting, new hardstanding, and alterations to the lake. Whilst there will be a degree of public benefit arising from increased access to the southern part of the park (outside of tournament periods), the harm is considered to be more extensive than **less than substantial and falls more within the substantial harm category**. The impact of the proposed show court is a particular concern, and I would question whether its use over the tournament period justifies the long-term harm of the structure.”*

6.4.41 A more detailed summary of the Conservation Officer's response is provided at the end of this sub-section. The full response can also be access by clicking this [link](#).

Case Officer consideration of harm to the RPG

6.4.42 Having considered the Applicant's submitted documents and feedback from statutory consultees and Merton's Conservation Officer, Officers below provide an overall conclusion on harm to the RPG.

6.4.43 Officers conclude the RPG would be subject to harm from three main sources consistent with the Applicant's HEA. In summary Officers consider harm arises from following key components which alter the setting of the RPG:

- **More developed landscaped character** – It is recognised there has been significant erosion of the originally designed landscape. Further, it is recognised there is a clear intent to create a parkland character which responds to the historic character of the site. However, the provision of multiple new buildings (including Parkland Show Court), considerable earthworks, hardstanding (inc. paths), and 38 mown courts with concrete ring beams will create a more developed and formalised landscape which falls contrary to “Capability” Brown's naturalistic concept. The developed nature of the landscape would further intensify during The Championships and Qualifying event, albeit for only a temporary period due to additional temporary infrastructure. This will be harmful to the aesthetic and illustrative value of the site and its ability to be understood as a remnant of a historic parkland.
- **The Parkland Show Court's further diminishment of the experience of the former drive via its visibility in combination with St Mary's Church** – The scale and positioning of the Parkland Show Court is such that it would impact on views both northwards and southwards along Church Road (part of which comprises the former Driveway to the former manor houses). The impact on the southward views would in particular have an impact on experiencing the former Drive with St. Mary's Church in context. The Show Court may also obscure current eastward glimpses towards the lake from Church Road. However, it's recognised that much of the experience of the driveway has been eroded as a result of the conversion of the

route to a public road and building along it, the landscaping of the golf course, and development around the church. The Parkland Show Court would diminish the illustrative value of the former driveway as it was designed by “Capability” Brown.

- **The introduction of the boardwalk.** The proposed boardwalk represents a foreign feature in respect of the landscape as envisioned by “Capability” Brown contrary to the naturalistic experience of the lake. This would harm the aesthetic and illustrative value of the lake.

6.4.44 Taking the above effects into account, Officers consider harm to the RPG from the proposed development would be **less than substantial harm** to the significance of the RPG. The level of harm is considered to fall in the **upper half** of less than substantial harm.

6.4.45 It should be noted that the above judgement of harm to the RPG by Officers does not follow a ‘net’ approach to harm. In this instance, Officers consider it appropriate to ‘reserve’ elements of the proposals that enhance the significance of the RPG to be considered alongside a range of heritage related public benefits which are outlined in detail at the end of this sub-section and form part of the overall planning balance in sub-section **6.17**.

6.4.46 Officers acknowledge Officers’ judgement of harm departs from that of the Merton Conservation Officer’s judgement of ‘more extensive than less than substantial and falls more within the substantial harm’. However, as evidenced in the Applicant’s HEA, the significance of the RPG has already been eroded significantly by landscaping associated with the golf course. Further, the proposed development retains integral features that contribute to the significance of the RPG, most notably the Brownian Lake and some historic planting (e.g. veteran trees). Given that substantial harm is a high test, Officers do not consider the degree of harm so significant that it would pass the threshold of substantial harm in NPPF terms. Officers’ judgement of less than substantial harm is also consistent with Historic England’s judgement of less than substantial harm, though Historic England considered harm to fall in the lower half of less than substantial harm’.

Impact on St Mary’s Church, Grade II* listed building

Overview of asset

6.4.47 St Mary’s Church is a Grade II* listed building (Grade II* Listed) (HE ref: [1080917](#)). The earliest parts of the church are of medieval date. In the mid-18th century, the church was partly rebuilt in a Georgian style and in the mid-19th century, the church was enlarged and externally rebuilt in a Perpendicular Style by the George Gilbert Scott, a leading architect of the ‘Gothic Revival’ style.

Setting

St Mary’s Church is surrounded by a churchyard, the northern section of which sits at a lower ground level to the rest. The northern, eastern, and southern boundaries of the churchyard are enclosed by relatively high stone walls that limit wider visibility in and out. Further, the church is also surrounded by development to the northeast and south restricting visibility to the surrounding area, including the development site. However, there are views towards the facades of St Mary’s from along St Mary’s Road/Arthur Road. The Church’s tall spire however can be viewed from a much wider area, including (but not limited to) parts of the site, the AELTC Main Grounds, Home Park Road and Wimbledon Park Road. When viewed from these wider locations to the south, Wimbledon Park can generally be seen in combination with the church. Therefore, the setting of the assets extends visually beyond the curtilage of the asset.

Significance

- 6.4.48 The HEA notes the heritage significance of St Mary's church is derived from a combination of heritage values. Its core heritage significance lies in its aesthetic and historical (illustrative) value as a fine example of a revival gothic church, with medieval core. The Church also carries evidential value as a result of its medieval fabric and construction methods. Its modification over time, adds to all three of these values. It also has historical associative value given its re-design by the architect Gilbert Scott and its association with the various families who held Wimbledon manor (e.g. Cecil and Spencer). Lastly, it has communal (spiritual) value as a result of it being an active parish church. In terms of setting, the Church has a functional relationship with its churchyard which contributes to the historical illustrative/associative and aesthetic value of Church. It is also important to its communal value as a tranquil area for reflection. The churchyard adds evidential value due to the presence of historic burials. The church has an historical and functional relationship with the Old Rectory, and a modern functional relationship with the modern church hall. These relationships can be understood spatially and visually as both can be seen from the churchyard. The church historically would have had a rural setting until the later 19th century. However, there is still the ability to see the church spire from various locations in the surrounding area in conjunction with Wimbledon Park (including golf course) which helps understand the Church's function as a landmark denoting an historic settlement in a rural setting.

Heritage impacts

- 6.4.49 Officers consider the key impact on St Mary's Church will be on views of the Church tower and spire which form part its setting. Most of the proposed development incorporates single storey buildings and re-landscaping works which is unlikely to challenge the ability to appreciate the Church as a local landmark. However, the Parkland Show Court would on the contrary challenge the ability to appreciate the church when viewed in combination with it. This challenge would be most apparent when viewed from the north within the application site due to the scale and prominence of the Show Court. Views impacted also include longer range views from the north (e.g. Victoria Road and Princes Way) however to a lesser extent as topography and tree cover will help diminish the perception of the Show Court.
- 6.4.50 Further to the above, the more developed landscape from the development including, single storey buildings, hard landscaping, lighting, and street furniture would diminish the open and undeveloped semi-rural setting in which the church is appreciated. The number of trees planted could also block views of the church in certain areas. Though, on the other hand the parkland style landscaping could in some areas improve the semi-rural setting of some views.
- 6.4.51 Overall, Officers consider the proposed development, principally due to the Parkland Show Court, would have detrimental impacts to the setting of St. Mary's Church and the harm to the significance of the Church which would equate to **less than substantial** in NPPF terms. The level of harm is considered to fall in the lower half of less than substantial harm.

Impact on the Old Rectory (of St Mary's), Grade II* listed building

Overview of asset

- 6.4.52 The Old Rectory is a grade II* listed building previously known as the Parsonage House – stands c. 60m to the south of the site (at a higher elevation). The Old Rectory is a large, detached house, the core of which dates to c. 1500 making it the oldest surviving dwelling in Wimbledon.

Setting

- 6.4.53 The HEA notes that much of the house's grounds appear to be tree-lined. This is likely to create a sense of privacy from the surrounding development. It also acts to limit visibility of the house from beyond its grounds to merely its roofscape, although even this is difficult to perceive from the site due to intervening vegetation. Wider ranging views may be possible from the upper storeys of the building, but these will be coincidental and do not relate to its historical function. Given that the Old Rectory is orientated east to west, while the site lies to the north beyond intervening trees, any views of the site are likely to be limited.

Significance

- 6.4.54 The HEA notes the significance of the Old Rectory is derived primarily from its aesthetic and historical illustrative value as a fine example of a high-status Tudor house. It also has a high level of historical associative value as a result of its varied ownership, which includes royalty, the high-ranking families of the Wimbledon Estate and several eminent individuals following its separation from the estate in the late 19th century. The early date of the house also means that it will have some evidential value as a result of its ability to inform our understanding of Tudor building design, construction and materials and the nature of subsequent remodelling. In terms of setting, the house also has a historical and functional association with St Mary's Church that can be understood in the spatial arrangement and proximity of the two buildings, and to a limited extent in visual terms. As a key surviving component of the Wimbledon Manor, the house also has an important historical association with Wimbledon Park. However, even though there are potentially views between the park and the upper floors, there is no way of appreciating this historical relationship as it is not illustrated in any way, given that in any potential views from the house the site would be read clearly as a golf course.

Heritage impacts

- 6.4.55 The proposed development would change the application site from a golf course to a tennis complex, and this could potentially be experienced in views from the upper floor of the Old Rectory. However, this would not affect the historical association of the house with Wimbledon Park as there is nothing currently that illustrates this relationship. The Old Rectory's approach and grounds would remain unaffected by the proposed development meaning that it would continue to be read as a private high-status dwelling and its approach would continue to contribute to its illustrative value.
- 6.4.56 The proposed development would also have no significant effect on the building's spatial and visual relationship with St Mary's church immediately to the south, meaning that the contribution these make to the understanding of the buildings history and function would remain the same.
- 6.4.57 Given the above, Officers consider there would be **no harm** to the significance of the Old Rectory.

Impact on Wimbledon North Conservation Area*Overview of asset*

- 6.4.58 The Wimbledon North Conservation Area is formed of two parts: the northern section lies in the London Borough of Wandsworth and covers only the northern part of the Wimbledon Park RPG. The southern more extensive part lies in London Borough of Merton, and covers the:

- Remainder of the Wimbledon Park RPG and core area of the Wimbledon Park Estate (e.g. the area of the houses and gardens).
- Historic core of Wimbledon Village.
- site of Wimbledon House and Belvedere House, as well as their associated grounds.

- 6.4.59 The Conservation area has a varied built environment, which include a variety of architectural styles and building materials. However, in general, the character and appearance of Wimbledon North Conservation Area is characterised by the historic core of Wimbledon Village surrounded by spacious and leafy residential suburbs of 19th century and later date. This character can be appreciated through a number of long and mid-range views enabled by the varied topography of the area.
- 6.4.60 The Wimbledon North CAA is identifies six sub-areas within the Conservation Area which include:
1. The historic core of Wimbledon village
 2. Wimbledon Park (inc. Home Park Road)
 3. Arthur Road and Leopold Road
 4. Belvedere
 5. Lancaster Road
 6. Wimbledon House
- 6.4.61 The key sub-areas with potential to be impacted by the development due to their proximity comprise sub-areas 1, 2 and 3. These are discussed in more detail below to allow for an understanding of setting.
- 6.4.62 Sub-area 2 is characterised by Wimbledon Park and the development along Home Park Road. As discussed above Wimbledon Park is a remnant of historic parkland design by “Capability” Brown and is grade II* listed. The developed part of sub-area 2 comprises villa style buildings representative of style of development that was intended to attract the newly expanding and wealthy middle class in the mid-19th century. The housing development in the area led to the repurposing of parkland for recreational uses as represented by Wimbledon public park and Wimbledon Park Golf Course which been overlain on the original design of the landscape. Wimbledon’s Park RPG’s recreational use means its character is undeveloped and green which is reflective of the former historic landscape, and makes positive contribution to the spacious and verdant character of the Conservation Area. Sub-area 2 does not contain listed buildings but does contain other buildings such as the White Pavilion, Bowles Pavilion and Wimbledon Park Golf Clubhouse House which make a positive contribution to the Conservation Area. There are also buildings on Home Park Road which make a positive contribution to the character of the conservation example as examples of 20th century villa style properties.
- 6.4.63 Sub-area 1 (This historic core) is located just to the south of the site and includes many of the Conservation Area’s Listed Buildings such as St Mary’s Church and The Old Rectory. However, there is limited ability to experience the development site from this area as a result of intervening vegetation and development. However, sub- area 1 can be experienced from the southern end of Church Road.
- 6.4.64 Sub-area 3 (Arthur Road and Leopold Road) is located to the south-east of the application site. The area is characterised by Victorian and Edwardian properties and mature greenery. There are likely to be views of the development site form the rear of

properties in this area glimpses from Lambourne Avenue but generally views of the site would be obscured by intervening buildings.

- 6.4.65 A key component of the character of the Conservation Area are the historic views relating to the RPG identified in the Conservation Area Appraisal which make some contribution to the understanding of the special historical interest of the Conservation Area.
- Sub area 1 (the historic core) at the southern end of Church Road – this view takes in the western edge of the site; and
 - Sub area 3 (Arthur and Leopold Road) looking north along Marryat Road – this view takes in the golf course and lake.
- 6.4.66 There are also other views in the Conservation area from Wimbledon Park itself which include:
- A view north from the western end of Home Park Road – which looks over Wimbledon Park Golf Course.
 - Views south and south-west from the entrance to the public park on Wimbledon Park Road (and when moving east along the bottom of Horse Close Wood) – the site is only visible looking south-west from the park entrance and is otherwise concealed by the boundary fence and vegetation between the park and golf course.
 - A view north-east towards the city, from the entrance to the park on Home Park Road where the roof of the White Pavilion acts as a viewing balcony. This view is generally away from the site with the only part of it visible being Ashen Grove Wood.
- 6.4.67 There are also a number of mid to shorter range views which include those across the parkland towards the lake and are possible from various locations around the RPG or its perimeter. Those relating to the site are from Home Park Road, where two viewing points with benches have been installed as part of the Wimbledon Park Heritage Trail. These viewing points are intended to afford views of across Wimbledon Park, with one towards the lake.
- 6.4.68 The views outlined above make a positive contribution to the Conservation Area by allowing the viewer to perceive a sense of openness and greenness characteristic of the area.
- Significance*
- 6.4.69 Wimbledon North Conservation Area is of high heritage significance primarily as a result of the aesthetic and historical values derived from its varied architecture and open verdancy, which illustrates the village's evolution from a rural medieval settlement to affluent London suburb.
- 6.4.70 The open expanses of amenity grass and vegetation within the RPG make a positive contribution to the Conservation Area's open and verdant character and provide an area of respite in contrast to the suburban surroundings. Additionally, the historic buildings within the RPG add to the variety of the Conservation Area's architecture, while those along Home Park Road epitomize the 'villa' style that characterised the early development of the area.
- 6.4.71 The application site is integral to this contribution given its open green space, the presence of mature vegetation – including veteran trees from the former designed landscape – and the architectural quality of its clubhouse.

- 6.4.72 The illustrative value of sub area 2 (containing the site) is derived from its history and development from rural countryside to formal park and recreational green space, with the later forming its key characteristics and the latent features of the earlier periods providing time depth. This historical development reflects wider social change over time and makes a key contribution to understanding the development of Wimbledon Village.
- 6.4.73 The application site contributes to this by illustrating one of the recreational activities sought out by the early residents with their increased wealth and leisure time. It also adds to the time depth of the Conservation Area as it illustrates part of the mid-18th century designed landscape created by “Capability” Brown and also enables St Mary's Church to be appreciated in some semblance of its historic rural context. In terms of setting, the contrasting surroundings such as the AELTC and the grid system of terrace houses to the east of the park, contribute to demarcating the historic character of the Wimbledon North Conservation Area often creating a sense of arrival/ departure.

Heritage impacts

Historic England Comment on Wimbledon North Conservation Area

- 6.4.74 Historic England [feedback](#) considered the impacts on the Conservation Area and RPG jointly in their response noting:
- 6.4.75 *‘both direct physical and visual impacts, some temporary or seasonal, but equating to the permanent loss of open areas to development within a highly graded and sensitive Registered landscape that also forms a key component of the Wimbledon North Conservation Areas. This would cause harm to the significance of the Registered landscape and to the special character and interest of the Conservation Areas.’* They consider the harm that would result from the proposed development to be the lower half of the range of **less than substantial harm**.

The Gardens Trust Comment on Wimbledon North Conservation Area

- 6.4.76 The Gardens Trust did not make specific comment regarding the level of harm on the Wimbledon North Conservation Area.

Case Officer consideration of harm to the Wimbledon North Conservation Area

- 6.4.77 Officers consider the proposed development would result in impacts to the aesthetic value of the Conservation Area. There will be a temporary impact on the verdancy of the Conservation Area due to removal of trees to facilitate the development. However, in the longer term, as newly planted trees and other landscaping works mature, this verdancy is expected to return to its former level. The introduction of smaller buildings (i.e. all those other than the Parkland Show Court) and more formal hardstanding across the site and tennis courts will reduce the semi-rural feel of the site and impact on openness. However, the soft landscaping works would help to mitigate this to a degree and planting within the site will screen this perceived change from beyond the application site.
- 6.4.78 The impact on aesthetic value of the Conservation Area will derive principally from the Parkland Show Court which will have an impact on the perceived openness. From the wider area (i.e. outside of sub area 2 of CAA) the Show Court would not be significantly visible. Within sub area 2, the Show Court would be perceptible in a longer-range view from Home Park Road. Otherwise it will be experienced through mid-short range views from within Wimbledon Park, along Church Road, Home Park Road and Wimbledon Park Road. The impact on the Conservation Area is limited to a degree by the positioning of the Show Court adjacent to the existing AELTC complex which means the Show Court will read to some extent in context with existing larger show courts on the main site which are equivalent in scale. The impact on openness

would also largely be limited to daytime hours as the finalised lighting strategy (secured by condition) would ensure minimal lighting at night.

- 6.4.79 The proposed development would also have an impact on the historic illustrative value of the Conservation Area. As noted in the HEA, the site's key illustrative value is derived from its historic recreational character and the fact that as a green open space, it acted as a catalyst for the surrounding development forming its focal point and influencing its character. There would be limited impact on this illustrative value as the site will remain fundamentally open and green and would continue to be used for sports and recreation. However, there would be impacts on the site's legibility as a former country house parkland and the designed landscape would be diminished by the additional built form introduced by the proposed development. Further, there will be some diminishment of the sense of ruralness that it allows St Mary's Church to be perceived in. Thought, to some extent perception of this change is mitigated by additional planting which would help to recreate a parkland aesthetic and improve framing of views towards the St Mary's Church in certain areas.
- 6.4.80 Considering the above, Officers consider there would be harm to the significance of the Wimbledon North Conservation Area, by way of impacts on aesthetic and historic illustrative values. This would equate to **less than substantial harm** in NPPF terms. The level of harm is considered to fall in the lower half of less than substantial harm.

Impact on Bathgate Road Conservation Area

Overview of asset

- 6.4.81 The Bathgate Road Conservation Area, to the north and north-west of the site, was designated in 1989 and extended in 2008. The Conservation Area land once formed part of the Wimbledon Park Estate but was sold for development in the mid-19th century; Bathgate Road was subsequently laid out in the early 1870s although it remained largely undeveloped until the early 20th century when many of the existing houses that line it were built. The existing Conservation Area has a heavily planted character with houses well set back from the narrow-curved street.
- 6.4.82 A small section of the Bathgate Road Conservation Area lies within the London Borough of Wandsworth. This comprises four dwelling plots at the corner of Bathgate Road and Queensmere Road.
- 6.4.83 The Conservation Area boundary abuts a small section of Church Road (on the corner with Bathgate Road) which lies adjacent to the development site.

Significance

- 6.4.84 The Applicant's HEA doesn't provide a statement of significance in relation to the Bathgate Road Conservation Area. Notwithstanding, Officers consider the significance of the Conservation Area derives from its aesthetic (architectural) and historic (illustrative) significance from its buildings and verdant feel. The properties along the street principally represent examples of 1920s and 30s detached dwellings (some with arts and crafts influences) which are set back from the road with mature landscaped front gardens. Buildings also have generous spaces between them which combined with the sloping topography of Bathgate Road gives the area a verdant and semi-rural feel.

Setting

- 6.4.85 There are views towards the boundary of Wimbledon Park RPG at the bottom of Bathgate Road which add to a sense of verdancy with some glimpses through the boundary into the application site and lake. Bathgate Road has a densely planted

nature which combined with its street alignment gives an introverted character with few long-range views from the public street. However, owing to the upward slope along Bathgate Road and Queensmere Road (part of which is also in the Conservation Area), some of the properties within the Conservation Area are likely to benefit from some longer-range views of the Wimbledon Park RPG, though the density of vegetation will obscure views in many places.

Heritage impacts

- 6.4.86 There would be some change to views into the site at the bottom of Bathgate Road (at the corner of Church Road). Here the Show Court would be visible and could obscure glimpses of the spire of St Mary's Church in the distance, as well as glimpses of the lake. However, vegetation along the site boundary would mean the sense of verdancy would not significantly alter the setting of the Conservation Area from this location. The Parkland Show Court is likely to be visible from the upper floors of dwellings on Bathgate Road and from some buildings at higher ground such as from Queensmere Road. However, the positioning of the Show Court at lower ground level relative to these buildings, separating distances and intervening tree cover is such that there would similarly be limited impact on the aesthetic experience from the rear of these properties which would remain largely open and green. In addition, the proposed development would not have an impact on the ability to appreciate the architecture of buildings within the Conservation Area.
- 6.4.87 Given the above, Officers consider there would be **no harm** to the significance of the Bathgate Road Conservation Area.

Impact on non-designated heritage assets

Archaeological remains

Archaeological remains relating to Wimbledon Park Archaeological Priority Area (APA)

- 6.4.88 The tier II Wimbledon Park and Wimbledon Park House APAs are jointly 102 ha in size and cover the whole of Wimbledon Park RPG, plus an area of built development to its south, as far as Arthur Road. As such, it includes the whole of the site except Church Road.
- 6.4.89 Together the two APAs demarcate the known area of the three Wimbledon Park country houses (none of which are extant) and part of their associated parkland. All three houses stood just beyond the southern boundary of the site to the east of St Mary's Church.
- 6.4.90 The heritage significance of any below ground archaeological remains associated with Wimbledon Park Estate will be derived primarily from their evidential value and ability to inform understanding of the development of the parkland, including its changing economic and ornamental use.
- 6.4.91 Some remains may have additional historical associative value if they can be identified as being created by a particular landscaper and/ or for a particular owner. The level of significance of any archaeological remains will vary depending on their survival and the contribution that they make to understanding the development of what is now recognised as a nationally important parkland. Beyond the known culvert and area of infilled lake, more important features (if present) are likely to include structures and ponds relating to the Tudor parkland and the 18th century boat house, pond and ha-ha.
- 6.4.92 The setting of the archaeological remains associated with the parkland within the site is formed by the RPG, which to a limited extent allows them to be appreciated as part of a post-medieval designed landscape, albeit one that survives poorly.

Archaeological remains associated with the sports and recreational use of Wimbledon Park

- 6.4.93 The HEA considers there may be some archaeological remains relating to the sports and recreational function of Wimbledon Park dating from the latter half of the 19th Century. The heritage significance of these features would be low based on their ability to inform our understanding of the more recent sports and recreational use of Wimbledon Park and to address local research questions.

Potential for hitherto unknown archaeological remains

- 6.4.94 The HEA considers there is potential for hitherto unknown archaeological remains, the significance of which would vary according to age, rarity and survival.

HEA assessment of archaeological impacts

- 6.4.95 The Applicant's HEA identifies that a significant part of the application site would be subject to a level of ground disturbance that would completely remove or truncate any archaeological features within its footprint. At worst, this could result in total loss or substantial harm to any archaeological deposits present under all three categories of archaeological remains referred to above.

Consultation feedback from Greater London Archaeological Advisory Service (GLAAS)

- 6.4.96 GLAAS' [response](#) considers the development could cause harm to archaeological remains and advises field evaluation is needed to determine appropriate mitigation. GLAAS recommend two conditions, including the requirement for a Written Scheme of Investigation (WSI) and for the Applicant to carry out public engagement. Accordingly Officers have agreed a single condition with the Applicant that encapsulates GLAAS' requirements (see condition 18).

Case Officer consideration of harm to archaeological remains

- 6.4.97 In light of the above, Officers consider there could be harm to archaeological assets which could equate to **substantial harm or total loss** albeit in respect of a non-designated heritage asset.

The Wimbledon Golf Clubhouse

- 6.4.98 The Wimbledon Park Golf Clubhouse is Locally Listed and located in the eastern corner of the site, near Home Park Road, on the boundary between the golf course and public park. It was designed by the architect Francis Percy Mark Woodhouse (1894-1946) and is a two-storey brick structure of domestic style, with deep tiled roofs, terraces, gable ends with hanging tiles. The heritage significance of this asset is derived from its aesthetic (architectural) and historical illustrative value as a good example of a purpose-built post-war Golf Clubhouse. This asset is of low value, in part derived from the positive contribution it makes to the conservation area.

- 6.4.99 The proposed development will retain the clubhouse building meaning that its principal aesthetic and historical illustrative values, as derived from its form will be unaffected. However, the loss of its golf course setting will mean that the ability to understand the buildings history is lost and the understanding of its golf associated function is diminished. Case Officer consider the harm would equate to **less than substantial harm** in NPPF terms. The level of harm is considered by officers to fall in the **lower half** of less than substantial harm.

121 and 123 Home Park Road

- 6.4.100 121 and 123 Home Park Road comprise two separate residential properties that stand adjacent to one another on the southern side of Home Park Road, around 20m away from the site on the eastern side of the road. Both are Locally Listed and face directly

towards the site. The significance of these buildings derives from a combination of their aesthetic (architectural) and historical (illustrative) value as excellent historic examples of the urban villa-style buildings that characterise the area.

- 6.4.101 These properties benefit from views towards Wimbledon Park. These views would change from golf course to landscaping and buildings associated with the proposed development. However, the outlook would remain largely green, open and associated with recreational use. The historical and aesthetic value of the buildings would remain unchanged as a result of the proposed development. As such, Officers consider there would be **no harm** to the heritage significance of these Locally Listed buildings.

103 Home Park Road

- 6.4.102 103 Home Park Road is built in a mock Tudor style dating back to the first half of the 20th century. The building is Locally Listed and faces towards the site. The building carries some aesthetic (architectural) and historical (illustrative) value as an example of Tudor style suburban architecture.

- 6.4.103 This property also benefits from views towards Wimbledon Park. These views would change from golf course to landscaping and buildings associated with the proposed development. However, the outlook would remain largely green, open and associated with recreational use. The historical and aesthetic value of the building would remain unchanged as a result of the proposed development. As such, Officers consider there would be **no harm** to the heritage significance of this Locally Listed building.

57 Home Park Road

- 6.4.104 Little information is available regarding 57 Home Park Road. However, it is Locally Listed likely for its aesthetic (architectural) and historical (illustrative) as an interesting example of post-war architecture (circa 1960s). This building would continue to have views towards Wimbledon Park which would largely remain green and open and the ability to appreciate the aesthetic and historical value of the building would remain unchanged. Accordingly, Officers consider there would be **no harm** to the heritage significance of this building.

Wimbledon Park Water Sports Centre

- 6.4.105 The Wimbledon Park Water Sports Centre is neither statutory nor Locally Listed. The building stands to the east of the lake, within the public park and is immediately adjacent to the site boundary. The building is of low historical or architectural value. However, the HEA nonetheless identifies the asset as having limited heritage significance from its aesthetic (architectural) and historical illustrative significance as an example of a highly functional sailing club. Further in terms of setting, it has an important functional relationship with the lake.

- 6.4.106 The proposed development will de-silt and reshape the lake, as well as improve circulation around it by installing board walks. This would not affect the architectural or illustrative value of the building or its relationship with the lake. As such, there will be **no harm** to the heritage significance of this asset.

All-England Lawn Tennis Club Centre Court

- 6.4.107 Centre Court is neither statutory nor Locally Listed. However, this asset was identified in the Historic England (2014) 'Directory of Historic Sporting Assets in London' as a building of 'special historical, architectural, or 'porting significance'. The significance of this asset is derived primarily from its historical illustrative and associative value as a historic survival of the AELTC site, designed by Stanley Peach and home of The Championships for nearly 100 years. It also has some limited aesthetic (architectural) value as a purpose-built sports venue, and communal (social) value to those involved

in and/ or following The Championships. Wimbledon Park RPG on the opposite side of Church Road to Centre Court adds visually to the aesthetic of The Championships as 'tennis in an English Garden'.

- 6.4.108 The proposed development would not diminish the understanding of the historic association of the building and its grounds. The new facilities would not change the understanding of the Centre Court as the principal Show Court. As such, Officers consider there would be **no harm** to the heritage significance of Centre Court.

The White Pavilion

- 6.4.109 The White Pavilion is Locally Listed dating back to 1925. Officers consider its significance principally derives from its aesthetic (architectural) value representing an interesting pleasing building associated with the development of Council Owned Wimbledon Park. The building was originally intended as a tea pavilion and was to have a pitched roof with chimneys. In terms of setting, the building incorporates a balcony on top which allows for northwards views into the Council owned Wimbledon Park and views towards the south-eastern boundary of the site defined by Ashen Grove Wood. Due to the intervening woodland and location of proposed buildings some significant distance away, Officers consider the proposed development would result in **no harm** to the significance of this building.

Bowls Pavilion

- 6.4.110 The Bowls Pavilion is Locally Listed. Officers consider the heritage significance of this asset is derived from its aesthetic (architectural) and historical illustrative value as an example of purpose-built 1930s sports architecture. It also has some communal value associated with use of the Bowls Club.

- 6.4.111 The front of the Bowls pavilion is located away from Wimbledon Park lake and is positioned on relative lower ground to the lake and therefore there would be **no harm** to the limited significance of this asset.

Queensmere House, Queensmere Road, SW19

- 6.4.112 Queensmere House is Locally Listed comprising a large detached Victorian mansion of 2 to 3 storeys. It is thought to date from the last quarter of the 19th century. The architecture of the building is based on Elizabethan (Tudor gothic) design. The characteristic "E" plan form of such Elizabethan buildings is evident. Its significance is derived from its aesthetic (architectural) and historical (illustrative) value. The buildings setting includes long views towards Wimbledon Park RPG due to its relative position to the site on higher ground. The Parkland Show Court would be visible from this building. However, the proposed development would not change the ability to appreciate the building's architecture and would not have a significant impact on its setting given the distance (circa 300m) away from the site and intervening vegetation. Therefore, Officers consider there would be **no harm** to the significance of this building.

62 – 74 Bathgate Road (evens)

- 6.4.113 These properties are located on the south side of Bathgate Road and are all Locally Listed. Officers consider their significance derives from architectural (aesthetic) and historic (illustrative) value representing interesting examples of 1920s and 30s detached family dwellings with arts and crafts influences. The rear of these properties backs on to the Main AELTC Grounds. Further, their gardens are positioned on lower ground to the Main AELTC Grounds. Nevertheless, their setting is characterised by views towards the rear, particularly at an upper level towards the RPG. The Parkland Show Court is likely to be visible from the upper floors of these properties. However,

Officers consider there would be **no harm** to the significance of these properties owing to the separating distance to the site and intervening vegetation. Further the development would not change the ability to appreciate the architecture of these buildings.

Summary of heritage impacts

6.4.114

The table below summarises Officers assessment of harm in relation to each identified heritage asset.

Table 6.5: Summary of heritage impacts

Heritage Asset	Case Officer judgment of Harm on significance, with regard to NPPF.
Designated Heritage Assets	
The grade II* Wimbledon Park RPG	Less than substantial harm (upper half)
St Mary's Church, grade II* listed building	Less than substantial harm (lower half)
The Old Rectory (of St Mary's), grade II* listed building	No harm
Wimbledon North Conservation Area	Less than substantial harm (lower half)
Bathgate Road Conservation Area	No harm
Non-designated Heritage Assets	
Archaeological remains	Potential to result in substantial harm or total loss
Wimbledon Golf Clubhouse (Locally Listed)	Less than substantial harm (lower half)
121 and 123 Home Park Road (Locally Listed)	No harm
103 Home Park Road (Locally Listed)	No harm
57 Home Park Road (Locally Listed)	No harm
Wimbledon Park Water Sports Centre	No harm
All-England Lawn Tennis Club Centre Court	No harm
The White Pavilion (Locally Listed)	No harm
Bowls Pavilion (Locally Listed)	No harm
Queensmere House (Locally Listed)	No harm

62 – 74 Bathgate Road (evens) Locally Listed)	No harm
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ES Assessment of significant effects

- 6.4.115 Officers have regard to findings of the ES. Notably Chapter 10 of the ES finds that proposed development would result in adverse and beneficial effects to the historic environment. The beneficial effects are all minor and do not constitute significant effects in EIA terms. The adverse effects to above ground heritage assets all equate to less than substantial harm in terms of the NPPF. The negative effect to buried archaeological remains relating to Wimbledon Park would vary according to their significance and the extent of their loss. Overall effects are considered to equate to harm, substantial harm and total loss and will vary from a not significant to significant effect in EIA terms. Officers are satisfied with the evidence base provided in the ES which has informed Officer's assessment of heritage in this sub-section.

Heritage-related safeguards during construction phase

- 6.4.116 The HEA makes a number of recommendations in order to safeguard unwarranted impacts to the historic environment. This includes the delivery of a Construction Environmental Management Plan (CEMP) which would set out good practice measures for construction including protocols for any unexpected archaeological discoveries. It would also define root protection zones for the veteran trees and sensitive vehicle zones to avoid harm to buried archaeological remains and historic landscape features. Accordingly, conditions would secure a CEMP were permission granted.
- 6.4.117 NPPF para 205 requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. In accordance with this policy and advice received from GLAAS, any permission would be subject to conditions for an archaeological scheme of investigation and public engagement in order to safeguard and publicise archaeological remains.

Heritage related public benefits

- 6.4.118 Officers have identified there would be less than substantial harm (upper half of range) to the significance of the Registered Park and Garden.
- 6.4.119 However, Officers consider the proposed development would deliver a number of heritage-related public benefits. This is relevant because NPPF para 202 allows for public benefits to be weighed against less than substantial harm to heritage assets. The key heritage related public benefits are outlined below:
- On-site relandscaping works which benefit significance of the Wimbledon Park RPG*
- 6.4.120 Officers consider in line with the HEA, that the following works would provide some minor benefit to the significance of the RPG:
- **Restoration of Wimbledon Park southern lake tip, Bigden Brook and Margin Brook** - The reinstatement of the southern lake tip, Margin Brook, and Bigden Brook would have minor benefit to the aesthetic and historical illustrative values of the park, improving the form and legibility of its key components as originally designed by "Capability" Brown i.e. the lake and the streams feeding it.

- **The recreation of parkland aesthetic within the wider landscape via tree planting and the creation of acid grassland area** - The proposed tree layout is Brownian-inspired and helps recreate a sense of his parkland aesthetic. However, it's noted that only a limited amount will be succession planting of original features and thereby conserve or enhance "Capability" Brown's original design. The rest of the planting will represent a change that will increase tree cover within the site, especially when compared to that which was present historically. This will continue to obscure the form of the extant historic planting in much the same way as the current golf course planting does. However, on the other hand the proposed development would nonetheless create a broader landscape character that will read more as that of a country house parkland than the current fairway planting does, except for the 'English Garden Area'. In addition, the acid grassland, which will be managed more naturally and allowed to grow longer and turn brown in times of hot weather, will also be more reminiscent of the historic grassland habitat. As such, these changes to the site's character will be of some benefit in terms of better understanding the historic function of the RPG.

Increased public access to the RPG

- 6.4.121 Currently, a significant part of the Wimbledon Park RPG is not publicly accessible. Notably the existing golf course could only be accessed by those who paid to use the golf course up until this use ceased. The proposed development would increase public access to the RPG via public access to the AELTC Parkland for the majority of the year. The proposed boardwalk would also enable a circular walk around Wimbledon Park Lake creating closer interaction with "Capability" Brown's main design feature (the lake) with views west towards the northern parkland. There would also be managed access to the northern parkland through provision of free tours of the application site as part AELTC's programme of site and Museum Tours. These would be operating across one weekend at least every 3 months, with multiple tours over the two days, available to Merton and Wandsworth residents. The tours would be secured by Section 106 agreement (see Head of Term 3).

Addressing the 'At Risk' status of the RPG

- 6.4.122 Wimbledon Park has been on the Historic England 'Heritage At Risk' (HAR) register since 2016. This is due to the risks posed by the RPG's fragmented land ownership and resulting differential land management regimes. Historic England's [comments](#) dated 24.09.2021 note the condition of the RPG has deteriorated due to a number of localised problems. Further, they consider that the production of a Conservation Management Plan for the whole RPG would, alongside some interventions to restore the Brownian landscape, help to address issues that have contributed to the Registered landscape's inclusion on the HAR Register.
- 6.4.123 Officers consider the development would secure significant long-term investment into the RPG which would help address the 'At Risk' nature of this part of the landscape. Notably, the proposed development would secure the development of a Strategic Landscape and Heritage Conservation, Enhancement and Management Plan (See Head of Term 5) funded by AELTC. This plan would establish broad principles, parameters and guidelines for any future development works within the RPG and would identify heritage related projects to be delivered in council owned Wimbledon Park. The plan would help ensure future development in the RPG is 'joined up' and preserves and enhances the historic landscape.
- 6.4.124 Addressing the 'At Risk' nature is supported specifically by London Policy HC1 (e) which notes that where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Heritage related off-site enhancements

- 6.4.125 Any planning approval would secure via Section 106 Agreement an overarching contribution of £8,620,440.88 to be used on a variety of projects within council owned Wimbledon Park (see Head of Term 5) for the purpose of enhancing Wimbledon Park in heritage, recreational and amenity terms. The exact scope and nature of projects would be confirmed via the production of the Strategic Landscape and Heritage Conservation, Enhancement and Management Plan (see Head of Term 5). However, a preliminary list of projects has been identified and those of notable heritage benefit include:
- Resurfacing of paths within Wimbledon Park- This would aid in establishing a common path surface treatment throughout, appropriate to the character and heritage of the entire RPG - estimated at £2,259,549.88
 - Creation of a new pathway connection between Wimbledon Park and the AELTC Park – This will ensure public access connections between the AELTC Parkland and Wimbledon Park helping to unify the RPG – estimated at £200,000
 - Resurfacing of Wimbledon Park Northern Car Park, Revelstoke Road Car Park and New Entrance Gates to the car parks. This will aid in establishing common surface, boundary and gates treatment appropriate to the character and heritage of the entire RPG – estimated at £566,097
 - Refurbishment of stairs to the Wimbledon Park Pavilion for the purposes of improving accessibility into Wimbledon Park and the AELTC parkland and the installation of New Entrance Gates to Home Park Road for the purposes of establishing a common boundary and gates treatment throughout the RPG as well as improving access – estimated at £250,000
 - Wayfinding signage for the purposes of a common signage throughout the RPG and assist in navigation of the park – estimated at £81,400
 - Demolition of existing boat house and provision of enhanced multi-purpose sports and leisure facility. This would provide a state-of-the art facility which enhances the setting of the RPG and would improve views across the lake – estimated at £2,750,000.
 - Removal of the Leylandii surrounding the Athletics Track and new tree planting within the public Wimbledon Park. This would improve the setting of the RPG and provide long range views between the north of Wimbledon Park and the Lake, as well as providing ecological benefit – estimated at £463,430

6.4.126 It should be noted that the above list excludes projects which are which would have none-heritage benefits. These are covered in later sections of this report.

Optimum viable use

6.4.127 Officers consider the proposed development represents an optimum viable use for the RPG. NPPF Para 202 allows for public benefits to be balanced against less than substantial harm to designated heritage assets “including, where appropriate, securing its **optimum viable use**”. Related to this, NPPF para 197 states “*local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them **to viable uses consistent with their conservation***”. NPPF para 208 also states “*Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would **secure the future conservation of a heritage asset**, outweigh the disbenefits of departing from those policies*”. The

application site is subject to multiple planning constraints, including the Wimbledon Park RPG and MOL designation. As such, appropriate uses of the land are generally limited to those which preserve openness. Although Officers have identified there would be some harm to MOL as a result of the development, the majority of the site would nevertheless be free from buildings and incorporates what is generally considered a more appropriate use of MOL i.e. sport and recreation use. Officers consider it is very unlikely that there could be another institution that could jointly provide a predominantly open use of the land (i.e. open-air grass tennis courts) and provide such significant investment into the RPG underpinned by heritage-lead principles and design. Further, without investment, Officers consider it is likely that important retained elements that contribute to the significance of the RPG would deteriorate e.g. the lake and veteran trees. Officers therefore consider the proposed development would represent an optimum viable use of the site which would secure longer-term conservation and enhancement of the RPG, albeit whilst causing some harm to the significance of the RPG.

Conclusion

- 6.4.128 The proposed development would result in **less than substantial harm** to a number of designated assets as summarised in **Table 6.5** above. This includes a judgment of less than substantial harm (upper half of range) for the Grade II* Registered Park and Garden.
- 6.4.129 In accordance with NPPF para 202, Officers are therefore required to balance the harms to designated heritage assets against the public benefits of the proposal, including where appropriate, securing their optimum viable use.
- 6.4.130 Officers are also mindful of NPPF para 197 (a) which favours securing viable uses of the land consistent with their conservation, and NPPF para 208 which decision makers to assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
- 6.4.131 In accordance with NPPF para 203, Officers are required to assess acceptability of impacts on **non-designated heritage assets** by making a balanced judgement with regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.4.132 The above NPPF requirements are supported by Merton SPP policy DMD4 (a, i) which requires development proposals affecting heritage assets to be in accordance with the principles set out in the NPPF.
- 6.4.133 Officers acknowledge, however, the wording of London Plan policy HC1 and Merton SPP DMD4 does not explicitly outline that harm to heritage assets may be balanced against public benefits. HC1 (c) outlines development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process. DMD4 (b) outlines all development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and its setting. One can conclude therefore that these policies consider any harm to be a breach in policy. Notwithstanding, given the NPPF forms a highly material consideration, Officers consider it appropriate to balance the harm to designated and non-designated heritage assets identified in this sub-section against the public benefits of the proposed development. The weight to be attached to conflict with development plan heritage policies should therefore be considered having regard to the balance to

be carried out in accordance with the NPPF.

6.4.134

This balancing exercise is reserved for sub-section 6.17 of this report where Officers consider whether the public benefits of the proposals outweigh the harm to heritage assets identified, in addition to any other harm identified in this planning assessment.

Supporting Information

Merton Council Conservation Officer (CO) Response

- 6.4.135 A response was received from the Council’s Conservation Officer dated 22nd September 2022 – [link](#).
- 6.4.136 The CO concludes:
- 6.4.137 *“There is potential for heritage gain in the proposal; however, it is felt that the proposals will significantly change the character of the park through the addition of the manicured and closely mown courts, concrete surrounds, the proposed show court, reprofiling of the landscape to achieve level playing surfaces, the construction of the associated path network, addition of artificial lighting, new hardstanding, and alterations to the lake.*
- 6.4.138 *Whilst there will be a degree of public benefit arising from increased access to the southern part of the park (outside of tournament periods), the harm is considered to be more extensive than less than substantial and falls more within the substantial harm category. The impact of the proposed show court is a particular concern, and I would question whether its use over the tournament period justifies the long-term harm of the structure.*
- 6.4.139 *The character and significance of this part of the Grade II* listed registered park and garden will be harmed, and at this time it is felt that further information is required to accurately assess the level of harm, and to evidence sufficient mitigation to overcome the heritage concerns. In its current form, the application is considered to conflict with paragraphs 194, 199 and 200 of the NPPF, and local policy CS – 14 of the Merton Core Strategy.*
- 6.4.140 Further to the above, below notes the key points of concern raised by the Council’s Conservation Officer.
- Concern that in order to fully assess the impact (on the RPG) of the proposals, the proposals should be submitted in full, rather than outline, with all specifications including appearance, scale, access and landscaping clearly set out.
 - The CO notes the golf-course area is perhaps the area of the park that is of highest significance in the sense that the historic character of the park is most easily and readily interpreted. The CO considers this would be heavily compromised by the addition of the formal paths, closely mown courts each with a concrete perimeter, and levelling of the site to facilitate the flat playing surface would be detrimental.
 - The CO notes concern they have been unable to locate sufficient illustrative views (existing and proposed) along Church Road, or Wimbledon Park Road, on the approach north and south past the site, and especially where the new show court is proposed.
 - Concerns that the potential impact of the form, scale and massing set out in the application (and supporting ‘Design Guidelines (Codes) document) of the Parkland Show Court would have a substantial effect on the character, appearance, and one’s experience of, the historic Grade II* registered park and garden. They note, it would be preferable for the Show Court to be on the neighbouring existing site where it will respond more closely with the existing courts. They note whilst information has been provided discussing alternative sites, it is felt that the information does not set out sufficient clear and convincing justification for the

position of the court, or why it cannot be accommodated on the neighbouring site.

- The CO raises concern that formal manicured nature of the 38 no. tennis courts conflict with the open, naturalistic character of “Capability” Brown’s initial concept. The CO raises concern that the courts would have a detrimental impact on view within and looking into the park by reason of the levelling of the terrain, closely mown courts, copious pathways and concrete surrounds to each court, notwithstanding the additional impact of the show court. The CO notes whilst it is acknowledged there would be some benefit in removing some features detrimental to “Capability” Brown’s landscape design, the need to create a suitably flat surface for each of the courts will further compromise the naturalistic character of the terrain, causing further detriment to the significance of the grade II* listed heritage asset.
- The CO notes the retention of the ‘veteran’ trees and proposed replanting is supported in principle, whilst there may be scope to further enhance planting around the lake in order to provide a more robust buffer between the retained parkland and the proposed developed area of courts (and potentially the show court). The CO notes it seems counter-intuitive to remove trees in the current climate of sustainability and biodiversity.
- The CO notes with regards to the proposed ancillary hub buildings, it is felt that these could be accommodated discreetly and, in the form, and materials proposed, whilst preserving the overall character and significance of the registered park.
- The CO notes concern regarding the loss of clear boundary and differentiation ‘between the existing ‘English Garden’ complex on the west of Church Road and the parkland on the east. They consider the transition would be best managed with a parkland entrance marking the entry to the registered park and garden and reinforcing the character of this area. At present, this would appear overly formal, which would conflict with the naturalistic character ‘f the parkland’ and ‘blur the lines’ between the character of the two areas.
- The CO notes concerns regarding the proposed hardstanding to the entrances to the north and south of–the site. They note - given that they will be in use only for a short period each year, it is felt that a temporary surfacing solution would be preferable here, rather than permanent hardstanding.

Case Officer response to CO concerns above

6.4.141

Officers acknowledge concerns regarding hybrid nature of the planning application. Merton SPP policy DMD4 notes that “Outline applications will not be acceptable for developments that include heritage assets.” Officers consider the basis of this policy is the inherent need to provide an acceptable level of detail to allow Local Planning Authorities to make an informed assessment of impacts to the heritage assets. The outline proposals include the Parkland Show Court, Central Grounds Maintenance Hub, Northern and Southern Player Hubs. The Applicant has submitted a set of parameter plans which must be adhered to and fix the height and footprint and by extension general scale of these building. Further, the design code sets principles which must be adhered to under future Reserved Matters application (secured by condition). Having reviewed these parameter plans and design codes, Officers consider these provide a suitable level of detail to allow for an assessment of impacts to heritage assets for this stage. The impact of detailed design of the buildings e.g. materials in relation heritage assets would also be reviewed again under Reserved Matters applications.

- 6.4.142 With regard to the CO request for additional views, Officers consider the Applicant has submitted a range of information to demonstrate a Townscape Visual Impact Assessment (TVIA) which assesses the impact of views from the site surroundings. The Applicant's Historic Environment Assessment (HEA) also provides an analysis of views with supporting photographs. Officers consider there is proportionate and sufficient level of detail within the Applicant's submission to understand how views would be impacted by the proposed development and accordingly assess impacts relating to this.
- 6.4.143 With regard to the CO's suggestion that the Parkland Show Court should be accommodated on the AELTC Main Grounds, Officers acknowledge that whilst in principle locating the Show Court could have a reduced impact on the setting of the RPG, there are constraints and disadvantages to this approach. Officers note alternative locations for the Parkland Show Court were considered by the applicant but discounted for several reasons including:
- Proximity and overlooking to neighbouring properties along Bathgate Road, which are within the Bathgate Road Conservation Area
 - Elevated position and steep topography
 - 4,080sqm of facilities are still required in the parkland for the guest facilities, Qualifying Players' Hub and the management of the parkland site.
 - Adjacency to the Hill and No.1 Court exacerbates already existing crowd flow issues.
 - Displacement of facilities for Main Draw players; the Aorangi Pavilion and dynamic warm-up area.
 - Displacement of 14 tennis courts which would need to be relocated in the Parkland.
- 6.4.144 Officers consider the Applicant has provided acceptable justification as to why locating the Parkland Show Court on the main grounds would not be viable.
- 6.4.145 Officers acknowledge the CO's concerns regarding biodiversity and trees. This is considered in further detail in other relevant sub-sections of this report, notably sub-sections **6.6** and **6.7** which specifically cover these topics
- 6.4.146 Regarding the CO's concern in relation to the manicured nature of tennis courts and the formal character of the Tea Lawn (English Garden Complex), the impact of these areas are accounted for in Officers' assessment of impact on significance to the RPG.
- 6.4.147 It is acknowledged the provision of mown courts would result more formalised landscape which contributes to less than substantial harm. It is acknowledged Tea Lawn area departs from the more sympathetic parkland character of the rest of the site. However, there are wider design benefits to this area as discussed in sub-section **6.3**. It is considered the Tea Lawn through its mix of plazas, courts and planting would create a vibrant focal point whilst functioning as an effective transition space between the AELTC main site and the wider parkland.
- 6.4.148 Regarding the CO's suggestion of replacing hardstanding with temporary surfaces around entrances to the north and south of the site, Officers consider that whilst a temporary surface could have a reduced impact on the setting of the RPG, hardstanding would be a more robust and resilient surface to cater for the overlay infrastructure (e.g. security tents) and flow of spectators. Hardstanding is also likely to appear more aesthetically appealing than a temporary surface during the tournament. A condition is also secured to ensure the southern gateway is the subject of temporary

interventions which activate this space outside of the tournament period (see condition 12).

Historic England (HE) consultation response

Response dated 24th September 2021 - [link](#)

- 6.4.149 HE summarise the significance of Wimbledon Park RPG and consider the impact of the proposed development on designated heritage. The following key paragraphs are extracted from their response:
- 6.4.150 *There would also be extensive earthmoving to remove golf course features and recontour the site to create the 39 new grass tennis courts concentrated to the west and south west of the lake, and to reprofile natural contours in the re-created parkland south of the lake. Considerable earthmoving would also be required to excavate the basement and build-out the platform for the Parkland Show Court, create the linked access tunnel under Church Road, bury the new maintenance hub, de-culvert the historic watercourses and restore the south west arm of the lake, dig the new ha-ha, install irrigation/drainage, etc. De-silting of the lake will also be a major operation with physical and visual impacts during construction – the method and details of which are not yet proposed. Modified landform would be intensified in some areas, but, on balance, this would not be overly harmful given the reprofiling that has already taken place for the golf course.*
- 6.4.151 *Much of the infrastructure required for the period of The Championships – such as ticketing and security structures at the two entrances zones, court fencing and tennis paraphernalia, etc. – would be demountable, and would therefore have only temporary impacts on the landscape. Many features, however, would become permanent fixtures within the Registered landscape – modified landform, large new areas of hard surfacing, new site furniture and lighting, the new maintenance building and hubs, the new player hub buildings, and, in particular, the proposed Parkland Show Court.*
- 6.4.152 *The Parkland Show Court represents a new feature of considerable size within an undeveloped part of Wimbledon Park, and will affect both fixed and kinetic viewpoints within the Registered landscape and its immediate surroundings, including the experience while travelling along Church Road.*
- 6.4.153 *HE note the proposal would result in “both direct physical and visual impacts, some temporary or seasonal, but equating to the permanent loss of open areas to development within a highly graded and sensitive Registered landscape that also forms a key component of the Wimbledon North Conservation Areas. This would cause harm to the significance of the Registered landscape and to the special character and interest of the conservation areas.”*
- 6.4.154 *HE notes “that at the same time as causing harm, the proposed development provides an opportunity to deliver public benefits, including meaningful heritage-related benefits, by implementing a landscape strategy that recognises and responds to the significance of the Registered landscape as a whole.”*
- 6.4.155 *“The proposed benefits include elements that aim to undo some past harm by opening-up views, celebrating the historic open grown parkland trees, enhancing the condition and appearance of the lake, restoring lost landscape features, improving boundaries, removing inappropriate or poorly placed trees, and using new planting to restore and enhance the golf course as parkland. These also provide for production of a Conservation Management Plan (CMP) for the whole Registered landscape. These would help to address issues that have contributed to the Registered landscape’s inclusion on the HAR Register. Moreover, it involves permissive public access for most of the year (save for the time around The Championships) to the c9.2ha area of private*

land south of the lake restored as parkland, enabling public access around the edges of lake (save for partial closure around The Championships), and de-silting the lake to improve its condition.”

- 6.4.156 *“Historic England welcomes AELTC’s work to understand and recognise the significance of the Registered landscape as part of its masterplanning process. Nevertheless, we have concerns about the overall scale and extent of the proposed new structures and associated infrastructure the masterplan is placing within the Registered landscape.”*
- 6.4.157 *“The proposed development represents considerable change within the part of the Registered landscape containing the Wimbledon Park golf course, introducing major new structures, extensive surfaced paths, enclosures and other hard-landscape elements with associated drainage, services and modification of landform. This large net increase in built form and intensification of activity over and above what exists at present would result in the permanent loss of existing areas of open ‘parkland’ and associated visual impacts. This would harm the Registered landscape’s significance and the special character of the conservation areas. For the purposes of the NPPF, we consider that this harm would be situated in the **lower half of the range of less than substantial harm.**”*
- 6.4.158 *“Opportunities for reducing –although not entirely avoiding – harm may be possible through a sensitive approach to the detailed design of the buildings. HE would expect to be consulted on any Reserved Matters applications covering their external treatment. There may also be opportunities to reduce harm by further softening the large areas of hard surfacing at the proposed north and south gateways, and/or to deliver additional benefits by programming uses for these areas during the long periods of the year when they are not in use.”*
- 6.4.159 *“If the planning authority is minded to accept the current application, it is essential to secure public benefits – including a clear implementation strategy with measurable and enforceable timeframes for their early delivery -- through a s106 agreement or similar.”*
- 6.4.160 *“The planning authority should weigh this harm against such benefits as the proposals would procure, as required under NPPF para 202.”*

Responses received 8th July 2022 and 15th November 2022 – [link 1](#) and [link 2](#)

- 6.4.161 No further comments. HE advises to refer to comment received 24th September 2021

Greater London Archaeological Advisory Service (GLAAS) consultation response

Response dated 13th September 2021 - [link](#)

- 6.4.162 GLAAS note the following in their response:
- 6.4.163 *“The site is located within an Archaeological Priority Area (APA) marking the location of grounds of Wimbledon Park House. This APA is classified as Tier 2 because it covers the site of a heritage asset archaeological and historic interest and a Grade II* Registered Park and Garden with archaeological interest.”*
- 6.4.164 *“Wimbledon Park is the only part of the former grounds of Wimbledon Park House which is still open and the lake retains much of its original shape. Remains of a tunnel were found during a watching brief in 2004, which demonstrates how remains associated with Wimbledon Park House may still be present, remains of garden features may survive in the park. There is also potential for survival of remains pre-dating the parkland; prehistoric find sports and present in the area surrounding the park and possibly survive on a site of this size it has not been subjected to intensive*

modern development. “

- 6.4.165 *“The proposed development involves extensive areas of topsoil stripping and areas of deeper excavation, which will remove any surviving archaeological remains“*
- 6.4.166 GLAAS advise that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation.
- 6.4.167 GLAAS recommends a two-stage condition for a stage 2 written stage of investigation.
- 6.4.168 GLAAS also recommends a programme of public engagement by condition.

Response dated 25th July 2022 - [link](#)

- 6.4.169 No further comment received. GLAAS refers to comment received 13th September 2021

The Gardens Trust (GT) consultation response

Response dated 30th September 2021 - [link](#)

- 6.4.170 The following key extracts are lifted from GT’s response:
- 6.4.171 GT note *“there is currently no visual cohesion to the park which does not read as a seamless whole, as it should. The AELTC’s proposals go some way towards considering the entire park as an artistic whole and reimposing a visual and physical integrity to the site.”*
- 6.4.172 *“the creation and opening of a new 9.4ha parkland with permissive general access out of season when the two major tournaments are not taking place, is a substantial public amenity gain.”*
- 6.4.173 *“Remodelling the golf course landform, removal of its fairways, bunkers etc and restoration of many acres of land previously inaccessible to the public to something approaching its original parkland aspect, separated from the Parkland Tennis South by a new Brownian ha-ha, is another heritage gain.”*
- 6.4.174 *“We are also very supportive of the de-culverting of the two brooks and the dredging and putting back to the close approximation of its original form, the extremely large lake, with significant improvements to its biodiversity value by de-silting.”*
- 6.4.175 *“The new proposed boardwalk, although not following the original contours of the borders, does reinstate the opportunity to resume walks around the lake and will, without doubt, also be a very popular new public benefit.”*
- 6.4.176 *“Additional heritage gains would be the opening-up as far as possible of some historic views, assessment of each of the 41 veteran trees with their own individual management plans, and the planting of many historically appropriate new trees within the parkland setting. (NB This area of “Capability” Brown’s plan is traditional oak wood pasture.)”*
- 6.4.177 *“We also welcome the long-term landscape management plan which reunites currently disparate areas and makes future management and protection of Wimbledon Park as an historic landscape more likely.”*
- 6.4.178 *“We assume that the current proposals represent the ‘earliest date’ for public access to the lake circuit as Merton Council has not complied with this undertaking in the intervening years. The current golf course with its historically inaccurate and insensitive landform and tree planting (since 1958 accessible only to members of the golf club), hinders any clear appreciation of the historic layout and “Capability” Brown’s original design intent.”*

- 6.4.179 *“Whilst this application does not change that land ownership arrangement it does ‘unite’ the public park with a sizeable section of parkland south of the lake (subject to permissive access) via the lake walk and other new footpath connections which we consider to be both a heritage benefit and a public amenity gain.”*
- 6.4.180 *GT consider the provision of the permissive access parkland “represents a substantial increase of accessible greenspace for Londoners and would be a significant benefit.”*
- 6.4.181 *“When considering the heritage, remodelling the golf course landform, removal of its fairways, bunkers etc and restoration of many acres of land previously inaccessible to the public to something approaching its original parkland aspect, separated from the Parkland Tennis South by a new Brownian ha-ha, is considered beneficial too. Additional heritage gains would be the opening-up as far as possible some historic views, assessment of each of the 41 veteran trees with their own individual management plans, and the planting of many historically appropriate new trees within the parkland setting. The Gardens Trust also welcomes the de-culverting of the two brooks and the dredging and putting back to the close approximation of its original form, the extremely large lake, with significant improvements to its biodiversity value by de-silting.”*
- 6.4.182 *“The new proposed boardwalk does reinstate the opportunity to resume walks around the lake and will, without doubt, be a very popular new public benefit, but it does not follow the original contours of the borders and we believe could be pushed back to something closer to the original form.”*
- 6.4.183 *“Our biggest concern is the erection of the new Parkland Stadium whose direct public benefit is open to question as this is a commercial development with commercial benefits. The GT has looked at the options appraisal for the siting of this structure and agrees that the site chosen is the most suitable of the three possible options.”*
- 6.4.184 *“The design, with its tree grove inspiration and external green-wall cladding minimises the impact as far as possible. The Trust concurs that its placement means that it will be read as part of the core group of large buildings with Centre Court and No 2 Court.”*
- 6.4.185 *“In an ideal world there would be no need for another stadium and the creation of 38 new courts would suffice. The new grass courts are surrounded by an extensive network of hard pathways, grouped with several discreet maintenance hubs and two player hubs. Whilst the extensive paths detract from the parkland appearance, it is apparent that these have been kept to the minimum necessary for the maintenance of the 38 new grass courts and access by players and the public. We feel that the siting of the maintenance hubs, especially the main one to the south of the site, has been very carefully considered and designed.”*
- 6.4.186 *“Should the local authority approve the application the GT would recommend that the planning conditions include:*
- *Clarity on dates of public access in perpetuity*
 - *Guarantees of permanent maintenance funding*
 - *A covenant to ensure the public are never charged for access during the permitted season as set out in the application documents. Without this we would be concerned that over the years, public access could be gradually diminished as competition requirements increase, or fundraising opportunities, which would require occasional closures of part of the parkland, become more frequent.”*
- 6.4.187 *“We would also suggest that if the opportunity should ever arise in future, it would be hugely beneficial if the areas of Wimbledon Park RPG not included within the application site (i.e. the athletics track and Wimbledon Club), be brought back into a*

Masterplan to enable them to be amalgamated into a more parkland-type setting and included within a long term, unified management plan for the site.”

Response dated 4th November 2021 - [link](#)

- 6.4.188 GT refer to a comment received from John Phibbs, author of “Capability” Brown: Designing the English Landscape’ which they consider making a valid point. This concerns the assumption that when the golf course was created the ground levels were irredeemably changed and therefore that nothing of the topography as it was in “Capability” Brown’s day survives. John Phibbs considers this is not the case and suggests it would be sensible to ask AELTC to commission an earthwork survey to establish what earth working was done by the golf course and how much of the original Brownian levels can be re-established which would be a heritage gain if achievable.

Response dated 14th July 2022 - [link](#)

- 6.4.189 GT’s response dated 14th July raised further the comment on the application as follows:
- 6.4.190 *“Comments relating to Metropolitan Open Land (MOL) remain unchanged, and our greatest concern remains the erection of the new Parkland Stadium.”*
- 6.4.191 *“We concur that the site chosen is the most suitable of the three possible options and its placement means that it will be read as part of the core group of large buildings with Centre Court and No 2 Court. The design, with its tree grove inspiration and external green-wall cladding will minimize the impact but is still from an environmental viewpoint, a detraction from the historic landscape which cannot be regained. “*
- 6.4.192 *“We did not know that the Roehampton site is scheduled ultimately for development and had not fully appreciated the fragility of the condition of the grass court surfaces, hence the requirement for so many more courts to ensure they are of a suitable standard for Grand Slam tournaments and to maintain the pre-eminence of Wimbledon Championships internationally.”*
- 6.4.193 *“We have concerns over the eventual redevelopment of the Roehampton site and would expect to see a commitment from Wandsworth to maintain and enhance public greenspace on the area being vacated to offset the carbon impacts of constructing a new stadium and enhance the public benefits.”*
- 6.4.194 *“We remain concerned about the proposals, now expanded, relating to free public access in perpetuity.”*
- 6.4.195 *“The Planning Statement Addendum (PSA) mentions in para 4.5.32 that ‘Providing a facility within the parkland will allow opportunities for year-round use in ways the existing facilities cannot, for example : hosting local and regional tournaments, supporting Wimbledon Junior Tennis Initiative ... events’. This is a step back from AELTC’s commitment to providing public amenity access during the non-Wimbledon championship months. We would like assurances that even if these events are held there will be no closing of areas for public access and a guarantee that for the majority of the year, ideally 9 months - we would suggest from mid-July to end of March - the public have free unimpeded access for recreational use at their leisure as an extension of the public park with minimal events.”*
- 6.4.196 *“Should the local authority approve the application the GT/ LPHGT would recommend that the planning conditions include :*
- *Clarity on dates of free public access in perpetuity*
 - *Guarantees of permanent maintenance funding*

- *A covenant to ensure the public are never charged for access during the permitted season as set out in the application documents.*

- 6.4.197 *Without this we would be concerned that over the years, public access could be gradually diminished as competition requirements increase, or fundraising opportunities, which would require occasional closures of part of the parkland, become more frequent.*
- 6.4.198 *Conversely, we recognize that the likelihood of finding an alternative viable financial mechanism to fund the heritage improvements and subsequent long-term maintenance and management of the newly created parkland and veteran trees, is vanishingly unlikely. The commitment by AELTC for maintenance of the parkland and lake in perpetuity is to be greatly welcomed, so that Merton and Wandsworth can focus their limited budgets elsewhere.”*
- 6.4.199 *“We support the aim of removing the landscape from Historic England’s At Risk Register (HAR). The retention and propagation of all the veteran trees, accompanied by individual management plans, demonstrates a positive commitment by AELTC to management of the heritage of the site in the longer term. “*
- 6.4.200 *“We are also encouraged to see collaboration with neighbouring landowners to ensure a long-term management and maintenance regime for the entire area and hope this initial approach will be sustained – GT suggest a S106 condition that builds in a long-term forum to oversee the management of the site.”*
- 6.4.201 *“We are glad to note that a way has been found to reduce the extent of the concrete ring beams around the proposed new grass courts, significantly reducing the use of concrete. So long as the LPA can build in sufficient assurances that the AELTC will sustain the promised public benefits, although finely balanced, GT accept that they could outweigh the disbenefits of the new Stadium and tennis courts and that this is an opportunity unlikely to recur.”*
- 6.4.202 *“We would like to emphasise that this only holds true if the project achieves the promises of an increase of 106% of accessible open parkland, creation of the lake boardwalk, major parkland/lake restoration, retention and care of veteran trees, collaboration with neighbouring landowners to ensure a long-term management and maintenance regime for the entire area, combined with permanent maintenance funding to remove the Grade II* registered park and garden off the HAR.”*

Greater London Authority (GLA) Stage 1 Response

Response received 1st November 2021 - [link](#)

- 6.4.203 With regard to Heritage the GLA provided the following initial comments:
- 6.4.204 The GLA note the site forms part of a Grade II* Historic Registered Park & Garden of 18th Century significance and that the entirety of the historic park inclusive of the site is identified as being ‘at risk’ by Historic England. The GLA note relevant London Plan policy and objectives in the emerging Merton plan and adopted Wandsworth plan to conserve and enhance historic landscapes *“For this reason, GLA officers consider the proposed heritage benefits could form part of a VSC case subject to further consideration and confirmation from the local authorities that the proposals accord with their strategies for the repair and reuse of the assets. Further consideration of the proposal’s heritage impacts will be required when details of the proposed buildings are assessed at Reserved Matters stage.”*
- 6.4.205 *Response received 22nd July 2022 - [link](#)*
- 6.4.206 The GLA’s follow up response received noted the following in relation to heritage:

6.4.207

“The heritage benefits are noted. Due to the size of the stadium and the number of tennis courts there will be a degree of harm – although this is considered at the less than substantial end. This harm will need to be balanced against the notable heritage benefits provided by the scheme. At this stage, GLA officers are of the view that overall the heritage benefits would outweigh the potential harm.”

6.5 Transport and Highways

Introduction

- 6.5.1 This sub-section considers the proposed development in relation to transport and highways policies.

Policy Assessment

- 6.5.2 Development plan policy seeks to promote sustainable transport and safeguard against unacceptable transport and highway related impacts.
- 6.5.3 Notably, NPPF para 111 states “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” London Plan policy T4 (e) reflects this noting the cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated. Further Merton SPP policy DMT2 (a) supports this stating “Planning permission will be granted for development proposals provided they do not adversely impact on the road or public transport networks, safety or congestion particularly on strategically important routes.”
- 6.5.4 There are expected to be up to 10,000 spectators per day during the Qualifying Event. The development would also increase the capacity of The Championships by 8,000 additional spectators per day from 42,000 to 50,000 per day.
- 6.5.5 The majority of spectators to the site would enter from two main gateways located to the north and south of the site.
- 6.5.6 The proposals involve a reduction in car parking across the site. Overall, the parking capacity would be reduced from 3345 spaces to 1295 by the time the Development is fully operational. This is the result of closing Car Park 5, 8, and 10.
- 6.5.7 It is intended to operate The Championships and Qualifying Event alongside closing a significant segment of Church Road. However, the closure itself does not form part of the planning application and would be subject to separate permissions i.e. a Traffic Management Order.
- 6.5.8 The Applicant has submitted a Transport Assessment (TA) and Transport Assessment Addendum (TAA) in support of the application which assesses the various transport related impacts of the proposed development.
- 6.5.9 The Councils Transport and Highways Officers have reviewed the TA and TAA and considered the various transport related impacts of the development (see [link](#) for full response). They have raised no objection to the proposed development subject to conditions and obligations being fulfilled.
- 6.5.10 Officers summarise the transport related impacts below which draws on the response received from Transport and Highways Officers.

Operational impacts

Local Highway Network (Vehicular Traffic Impacts)

- 6.5.11 The transport modelling presented in the TAA demonstrates that during The Championships there would be a reduction in vehicle trips. The reduction in vehicle trips is driven by the reduction in on-site car parking, specifically through removal of

car park 5, 8 and 10 which would be offset by a move to sustainable modes such as public transport, walking and cycling. However, it would also be offset by an increase in those using the Park and Ride facility which has a capacity of approximately 1,000 spaces but has been underutilised at around 300-400 spaces. The Park and Ride is accessed from the A24 London Road, which is part of the Transport for London Road Network (TLRN) and is also the strategic route through Morden town centre.

- 6.5.12 During the application process TFL raised concern regarding potential impacts from the Park and Ride on the TFL Network (i.e. the A24). To address this concern, TFL has agreed mitigation with the Applicant in the form of a financial contribution towards funding additional CCTV covering the part of the A24 used by park and ride buses, as well as towards funding additional staff to monitor the new CCTV during The Championships. This would help TFL monitor traffic build-up and allow the Tfl Network Management Control Centre to respond as appropriate.
- 6.5.13 The proposed reduction in private car trips to the site would also be offset to some extent by an increase in taxi journeys. The Council's Transport and Highway officers consider the increase in taxi journeys would have some impact on the local highway network, particularly given their two-way nature. However, this is balanced against the reduction in private vehicle journeys. Further, the increase in taxi trips would occur outside of network peak hours. Therefore, on balance Transport and Highways Officers considered the uplift in taxi journeys would not have a severe or unacceptable impact on the local highway network.

Public Transport Network

London Underground and National Rail

- 6.5.14 The proposed development is expected to result in an increase in people traveling to the site by tube and by rail. The majority of visitors to AELTC would arrive from Southfields Station as it is the closest station to Central London. Visitors would also arrive from Wimbledon Park Station and Wimbledon Station to the south. TFL were consulted during the application and have raised no objection subject to AELTC making an annual financial contribution to TFL to fund mitigation measures to address crowding at stations (such as additional station staffing). Network Rail were also consulted on the application and raised no objection. Provided mitigation as required by TFL is secured, Transport and Highway Officers raised no objection in respect of the proposed development.

Buses

- 6.5.15 The proposed development would result in an increase in bus journeys compared to the existing Championships. The submitted TAA considers that the increase in demand can be accommodated on the bus network. TFL did not raise concern in respect of the bus network. It's also noted that TFL are satisfied with the relocation of the bus stop on Church Road subject to certain design details being fulfilled through a Section 278 Agreement application. Accordingly, Transport and Highway Officers raised no objection in respect of increased trips by bus. Officers note that in recent Championships years, due to the closure of Church Road to vehicles, the no. 493 bus has been diverted away from Church Road. This is expected to continue under proposed development irrespective of whether Church Road is closed to pedestrians and cyclists.

Cycling

- 6.5.16 During The Championships, it is estimated there would be an increase in cycle trips, which would have an impact on local cycle routes in the area. However, the overall impacts are not considered to be severe or unacceptable given the uplift would occur

outside of Network Peak Hours. The proposals include temporary provision of 1500 cycle parking spaces, split between the northern and southern access points during The Championships. Officers note a condition would be imposed on any permission to ensure that a suitable type, number and location of bicycle racks are provided for the tournament each year.

Cycle diversions around potential Church Road closure

- 6.5.17 In the event that Church Road is closed to cyclists (subject to a Traffic Management Order), it is proposed that cyclists would be diverted via two alternative routes. These are illustrated in Figure 3.4 of the TAA and would be:
- Via Bathgate Road and Burghley Road
 - Via Wimbledon Park and Burghley Road
- 6.5.18 Both diversion routes are modelled to take 10 minutes cycling time, compared to 6 minutes if cyclists were to cycle down Church Road. As such, there would be some significant inconvenience and impact on individual cyclists that are affected by the closure. However, survey evidence shows that observed cyclist flows on Church Road is relatively low compared to some routes and this limits the overall severity of the impact of the closure.
- 6.5.19 During the application Transport and Highway Officers alongside TFL raised concern regarding lack of detail in respect of the alternative cycle routes as these will be required to be well lit, fully accessible, safe and secure. To address this, the Applicant would be obligated under a Section 106 agreement to submit an Annual Access Management Plan each year prior to the start of the Qualifying Event. This would set out how AELTC will provide safe and secure routes for pedestrians and cyclists along Church Road or alternative routes during the Qualifying Event and Championships. No objection was raised to this approach by TFL or LBM Transport and Highway Officers. Overall, Transport and Highway Officers considered the proposed development would not result in severe or unacceptable impacts on the cycle network subject to mitigation secured through condition or section 106 Agreement.

Pedestrian network

- 6.5.20 The increased capacity for The Championships would result in an increase in pedestrian trips with impacts on the surrounding pedestrian network. However, pedestrian trips would occur predominantly outside of network peak hours. Further, the increased flow of spectators would also be mitigated somewhat by the new entrances (northern and southern gateways) in the northern and AELTC Parkland which would provide circulation for arriving spectators.
- 6.5.21 TFL raised concern during the application process regarding increased pedestrian congestion around Southfields Station (outside the Borough) which forms the principal transport gateway being closest to Central London. However, it's noted TFL have agreed suitable mitigation with the Applicant (by way of annual contribution towards staff and stewarding) to mitigate this impact.
- 6.5.22 Further to the above, Officers note that currently crowds to The Championships are carefully managed through event management strategies which fall outside of the planning process. This includes a 'Zone Ex plan' which demonstrates how the AELTC allocates stewarding resources in support of the morning ingress and evening egress, both around the main transport hubs and access routes to car parks, but also on the main walking routes to the south and north of the Grounds. The 'Zone Ex' plan forms part of the Safety Certificate issued to AELTC each year under the obligations of a Safety Advisory Group (SAG) convened by LBM.

6.5.23 Overall, Transport and Highway Officers considered any increased crowds associated with the uplift of 8,000 spectators during The Championships could be appropriately managed through existing event management arrangements as noted above and mitigating measures agreed with TFL.

Pedestrian diversions around potential Church Road closure

6.5.24 In the event that Church Road is closed to pedestrians (subject to a Traffic Management Order), it is proposed that pedestrians would be diverted via two alternative routes which include:

- Via Wimbledon Park and through AELTC Park, connecting to Church Road
- via Wimbledon Park and Home Park Road directly without going through the AELTC Park.

6.5.25 The diversion routes are modelled to take 6 minutes and 5 minutes longer than wading down Church Road. As such, there would be some significant inconvenience and impact on individual pedestrians that are affected by the closure. However, survey evidence shows that observed pedestrian flows on Church Road are relatively low compared to some routes which limits the overall severity of the impact of the closure.

6.5.26 As noted in relation to cycling, the Applicant would be obligated under a Section 106 agreement to submit an Annual Access Management Plan. This would set out how AELTC will provide safe and secure routes for pedestrians along Church Road or alternative routes during the Qualifying Event and Championships.

6.5.27 Overall Transport and Highway Officers considered the proposed development would not have a severe or unacceptable impact on the pedestrian network subject to mitigation secured through condition or section 106.

Micromobility

6.5.28 As a result of the proposed development there would be greater numbers of visitors adopting micro-mobility modes of transport e.g. electric scooters to reach the site.

6.5.29 Merton Transport and Highway Officers already has agreements in place with and is seeking to enter further agreements with operators of e-bike hire schemes in the Borough. Merton is not currently part of the London e-scooter hire trial but may seek to join this in future. It's noted also that TFL has agreed £250,000 towards expanding cycle hire facilities and/or improving cycle facilities to support active travel in the local area. The Transport and Highway Officers note ALTEC should seek to work with operators to provide parking or docking areas for end trips within their own site. In addition ALTEC may need to work with Merton and Wandsworth Council's, TfL and suitable providers to provide or increase additional parking capacity for such schemes on a temporary basis during the championships, in the vicinity of the site or near to trip origin locations e.g. Wimbledon Station. Officers consider the travel plans secured by condition would provide the mechanism integrate Micromobility schemes into the proposed development.

Construction Traffic Impacts

6.5.30 An Outline Construction Logistics Plan (CLP) has been submitted alongside the application which is referred to in the Applicant's submitted Transport Assessment. Further, a supplementary design [note](#) submitted by the Applicants has updated the initial forecasted HGV movements owing to amendments to the desilting process.

6.5.31 The construction programme is predicted to span approximately eight years.

6.5.32 Peak movements of different types of construction vehicles comprise at 400 HGVs per

month, c.200 Light Goods Vehicles (LGVs) per month, equalling a total of c.600 vehicle arrivals per month (or c. 27 arrivals per day). It's noted that later phases would see less vehicular movements with HGV arrivals at less than 300 per month.

- 6.5.33 Construction Traffic Routing is provided in the outline CLP. The primary route for construction vehicles is expected to be from the A3 in Wandsworth, following the A218 Buckhold Road, Granville Road and Wimbledon Park Road / Church Road. There would also be a secondary route via the A219 and Wimbledon village which is expected to be used by a much smaller proportion of construction traffic.
- 6.5.34 It is accepted that the programme will be subject to further development and refinement as contracts are awarded.
- 6.5.35 A number of management techniques are proposed to be included with the detailed CLP to mitigate impacts on the highway network including:
- Adoption of safety and environmental standards (e.g. CLOCS, FORS, CCS).
 - Adherence to designated routes.
 - Delivery scheduling.
 - Re-timing for out-of-peak and out-of-hours deliveries.
 - Design for manufacture and assembly and/or off-site manufacture, where feasible.
 - Re-use of materials on-site (where practical/permmissible).
 - Use of a Workforce Travel Plan.
- 6.5.36 The Council's Transport and Highways Officers consider the construction process can be managed effectively to avoid unacceptable or severe impacts on the highway network. This is subject to the development of a detailed Construction Logistics Plan for each phase, as well as a construction workforce travel plan which would be secured by condition (see condition 20 and 21).
- Delivery and servicing**
- 6.5.37 NPPF para 110 (b) requires safe and suitable access all users. London Plan policy T7 (g) requires development to facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays only used where this is not possible. These policies are supported by Merton SPP policy DMT3 (g) which requires new development to make proper provision for loading and servicing in accordance with Freight Transport Association (FTA) guidance.
- 6.5.38 A Delivery, Servicing, Waste and Recycling Plan (DSWRP) has been submitted alongside the planning application. Section 3 specifically provides an outline logistics and servicing strategy. The proposed development would be serviced by a series of off-street drop off points, accessible mainly from Church Road. These drop off points would accommodate all servicing requirements both during The Championships and Qualifying event and the year-round periods. There would be access from Home Park Road but it is intended to limit freight and servicing vehicle presence and activity in this road as far as practicably feasible which would help to avoid negative impacts on neighbours.
- 6.5.39 The Council's Transport and Highway Officers consider the overall approach for off-street servicing acceptable subject to a detailed delivery and servicing plan which

would be secured by condition (see condition 26) .

Parking provision

Cycle Parking

- 6.5.40 NPPF para 106 (d), London Plan policy T5, and Merton SPP policy DMT1 (a) supports development to provide of appropriate levels of good quality and well-located cycle parking.

Year-round

- 6.5.41 The Applicant proposes to install permanent cycle parking spaces across the site. The location of cycle parking is shown in Figure 3.10 of the TA. The proposed number of parking spaces would be as follows:

Table 6.6: Proposed Year- Round Cycle Parking

Location	Long-stay	Short-stay
AELTC Parkland	0	50
Central Ground Maintenance Hub	24	0
Parkland Show Court	10	10

- 6.5.42 The proposed amount of permanent cycle parking is considered acceptable by Council Transport and Highway Officers, and it is accepted that the London Plan cycle parking standards are not directly applicable given the unique nature of the development. A detailed scheme of year-round cycle parking would be secured by condition (see condition 27)

Championships and Qualifying

- 6.5.43 In addition to the above, up to 750 temporary cycle parking spaces would be located close northern and southern gateways and it's noted that in future the same areas could accommodate other alternative micro-mobility modes, such as shared bicycles, e-bikes and scooters, as technology and legislation develops. The Council's Transport and Highways Officers note that demand for cycle storage may not be evenly split across entrances so capacity should be audited annually as part of travel plan monitoring so the amounts at each location can be amended in subsequent years if necessary.
- 6.5.44 Overall, the proposed cycle parking provision is considered acceptable in accordance with NPPF para 106 and London Plan policy T5.

On-site Car Parking

- 6.5.45 London Plan policy T6, Merton policy CS20, Merton SPP policy DMT3 seeks to ensure parking is provided suitable for its location and managed to minimise its impact on local amenity and the road network.

Year-round

- 6.5.46 The existing Golf Clubhouse car park comprises 66 spaces and is being retained but will be improved to provide accessible parking spaces and electric vehicle charging infrastructure.
- 6.5.47 The TAA confirms the Golf Clubhouse car park would not be used specifically for AELTC employees but would be a multi-purpose flexible area of hard standing for a

variety of uses across the year. The Applicant notes it is envisaged that the parking area would include some marked car parking for maintenance staff, particularly for those employees that need to travel by car due to their early/late shift hours and equipment need. The area would also act as hard standing for temporary storage, maintenance and operational vehicles related to AELTC's activities during tournament period. It would potentially act as an assembly/staging point, area for emergency vehicle parking and as a roadway to Car Park 6 located directly adjacent to it, which will be maintained for event parking after 2030. Year-round, the area would provide accessible spaces and limited general parking for the community uses proposed within the retained Golf Clubhouse. Two standard spaces are also proposed for the tea lawns to support their year-round use.

6.5.48 London Plan policy T6 restricts levels of car parking in relation to different uses and levels of existing and future public transport accessibility and connectivity. Given the unique use of the proposed development there are no applicable car parking standards set by policy T6. Accordingly, the level of parking should be determined on a case-by-case basis taking account the accessibility of the site (see London Plan supporting para 10.6.5).

6.5.49 In view of London Plan policy T6, Transport and Highway Officers consider the proposed provision of car parking acceptable. The Golf Clubhouse car park would be beneficial for logistics, the future community uses and some staff working at the Central Grounds and Maintenance Hub. Officers note that although spaces would be allocated for AELTC staff, a condition for a Travel Plan would help to maximise AELTC staff travelling by sustainable modes of transport (see condition 24).

Championships and Qualifying

6.5.50 AELTC proposes to decrease car parking capacity during The Championships from 3,345 to 1,295 spaces by the time the first Qualifying Event commences on site, a reduction of approximately 60%. This is the result of closing Car Park 5, 8, and 10. The capacity of Car Park 6 is also intended to be reduced. Please see **Figure 6.9** below for existing and revised car parking locations. The details of annual event car parking would be secured by condition (see condition 6). Further the reduction in the total number of spaces would be secured through the S106 Agreement. Head of Term 18 requires AELTC to use reasonable endeavours to reduce the total area of car parking within the Development to an agreed maximum total of 550 spaces. No objection has been raised by Council Transport and Highway officers in respect of the revised car parking provision



Figure 6.9: Left image - existing car parking locations. Right image - proposed car parking locations

Streetcar parking in the vicinity

- 6.5.51 The Council Transport and Highways Officers raised concern that there could be increased pressure on on-street car parking in the vicinity of the site. Therefore, an obligation is included within the Section 106 which requires the developer to fund a review of nearby CPZs and implementation of any further mitigation measures if required (see Head of Term 20)

EV Charging

- 6.5.52 London Plan policy T6 (g) requires car parking to be made for infrastructure for electric or other Ultra-Low Emission vehicles. It has been agreed with the Applicant that all retained parking spaces in the Home Park Road golf clubhouse car park shall provide active EV trickle charge point provision. The proposed bays close to the Tea Lawn and Parkland Show Court are also proposed to have EV provision. Whilst no specific standard for EV is set in the London Plan for the proposed use, the provision of EV bays is considered a positive contribution and would be secured by condition (see condition 27). Transport and Highway Officers raised the potential need for temporary EV infrastructure during the tournament period. Accordingly, details of temporary EV infrastructure would be secured by condition as necessary on annual basis (see condition 6).

Disabled Parking

- 6.5.53 7 accessible spaces are proposed for the Golf Clubhouse car park, 2 accessible spaces closer to the Parkland Show Court (accessed from Church Road), 1 accessible space close to the Tea Lawn and 2 accessible spaces within the Central Grounds Maintenance Hub for staff. London Plan policy T6.5 set standards for disabled persons parking for different uses. These standards are not considered directly applicable to the proposed development. Transport and Highway Officers consider the provision of accessible parking consistent with the intention of the policy which promotes off-street disabled persons parking bays next to key non-residential elements. Details and implementation of disabled parking would be secured by condition (see condition 27).

Church Road Enhancements

- 6.5.54 Public realm improvements are proposed on Church Road. The proposals include:

- Provision of a new pedestrian access to the AELTC Parkland area at the south-west corner of the site.
- Widening in places of the eastern footway on Church Road to ensure a minimum 2m wide footway is provided along its length to comply with TfL guidance for accessibility.
- Resurfacing of the carriageway along Church Road in the vicinity of the site to improve environmental quality and support the 20mph zone.
- Raising the carriageway at access points to improve east west connectivity at the site, creating speed tables / traffic calming measures to support the existing 20mph zone.
- High quality / natural stone paving adjacent to Centre Court to improve the setting year-round and provide stronger connectivity during The Championships.
- Renewing street furniture and street lighting on Church Road in the vicinity of the site.
- Introducing the necessary security features to support The Championships.
- Repositioning the existing bus stops on Church Road and removing the bus laybys to improve pedestrian flows across Church Road.

6.5.55 Officers consider the public realm works to Church Road would significantly enhance the amenity of Church Road both during and outside The Championships. This view is supported by the Applicant's 'healthy streets' assessment which demonstrates a 9% improvement compared to the existing situation (see Figure 3.6 of TA). The Church Road enhancements are therefore consistent with London Plan policy T2 (d,1) which outlines "proposals should demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators".

6.5.56 Further to the above, the improvement works to Church Road have been reviewed by the Council's Transport and Highways Officers who have raised no objection subject to details secured through a separate S278 agreement. The Church Road enhancements are considered to be in accordance with Merton SPP policy DMT5 (c) in respect of ensuring that new public roads or footways are constructed to adoptable standards.

Church Road Closure

6.5.57 The Applicant intends to close a significant segment of Church Road during the Qualifying and Championships. This would restrict all non-authorized users i.e. those not attending The Championships or Qualifying Event from entering the closed section.

6.5.58 The closure of Church Road does not form part of the planning application and would need to be approved under a separate Traffic Management Order (TMO). Alternatively, the Metropolitan Police could enforce the road closure for security reasons under the provisions of an Anti-Terrorism Traffic Regulation Order (ATTRO).

6.5.59 Officers note that in 2021, 2022 and 2023 Church Road has been closed to motorised vehicles under the provisions of a Traffic Management Order, although not to pedestrians and cyclists as is anticipated alongside the proposed development.

6.5.60 Although the closure would be secured under separate (non-planning) legislation, the temporary closure is relevant to how the site would function during The Championships and Qualifying Event. The principal reason for shutting Church Road is security. The closure would allow operation of a secure perimeter whereby authorised persons (e.g. ticketed spectators and staff) can move freely between the application

site and the AELTC Main Grounds. The Applicant considers the closure of Church Road creates the most safe and secure footprint that enables all security and stewarding resources to operate safely.

- 6.5.61 Officers consulted the Metropolitan Police Protective Security Operations team during the course of the application. They note that the Metropolitan Police have powers to regulate traffic, both vehicular and pedestrian under the provisions of an Anti-Terrorism Traffic Regulation Order (ATTRO) under the Road Traffic Regulation Act 1984. The MET note the closure of Church Road to pedestrians and cyclists is possible under the provisions of the ATTRO should the need arise, i.e. based on intelligence. However, the MET consider they are unable to comment at this time whether it would be necessary to use police powers to close Church Road during the Championship and Qualifying Event.
- 6.5.62 Officers recognise there are security benefits to closing Church Road to non-ticket holders. Further, as noted above in this report, Transport and Highway Officers consider the closure would not have severe or unacceptable impact to pedestrians and cyclists in the local area given the alternative routes on offer and the temporary nature of the event. Therefore, Transport and Highway Officers considered the road closure would not fall contrary to Council's development plan policies in respect of transport and highways. This is subject to ensuring that any proposed alternative routes are safe and secure for all users. To ensure this, there would be an obligation within the S106 agreement for submission of an Annual Access Management Plan submitted each year for approval by the Local Planning Authority (see Head of Term 13). This document would set out how AELTC will provide safe and secure routes for pedestrians and cyclists along Church Road or alternative routes during The Championships and Qualifying Event.
- 6.5.63 It should be noted that this planning assessment does not prejudge the closure of Church Road under any Traffic Management Order agreement with the Council in its capacity as Highway Authority. Further the closure could also be secured through an Anti-Terrorism Traffic Regulation Order (ATTRO) at the request of the Metropolitan Police.
- 6.5.64 Should the closure of the road be refused at a later date under the TMO procedure then pedestrians and cyclists would continue to use Church Road. However, there would need to be a management scheme to ensure there is limited conflict between ticket holders and ordinary road users. A [note](#) provided by the Applicant outlines potential fallback options including:
- Operational controls to take pedestrians through Church Road, e.g. a secure marshalled walking route along Church Road, or a shuttle service to transport pedestrians along Church Road between Somerset Road and Bathgate Road.
 - Temporary infrastructure solutions that would provide a secure route through Church Road, e.g. an elevated bridging structure between Gates 1 and 5.
- 6.5.65 Transport and Highway Officers noted that that temporary infrastructure has been adopted in the past, e.g. bridges to manage spectators from the Golf Course site to the Main site. Therefore, similar alternative infrastructure and/or management could be adopted to facilitate safe passage for ticket and non-ticket holders through the area.
- 6.5.66 In summary, Transport and Highway Officers conclude the closure of Church Road cannot be approved under the planning application and would be subject to separate legislation, such as a Traffic Management Order agreement or ATTRO enforced by the MET Police. However, the closure of Church Road would not fall contrary to the relevant adopted transport-relate planning policies subject to delivery of proposed

alternative routes.

Travel Plan

- 6.5.67 In accordance with NPPF para 113, the Applicant has prepared a travel plan which sets out general (interim) site-wide measures, initiatives and targets, which would be led by the AELTC to encourage employees and visitors to use more sustainable means of transport. Measures include:
- A marketing and promotional strategy which actively discourages the use of the car whilst encouraging sustainable travel modes, particularly active travel for those who traveling to the tournament.
 - Measures to promote walking and cycling, such as provision of temporary short stay cycle parking and marketing of suitable pedestrian and cycle routes.
 - Use of park and ride facilities which would reduce last-mile trips by car.

- 6.5.68 Transport and Highway Officers have reviewed the submitted Travel Plan and are supportive of the principles and broad strategies set out. However, as the proposed development shall not be operational until at least 2030, there may be further and more specific opportunities to deliver a more sustainable modal split e.g. developments in micromobility. Therefore, any permission would be subject to conditions that allow for review and updates to travel plans as appropriate. Officers note that conditions 21-25 secure updates to travel plans, in addition to appropriate reviews of these plans (see condition 21 - 25). Head of Term 17 also secures an appropriate contribution towards monitoring the travel plans.

Relevant transport-related safeguards outside of planning process

- 6.5.69 It is of note that each year The Championships are held, AELTC generate an Event Management Plan which involves engagement with a range of stakeholders to ensure that The Championships are carried out in a safe and secure manner.

Traffic management plan

- 6.5.70 Part of this Event Management Plan is a Traffic and Transport Management Plan. The plan covers measures such as Traffic Management Orders and associated parking enforcement, event traffic routing and diversion, car parking arrangements, hostile vehicle mitigation (HVM) measures, and management arrangements relating to the public transport network.

- 6.5.71 Key elements of the Traffic Management Plan are checked and tested with stakeholders in January of each year, where the AELTC engages with LB Merton and Wandsworth, TfL as well as the Metropolitan Police Service, bus and taxi operators to ensure alignment against the planned Traffic Management Orders and HVM measures. This planning meeting is then supplemented by a series of delivery meetings looking in more granular detail at specific areas of operation, from highway networks to public transport providers.

Zone Ex Planning arrangements

- 6.5.72 The Zone Ex plan details the wider event footprint and management plans associated with the daily ingress and egress flows, along with relevant roles and responsibilities.

- 6.5.73 The plan is confirmed each year after discussion and site visits with relevant stakeholders, including public transport providers, stewarding contractors and the Metropolitan Police.

6.5.74 The zone ex plan demonstrates how the AELTC allocates stewarding resources in support of the morning ingress and evening egress, both around the main transport hubs and access routes to car parks, but also on the main walking routes to the south and north of the AELTC Main Grounds.

Safety Advisory Group (SAG)

6.5.75 A multi-agency group is convened by LB Merton to ensure that the AELTC's grounds are compliant with the obligations set out in its Safety Certificates. The SAG will typically meet in the early spring and confirm plans for safety, security and stewarding within the venue as well as command and control for the wider footprint, including details agreed in the Transport and Zone Ex plans detailed above.

ES assessment of significant effects

6.5.76 Officers have regarding to the findings of the ES. Notably, Chapter 7 of the submitted ES considers impacts on Traffic and Transport.

Construction Effects

6.5.77 The ES concludes construction related impacts would have a negligible effect on all road users on the local highway network (not significant in EIA terms). The ES concludes that although the construction phase of the Proposed Development would generate additional trips on the local transport network, this is expected to be adequately accommodated within existing transport services and infrastructure surrounding the Site.

Operational Effects

6.5.78 The ES concludes the operation of the development would have no significant adverse effects relating to traffic and transport. The ES notes the distribution of generated trips on the pedestrian, cycle, public transport, and highway networks indicates that the Proposed Development will not have a material effect on the operation of the local transport network.

Conclusion

6.5.79 Informed by consultation feedback from Merton Transport and Highway Officers, Officers conclude the following:

6.5.80 The proposed development would result in an additional 8,000 ticket holders to The Championships increasing the capacity from 42,000 to approximately 50,000 per day. The Applicant's transport strategy involves significantly reducing the availability of car parking on site. The strategy also involves a transition to sustainable transport modes such as public transport, cycling and micromobility. The reduction in car parking and move towards sustainable transport is supported by development plan policies which seek to promote sustainable transport modes, notably NPPF para 110 part (a), London Plan policy T1 & T5, Merton CS policy CS18 & CS19, and Merton SPP policy DMT1.

6.5.81 Officers consider the increased capacity of The Championships would not have a severe or unacceptable impact on transport networks. This includes local highway network (vehicular traffic), public transport (rail, bus and tube) network, cycle network and pedestrian network. Should Church Road be closed under a separate TMO agreement, Officers consider the closure would not have a severe or unacceptable impact on pedestrians and cyclists subject to delivery of safe alternative routes for pedestrians and cyclists. Officers consider the impact of construction traffic could be appropriately managed to prevent undue adverse impacts on the road network through

submission of detailed construction logistics plans for each phase of development. Accordingly, the proposed development would comply with NPPF Para 111 and Merton SPP Policy DMT2 (a) which together seek to avoid adverse impacts on road or public transport networks, and highway safety.

- 6.5.82 The extent of proposed year-round car parking (including disabled persons and EV bays) and cycle parking is considered acceptable in accordance with London Plan policies T5, T6 and T6.5.
- 6.5.83 The proposed servicing arrangements, which includes predominantly on-site servicing, are considered acceptable subject to a detailed delivery and servicing plan secured by condition. Further, any impacts for on-street car parking in the vicinity would be mitigated through a review of CPZs and unrestricted parking secured through the S106 agreement. Therefore, the development is considered in accordance with London Plan policy T7, Merton CS Policy CS20, and Merton SPP policy DMT3.
- 6.5.84 The proposed enhancements to Church Road are acceptable in principle by Officers. The enhancements would accord with London Plan PolIT2, and Merton SPP DMT5 (c) subject to details secured through a separate Section 278 agreement.
- 6.5.85 The closure of Church Road does not form part of the planning application and would be subject to approval under a Traffic Management Order agreement. Consequently, the S106 Agreement would require the Applicant to submit an Annual Access Management Plan each year. This would set out how AELTC will provide safe and secure routes for pedestrians and cyclists along Church Road or alternative routes during the Qualifying Event and Championships. This would also ensure the proposed development is deliverable with or without Church Road being closed to the public.
- 6.5.86 In accordance with policy, the Applicant has prepared a draft travel plan. This is considered acceptable by Officers and consider updates to the Travel Plan (secured by condition 21-25) would provide a suitable mechanism by which to secure the shift towards sustainable modes of transport i.e. public transport, walking and cycling. Further, an appropriate contribution would be secured to monitor the travel plans (see Head of Term 17)
- 6.5.87 Officers note that Merton Council's Transport and Highway Officers, TFL, the GLA and Network Rail raise no objection to the proposed development subject to mitigation measures secured by condition or S106 Agreement.
- 6.5.88 Officers have regard to the findings of the submitted ES which conclude that the construction and operation of the proposed development would not give rise to significant adverse effects in respect of traffic and transport.
- 6.5.89 Considering the above in the round, the proposed development is considered to comply with the principle of policies relating to transport and highways impacts. This is subject to a range of obligations and conditions enforced on any permission.

Supporting Information

Merton Transport and Highway Officer response

Response dated 17th March 2023 – [link](#)

- 6.5.90 Merton Transport Highways Officer provided detailed comments on the proposed development. Their comments have been integrated into the Case Officer assessment above as relevant and therefore are not repeated here. In summary however, Merton Transport and Highway Officers raised no objection subject to suitable mitigation secured through condition or S106.

Transport for London responses

- 6.5.91 LBM Officers and the Applicant have had ongoing discussions throughout the application. Three responses were provided which each in turn raised outstanding issues to be clarified or resolved.

- Response dated 5th November 2021 – [link](#)
- Response dated 12th August 2022 - [link](#)
- Response dated 22nd September 2022 - [link](#)

- 6.5.92 Following the above, a final response was provided dated 16th December 2022 - [link](#)

- 6.5.93 TFL conclude, the transport issues raised at Stage 1 have largely been addressed. This is subject to the requested mitigation. Mitigation measures include:

- Delivery of agreed highway works relating to Proposed relocation of north bound bus stop on Church Road. This would be done through a Section 278 agreement
- A contribution of £250,000 will be secured towards cycle improvements.
- A Management Plan to ensure suitable alternative routes (in relation to Church Road Closure) can be agreed with the relevant authorities.
- Contribution towards CCTV on the A24 to mitigate impacts on the highway network from increased use of the Morden Park, Park and Ride.
- Contribution to TFL to fund mitigation on Southfields station and Wimbledon Park e.g. additional station staffing, additional stewarding and crowd management measures in and around Southfields station

- 6.5.94 TFL also note that it is expected that the 'Zone Ex Planning Arrangements' document has been shared with TfL and it is expected this would be conditioned. In this instance, Officers do not consider it appropriate to condition this document due to the security sensitivities relating to crowd control. It is reasonable to expect AELTC to continue to consult with TFL regarding crowd control arrangements on an annual basis as they already do so outside of the planning process.

GLA Comments

Response received 1st November 2021 - [link](#)

- 6.5.95 With regard to Transport and Highways, it should be noted that GLA's response is informed by feedback provided by TFL. Therefore, the GLA's comments largely echo TFL's response dated 5th November 2021. However, echoing TFL, at the time of responding, the GLA requested further information in relation to trip generation, highway impact, public transport impact and car parking. The GLA also note that

mitigation to support a shift towards active travel should be secured, including a financial contribution towards the future expansion of the Cycle Hire Scheme.

6.5.96 *Response received 22nd July 2022 - [link](#)*

6.5.97 The GLA's follow up response received provided no further comment on transport related issues as at the time they were awaiting TFL's final response.

Metropolitan Police (Protective Security Operations)

6.5.98 A response was received on 19th August 2022 from the Metropolitan Police, specifically from one of their Counter Terrorism Security Advisors. The response provided an overview of the legislative and security context to The Championships and Church Road. Elements of their response are noted in Officers notes on Church Road above. However, a link to the full response is not provided here due to the security sensitivities regarding this topic (as is requested by the Metropolitan Police).

6.6 Ecology, Biodiversity and Green Infrastructure

Introduction

- 6.6.1 This sub-section considers the acceptability of the proposal in relation to policies on ecology, biodiversity, and green infrastructure.

Policy Assessment

Ecological designations and baseline

- 6.6.2 The application site is ecologically sensitive and subject to a number of non-statutory ecological designations, as well as being a location for key habitats and species. Officers are therefore required to consider the degree to which Ecology and Biodiversity is protected and enhanced in accordance with NPPF Chapter 15, London Plan policies G5 and G6, Merton CS policy CS13, and Merton SPP policy DMO2. Below summarises the ecological baseline in relation to the development.

Statutory designations

- 6.6.3 There are no statutory designated sites within the application site. However, there are three located within 5km of the site including:

- Richmond Park SAC/SSSI/NNR – 2.8km to the west of the site
- Wimbledon Common SAC/SSSI – 0.8 km to the west of the site
- Barn Elms Wetland Centre SSSI – 4.1km to the north-west of the site

- 6.6.4 The Applicant's EIA assesses the likely significant effects on the statutory sites listed above.

- 6.6.5 The ES identifies there would be no significant operational effects on statutory sites as wintering and breeding bird surveys have identified that the bird assemblage recorded within the Site is separate from those species or populations for which the Barn Elms SSSI, located 4.5km to the north-west, is designated. As a result, the operational effect on statutory designated sites will not be significant and no specific mitigation is proposed.

- 6.6.6 The Council have carried out a separate HRA screening in relation to European Sites in accordance with the Habitats Regulations. This has been published and is available via [this link](#). It is concluded that the proposed development would not give rise to any likely significant effect on the integrity of European Sites and as such no Appropriate Assessment is required.

- 6.6.7 Officers note that Natural England was consulted on the planning application, and they consider the proposed development would not have significant adverse impacts on statutory designated sites, including the Wimbledon Common SAC.

Non-statutory Designated sites

- 6.6.8 A large proportion of the application site is covered by a designated a site of Interest to Nature Conservation (SINC) (Wimbledon Park, Lake, Woods and Golf course – Borough Grade I SINC occupies much of site). Also relevant are:

- Wimbledon Park – Borough Grade I SINC (two woodland components within site).

- District Line Through Wimbledon Park – Borough Grade II SINC (railway corridor adjacent to east of site).
- Southfield RAILSIDES – Borough Grade II SINC (railway corridor adjacent to the north-east of site).

6.6.9 In addition, the site forms part of a designated 'Green Corridor' and 'Green Chain in Merton's sites and Policies Plan (2014).

Habitats and species

6.6.10 The application site contains a diverse range of habitats which supports biodiversity and ecology. This includes but not limited to woodland, scattered trees and tree lines, grassland and wetland habitats which support various species, including 'protected species' i.e. those protected by law outside of the planning process. The Applicant's ecologists have undertaken a habitat appraisal and field surveys to support the application. It is advised to refer to pages 5-9 of Chapter 12 (Ecology) of the [Environmental Statement](#) for further information on the baseline conditions of the site, including details of habitats and species identified on site.

6.6.11 Despite the prevalence of habitats and wildlife on the site relative to its urban surroundings, Officers note that large parts of the site are not reaching its potential ecological value primarily due to the intense landscape management regime for the golf course. Further, Wimbledon Park Lake is lower than what could be achieved due to siltation, problems with non-native wildfowl, eutrophic water conditions, recreational water sports and fishing, and a limited extent and quality of aquatic marginal and swamp communities. This is supported by the Table 3.2 in the submitted [Ecological Mitigation Strategy](#) (EMS) which identifies ecological opportunities for the key habitat types.

Environmental Impact Assessment (EIA)

6.6.12 In consideration the potential ecological effects of the proposed development, Officers have regard to the findings in Chapter 12 on Ecology of the submitted [Environmental Statement \(ES\)](#). The chapter is supported by a number of surveys which comprise appendix 12.1-12.8 of the ES and include:

- Technical Appendix 12.1: Extended Phase 1 Habitat Survey
- Technical Appendix 12.2: Bat Survey Baseline
- Technical Appendix 12.3: Reptile Survey Baseline
- Technical Appendix 12.4: Amphibian Survey Baseline
- Technical Appendix 12.5: Invertebrate Survey Baseline
- Technical Appendix 12.6: Breeding Bird Survey Baseline
- Technical Appendix 12.7: Wintering Bird Survey Baseline
- Technical Appendix 12.8: Fish Survey Baseline

6.6.13 The ES assessed construction and operational effects on statutory designated sites, non-statutory designated sites, habitats, bats, wintering birds, breeding birds, invertebrates, fish, reptiles and badger.

6.6.14 The ES concludes prior to 'additional mitigation', the following effects are expected:

- Significant adverse construction phase effects are predicted at the local scale for non-statutory sites, habitats, bats, breeding birds, wintering birds, and fish.
- Significant adverse construction phase effects are predicted at the site scale for badger and reptiles.
- Construction phase effects prior to mitigation are not significant for statutory designated sites or invertebrates.

6.6.15 However, following 'additional mitigation' (which would be secured by condition) the following construction phase effects are predicted:

- Residual adverse construction phase effects are predicted at the local scale (Minor Adverse Significance) for non-statutory designated sites, habitats, and breeding birds, and at the site scale (Minor Adverse Significance) for wintering birds, bats, and fish.
- Residual construction effects will not be significant for statutory designated sites, badger and reptiles.

6.6.16 Once the development is operational the following effects are expected due to the ecological enhancements proposed:

- Residual beneficial effects at the Borough scale (Moderate Beneficial Significance) during the operational phase for non-statutory designated sites, habitats, breeding birds and wintering birds, and at the Local scale (Minor Beneficial Significance) for bats, fish, invertebrates and reptiles.
- Operational effects on statutory designated sites and badger will not be significant.

Further detail on construction effects in relation to Ecological assets

6.6.17 Below Officers summarise in more detail the ecological effects identified in the ES prior to additional mitigation. The effects described however take into consideration 'embedded mitigation' and 'good practice measures'.

6.6.18 It should be noted that both embedded mitigation and additional mitigation referred to in the ES are considered by Officers to be suitably secured by conditions and s106 obligations outlined later in this sub-section.

Impact on Habitats and Wimbledon Park, Lake, Woods and Golf course SINC

6.6.19 The construction phase would result in permanent removal of many of the young and semi-mature trees across much of the western part of the Site currently comprising the golf course.

6.6.20 Construction would also result in the permanent loss of a large proportion of the Site's improved grasslands and smaller pockets of semi-improved neutral and semi-improved acid grassland

6.6.21 The desilting of Wimbledon Park Lake would result in the temporary, short term and reversible loss of all or part of the existing open water and aquatic habitats. However, upon completion of desilting the lake will be enhanced through the creation of complementary habitats of principal importance including reedbed, wet woodland, and opening of feeding watercourses, and therefore will certainly return to a habitat of increased ecological value in the short to medium term.

6.6.22 The construction phase is expected to last several years in duration and will entail phased construction zones. Construction activities would result in regular levels of noise, vibration and lighting likely to degrade habitat quality, disturb species and

increase severance in proximity to retained habitats of increased ecological importance including woodlands, wetlands, and mature trees for which the Site is designated as a SINC.

Breeding birds

- 6.6.23 Twenty-one notable species were recorded, of which ten were recorded breeding or potentially breeding within the Site
- 6.6.24 Construction would result in the permanent loss young and semi-mature trees which provide nesting and foraging habitat for common and widespread species of breeding birds. This is likely to reduce the size of the breeding population within the site for species which rely upon such habitats for nesting and feeding. However, it's noted that habitats of increased ecological importance for breeding birds including mature and veteran trees, woodlands and the lake would be retained, protected and enhanced.
- 6.6.25 Breeding birds would be subject to some physical disturbance as noise is certain to occur during a construction period spanning several years, phased across the site.

Wintering birds

- 6.6.26 A total of 58 bird species were recorded, 23 of which were notable species. There were no additional species cited as priority species in the London Environment Strategy. The distribution of birds was strongly linked to the lake and its surrounds in the winter, though the hedges and trees provide food and shelter for land-birds. There appeared to be little, if any, interchange between the Site and the nearby protected sites.
- 6.6.27 Habitats of key importance for wintering birds including the Lake, would be retained and protected during the construction phase. Certain and permanent habitat loss is focused primarily to areas of improved grassland and scattered young and immature trees.
- 6.6.28 Open water of the lake provides important winter roosting and feeding habitat for wintering birds and lake enhancements including desilting, re-modelling and habitat creation would result in the temporary loss of habitat in the short-term prior to reinstatement and establishment of habitat during the construction period.
- 6.6.29 Whilst gull species using the site have been recorded foraging upon areas of improved grassland, their distribution was primarily focused to amenity grasslands within Wimbledon Park which would not be directly affected. As a result, it is probable that the permanent loss of habitat during construction would be limited to smaller areas of terrestrial habitat of lower importance for supporting the areas wintering bird assemblage.
- 6.6.30 In terms of severance and physical disturbance, habitats of greatest importance for wintering birds, including woodlands, mature trees, notable tree lines and the open water of the lake, would be retained and protected. Embedded design and good practice measures would restrict working areas and times to avoid night working when birds are typically roosting, and given the high mobility of wintering bird species, and the retention of key habitats.

Bats

- 6.6.31 Active roosts were identified within veteran trees within the golf course. These include low status roosts of common species and one represented a satellite breeding roost for a common species. The lake and peripheral tree lines were identified as key resource for commuting and foraging bats.

6.6.32 The construction phase would result in the certain permanent loss of much of the site's improved grassland and scattered trees of young or semi-mature age. No confirmed bat roosts would be destroyed. However, construction activities (without additional mitigation such as sensitive lighting and non-disturbance buffer zones secured by condition) would result in temporary noise, vibration, dust and lighting which without mitigation could result in changes in the patterns of bat foraging and commuting behaviour.

6.6.33 A reduction in the availability and quality of habitats associated with the construction phase is likely to reduce the availability of habitats for bat foraging and commuting temporarily and is reversible following the creation and establishment of habitats. The habitats affected are mainly of low quality for bat foraging and commuting because they lack the structural and species diversity typically favoured by the species present within the Study Area, and habitats of highest value would be retained and protected.

Fish

6.6.34 Ecological surveys recorded carp, rudd, pike, bream and European Eel. A high capture of juvenile fish suggests that the larger fish were likely to be located outside of the survey extents or in deeper waters. A lack of juvenile carp suggested that the carp population is lower than expected or breeding is low. The presence of European eel at multiple life stages suggests that a connection with the River Wandle is available through the overflow, either permanently or under spate conditions. Juvenile bream were also recorded in this overflow watercourse.

6.6.35 The construction phase would include ecological lake enhancements including desilting, bed reprofiling, creation of reedbed and aquatic marginal planting, creation of islands, and opening and enhancement of connected water courses. This would result in the temporary loss of habitat, temporary disturbance associated with noise and vibration, and contamination through increased turbidity. These effects would be short in duration and reversible following works and reinstatement of habitats and increased areas of open water.

Invertebrates

6.6.36 A total of 228 invertebrate species were recorded, representing a relatively short list for such a large site. Nevertheless, several unusual and scarce insects were found. These were associated with woodland, veteran tree and deadwood habitats.

6.6.37 The construction works are primarily focused within the golf course in areas of short mown grassland and scattered young trees of poor quality for invertebrate biodiversity. Habitats of increased value for invertebrates including woodlands, and mature and veteran trees would be retained and protected during construction. Embedded design would include the enhancement of grasslands in the southern parkland to increase their value to importance during the construction phase. A certain permanent loss of habitat of low quality would be mitigated by the certain creation of habitat of increased quality for invertebrates prior to and during the construction phase

Badger

6.6.38 An outlier badger sett was recorded. Camera trap surveys confirmed that badger are certain to utilise the open habitats within the Site for foraging and movement

6.6.39 Construction activities would without additional mitigation (which is secured by condition) would result in temporary noise, vibration, dust and lighting would probably disturb single or low numbers of badgers whilst using the active sett. Embedded design and good practice measures, including habitat protection zones would ensure that that the likelihood of disturbance occurring is considered low.

- 6.6.40 The temporary loss of suitable habitats, particularly improved grassland, would reduce the extent of suitable foraging habitats for badger and would require low numbers of badger to forage elsewhere, thereby probably placing increased temporary pressure and competition on resources for the local badger population in the short term.
- 6.6.41 Habitat severance on badger would not be significant because key movement corridors including tree lines would be retained and protected during construction.
- 6.6.42 Construction works are unlikely to result in killing or injury because sett locations would not be directly affected and appropriate working buffers would be established around the sett.

Proposed ecological mitigation and enhancement

- 6.6.43 NPPF para 180 (a) requires that development that causes significant harm to biodiversity be refused. Further NPPF para 180 (c) requires development that results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists. Conversely NPPF para 180 (d) supports development whose primary objective is to conserve or enhance biodiversity opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate. These policies are supported by London Plan policies G5 and G6, Merton CS policy CS13, and Merton SPP policy DMO2. In accordance with this policy, proposed development involves ecological enhancements and mitigation as set out below.

Summary of designed ecological interventions

- 6.6.44 In response to ecological constraints on site and the opportunities to enhance ecological value, the Applicant has developed an [Ecological Mitigation Strategy \(EMS\)](#) which would deliver a wide range of proposed measures to protect and enhance biodiversity and ecology. Key measures include:
- The retention/protection of all veteran trees and the planting of no less than 1500 trees comprised of approximately 500 heavy (12-14cm girth) & extra-heavy standard (14-16cm girth) and approximately 1,000 trees at least 2 years old.
 - Creation of a large area of acid grassland (a Local Priority habitat) across the AELTC Parkland.
 - De-silting the lake in collaboration with LBM to restore water depth, enhancing the open water habitat and water quality Provision of a natural hydrosere at lake margins.
 - Restoration of the 18th Century southern lake tip providing additional open water and marginal habitat.
 - De-culverting of two existing Thames Water storm water sewers into two natural water courses and creation of ponds, swales and wet ditches.
 - Improvements to woodland, addition of woodland and addition of scrub (woodland edge) habitats; diversification of species, addition of understorey and woodland floor species.
 - Addition of swathes of species-rich longer grass between the more functional areas of tennis courts and short amenity grass.

- Provision of several species-specific ecological interventions, such as bat boxes / roosts and bird nesting features (see detailed proposals).
- Additional lake and lakeside habitats including shelves, reedbeds, marginal planting and native water lilies to provide habitat for fish, birds and amphibians.
- Two ecological areas set aside for wildlife, including a restored island in the north west of the lake and an area within the southern tip of the application site.
- The delivery of a longer-term ecological management and stewardship for the site. This would be secured through deployment of a 10-year Landscape Management Plan which would guide how the ecological environment is managed most effectively in the longer term once operational (see condition 16). A Veteran Tree Management Plan also secures long term management of these ecological assets (see condition 41).

6.6.45 The delivery of ecological enhancement would be secured through conditions and legal obligations detailed further below in this sub-section.

6.6.46 The Applicant's ES considers the ecological interventions across the site would result in residual beneficial effects at the Borough scale (Moderate Beneficial Significance) during the operational phase for non-statutory designated sites, habitats, breeding birds and wintering birds, and at the Local scale (Minor Beneficial Significance) for bats, fish, invertebrates and reptiles. Officers summarise in more detail the predicted operational effects in relation to relevant species below.

Breeding birds

6.6.47 In respect of breeding birds, the habitats which would be created and managed on Site, including acid and neutral species-rich grasslands, woodlands and parklands, new tree planting and tree lines, reedbeds, watercourses and aquatic marginal habitat, in addition to specific bird features such as species specific nesting banks and boxes, are predicted to increase the diversity of bird species within the site and provide opportunities for supporting several notable species or birds of conservation concern including starling, house sparrow, spotted flycatcher, kingfisher, sand martin, bittern, and grey heron. The proposals are also expected to support an increased diversity of the bird assemblage with acid grassland species like green woodpecker and wetland bird species including reed, Cetti's and sedge warbler and reed bunting being particularly likely to benefit.

Wintering birds

6.6.48 In respect of wintering birds, the habitat enhancement involves wetland enhancement in particular, the creation of reedbed, marginal aquatic vegetation, islands, desilting and reprofiling of the lake bed and opening and naturalisation of previously culverted watercourses feeding the lake. These measures are predicted to provide permanent habitat of enhanced quality for wintering birds through increasing the diversity of habitat niches and the quality of habitat for foraging and feeding, including through increased fish and invertebrate populations.

Bats

6.6.49 In respect of bats, the enhanced habitats are predicted to enhance the quality of habitats present for feeding and commuting bats. The addition of roosting features such as bat boxes is also expected to aid in increasing the abundance of bat species.

Fish

6.6.50 The creation of reedbed, marginal aquatic vegetation, islands and desilting of the lake

bed and opening and naturalisation of previously culverted watercourses feeding the lake would provide permanent habitat of enhanced quality for fish of different species and life stages through increasing the diversity of habitat niches and shelter, improving water quality and increasing food availability.

Retention of irreplaceable habitat

- 6.6.51 NPPF para 180 (c) requires development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) be refused, unless there are wholly exceptional reasons. Officers note that there would be no loss of baseline woodland habitat and all veteran trees would be retained in accordance with this policy. Officers consider that on the basis of buffer zones and individual veteran tree management plans that there is no deterioration.

Ecological mitigation during construction

- 6.6.52 Chapter 4 of the submitted [Ecological Mitigation Strategy](#) includes details of controls and precautionary working methods which would be implemented to minimise negative effects on biodiversity during the construction period. Adherence to these controls and methods would ensure compliance with relevant protected species and habitat legislations and any deviation from the recommendations herein would result in a risk contravening legislation. Measures include but are not limited to:

- Creation of Construction Exclusion Zones to prevent disturbance to existing ecologically sensitive areas and newly created habitats
- Sensitive lighting
- A range of precautionary controls in respect of protected species, notably nesting birds, bats, badger, reptiles/amphibians and fish.
- The appointment of an Advisory Environmental Clerk of Works (ECoW) to advise, monitor and report on compliance with relevant legislation, policy and project specific mitigation during construction;

- 6.6.53 The delivery of ecological mitigation for the construction period would be secured through conditions and legal obligations detailed further below in this sub-section.

Biodiversity Net Gain

- 6.6.54 The designed mitigation and enhancement as described in the Ecological Mitigation Strategy would secure Biodiversity Net Gain (BNG) which is demonstrated through the supporting BNG Assessment and supporting calculations. These show the proposals would deliver on-site BNG of +12.93% habitat units, +31.6% hedgerow units, and +100% for river units. It should be noted the BNG figures were updated during the application to account for changes to the DEFRA BNG Metric.
- 6.6.55 Any planning approval would also secure a contribution towards the removal of the Leylandii trees surrounding the Athletics Track and new tree planting within the public Wimbledon Park. Whilst the removal of these trees would principally provide heritage benefit, it would also provide some supplementary BNG.
- 6.6.56 The delivery of on-site BNG would be in accordance with London Plan policy G6 and NPPF Para 180 which supports BNG. Officers' view on BNG is reflected by the GLA in their comments who similarly consider the proposal in accordance with London Plan policy G6 (see supporting information). The forecasted BNG achieved on-site would also accord with the 10% BNG requirement of the Environmental Act 2021, though this requirement is not expected to come into force until November 2023 at the earliest.

Green Infrastructure and Urban Greening

- 6.6.57 Officers consider the proposed development presents a well-considered approach to integrating urban greening and green infrastructure across the application site. The proposals incorporate high quality landscaping, significant tree planting, sustainable urban drainage, and green roofs consistent with London Plan Policy G1(d) and G5 (a). Officers note the BNG Assessment also includes a calculation for urban greening factor (UGF) which aims to assist in understanding the level of greening the proposals would provide. This UGF calculation was updated during the course of the application following comments from officers. Officers note the proposals within the red line will achieve a UGF score of 0.90 (rounded to 2 decimal places). Whilst there is no prescribed amount for urban greening set by London Plan Policy G5 for the proposed use, the figure would exceed UGF that would be required in accordance with Merton's emerging Local Plan (Policy O15.5) for commercial development i.e. UGF 0.3. Officers note that some representations have challenged the Applicant's UGF calculations. However, Officers consider the Applicant's UGF evidence sufficient in assisting Officers understanding of the extent of green infrastructure across the development site. The evidence suitably demonstrates the extent of different types of surfaces across the site and demonstrates a significant and acceptable level of 'greening' is incorporated into the development', consistent overarching policy objective of London Plan Policy G5.
- 6.6.58 Overall, the proposed development is considered consistent with London Plan Policy G1 (Green Infrastructure) and G5 (Urban Greening).

Council Ecologist Response

- 6.6.59 The Council's Ecologist was consulted as part of the applications process. Two responses were received as part of the planning application which are provided in full within the Supporting Information section at the end of this sub-section. The Council's ecology officer concludes *"the application has the potential to create regionally important habitat types and enhance existing on-site biodiversity. However much depends on whether the landscaping proposals can be delivered on the ground. With that in mind, if Merton is minded to grant this application, the Applicant must be required to provide plans and specifications detailing the protection and enhancement of extant habitat types, the creation and future management on new habitats and the restoration of the lake"*.
- 6.6.60 In accordance with the conclusion received from the Council's ecologist and the requirement to secure the long-term biodiversity and ecology enhancements, any planning permission would be subject to a number of conditions and/or obligations secured through the Section 106.
- 6.6.61 This includes the following conditions:
- Overarching and phase-specific Construction Environmental Management Plans (CEMP) and Ecological Mitigation Plans (EMP), including a strategy for monitoring. This will include measures to mitigate construction impacts on the environment, including sensitive ecological features (see condition 28 and 29)
 - Phase-specific and site-wide Landscape Environmental Management Plans (LEMP). This will include details of ecological enhancement relating to the final operation of the proposed development and provide the mechanism to deliver BNG on-site (see condition 30 and 31).
 - Submission of Ecological Monitoring Reports post-completion (submitted annually for 5 years following occupation of the Parkland Show Court, then submitted on the

10th, 15th, 20th and 25th anniversary date of the occupation of the Parkland Show Court). This will assess the progress of the development against each of the site-wide LEMP objectives (including Biodiversity Net Gain), including a review of any remedial measures required.

- Submission of finalised landscape drawings – To ensure the final landscape proposals accord with the required delivery of ecological enhancements (see condition 33)
- Pre-construction Mammal Survey – To ensure any changes in the distribution in protected mammals are suitably accounted for (see condition 34).
- Submission of 10-year Landscape Management Plan – to secure long term environmental stewardship of the site (see condition 16_

6.6.62 Further, to the above, the Section 106 agreement would secure:

- Desilting and ecological enhancement works Wimbledon Park Lake, including a Desilting Plan to address environmental considerations relevant to Wimbledon Park Lake (see Head of Term 9)

6.6.63 Officers consider the above conditions and obligations would provide a suitably robust mechanism to deliver the ecological mitigation and enhancements, and secure Biodiversity Net Gain.

6.6.64 Officers note the Council's ecologists did raise concern or questions over aspects of the proposal. These concerns included:

- The potential human disturbance on proposed reedbeds resulting in sub-optimal habitat for breeding birds. This is due to the boardwalk cutting through reedbed in certain locations and the presence of fishing pontoons.
- The location of the boardwalk – specifically where it reaches the northern end of the lake it travels across open water to towards the athletics track. Concerns that the boardwalk is in proximity to the island managed primarily for bird interest and thus sensitive to disturbance and may have an impact on the usable area for water sports users
- The delivery of desilting Wimbledon Park Lake and securing long term biodiversity habitat restoration following desilting.

Case Officer response to Merton Ecological concerns

6.6.65 With regard to concerns regarding human disturbance on proposed reedbeds, Officers acknowledge that the boardwalk and pontoons could result in some human disturbance to reedbeds, thereby impacting the quality of habitat for breeding birds. However, Officers are mindful that the proposals are designed to provide the best balance between different constraints and benefits. The boardwalk has been designed to provide opportunities for views across the water thereby increasing interaction with the historic landscape and closer interaction with nature. Further, it has been positioned away from the bankside in certain locations e.g. to the south to avoid impact on the roots of veteran trees. The number of pontoons proposed match the existing number used by the angling club thereby maintaining this recreational resource. The design also incorporates 'ecological quiet zones' designed to create areas free from human disturbance where wildlife can establish. These would be located around the north island and in the newly restored southern lake tip.

6.6.66 The ecological quiet zone around the northern island is the principal reason the route of the boardwalk arcs across in front of the island to meet the northern lake bank close

to the Athletics track boundary. However, this also has the added benefit of improving historic views from the restored Bigden Brook. The boardwalk route here would also limit boating disturbance around the island. However, the usability of the lake overall for boat users would be improved as a result of desilting.

- 6.6.67 Officers acknowledge the Ecology Officer's suggestion of a bird sanctuary in the south of the lake, however, this would require the boardwalk to be diverted on the lake's edge which would have an adverse impact on the RPAs of veteran trees.
- 6.6.68 With regard the third concern on desilting and securing the longer term habitat restoration of Wimbledon Park Lake, the Applicant has provided a [Lake Desilting Strategy Statement](#) (51365-BHE-WXL-XX-RP-U-00007) which sets out the surveys and analysis that has been undertaken and a preferred methodology for the works which is subject to further analysis and investigation post approval. However, in addition, any permission would be subject to the applicant submitting for approval a desilting works plan and to deliver ecological enhancement works to the lake. This would be secured by section 106 agreement (see Head of Term 9). The desilting plan would work in tandem with construction environmental management plans and landscape environmental management plans which would also cover the lake. These obligations provide the mechanism to secure the longer term habitat restoration proposed.

Natural England Response

- 6.6.69 Natural England raised no objection based on the plans submitted noting the development will not have significant adverse impacts on statutory designated sites (see supporting information for more detailed summary of Natural England's response).
- 6.6.70 Natural England identified the importance of stag beetle. Natural England recommend mitigation during the construction phase of the development must ensure that no stag beetle habitats (e.g. dead wood stumps or log piles) are damaged during construction. Further to this, ecological mitigation provided once the site is operational should seek to provide stag beetle habitats in the restored parkland areas of the site.

Case Officer response to Natural England

- 6.6.71 Officers note this mitigation would be secured by condition through the deployment of a Construction Environmental Management Plans and Landscape Environmental Management Plans (see condition 28, 29, 30 and 31).

Access to nature

- 6.6.72 Officers consider the proposed development would meaningfully enhance access to nature as the development would open up areas currently inaccessible to the public. Notably the proposal would allow public access around the lake (via the boardwalk) and to the AELTC Parkland. This enhanced access is supported by NPPF para 180 (d). London Plan policy G6 also supports development that addresses areas deficient in access to nature (i.e. areas greater than 1km from access point to site of Importance to Nature Conservation). The latest mapping on such areas show there are areas deficient in access to nature to the south and west of the site (see areas hashed in blue in [Map showing Predicted Change in Areas of Deficiency in Access to Nature in London borough of Merton – dated November 2022](#)). It's likely that new entrances into the AELTC Parkland on Church Road and Home Park would alleviate areas deficient in access to the south and west.

Longer term management and stewardship of the site

- 6.6.73 Officers consider the development would act as a mechanism to deliver long term ecological management and stewardship of the site. This would be secured year Landscape Management Plan which would guide how the ecological environment is managed most effectively in the longer term once operational (see condition 16). A Veteran Tree Management Plan also secures long term management of these important ecological assets (see condition 41).

Conclusion

- 6.6.74 Overall, the proposed development is considered in accordance with policies relating to ecology, biodiversity, and green infrastructure.
- 6.6.75 The application site is ecologically sensitive and subject to notable ecological designations in Merton's Local Plan and is a location for key habitats and species.
- 6.6.76 The proposed development would result in some adverse impacts on ecology during the construction phase. The ES identifies that with mitigation secured (i.e. measures which would be secured through Construction Environmental Management Plans under condition 28 and 29), these adverse effects would be felt at the local scale (Minor Adverse Significance) for non-statutory designated sites, habitats, and breeding birds, and at the site scale (Minor Adverse Significance) for wintering birds, bats, and fish.
- 6.6.77 However, these adverse effects are balanced against ecological proposals to the site which serve to mitigate and enhance the biodiversity value of the site. This includes significant Biodiversity Net Gain of +12.93% habitat units, +31.6% hedgerow units, and +100% for river units.
- 6.6.78 The ES considers that once operational, there would be residual beneficial effects at the Borough scale (Moderate Beneficial Significance) for non-statutory designated sites, habitats, breeding birds and wintering birds, and at the Local scale (Minor Beneficial Significance) for bats, fish, invertebrates, and reptiles.
- 6.6.79 Officers consider substantial attention has been paid to incorporating ecological benefits into the design, as evidenced within a range of supporting documents such as the Ecological Mitigation Strategy and BNG assessment. Further, a range of conditions and obligations have been agreed with the Applicant which will provide a robust mechanism to ensure ecological mitigation and enhancement is delivered on the ground.
- 6.6.80 Overall, Officers consider the shorter-term impacts on biodiversity and ecology would be outweighed by the longer-term ecological enhancements, including delivery of Biodiversity Net Gain. Accordingly, the proposed development would not result in significant harm to biodiversity in accordance with NPPF para 180 (a). The proposed development would also be in accordance with NPPF para 180 (c) and (d) which supports developments which secure BNG, integrate ecological enhancement and retain irreplaceable habitats. In addition, in accordance with NPPF para 180 (d) and London Plan policy G6, the proposed development would enhance public access to nature by opening up new areas of the Wimbledon Park SINC through creation of the AELTC Parkland and the boardwalk. The proposed development is accordingly considered consistent with Merton CS policy CS13 (g) and Merton SPP policy DMO2. Finally, proposals are also considered consistent with London Plan policy G1 and G5 relating to green infrastructure and urban greening.
- 6.6.81 The above conclusion is informed by responses from the GLA and Natural England,

neither of whom have objected on grounds of biodiversity and ecology. It's also noteworthy that the London Wildlife Trust has expressed support for the proposed development.

Supporting Information

Council Ecologist Response

Response dated 5th October 2021 - [link](#)

- 6.6.82 The Council's ecology response received in October 2021 is repeated in full below:
- 6.6.83 *The purpose of this report is to consider the strategic significance of the Wimbledon Park Project with particular regard to greenspace and recreational provision in the area.*
- 6.6.84 *The report draws on information contained in the AELTC's Outline Landscape and Management Plan (LMP). Said plan identifies three main landscape character areas within AELTC's estate holding:*
- *English Garden*
 - *English Parkland*
 - *Lake*
- 6.6.85 *The English Garden relates primarily to the playing of tennis which is not within the scope of this report. The other two character areas discuss a proposal to create a new public park in the southern section of the site and restoration and enhancement of the lake.*
- 6.6.86 *A new public park on the current golf course is potentially a very significant positive for the area. With appropriate landscaping and entrance treatments this could lead to a seamless transition from the more formal setting of the Merton-owned Wimbledon Park to a public space managed for passive recreational pursuits and biodiversity. Un-locking an area of Metropolitan Open Land, that has been largely unavailable to the public, and increasing the visitor carrying capacity for this busy part of the borough.*
- 6.6.87 *Restoration of regionally important wildlife habitats will be a key element in the new parkland, with acid grassland re-creation and veteran tree management at the forefront. This initiative will see existing veteran trees protected and managed more appropriately than has been the case in the past. In anticipation of this management strategy, in 2020 a propagation program was established, growing-on seeds collected from veteran oaks for future planting in the new park and surround area.*
- 6.6.88 *A circular walk has long been an aspiration for Wimbledon Park Lake and will undoubtedly be a popular visitor attraction. To date the design is at the conceptual stage; stakeholder input will be critical before the final route and path design can be agreed.*
- 6.6.89 *The LMP Masterplan describes a pedestrian circular route which for much of its length will be via a boardwalk meandering through stands of reeds. Reedbeds are an uncommon habitat type in London and as such landowners are encouraged to support their creation and maintenance. In wildlife terms their most significant contribution is as habitat for breeding birds. The Ecological Mitigation Strategy (Chapter 3 Appendix 12.10) cites bird species that might benefit from this habitat creation. Unfortunately no assessment is made of the human disturbance resulting from a boardwalk running through them. This coupled with the presence of a large number of somewhat randomly positioned fishing pontoons will undoubtedly result in much of the habitat being sub-optimal for breeding birds. To somewhat mitigate this concern, consideration should be given to designating the section of the lake edge by the southern park as "Nature Reserve/ bird sanctuary". This would likely require the path*

to be routed along the edge of the lake, fishing prohibited from the area and water sports activities restricted. Consideration should also be given to the construction of a bird hide at this location.

6.6.90 *Before the boardwalk reaches the northern end of the lake it travels across open water to the Merton-owned side of the lake. It is unclear why the path crosses at this point; very close to an island managed primarily for bird interest and thus sensitive to disturbance. Furthermore there is no comment on whether the presence of this above-water structure might limit water sports activity in the area. Once alighting on the Merton side, the route travels along a path in front of the water sports centre. In the spring and summer months the number of people using this route may adversely impact on the operation of the Centre.*

6.6.91 *The desilting and restoration of Wimbledon Park Lake is a desirable but logistically and financially challenging element within the Wimbledon Park Project. Little detail is given as to how this might be achieved and yet much of the overall biodiversity net gain relies on the successful restoration, habitat creation and subsequent maintenance of the lake. Moreover the LMP suggest that the first phase of work could start in 2022 with completion by 2025. This seems a rather optimistic timetable.*

6.6.92 *In summary, the Wimbledon Park Project would provide the rare opportunity for the creation of a new public park which would complement and support the existing open spaces in the area, especially Wimbledon Park. The ecological and recreational initiatives and enhancements, whilst being viable in principle, require more detailed consideration and fine-tuning.*

Response dated 30th August 2022 - [link](#)

6.6.93 *"I confirm that I have read the updated landscape addendum. I have not reviewed the BNG calculation; accordingly Merton should rely on the GLA response. I would reiterate the comments in paragraphs 5.0, 7.0, 8.0 and 9.0 of my original submission dated October 2021.*

6.6.94 *"I am encouraged by the footpath re-alignments to protect Veteran Tree root systems. Nevertheless I am still of the view that the Applicant has not undertaken an adequate assessment of the impact of human disturbance on the proposed reedbed and its biodiversity value, especially for breeding birds."*

6.6.95 *"In summary this application has the potential to create regionally important habitat types and enhance existing on-site biodiversity. However much depends on whether the landscaping proposals can be delivered on the ground. With that in mind, if Merton is minded to grant this application, the Applicant must be required to provide plans and specifications detailing the protection and enhancement of extant habitat types, the creation and future management on new habitats and the restoration of the lake."*

6.6.96 Officers provide a response to the Ecology Officer's comments further above in this report.

GLA Stage 1 response

Green Infrastructure Memo dated 29th October 2021- [link](#). NB these comments support the overarching comments submitted to Merton dated 1st of November - [link](#)

6.6.97 With regard to Ecology and Biodiversity the GLA provided the following initial comments:

6.6.98 "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's. If avoidance of impacts is not possible the Applicant should set out how they have followed the mitigation hierarchy to minimise development impacts. 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's in the CEMP to set out how impacts will be avoided and mitigated. 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. 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."

6.6.99 In respect of Green Infrastructure and Urban Greening the GLA note:

6.6.100 *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. 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."*

Response dated 22nd July 2022 - [link](#)

6.6.101 *Policy G6: Biodiversity net gain has been demonstrated. The updated material provided also confirms that direct impacts on the Woodland SINC's would be avoided entirely. There would be some construction phase impacts on the lake, but these would be minimised. As such, the proposed development is considered compliant with Policy G6 on the condition that bespoke agreements are put in place detailing how the proposed habitats will be managed in order to reach the target condition (over 30 years plus). These agreements must be very specific to the target habitats and conditions, build on the lake management plan and be agreed prior to any works. Policy G3: The report now details how the project will deliver 9.4ha of high quality parkland, providing a substantial increase in publicly accessible greenspace in London. The parkland will provide opportunities for public engagement with nature and represents a contrast to the current golf course use which is not accessible to the public. Therefore, on the basis of biodiversity enhancement and access to nature alone, the scheme is considered to respond positively to Policy G3. It must be noted that this conclusion does not take account of the strategic planning function of MOL, such as its openness or permanence, which will be considered at Stage 2 once the full package of public benefits is known. On the basis of the comments above, no further information is required.*

Natural England Response

Response dated 29th September 2021 - [link](#)

6.6.102 Natural England raise no objection based on the plans submitted. Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites.

6.6.103 Officers extract the following other relevant points form the representation:

- Development will not have likely significant effects on the Wimbledon Common Special Area of Conservation and has no objection to the proposed development. However, as mentioned in the ecology chapter of the Environment Statement, the stag beetle is a qualifying feature for the designation of the SAC, and mitigation during the construction phase of the development must ensure that no stag beetle habitats (e.g. dead wood stumps or log piles) are damaged during construction. Further to this, ecological mitigation provided once the site is operational should seek to provide stag beetle habitats in the restored parkland areas of the site.
- In order to remain compliant with Natural England standing advice on ancient woodland and veteran trees, any loss of veteran trees should be avoided unless there are wholly exceptional reasons and there is a suitable compensation strategy in place. Any loss of priority habitat should be appropriately compensated.
- Natural England note the Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). Natural England advise the LPA to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where on-site measures are not possible, the LPA should consider off site measures. Opportunities for enhancement might include:
 - Providing a new footpath through the new development to link into existing rights of way.
 - Restoring a neglected hedgerow.
 - Planting trees characteristic to the local area to make a positive contribution to the local landscape.
 - Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
 - Incorporating swift boxes or bat boxes into the design of new buildings.
 - Designing lighting to encourage wildlife.
 - Adding a green roof to new buildings.
- Natural England note the LPA could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in the area. For example:
 - Links to existing greenspace and/or opportunities to enhance and improve access.
 - Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
 - Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
 - Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore.
- Natural England refer to standing advice on Protected Species

- Natural England note the LPA should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. Natural England refer to further generic advice in respect of Local sites and priority habitats and species.
- Natural England note the proposals will lead to a net loss in green space in the borough, which should be considered with regards to climate change adaptation. Natural England note they would advise that the local authority recognises the role of the natural environment to deliver measures to reduce the effects of climate change, for example tree planting to moderate heat island effects. In addition, factors which may lead to exacerbate climate change (through more greenhouse gases) should be avoided (e.g. pollution, habitat fragmentation, loss of biodiversity) and the natural environment's resilience to change should be protected. Green Infrastructure and resilient ecological networks play an important role in aiding climate change adaptation.

Response dated 28th July 2022 - [link](#)

6.6.104 No further comment given.

Response dated 24th November 2022 - [link](#)

6.6.105 No further comment given. Natural England note the proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

6.7 Trees

Introduction

6.7.1 This sub-section considers the acceptability of the proposed development in respect of policies relating to trees.

Policy assessment

6.7.2 NPPF para 180 (c) outlines that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists. This policy is supported by London Plan policy G7 which requires development proposals to ensure trees of value are retained, including veteran trees. London Plan policy G7 also requires that if planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. This requirement for retention or mitigation of trees is reflected by Merton SPP policy DMO2 which supports the retention of hedges, trees and other landscape features of amenity value. Merton SPP policy DMO2 (d) notes development involving loss trees of significant amenity value may only be permitted when either:

- i. the removal of the tree is necessary in the interest of good arboricultural practice; or,
- ii. the benefits of the development outweighs the tree's amenity value.

6.7.3 Merton SPP policy DMO2 (e) notes that loss of trees should be replaced with planting or landscape of a similar or greater value to that which has been lost.

6.7.4 Survey work has been undertaken and an Arboricultural Impact Assessment has been submitted alongside the application.

6.7.5 There is a total of 1048 trees on site. 296 trees (28% of the population) have been identified for removal to facilitate the development.

6.7.6 The proportion of different trees (as defined in British Standard BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations) for removal comprise:

- 28 Category B trees
- 252 Category C (16 of which were found to be in such a poor condition with limited life expectancy).
- 16 Category U trees

6.7.7 In addition to the trees being removed, the proposals involve transplanting 18 existing trees within the site (these comprise of 2no A category, 5no B category, 11no C category).

6.7.8 In accordance with NPPF para 180 (c) and London Plan policy G7, all 41 existing ancient and veteran trees on site would be retained. It should be noted that all ancient trees are veteran trees. However, not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species.

6.7.9 Further, the Applicant's Planning Statement notes individual management plans and

remediation work is proposed for each veteran tree (including ancient trees) to improve their long-term health. This would be secured by condition by Officers (see condition 41).

6.7.10 To offset the loss of the trees, the Applicant proposes to plant no less than 1,500 trees across the development site comprised of approximately 500 heavy (12-14cm girth) & extra-heavy standard (14-16cm girth) and approximately 1,000 trees at least 2 years old. Substantial planting be added as bare rooted whips to create and strengthen woodland belts at site boundaries. In The Tea Lawn ornamental and exotic trees will be included in the design.

6.7.11 The trees planted would be British 'grown and sown'. Further, a proportion of oak and willow trees planted would also be sourced from a propagation programme which has grown trees from acorns and cuttings of existing veteran oak and willow respectively. This would preserve the genetic make-up of veteran trees and represents a way of conserving the cultural heritage associated with the site.

6.7.12 The tree planting programme aims to establish a resilient diverse tree population that helps restore and respond to the historic landscape, and is resilient to the pressures of climate change.

Tree consultant response

6.7.13 Officers commissioned a tree consultant to review the arboricultural impacts of the proposed development. The three responses received from the consultant are outlined below:

Response dated January 2022- [link](#)

6.7.14 The first response received in January 2022 concluded the following:

- *“Previous land usage and landscaping dictates that any development of the site will necessitate a significant amount of tree removal. The current proposal has clearly taken the existing tree constraints into consideration, and the design enables the vast majority of the valuable trees to be retained unharmed. Adequate new planting is proposed as mitigation.*
- *Minor revisions are required to the layout of the footpaths to ensure minimal impact on roots.*
- *Major revisions are required to the layout of underground services and to the proposed cut-and-fill as indicated on the application drawings. However, I accept that these designs are ongoing and can be dealt with by planning conditions. Substantial improvements have already been made in this regard since the application was submitted.*
- *Given the large amount of proposed mitigation planting and the careful consideration that has been given to the retention (and protection) of the higher value trees, I consider the proposal to be compliant with the NPPF policy 15, The London Plan 2021 policy G1, G2 and G5, local policies CS 13 and CS 15.”*

Response dated 07.08.2022 – [link](#)

6.7.15 The second response (dated 7th August 2022) received in respect of proposed amendments to the proposed development submitted in May 2022 continued to raise no objection to the proposed development subject to clarification and conditions. The Council's tree consultant drew the following key observations:

- *Most scheme changes (e.g. path layout) are minor changes from an arboricultural perspective and have a beneficial or neutral impact when compared to the previous scheme. One change is significant and represents a major improvement on the previous documents. This is a great reduction in the impact of the underground services required for each court*
- *The site has undergone many changes since it was initially landscaped by “Capability” Brown. Some of the original landscape trees remain, but most have long-since been lost. Many trees have been planted during the 114 years that the site has been under the stewardship of the golf club. Most of these younger trees are located around the perimeter of the site or along lines that separate the various fairways.*
- *The topography of the site has also been altered in several locations to create features such as bunkers, greens and teeing grounds. Any proposal to redevelop this site will inevitably require some recontouring to remove the golf course features.*
- *Considerable attention has been paid to the veteran trees and that they have been allocated an adequate buffer zone around them (equal to at least 15 times the stem diameter (or 5m beyond the canopy – whichever is the greater). Ground penetrating radar has also been employed to inform their root layout. All veteran trees are to be retained, and groundworks within their buffer zones has been entirely avoided or minimised. The approach that has been adopted with regard to these trees is welcomed.*
- *The proposed tree protection measures specified within the Arboricultural Method Statement submitted by TEP ref 51365-TEP-XX-XX-RP-X-00001 P02 are acceptable in principle. However, this document needs to be updated and approved prior to commencement.*
- *The proposal seeks to remove 296 trees. In the majority of cases, this is because they are located within the footprint of a proposed court, building, path, or ground-level change. Occasional other trees are proposed for removal for other reasons. These include heritage restoration – i.e. restoration of the Brownian element of the landscape (in terms of both geography and species), disruption of the linear fairway planting, improvement of lighting to the brook, opening up desirable views through the site and especially views of the magnificent veteran and ancient trees.*
- *Considerable attention has been paid to the veteran trees and that they have been allocated an adequate buffer zone around them (equal to at least 15 times the stem diameter (or 5m beyond the canopy – whichever is the greater). Ground penetrating radar has also been employed to inform their root layout. All veteran trees are to be retained, and groundworks within their buffer zones has been entirely avoided or minimised. The approach that has been adopted with regard to these trees is welcomed. Because the existing site has been planted to suit the layout of a golf course, with strong linear fairway planting, I accept that the proposed tree removal is necessary for the reasons stated above*
- *Substantial new tree planting is proposed (approximately 1,500 specimens). This equates to approximately five planted for each removed. The amount of new planting is considered adequate mitigation for those lost.*
- *Groups of trees growing around the perimeter of the golf course screen most of the site from public vantage points. The trees to be removed are (in the vast majority of cases) located internally to the site, where they are shielded from public viewpoints. These trees are not considered to have a high public amenity value.*

The proposal shall therefore not impact on views within the wider locality and shall not result in a reduction of public amenity.

- *Eighteen trees (comprising eleven Quercus robur, two Tilia species, two Liquidamber species, two Betula pendula and a Sorbus aucuparia) are proposed for transplanting using specialist methods. This is acceptable subject to approval of a suitable methodology.*
- *Those trees offering the most habitat to a range of species (veterans, mature trees, native trees) are predominantly being retained, whilst those being removed are mostly trees offering the least habitat value (non-natives and young or semi-mature trees).*
- *The proposed layout of the courts has been carefully considered and has taken into account the constraints posed by the existing trees. I have interrogated the location of the various tennis courts and am satisfied that repositioning of them will not enable any more significant trees to be retained (i.e. Retention Category A and Retention Category B trees). The only means by which more trees could be retained would be to install fewer courts.*
- *Previous land usage and landscaping dictates that any development of the site will necessitate a significant amount of tree removal. The current proposal has clearly taken the existing tree constraints into consideration, and the design enables the vast majority of the valuable trees to be retained unharmed. Adequate new planting is proposed as mitigation.*
- *The arboricultural impact of the amended application is very similar to the previous scheme. Most scheme changes (e.g. path layout) are minor changes from an arboricultural perspective and have a beneficial or neutral impact when compared to the previous scheme. One change is significant and represents a major improvement on the previous documents. This is a great reduction in the impact of the underground services required for each court.*

6.7.16 Some concerns were raised by the Tree Consultant notably:

- The lack of an updated arboricultural assessment tailored to the revised scheme (i.e. May 2021 amendments)
- The discrepancy between the Proposed Earthworks Drawings and Cut and Fill Layout with cut and fill diagram showing excavations within the exclusion zones for some trees.

6.7.17 The Tree Consultant concludes subject to satisfactory clarification over the discrepancies between the Cut and Fill Layout Amended drawing and the four Proposed Earthworks drawings, it is recommended to approve the application subject to a number of conditions.

6.7.18 Following the above responses, Officers sought to clarify the specific policies the tree consultant considered the development to comply with. The tree consultant provided the following clarification:

Response dated 03.10.2023 – [link](#)

6.7.19 *I can confirm that in my opinion the proposal would be acceptable in respect of:*

- *NPPF para 180 (c) - There is no loss of ancient woodland or veteran trees.*
- *London Plan Policy G3 (A) – plenty of new planting is proposed, so the long-term impact will be an increase in the extent of London's Urban Forest.*

- *London Plan Policy G3 (B,1) – Special attention has been paid to Veteran trees, and I am happy that these will be well protected.*
- *London Plan Policy G3 (B,2) – Plenty of new planting is proposed.*
- *London Plan Policy G3 (C) – I am happy that adequate replacement planting is proposed.*
- *Merton Sites and Policies Plan (2014) policy DMO2 (A) – acceptable for the reasons set out above.*
- *Merton Sites and Policies Plan (2014) policy DMO2 (B) – acceptable for the reasons set out above - substantial tree removal is proposed. However, the proposal aims to retain the majority of the most 'important' trees on the site and enhance the site over the longer term.*
- *Merton Sites and Policies Plan (2014) policy DMO2 (C) – Not applicable (see below):*
- *Merton Sites and Policies Plan (2014) (D, ii) applies and therefore negates policies C) i, ii and iii*
- *Merton Sites and Policies Plan (2014) policy DMO2 policy (E) – I am satisfied that adequate replacement planting is proposed and that the proposal will lead to an increase in canopy cover, amenity, tree species diversity and landscape quality.*
- *Merton Sites and Policies Plan (2014) policy DMO2 (F) – Extensive native species planting is proposed.*

6.7.20 *Overall, I am satisfied that all arboricultural aspects of the above policies are complied with. I consider the value of the replacement planting an obvious improvement on the existing planting.*

6.7.21 With regard to the concerns raised by the of the Councils Tree Consultant in their response dated 07.08.2022, the Applicant has confirmed the proposed cut and fill drawings are for reference purposes only and that as the design progresses (beyond the grant of planning permission) the earthworks 3D model will be further refined, including improving the accuracy of the earthworks within the tree buffer zones. An updated Tree Protection Plan, Arboricultural Impact Assessment and full Arboricultural Method Statement would also be secured by condition.

6.7.22 Officers are satisfied with the clarification given by the Applicant and have agreed a set of conditions informed by feedback from the Council's tree consultant which would ensure that existing trees are protected and new trees are planted in accordance with the Applicant's submission. The key conditions include:

- Pre-commencement updated Arboricultural Impact Assessment - to account for minor amendments to the proposed development. This is considered to be acceptable since officers are satisfied that the amendments will not be a material change on trees which have already been assessed (see 33 condition 35)
- Phase-specific Arboricultural Method Statement and Tree Protection Plans - to ensure retained trees are appropriately protected during construction (see condition 36)
- Tree Transplanting Method Statement – to ensure the transplanting of trees carries out in a suitable manor to protect tree health (see condition 37)

- Site-wide and phase specific Earthworks and Cut and Fill Plans – to ensure earthworks do not damage tree health and is consistent with approved tree protection measures (see condition 39)
- Veteran tree management plan – to ensure the long-term health of veteran trees within the development site (see condition 41)
- Finalised phase-specific Landscape Drawings – to ensure trees and other vegetation is planted to compensate the loss of existing trees (see condition 33)
- Tree Health Review – to ensure any existing or new trees that may have deteriorated are replaced as necessary (see condition 38)

Conclusion

6.7.23

Overall, the proposed development is considered to accord with relevant adopted policies in respect of trees. The proposal would preserve the trees on-site of highest value i.e. Category A trees and all veteran trees on-site in accordance with NPPF Para 180 (c) and London Plan Policy G7. The proposals would prevent deterioration of veteran trees through provision of appropriate buffer zones and through long term management of veteran trees (see condition 41). The proposals would result in some loss trees of amenity value, notably 28 Category B trees and to a lesser extent 252 Category C trees. However, it's accepted that the loss of these trees is reasonably required to facilitate the proposed development. Further, the loss is balanced against the planting of no less than 1500 trees comprised of approximately 500 heavy (12-14cm girth) & extra-heavy standard (14-16cm girth) and approximately 1,000 trees at least 2 years old, in addition to substantial planting of bare rooted whips. Officers consider the planting strategy would compensate for the loss in accordance with London Plan policy G7 and Merton SPP policy DMO2 (e). Officers' assessment is informed by feedback from the Council's commissioned tree consultant and the GLA who both raised no objection to the proposed development in respect of trees.

Supporting Information

Merton's Tree Consultant Response

Response dated January 2022- [link](#)

6.7.24 Response summarised in the above sections therefore not repeated here.

Response dated 07.08.2022 - [link](#)

6.7.25 Response summarised in the above sections therefore not repeated here.

Response dated 03.10.2023 - [link](#)

6.7.26 Response summarised in the above sections therefore not repeated here

Greater London Authority Response

GLA Stage 1 Response dated 1st November 2021 - [link](#)

6.7.27 The GLA's stage 1 response raised no objection in respect of trees noting the following:

6.7.28 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. 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."

6.8 Climate Change and Waste

Introduction

- 6.8.1 This sub-section considers the acceptability of the proposed development in respect of policies relating to climate change and waste.

Policy Assessment

Climate change

- 6.8.2 Development plan policy seeks to address the challenges of climate change. NPPF para 154 encourages development that avoids increased vulnerability to the range of impacts arising from climate change and are planned in ways that help reduce greenhouse gas emissions. NPPF para 157 expects new development to adopt decentralised energy unless it proves not feasible and take account landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 6.8.3 The need to minimise greenhouse gas emissions and promote decentralised energy is supported by London Plan policy SI2 and SI3. London Plan policy SI2 provides a framework for development to reduce greenhouse gas emissions. SI2 (a) requires major development to be net zero-carbon, which means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the energy hierarchy (Be Lean, Be Clean, Be Green and Be Seen). SI2 (c) requires a minimum on-site reduction of at least 35 per cent beyond Building Regulations in major development. Non-residential development should achieve at least 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided through either a cash in lieu contribution to the borough's carbon offset fund, or off-site. SI2 (f) requires development proposals referable to the Mayor to calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions. London Plan policy S4 requires large scale developments to develop energy masterplans which establish the most effective energy supply options. These policies are supported by Merton Core Strategy (2011) Policy CS15 which requires CO2 reduction in line with the London Plan.

Minimising greenhouse gas emissions

- 6.8.4 The Applicant has submitted an [Energy Statement](#) (51365-BHE-XX-XX-RP-Y-00006) and [Energy Statement Addendum](#) (51365-BHE-WXX-XX-RP-E-0000) which outlines how the proposed development shall be in accordance with the sustainability tests set out in development plan policy, notably the London Plan which commands the highest sustainability thresholds.
- 6.8.5 The Applicant's Energy Statement includes an outline energy strategy that follows the London Plan Energy Hierarchy to be "lean, clean, green and seen", and to offset remaining carbon emissions to reach the zero-carbon target to accord with London Plan Policy SI 2 and Merton CS Policy CS15.
- 6.8.6 The energy strategy shows the development would have the following features and benefits:
- The proposed buildings would be designed to minimise energy consumption. A combination of passive design measures, highly efficient plant and equipment and

advanced controls will ensure that energy use is minimised in accordance with the London Plan Be Lean principle.

- All buildings 500m² and above will be designed to BREEAM Excellent standard or higher.
- Use of closed-loop ground source heat pumps

- 6.8.7 The Parkland Show Court, Central Grounds Maintenance Hub, and Northern and Southern Player Hub are submitted in outline (with appearance, means of access, landscaping and scale reserved). Therefore, the Applicant would be obligated under a S106 agreement to submit a series of updated energy strategies alongside Reserved Matters applications. These would detail how each component building will meet the identified measures/targets in the London Plan.
- 6.8.8 The Section 106 agreement would ensure the development, taken as a whole, would maximise carbon savings and achieve the minimum on-site reduction of at least 35 per cent beyond Building Regulations in accordance with the London Plan and target at least 15 per cent of this through energy efficiency measures (see Head of Term 21)
- 6.8.9 Where it's demonstrated the development cannot achieve net zero, the S106 Agreement would also secure carbon offsetting via a contribution towards the Borough's carbon offset fund or through off-site provision.
- 6.8.10 The Council and the Applicant have agreed some buildings would be subject to bespoke energy modelling due to their unique use profile which would capture seasonal use patterns.
- 6.8.11 The Section 106 Agreement would also include a 'Be Seen' obligation (see Head of Term 22) requiring the developer monitor and report on the actual operational energy performance of major developments for at least five years via the Mayor's 'be seen' monitoring portal. The 'be seen' policy establishes post-construction monitoring as good practice, enabling developers and building owners to better understand their buildings and identify methods for improving energy performance from the project inception stage and throughout the building's lifetime.
- 6.8.12 Subject to fulfilling obligations within the S106, officers consider the development would be in accordance with London Plan policy SI2 (a-d).

Whole Life Carbon Assessment

- 6.8.13 The Applicant has submitted a Whole Life Carbon Assessment (WLCA) which was updated during the application assessment period in response to GLA Stage 1 comments and to align with changes to the energy strategy. The WLCA has been submitted to accord with the requirements of London Plan Policy SI 2 (f).
- 6.8.14 The WLCA quantifies the life cycle environmental impacts of construction materials, as well as site works and expected operational demands, using Life Cycle Assessment (LCA) tools and environmental data to assess both the operational and embodied carbon impact of the proposed development.
- 6.8.15 The WLCA notes a number of carbon strategies have been developed and integrated into the development proposals. These are summarised in Chapter 5 of the WLCA report. Chapter 6 of the WLCA summarises the projected total WLC emissions and figures for embodied carbon. The WLCA concludes that there are significant opportunities to reduce WLC through different strategies which would be reviewed and developed further at detailed design stages.
- 6.8.16 The GLA have reviewed the WLCA submitted by the Applicant and raised a minor

comment querying whether calculations for embodied carbon account for sequestered carbon (i.e. carbon naturally stored in the environment such as soil and vegetation). The Applicant has since clarified that figures included in the template do not include carbon sequestration figures due to the lack of detailed design information available at the time of submission, which meant average embodied carbon benchmark figures were used for the structures on the site. The Applicant note once detailed design information becomes available, carbon sequestration potentials will be measurable and will be included in their respective Reserved Matters applications. The GLA's most recent comments and follow up response by the Applicant is summarised in this [memo](#) submitted by the Applicant.

- 6.8.17 Overall, Officers consider the application would be in accordance with London Plan Policy SI2 (f) in respect of Whole Life Carbon. This is subject to conditions requiring the Applicant to submit updates to the WLCA alongside Reserved Matters applications and submit a post-construction WLCA to the GLA prior to occupation of the Parkland Show Court.

Water

- 6.8.18 London Plan Policy SI5 (c,2) seeks to minimise the use of water, requiring commercial developments to achieve at least a BREEAM excellent standard for the 'Wat 01' water category or equivalent. Policy SI5 (c, 3) also requires development to adopt water saving and recycling measures to help to achieve lower water consumption rates and to maximise futureproofing.

- 6.8.19 Officers note that all the proposed buildings would achieve a BREEAM excellent standard for the 'Wat 01' water category or equivalent (see condition 49). This would be secured by condition and ensure compliance with London Plan Policy SI5 (c,2). Further, it's noted the irrigation strategy for the site adopts use of geocellular storage tanks which as well as attenuating storm flows can be deployed to harvest rainwater to support the irrigation for the site in accordance with policy SI5 (c, 3). Therefore, the proposed development would adhere to the water saving requirements of London Plan Policy SI5 subject to conditions.

Overheating

- 6.8.20 London Plan Policy SI4 requires major development to minimise impacts of urban heat island effect, and reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy set out in SI4 (b).

- 6.8.21 In line with London Plan Policy SI4, the Parkland Show Court would incorporate open air external areas to avoid air conditioning. Further, the Energy Statement Addendum notes the design of new buildings will evaluate the maximum use of natural ventilation. Where active cooling is required, this will be designed to achieve an actual cooling demand below that of the notional cooling at relevant Reserved Matters stage.

- 6.8.22 Accordingly, the proposed development is considered in accordance with London Plan Policy SI4 in respect of overheating taking into consideration this would be further assessed under reserved matters applications for the Parkland Show Court, player hubs and Central Grounds Maintenance Hub.

- 6.8.23 Officers have consulted the Council's Climate Change Officer as part of the planning application assessment who has raised no objection to the proposed development subject obligations and conditions to ensure policy compliance through Reserved Matters stages through to completion.

- 6.8.24 Subject to compliance with conditions and legal obligations attached to any permission, Officers are satisfied the proposed development would comply as relevant

with London Policy SI2, SI3, SI4, SI5, and Merton CS policy CS15 in respect of addressing climate change.

Waste and supporting the Circular Economy

- 6.8.25 London Plan Policy SI7 requires referrable applications to promote circular economy outcomes and aim to be net zero-waste.
- 6.8.26 In accordance with the London Plan Policy SI 7(b), the Applicant has submitted a [Circular Economy Statement](#) (“CES”) which describes the Circular Economy strategy for the development. This has been updated during the application process to address comments from the GLA.
- 6.8.27 The CES addresses proposals applied for in outline and full. For those items set out in outline only, the requirements of the “Draft Circular Economy Statement” have been provided. For items considered in full detail, the requirements of a “Detailed Circular Economy Statement” have been provided. It is intended that a standalone statement for Outline Development Buildings (currently submitted as ‘draft’) within with the development boundary will be produced at a later date.
- 6.8.28 The CES has been produced to address relevant planning policy regarding the transition away from a linear “take-make-dispose” economic model. The CES outlines the strategic approach that will be adopted for key elements within the proposed development boundary. The CES therefore incorporates existing goals within the scheme and new approaches that may feasibly be considered as detailed design is developed.
- 6.8.29 Underpinning circular economy is the GLA’s ambition to ensure that at least 20% of the total value of materials used should be derived from recycled and reused content in the products and materials selected.
- 6.8.30 The CES includes a range of actions tied to key principles as required by the GLA’s [Circular Economy Guidance Document](#). The three key principles include:
- Conserve resources and source ethically
 - Design to eliminate waste (and for ease of maintenance)
 - Manage waste sustainably and at the highest value
- 6.8.31 In order to promote the actions in the set out in the CES, Officers have agreed a set of Conditions with the Applicant, including
- Condition requiring development approved in full to comply with the submitted Circular Economy Statement (see condition 46).
 - Submission of Circular Economy Statements as part of the submission of the Reserved Matters applications for the Parkland Show Court, the Central Grounds Maintenance Hub, Northern and Southern Player Hubs (see condition 47)
 - Circular Economy Post-construction Monitoring Report – this requires the Applicant to submit evidence of actions undertaken in relation to approved circular economy statements. This includes the predicted reuse of 46,300m³ excavated and used as fill out of 100,605m³ (see condition 48)
- 6.8.32 Officers consider that subject to conditions, the application would be in accordance with London Policy SI 7(B) of the London Plan in respect of circular economy. By extension, the proposed development is considered in accordance with Merton SPP Policy DMD2 part XII) which requires development to ensure that construction waste is minimised and promote sustainable management of construction waste on-site by

managing each type of waste as high up the waste hierarchy as practically possible.

Flooding

6.8.33 It should be noted that flooding is considered separately in sub-section 6.9.

ES assessment of significant effects

6.8.34 Below Officers summarise key findings of the ES considered relevant to this sub-section.

Climate Change Emissions

6.8.35 ES Chapter 17 Climate Change considers the effects of the development in respect of carbon emissions

Construction Effects

6.8.36 The predicted emissions associated with the construction phase of the proposed development equate to 66,036 tCO₂e. Total emissions from the construction of the proposed development (see Table 17.7 of ES) do not contribute to equal to or more than 1% of the relevant annualised carbon budgets (see Table 17.8 of ES). The magnitude of effect is therefore considered low.

6.8.37 The ES considers (taking into account mitigation) greenhouse gas emissions (GHG) emissions from the construction of the proposed development would have a **negligible to minor adverse effect on the climate (not significant)** taking into consideration mitigation outlined in paras 17.40-17.42 of the ES.

Operational Effects

6.8.38 Total operational GHG emissions would equate to approximately 82,071 tCO₂e over the lifetime of the proposed development. These emissions relate to operational energy consumption and operational water consumption from mains supply. The operation of the proposed development is judged in the ES to have a **minor adverse to negligible effect on the climate (not significant)** taking into account the operational emissions account for 0.00149% of the area's total carbon budget.

Cumulative effects

6.8.39 The ES notes it' appropriate to assume that any applications that are consented include 'reasonable' measures to avoid, reduce and/or offset the generation of greenhouse gas emissions and therefore **no significant (i.e. major or moderate) cumulative effects are anticipated.**

Climate Change Adaptation and Resilience

6.8.40 ES Chapter 17 Climate Change also considers the proposed development's resilience to climate change, particularly whether the project could be affected by climate change to such an extent that the operation of the development was potentially no longer viable. Receptors identified as potentially sensitive to a changing climate include Ecology, Soil and Ground Conditions. However, taking account of design and additional mitigation measures proposed, the ES considers that the project could not be affected by climate change to such an extent that the construction and/or operation of the proposed development could potentially become unviable. Therefore, the ES concludes **negligible (non-significant) effects are predicted in relation to the project's resilience to climate change.**

Waste

6.8.41 Chapter 21 of the ES considers the effects of the development in respect of waste and

materials. Specifically, waste, rather than materials is most relevant to this sub-section.

Construction effects

- 6.8.42 The ES assessment of effects are based on a reasonable worst-case scenario of predicted waste generation. This comprises 32,600m³ of construction waste, 195m³ of demolition waste, 54,305m³ of excavation waste, and 50,000m³ of silt from de-silting the lake.
- 6.8.43 The ES considers that with mitigation (i.e. best practices adopted by contractors and 95% of construction waste is reused, recycled and diverted from landfill), any waste that is required to be diverted to landfill would result in a **moderate adverse impact due to limited landfill capacities** if these are located within London which would be significant. However, most construction demolition waste from London is currently disposed of at South East and East of England landfills and the proposed development would **not have a significant effect on these landfills**.
- 6.8.44 Initial tests of the silt from the lake have shown that it can potentially be reused off-site and volume reduced through de-watering, that will be confirmed following additional testing. Alternatively, the material will be treated and remediated to divert from landfill. This would result in **no significant effects**.

Operational effects

- 6.8.45 The ES notes 20470 kg/per day of waste would be generated from the proposed development (including parkland buildings and landscaping). The ES concludes that there would be **minor adverse from operational waste (not significant in EIA terms)**

Cumulative construction effects

- 6.8.46 The ES identified a likely significant adverse cumulative effect on landfill capacity during the construction stages. With measures in place to maximise reuse, recycling and diversion from landfill the cumulative effects are considered to be **moderate to minor adverse (significant)** dependent on the location of the landfills used as these are a finite receptor.

Cumulative operational effects

- 6.8.47 The ES notes the cumulative effects from the surrounding developments during the operational phase will increase pressure on existing regional waste infrastructure. However, the ES notes London is striving to be self-sufficient and divert all waste from landfill by 2026 and therefore the significance of effect on landfills is considered to be **minor adverse (not significant)**.

Conclusion

- 6.8.48 Officers have considered the proposed development in respect of adopted policies relating to Climate Change and Waste. The Applicant has submitted a range of supporting relevant documents, including Energy Statement, Whole Life Carbon Assessment, and Circular Economy Statement.
- 6.8.49 The Energy Statement outlines how the proposed development would minimise greenhouse gas emissions as close to net zero as possible and meet the minimum standards set by the London Plan. However, as the key buildings are subject to Reserved Matters applications, detailed measures to mitigate climate change are reserved for future consideration. The Council's Climate Change Officer has raised no objection to the proposed development subject to suitable conditions and obligations to ensure the development is policy compliant as detailed further above in this sub-

section. Overall, Offices consider the proposed development to be in accordance with London Plan SI2, SI3, SI4 and SI5 and Merton CS Policy CS15 in respect of minimising greenhouse gas emissions, managing heat risk and reducing water consumption.

- 6.8.50 The Applicant's circular economy statement demonstrates the Applicant is committed to limiting construction and operational waste. Accordingly, the proposal is considered in line with London Policy SI 7(b), Merton Core Strategy Policy CS17 and Merton SPP Policy DMD2(xiii) subject to conditions.
- 6.8.51 Officers acknowledge the findings of the Environmental Impact Assessment which demonstrates there would be no significant effects in relation to Climate Change and Waste. This is with the exception of moderate to minor adverse (significant) cumulative effects on landfills, dependent on the location of the landfills used.

Supporting Information

Greater London Authority Response

GLA Stage 1 Response dated 1st November 2021 - [link](#)

- 6.8.52 The GLA considered the outline energy strategy generally complies with London Plan policies, however, notes the Applicant will be required to submit additional information at the Reserved Matters stage. The GLA also sought clarification on a number of elements relating to climate change and waste which were provided in form of updated documents submitted in May 2021. The follow up post-stage 1 response is referred to below.

GLA Post-Stage 1 Response dated 22nd July 2022 - [link](#)

- 6.8.53 The GLA's post stage 1 response raised no further objection in respect of overheating, Be Clean, and Be Seen elements of the proposal. However, further information was sought regarding energy efficiency of maintenance hubs, non-use of PV. Further clarification was sought in respect of the Applicant's Whole Life Carbon Assessment and Circular Economy Statements.

- 6.8.54 It should be noted that the Applicant has responded to the GLA's post-stage 1 comments in the form of the documents dated 2nd August referred to further below.

Merton Climate Change Officer Response

Response dated 5th July 2022 – [link](#)

- 6.8.55 A response was received from Merton's Climate Change Officer in July 2022. The Officer reinforced the point that the application will need to be conditioned to provide further information, including detailed energy modelling of all new buildings, at the Reserved Matters stages to demonstrate compliance with London Plan and Merton policies. However, clarification was sought on two matters, pertaining to carbon banking, lack of energy modelling for maintenance hubs and active cooling.

- 6.8.56 Following the above comments, the Applicant provided clarification to the Climate Change Officers comments dated 2nd August 2022 which is referred to further below. Officers accordingly consider these matters resolved.

Response dated 9th August 2023 – [link](#)

- 6.8.57 The Council's Climate Change Officer provided further comment to confirm they were satisfied the proposal is in accordance with relevant policies relating to climate change subject to conditions and obligations fulfilled via S106 Agreement.

Applicant Memos

Whole Life Carbon Memo in response to GLA post-stage 1 comments dated 24th August 2022 - [link](#)

- 6.8.58 In the linked memo referred to the Applicant provides clarification in respect of outstanding questions raised by the GLA in their post-stage 1 response relating to Whole Life Carbon.

Circular Economy Statement Memo in response to GLA post stage 1 comments 24th August 2022 - [link](#)

- 6.8.59 In the linked memo referred to the Applicant provides clarification in respect of outstanding questions raised by the GLA in their post-stage 1 response relating to

Circular Economy.

Energy Statement Memo in response to GLA post stage 1 comments dated 24th August 2022 - [link](#)

- 6.8.60 In the linked memo referred to the Applicant provides clarification in respect of outstanding questions raised by the GLA in their post-stage 1 response relating to the submitted Energy Statement.

Applicant response to LBM Climate Change Officer Comments dated 2nd August 2022 - [link](#)

- 6.8.61 In the linked memo referred to the Applicant provides clarification in respect of outstanding questions raised by the Council's Climate Change Offices in respect of the submitted Energy Statement and Energy Statement.

Energy Statement Design Note in response to GLA post stage 1 comments dated 2nd August 2022 - [link](#)

- 6.8.62 In the linked Design Note referred to the Applicant provides comment in response to post-stage 1 comments by the GLA which sought further justification for the non-use of PV, and further detail on the energy efficiency of the 7 maintenance hubs. The design note also responds to Merton's Climate Change Officer's query regarding lack of energy modelling for the maintenance hubs. The note provides a summary of the fabric and efficiency of the maintenance hubs highlighting that the hubs would have very low operational energy consumption meaning that options of further reducing consumption is limited. The Note further explains why PV on the maintenance hubs was ruled out due to low carbon savings when embodied carbon is considered and due to heritage considerations, which favours the use of green roofs.

6.9 Flooding and Drainage

Introduction

- 6.9.1 This sub-section considers the acceptability of the proposed development in respect of policies relating to flooding and drainage.

Policy Assessment

- 6.9.2 NPPF para 167 requires development to prevent and mitigate increased risk of flooding elsewhere. This is supported by NPPF para 169 which requires major developments to incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. These policies are supported by London Plan Policy SI12, SI13, Merton CS policy CS 16, and Merton SPP policy DMF1 and DMF2.

Flood risk assessment (FRA)

- 6.9.3 In accordance with development plan policy, the Applicant has submitted a Flood Risk Assessment (FRA) in support of the application. The FRA comprises a suit of documents submitted through the course of the application comprising:

- Flood Risk Assessment by Buro Happold, May 2022, revision P07, document reference: 51365-BHE-XX-XX-RP-C-00014 - [link](#)
- Flood Risk Assessment Clarification Design Note by Buro Happold, Dated 22nd Sept 2022, document reference: 51365-BHE-WXX-XX-RP-C-00015 - [link](#)
- Basement Impact Assessment by Buro Happold, Dated July 2021. Part 1 - [link](#). Part 2 - [link](#)
- Environmental Impact Assessment by Buro Happold Dated May 2022 - [link](#)
- Surface Water Drainage Statement by Buro Happold Dated July 2021 Doc Reference: 51365-BHE-XX-XX-RP-D-00010. Part 1 - [link](#). Part 2 - [link](#)
- Surface Water Drainage Statement Addendum by Buro Happold dated May 2022, Document Reference 51365-BHE-WXX-XX-RP-C-00011 - [link](#)
- Surface Water Drainage Planning Response by Buro Happold Dated September 2022 Document Reference 51365-BHE-WXX-XX-FN-C-0001 - [link](#)
- Technical Note Response to Planning Comments by Buro Happold, Dated 22nd Feb 22 Rev P01 - [link](#)

- 6.9.4 The submitted FRA concludes the following:

- 6.9.5 “The site is located in Flood Zone 1 and the proposed uses are classified as Less Vulnerable. The risk of fluvial and tidal flooding is very low. The risk of surface water flooding is reduced as a result of the proposed Surface Water Drainage Strategy and the creation of two channels to replace the existing TW culverts, which provide increased capacity to intercept overland runoff from off-site areas and provide biodiversity enhancement. The risk of groundwater flooding is medium due to the existence of perched shallow groundwater. With appropriate mitigation measures in place for the Show Court basement levels the risk will be low. The site is not at risk of flooding from reservoirs”

6.9.6 The Applicant's Planning Statement summarises the key elements of the SUDS strategy which include use of:

- Detention Ponds - These provide both stormwater attenuation and treatment. Runoff from rainfall events is detained and treated in the pool, and the time in detention promotes the pollutant removal through sedimentation and the opportunity for biological update mechanisms to reduce pollutant concentrations.
- Swales - Shallow, broad, and vegetated channels designed to store and/or convey runoff and remove pollutants. They may be used as conveyance structures to pass the runoff to the next stage of the treatment train and can be designed to promote infiltration where soil and groundwater conditions allow.
- Green Roofs - Green Roofs are proposed on satellite maintenance hubs. A Green Roof is employed on the Central Grounds Maintenance Hub, with several benefits in attenuating storm water and reducing flood risk, providing natural insulation, and maintaining the natural look and feel of the parkland.
- Areas of Wetlands are provided in the locations of some drainage outfalls, to provide good removal capability for pollutants and high ecological potential.
- Geocellular Storage Tanks are employed to provide additional attenuation storage – active attenuation technologies will enable these to be deployed as rainwater harvesting tanks to support the irrigation strategy for the site - linked to MET office weather forecasting, the tanks will empty in advance of significant forecast storm events to ensure sufficient flood attenuation capacity.
- Rain gardens designed to accept runoff as overland sheet flow between a hard-surfaced area and a receiving system.

Merton Flood Officer Response

6.9.7 Officers have consulted the Council's Flood Officer during the application.

6.9.8 Their response dated 22nd December 2022 – [link](#) concluded they are satisfied that the proposed surface water drainage scheme meets the requirements set out in the NPPF, its accompanying PPG, the London Plan, Merton's Local Plan and SuDS SPD and the Non-Statutory Technical Standards for sustainable drainage systems. The scheme is compliant with policy subject to details required by condition.

6.9.9 The Merton Flood Officer response also notes the following:

6.9.10 *Throughout the period of submission of application and through consultation with Merton's LLFA team, the design has evolved in particular in reference to flood risk mitigation, landscaping design and drainage/SuDS design detail. These updates primarily relate to amendments to the landscape masterplan including topographical changes, path alignments and consideration of tree root protection areas and changes to the attenuation locations and volumes, increasing green and blue infrastructure where feasible. For example, some of the changes to the scheme includes:*

- *Route adjustment respecting tree route protection areas and other site constraints.*
- *Development of sub-catchments as required by Merton's SuDS SPD*
- *Updates to the number and location of surface water outfalls.*
- *Adjustment to pond sizing and increasing green infrastructure where feasible including provision for a wetland attenuation area during higher return period storm events.*

- 6.9.11 *Therefore, in respect of site wide drainage, the above listed changes supersede the previous Surface Water Drainage Strategy detailed in the FRA May 2022 (Section 4.3.3). The surface water management strategy aims to treat runoff at source, promote infiltration of stormwater, attenuate and convey flows to WPL via a new drainage network. The drainage design incorporates retention ponds, swales, green roofs, wetland areas, permeable paving, interception swales/Ha-ha, geocellular attenuation tanks. There are 6 drainage catchments across the site, based on topography and landscaping. The total 1 in 100 year greenfield runoff rate for the entire site is 143l/s and each sub-catchment will have a restricted flow rate as specified in the drainage strategy (see Fig 2-2 and Table 2-2 of the FRA clarification note) and addendum notes. We are pleased to note now that the scheme has also introduced further resilience into the drainage design by having further sub-catchments within each of the 6 main drainage catchments.*
- 6.9.12 *Within the sub-catchments, nine attenuation tanks with a combined volume of 4,567m³ and five attenuation ponds with a combined volume of 1,454m³ are proposed, as well as a ha-ha ditch with a volume of 672m³ and the addition of a wetland with storage volume 240m³. This provides a combined attenuation volume of approximately 6,933 m³. Since the July 2021 planning submission, the overall attenuation requirement has reduced due to improved efficiency, and the proportion of above ground attenuation and ponds has increased.*
- 6.9.13 *“We are satisfied that the proposed surface water drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to our advice below. Our advice would be that, should planning permission be granted, suitably worded conditions are applied to ensure that Flood Risk Mitigation and site Wide Drainage and SuDS Scheme is appropriately implemented and maintained throughout the lifetime of the development.”*
- 6.9.14 Taking into account the feedback from Merton’s Flood Officer, Officers are satisfied the proposed development would be in accordance with NPPF para 167, 169, London Plan policies SI12, SI13, Merton CS policy CS16, and Merton SPP policies DMF1 and DMF2 in respect of preventing and mitigating the risk of flooding and providing suitable sustainable drainage.

Water supply

- 6.9.15 Merton SPP policy DMF2 (ix) requires adequate water supply infrastructure to be in place prior to occupation. Thames Water were consulted for this planning application and identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. To address this, they recommend a condition that prevents occupation of the development until it’s demonstrated water network upgrades are completed to accommodate additional demand (see condition 57) Subject to compliance with this condition, Officers consider the proposal would accord with Merton SPP policy DMF2 (ix) relating to water supply infrastructure.

Foul water drainage

- 6.9.16 London Plan policy SI5 (e,1&2) requires development proposals to ensure that there is adequate wastewater infrastructure capacity and take action to minimise the potential for misconnections between foul and surface water networks. This policy is supported by Merton SPP policy DMF2 (vi).
- 6.9.17 The Applicant has prepared a Foul Water Drainage Statement which maps out the foul water strategy for the proposed development including modelling flows for foul water discharge. Thames Water were consulted on the application and have raised no objection to the proposed development in respect of foul water. Therefore, the

proposed development is considered acceptable in respect of foul water drainage.

ES assessment of significant effects

6.9.18 Officers have regard to the findings of the ES. Notably, ES Chapter 17 considers the effects of the development in respect of water resources and flood risk.

Construction Effects

6.9.19 The ES identifies the proposal would have negligible (not significant) effects on water quality of the River Thames, River Wandle and Wimbledon Park Lake with mitigation delivered through Construction Environmental Management Plans (CEMPs)

6.9.20 The ES identifies that with mitigation the proposal would have negligible (not significant) effects on water services infrastructure in terms of :

- surface and storm water capacity
- foul water treatment and foul capacity
- potable water supply

6.9.21 The ES identifies with mitigation there would be negligible (not significant) effects on flood risks to site users during construction.

Operational effects

6.9.22 The ES identifies no significant operational effects prior to mitigation.

Cumulative effects

6.9.23 The ES identifies there would be no significant cumulative effects for construction or operation of the development.

Conditions and obligations

6.9.24 Officers have agreed a series of conditions with the Applicant informed by the response received from Merton's Flood Officer and Thames Water (see Conditions section for detail). Conditions include:

- site-wide surface water drainage scheme (condition 51) – To ensure the design meets the appropriate standards for Surface Water Drainage SuDS.
- site-wide and phase-specific drainage verification (condition 53 and 54) – To ensure the drainage system is constructed to the required standards for surface water drainage.
- Condition requiring mitigation measures within the submitted FRA to be fully complied with (condition 55) - To reduce the risk of flooding to and from the proposed development and future occupants.
- Watercourse Landscape Method Statement (condition 56) – To ensure that the proposed de-culverting of the watercourses/sewers are undertaken appropriately and do not cause increased flood risk or pollution on site or elsewhere.
- Water Network Upgrades Confirmation (Thames Water Condition) (condition 57) – to ensure water network upgrades are completed to accommodate the additional demand from the development.
- Condition prohibiting construction within 5m of strategic water mains unless it is demonstrated how the developer will prevent potential damage to asset e.g. through diversion (condition 58)

- 6.9.25 Further to the above, a desilting strategy for Wimbledon Park Lake would be secured through a Section 106 agreement (see Head of Term 9) which would ensure desilting works to the lake are carried out in appropriate manner without unacceptable impacts on the water environment. A condition for Construction Environmental Management Plan and Ecological Mitigation Plan would also serve to ensure environmental impacts relating to water are suitably mitigated (see condition 28 and 29)

Conclusion

- 6.9.26 The proposed development incorporates a detailed Flood Risk Assessment and SUDs strategy to ensure no increased in flood risk in the area. This includes use of detention ponds, swales, green roofs, wetlands, storage tanks and rain gardens. The Council's Flood Officer is satisfied the proposed development would be in accordance with national, regional, and local planning policies relevant to flooding and drainage subject to conditions and obligations. Further, Thames Water raise no objection subject to conditions. The Environment Agency has also raised no objection to the proposed development. The proposed development would also provide suitable wastewater and water supply infrastructure subject to compliance with conditions put forward by Thames Water. Accordingly, Officers conclude the proposed development would be in accordance with NPPF paras 167 and 169, London Plan policies SI5, SI12 & SI13, Merton CS policy CS16 and Merton SPP policies DMF1 & DMF2. Officers have regard to the findings of the ES which considers there would be no significant effects in respect of flooding and water resources.

Supporting Information

Merton Flood Officer Response

Response dated 22nd December 2022 - [link](#)

- 6.9.27 A response was received from Merton's Flood Officer confirming the proposed development complied with the relevant development plan policies in respect of flooding and drainage. The response is summarised above in the report therefore not repeated here.

Environment Agency Response

EA Response dated 24th August 2021 - [link](#)

- 6.9.28 The response notes the EA has no comments on the planning application. However, the response notes the Applicant may be required to apply for other consents directly from the EA.

EA Response dated 22nd July 2022 - [link](#)

- 6.9.29 The response notes the EA has no comments on the planning application

EA Response dated 1st November 2022 - [link](#)

- 6.9.30 The response notes the EA has no comments on the planning application

Thames Water response

Response dated 5th August 2022 - [link](#)

- 6.9.31 The key points from Thames Water's response are provided below.

- 6.9.32 In respect of waste Thames Water states:

- *The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority.*
- *This site is affected by wayleaves and easements within the boundary of or close to the application site. Thames Water will seek assurances that these will not be affected by the proposed development. The Applicant should undertake appropriate searches to confirm this.*
- *There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The Applicant is advised to read our guide working near or diverting our pipes.*
- *We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.*
- *Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.*

6.9.33 In respect of water Thames Water state:

- *Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No development shall be occupied until confirmation has been provided that either: - all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.*
- *There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way.*
- *The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains. Thames Water request that the following condition be added to any planning permission. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.*

6.9.34 In respect of wastewater, Thames Water state:

- *With regards to the proposed daylighting of the public surface water sewers, we support the reintegration of watercourses with nature and the reduction of flood risk.*

6.10 Air Quality, Noise and Vibration, Light Pollution and Contaminated Land

Introduction

- 6.10.1 This sub-section considers the acceptability of the proposed development in respect of policies relating to air quality, noise and vibration, light pollution and contaminated land.

Policy Assessment

Air Quality

- 6.10.2 NPPF para 185 requires new development to be appropriate for its location considering the likely effects (including cumulative effects) of pollution on health. NPPF para 186 notes planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, considering the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. This policy is supported by London Plan policy SI1 which requires developments to be air quality neutral and incorporate design solutions that prevent or minimise impacts of air pollution. These policies are supported by Merton SPP policy DM EP4.
- 6.10.3 In accordance with London Plan policy SI1 (b, 2,d), the Applicant has submitted an Air Quality Assessment (“AQA”), which forms part of the ES (Chapter 8). This chapter of the ES considers the potential effects of proposed development on local air quality and includes mitigation measures required to prevent, reduce, or offset any significant adverse effects.

Construction effects

- 6.10.4 The ES identifies the following activities have potential to affect local air quality through dust deposition/elevated PM10 concentrations including earthworks, demolition, construction and track-out. The AQA utilises the Institute of Air Quality Management (IAQM) guidance criteria. This requires a stepped process to be followed which culminates in a risk impact rating being attributed to each source of impact. Two ratings are provided, the first relates to the dust emission magnitude and the second looks at the risk to human health, considering baseline conditions and the sensitivity of the area. This is summarised in the table below.

Table 6.7: AQA Assessment of Effects – Risk of Impact:

Source	Dust soiling	Human health
Earthworks	High Risk	Low Risk
Construction	High Risk	Low Risk
Demolition	Medium Risk	Negligible
Track-out	Medium Risk	Low Risk

- 6.10.5 EIA technical appendix 8.2 includes a range of suggested mitigation measures for the construction progress which the Applicant notes could be implemented within a Construction Environmental Management Plan (CEMP) secured by condition. The mitigation measures are focused on the following areas:
- site Management
 - Monitoring
 - Communications
 - site Maintenance and Operations
 - Operating vehicle/machinery and Sustainable Travel.
 - Measure specific to trackout, earthworks and construction.
- 6.10.6 The EIA concludes that if all mitigation measures are implemented, no significant effects would be expected.
- Operational effects*
- 6.10.7 The ES identifies the following operational aspects may have a potential impact on local air quality:
- Vehicle emissions from traffic generated as a result of the proposed development on the local road network; and
 - Combustion plant emissions associated with the proposed development energy strategy.
- 6.10.8 Vehicle emissions from operational traffic were scoped out of the EIA as the increase in traffic flows is below the threshold requiring a detailed assessment, and the impact from traffic emissions associated with the proposed development can be ruled as not significant in line with professional guidance.
- 6.10.9 With respect to combustion plant emissions associated with the energy strategy, the options being explored are all emission free (e.g. by use of electric heat pumps, integrated PV and battery storage) and as such, the impacts from the operation of heating plant at the proposed development will be negligible.
- 6.10.10 The ES concludes the operation of the proposed development is not predicted to result in any significant effects with respect to air quality, and so mitigation is not required. Accordingly, it is further concluded there would be no further residual effects.
- Cumulative effects*
- Cumulative construction effects
- 6.10.11 The ES notes that with appropriate mitigation in place, the impact from construction dust will not be significant. It notes Guidance suggests that cumulative effects may occur from sites within 500m of one another. In line with proposed mitigation measures, the contractor will hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. Accordingly, the ES identifies that no residual cumulative construction effects are expected.
- Cumulative operational effects
- 6.10.12 The EIA concludes the impact of the operation of the proposed development is not significant with respect to air quality, and so mitigation is not required. Further, there

would be no residual operational cumulative effects. This is because the proposed development uses an emissions free strategy which leads to an overall decrease in traffic flows. Further, due to the distance between the site and the identified Cumulative Schemes, there is no risk of impact from point source emissions arising from combustion plant equipment associated with the Cumulative Schemes.

Air Quality Neutral

- 6.10.13 The ES notes that due to the unique nature of the proposed use, and the lack of applicable air quality neutral benchmarks for such sporting event infrastructure, it has not been possible to carry out air quality neutral calculations. However, owing to the reduction in parking spaces and the proposed emission-free strategy for meeting heating / hot water demand, the ES considers the development would be air quality neutral. Officers agree that given the proposed development incorporates an emissions free strategy (for proposed buildings) and involves a reduction in private vehicle trips (as detailed in sub-section 6.5), the proposal would be air quality neutral in accordance with London Plan policy SI1.

Council's Environmental Health Officer (Air Quality) Response - [link](#)

- 6.10.14 The application has been reviewed by the Council's lead Environmental Health Officer specialising in air quality matters. The Officer raised no objections subject to conditions and obligations secured. These conditions and obligations would ensure air quality impacts are appropriately monitored and mitigated.

- 6.10.15 Conditions and obligations include:

- Construction Management Plan/Dust Management Plan – to ensure any impacts from dust during construction are appropriately mitigated. Officers note this requirement would be fulfilled under a Construction Environmental Management Plan (CEMP) (see condition 28 & 29)
- Submission of PM10 Monitoring Plan (see condition 60)
- Restriction on emissions standards for Non-Road mobile machinery (see condition 61)
- Contribution of £15,000 towards air quality monitoring equipment – this monitoring equipment would be installed adjacent to the site and would provide the Council with their own dataset which could be cross-referenced to the Applicant's data (see Head of Term 12)
- Contribution of £15,000 for 5 years to fund Merton Officer time to monitor air quality impacts during the construction period (see Head of Term 12).
- An additional lump sum of 4k to fund Merton's Air Quality Action Plan (see Head of Term 12).

- 6.10.16 Having considered the evidence submitted by the applicant and response from the Merton Environmental Health Officer, Officers agree with the findings of the ES that there would be no significant effects in terms of air quality and consider the development would be in accordance with the relevant policies relating to Air Quality, namely NPPF paras 185 & 186, London Plan policy SI1, and Merton policy DM EP4.

Noise and Vibration

- 6.10.17 NPPF para 185 (a) requires development to mitigate and reduce the potential adverse impacts resulting from noise, and to prevent noise giving rise to significant adverse impacts on health and the quality of life. This is supported by London Plan policy D14

and Merton SPP policy DM EP2 & DM EP4 which similarly prevents development from causing harmful levels of noise and vibration.

- 6.10.18 The Applicant has submitted a noise and vibration assessment to support the application, which forms part of the submitted ES (Chapter 9). This assesses the likely adverse effects arising from noise and vibration associated with both the construction and operational phases.

Construction Impacts

- 6.10.19 The ES concludes that the construction activities associated with the proposed development will not cause a significant adverse noise effect to occur at any receptor for the vast majority of construction activities. However, the Significant Observed Adverse Effect Level (SOAEL) for noise may be exceeded at certain receptors by both tree removal and highway works on Church Road. However, the period for which the SOAEL would be exceeded is limited, such that a **no significant adverse effect** is expected to occur.

- 6.10.20 The ES identifies there is at least a 95% probability that a significant adverse vibration effect will not occur at all receptor locations, except for R2 (281 Church Road). There is a small probability (<5%) that significant adverse vibration effect may be felt for a brief period at R2.

- 6.10.21 No specific measures are considered required by the ES but it notes appropriate measures would be included as part of a Construction Environmental Management Plan (CEMP) (secured by condition) to reduce noise to the site surroundings, such as construction hoarding. The ES also notes that detailed information relating to the type and number of plant proposed for use in each activity, and the likely 'on-time' of the plant items is not yet available. Therefore, to assess the potential for significant adverse effects of landscaping and construction works, assumptions have been made based on a reasonable worst-case scenario. To cover off potential unknown impacts, the ES notes a specific assessment of construction noise will be carried out once detailed information regarding the construction method is available, within the context of a CEMP. Where the results of that assessment show it to be necessary, adverse effects from noise will be minimised, and significant adverse effects avoided via the employment of Best Practicable Means (BPM).

- 6.10.22 In addition to the above, the ES notes that the brief period of vibration that may be experienced at R2 (281 Church Road) would be mitigated by prior warning and explanation given to local receptors on Church Road of upcoming ground compaction works. This would be done by a dedicated liaison officer. The ES concludes there would **negligible residual effects (not significant in EIA terms)** taking into consideration mitigation and the duration of adverse effect from construction noise and vibration.

Operational impacts

- 6.10.23 The ES noise report identifies the following potential sources of noise from the operation of the development during Championships:

- Noise from use of tennis courts
- Noise from spectators
- Noise from use of PA system on the seated courts

- 6.10.24 Outside of championships the potential sources of noise would be:

- Noise from public use of the tennis courts (excluding the Parkland Show Court); and
 - Noise from fixed plant associated with the Parkland Show Court and the satellite maintenance hubs, Central Grounds Maintenance Hub and player hubs
- Contaminated land

- 6.10.25 The ES also considers operational traffic noise. The ES considers that the magnitude of adverse noise effects from traffic associated with operation of the proposed development is negligible.
- 6.10.26 Overall, the ES finds there would be **no significant adverse impacts** on noise during the operation of the development both during and outside the tournament period provided external plant does not exceed the existing night-time background noise level in line with relevant noise guidance.
- 6.10.27 The ES notes that consideration of operational vibration and maintenance of the operational site were scoped out of the assessment based on the professional judgement of the consultant. This is on the basis that noisy activities associated with maintaining the site are limited to periodic use of machinery to maintain the courts and surrounding grassed areas (lawn mowers, scarifiers etc.). In addition, the ES notes it is anticipated that very similar maintenance activities already take place at the site. Therefore, these activities very likely already form part of the existing acoustic environment and are not anticipated to introduce a significant adverse effect.
- Cumulative Effects*
- 6.10.28 The ES considers that there would be no cumulative effects from noise. This takes into consideration distance of nearby developments to receptors considered.
- Environmental Health Officer (Noise and nuisance) Response*
- 6.10.29 A response dated 6th March 2023 was received from the Council's Environmental Health Officer who specialises in noise and nuisance – [link](#). They have raised no objection subject to the following conditions:
- Condition limiting noise to LAeq (15 minutes), from any new fixed plant/machinery to LA90-10dB at the boundary with the all residential property (condition 63)
 - Condition to submit Noise Impact Assessments alongside Reserved Matters applications for the Central Grounds Maintenance Hubs, Player Hubs and Parkland Show Court to demonstrate any plant equipment associated with activities does not have harmful impacts in respect of noise and vibration (condition 62)
 - Submission of Construction Environmental Management Plans (CEMP) (which will include controls on noise and vibration) (condition 28 and 29)
 - Obligation secured through S106 for employment of public liaison officer who would be responsible for informing residents of relevant noise/vibration intensive works commencing (Head of Term 16)
- 6.10.30 In addition to the above, Officers are mindful of concerns regarding noise impacts from the operation of the Central Grounds Maintenance Hub and associated horticultural activities. To protect neighbour amenity, a condition would be applied to the planning permission which limits vehicles entering and exiting the building between 21:00-07:00 Monday-Sunday, with exception of two-weeks prior and two weeks post The Qualifying and The Championships wherein the hours shall be 22:00-06:00 Monday-Sunday (see condition 64).

6.10.31 Taking into consideration the Applicant's ES, and Council's Environmental Health Officer's response, Officers consider the proposed development would not give rise to unacceptable impacts from noise and vibration. Accordingly, and would therefore be in accordance with the relevant policies relating to noise and vibration namely NPPF para 186 (a), London Plan policy D14, and Merton SPP policies DM EP2 and DMEP4. This is subject to applying conditions and obligations as referred to above.

Light pollution

6.10.32 NPPF Para 185 (c) requires development to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. This policy is supported by Merton SPP policy DM EP4.

6.10.33 The Applicant has produced an External Lighting Strategy which forms part of the submitted ES. This assesses the impacts evaluates the impact of the artificial lighting strategies on the natural environment and its potential effects on the identified sensitive receptors.

Construction impacts

6.10.34 The ES identifies a range of potential sources of light during the construction which could have the following effects:

- Light spill from construction lighting beyond the application site.
- Sky glow from construction.
- Glare from construction lighting.

6.10.35 A range of mitigation measures are put forward which would be managed through a Construction Environmental Management Plan (CEMP). The ES considers that provided the suggested best practice and mitigation measures are implemented, there would be no significant effects from construction light pollution.

Operational impacts

6.10.36 The ES identifies sources of lighting during operational effects from:

- Light spill from exterior lighting beyond the application site.
- Sky glow from exterior lighting of the application site.
- Glare from exterior lighting of the application site.

6.10.37 The ES notes due to the change in operational scenarios to facilitate The Championships and Qualifying Event occurring annually during the summer period, the light intensity is required to be adjusted to facilitate operational requirements and an increase in activity levels. The strategy has ensured that the operational lighting within the proposed development is reduced to a minimum, taking into account the changing use of the site, and is only associated with the following areas/ architectural elements.

- Primary shared surfaces,
- Key amenity/character areas (i.e. English Garden)
- Dedicated permanent car parking areas; and
- Access and entrance gateways to buildings.

6.10.38 The Lighting Strategy has been designed to minimise the impact on environmental and sensitive receptors. Proposed mitigation includes:

- Lighting control systems linked to the exterior lighting equipment to help reduce the environmental effects of the lighting scheme.
- Imposing a curfew for the different zones to align with the local Councils and/ or the AELTC wider estate after which all exterior lighting beyond security lighting (with minimum light levels) is switched off.
- Consideration of:
 - Light intensity
 - Slight colour temperature
 - Light source mounting height
 - Luminaire aiming and shielding
 - Luminaire specification

6.10.39 The ES considers that with mitigation, there would be no significant effects from light pollution during operation.

Cumulative impacts

6.10.40 The ES considers that no cumulative effects are expected from construction or operational lighting.

Environmental Health Officer (noise and nuisance) - [link](#)

6.10.41 The Council's Environmental Health Officer has reviewed the proposed development in respect of lighting and raised no objection subject to the following conditions:

- Submission of Construction Environmental Management Plans (CEMP) (which will include controls on lighting) (condition 28 and 29)
- Submission of finalised lighting strategy to be line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Professionals (condition 8)

6.10.42 Having considered the evidence submitted by the Applicant and the response from the Council's Environmental Health Officer, the proposed impacts in terms of lighting are considered acceptable and in accordance with the relevant development plan policies relating to light pollution namely NPPF para 185 (c) and Merton SPP policy DM EP4. This is subject to conditions informed by the ES and Merton's Environmental Health Officer response.

Contaminated Land

6.10.43 NPPF para 183 requires decisions to take account of any risks arising from land instability and contamination and remediate land where necessary. Further NPPF para 184 notes that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. These policies are supported by Merton SPP Policy DM EP4.

6.10.44 A Geotechnical and Geoenvironmental Desk Study has been undertaken by the Applicant to establish the environmental, geological, hydrological and hydrogeological conditions present on site, and highlights those that may result in potential contamination and ground engineering risks for the proposed development.

6.10.45 The report has identified a moderate/low risk to human health (construction workers, site visitors and neighbours) with regards to potential ground contamination. These

potential risks are associated with the potential for asbestos (and other possible contaminants) within the made ground and also with a potential for hazardous ground gas. These potential contaminant sources have been assessed to present low level risks to the lake and underlying groundwater, to buried services and concrete structures and to flora/fauna. The report notes all potential risks can be mitigated by appropriate investigation and risk assessment, subsequent remedial design/action and the implementation of good construction practice.

Environmental Health Officer (Contaminated Land) Response dated 28th October 2022 – [link](#)

- 6.10.46 The Council's Environmental Health Officer specialising in matters of contaminated land has raised no objection to the development subject to conditions requiring an appropriate site investigation and remediation based on investigations. These conditions would be attached to any permission (see conditions 65,66,67&68).
- 6.10.47 Having considered the evidence submitted by the Applicant and the response from the Council's Environmental Health Officer, the proposed impacts in terms of contaminated land are considered acceptable and in accordance with NPPF paras 183 & 184, and Merton SPP policy DM EP4. This is subject to conditions informed by feedback from the Council's Environmental Health Officer.

Conclusion

- 6.10.48 Having considered the evidence submitted by the Applicant, and responses from the Council's Environmental Health Officers, Officers consider the proposed development to be in accordance with relevant policies relating to air quality, noise and vibration, light pollution, and contaminated land. This is subject to enforcing a range of conditions and obligations covering the construction and operation of the development.

Supporting Information

Merton Environmental Health Officer Responses

E&H Officer (Contaminated Land) Response dated 28th October 2022 – [link](#)

- 6.10.49 The Council's E&H Officer specialising in contaminated land raised no objection to the development subject to conditions and obligations as aforementioned in this sub-section.

E&H Officer (Noise and Nuisance) Response dated 6th March 2023 – [link](#)

- 6.10.50 The Council's E&H Officer specialising in noise and nuisance raised no objection to the development subject to conditions and obligations as aforementioned in this sub-section.

E&H Officer (Air Quality) Response dated 3rd March 2023 - [link](#)

- 6.10.51 The Council's E&H Officer specialising in air quality raised no objection to the development subject to conditions and obligations as aforementioned in this sub-section.

Environment Agency Response

EA Response dated 24th August 2021 - [link](#)

- 6.10.52 The response notes the EA has no comments on the planning application. However, the response notes the Applicant may be required to apply for other consents directly from the EA.

EA Response dated 22nd July 2022 - [link](#)

- 6.10.53 The response notes the EA has no comments on the planning application

EA Response dated 1st November 2022 - [link](#)

- 6.10.54 The response notes the EA has no comments on the planning application

GLA Stage 1 Response dated 1st November 2021 - [link](#)

- 6.10.55 No specific comments were given in relation to contaminated land, noise or light pollution. In respect of air quality, they refer to a separate [note](#) recommending two conditions requiring an Air Quality and Dust Management Plan, and a requirement for On-site plant and machinery must comply with the London Non-Road Mobile Machinery (NRMM) Low Emission Zone standards.

GLA Post-Stage 1 Response dated 22nd July 2022 - [link](#)

- 6.10.56 No further information required.

6.11 Economy and Employment

Introduction

- 6.11.1 This sub-section considers the acceptability of the proposal in respect of policies relating to economy and employment.

Policy Assessment

Economic Growth and Employment

- 6.11.2 Development plan policy supports development which support economic growth and employment.
- 6.11.3 NPPF para 81 states “planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”.
- 6.11.4 NPPF para 81 is supported by London Plan policy E8 which notes employment opportunities for Londoners across a diverse range of sectors should be promoted and supported along with support for the development of business growth and sector-specific opportunities. London Plan policy E11 (b) also states “development proposals should support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases, including through Section 106 obligations where appropriate. NPPF and London Plan policies are supported by Merton CS policy CS12 which seeks to increase the number of jobs in Merton and Merton SPP policy DME4 which states, “the council will work with developers to increase skills and employment opportunities in Merton by requiring all major development to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end use”.
- 6.11.5 The Applicant has submitted an Economic, Social and Community Benefit Report (ESCBR) in support of the application produced by consultancy Quod which demonstrates the likely economic and employment benefits. Some of the key identified benefits are summarised below:

Economic impact

- 6.11.6 The ESCBR predicts there would be significant economic gains resulting from hosting the Championship and Qualifying at the existing AELTC Main Grounds in combination with the proposed development site. The ESCBR identifies:
- The UK-wide economic impact of new money being spent in the economy as a result of existing The Championships equates to £131 million (i.e., the spending by visitors from outside the UK). At the London level, this is higher (£198 million), as the impact includes new money from within and outside the UK. At the local level, direct economic impact of The Championships is estimated at £14.08 million in LB Wandsworth and £63.29 million in LB Merton.
 - It is forecasted that the proposals encompassing the Qualifying Event and enlarged Championships would deliver £27.9 million of new money to the London economy (12% growth) and £12.16 million to the UK economy (8% growth). Locally this

represents an additional £8.23 million within LBM (11% growth) and £1.43 million within LBW (9% growth).

- 6.11.7 Based on the evidence submitted, Officers consider the proposed development by enabling the Qualifying Event and increasing the capacity of The Championships would likely have considerable benefit in terms of economic activity and growth which would be felt at the local, London and national scale. Therefore, the development would be supported by NPPF para 81 which gives significant weight to supporting economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- Employment*
- 6.11.8 The ESCBR also highlights the employment benefits of the proposal. It notes that AELTC is a significant employer in the local area. Currently, there are 446 staff employed by the AELTC year-round, with an additional 18 seasonal staff employed from April to October. It is estimated that the proposals will create an additional 40 full-time roles year-round and an additional 12 seasonal staff.
- 6.11.9 During existing Championships there are approximately 6,400 jobs created to support the event. These include a range of roles in various areas of the business such as hospitality, security, officials, drivers, cleaners and maintenance and additional landscaping staff. The proposals will increase the number of jobs required to host the event (both the Qualifying Event and The Championships) by another 256 jobs.
- 6.11.10 The ESCBR notes that The AELTC is a London Living Wage Employer and requires all contractors to adopt the London Living Wage as well. Employment created at the AELTC is supported by excellent training and skills development support.
- 6.11.11 In addition to the above, the ESCBR highlights there would be significant employment gain from the construction of the development. Table 6.8 below (sourced from the ESCBR) shows the predicted number of jobs per day split by particular project element. It should be noted that due to the delay in the project start date, the duration as dates would be later than that indicated below.

Table 6.8: Construction related employment. Source: Economic, Social and Community Benefits Report by QUOD

Project Element	Jobs on-site per day	Duration
Lake works	To be determined.	2022 – 2025
New grass courts	50	2022 – 2025
New Parkland Show Court	300-400	2026 – 2029
Other built structures, associated infrastructure & landscaping	100-200	2022 – 2030

- 6.11.12 Officers are mindful the employment benefits above are balanced against the loss of staff relating to the golf course. The ES notes there were 28 staff employed on-site at the Wimbledon Park Golf Club.
- 6.11.13 Despite the loss of existing employment on-site, Officers consider there would be net increase in jobs resulting from both the construction and operational phases of the

proposed development. The employment benefits are supported by obligations secured through the S106 which seek to ensure that employment benefits are maximised for Merton and Wandsworth residents. Notably, Head of Term 23 secures:

- £127,806 (Index Linked) (either in cash terms or provision in kind or a mix of the two) towards employment and training opportunities for local people during the construction and operation phase of the Development of the WPP Development.
- AELTC to submit Employment and Training strategies for the construction and operation phases of the development jointly to Merton and Wandsworth.

6.11.14 The employment benefits described above would be in accordance with London Plan Policy E8 & E11(b), Merton CS policy CS12 and Merton SPP policy DME4 and therefore are supported by Officers.

Supporting Wimbledon's Town Centre and Visitor Economy

6.11.15 Development plan policy supports the development of London's town centres. NPPF para 86 states "planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation."

6.11.16 London Plan policy SD6 (a) outlines means by which the vitality and viability of London's varied town centres should be promoted and enhanced including (4) strengthening the role of town centres as a main focus for Londoners' sense of place and local identity in the capital, and (5) ensuring town centres are the primary locations for commercial activity beyond the CAZ and important contributors to the local as well as London-wide economy. London Plan policy SD6 (f) notes the management of vibrant daytime, evening and night-time activities should be promoted to enhance town centre vitality and viability, having regard to the role of individual centres in the night-time economy and supporting the development of cultural uses and activity. London Plan policy SD8 also promotes the enhancement of London's network of town centres. SD8 (e) notes that district centres should focus on the consolidation of a viable range of functions, particularly convenience retailing, leisure, social infrastructure, local employment and workspace. Investment in Merton's Town Centres and Wimbledon Town Centre specifically is supported by Merton CS policy CS6 and CS7. CS7 supports maintaining Wimbledon's role as one of London's Major Centres. CS6 seeks to ensure Wimbledon continues to develop and maintain its position as a diverse Major Centre offering excellent shopping, business, and cultural facilities through various means (parts a-h) such as through the provision of community and leisure facilities (part c) and encouraging development that attracts visitors to the area all year round, including high quality hotels, conference facilities and cultural activities (part d).

6.11.17 Relating to the above, policy also supports investment in London's visitor and cultural infrastructure. London Plan policy E10 (a) states "London's visitor economy and associated employment should be strengthened by enhancing and extending its attractions, inclusive access, legibility, visitor experience and management and supporting infrastructure, particularly to parts of outer London well-connected by public transport, taking into account the needs of business as well as leisure visitors". London Plan policy SD6 (g) states tourist infrastructure, attractions and hotels in town centre locations, especially in outer London, should be enhanced and promoted. These policies are supported by Merton SPP policy DMR6 (a) which supports cultural arts and tourism by supporting proposals likely to generate a large number of visitors.

6.11.18 In view of the above policies, Officers consider the proposed development is likely to have considerable benefit to Wimbledon Town Centre and its visitor economy. The existing Championships already produces significant economic benefits to key sectors

in Wimbledon Town Centre, notably retail, hospitality and tourism which benefit from the visitors to the area. The increase in visitor numbers resulting from the Qualifying and increased capacity of The Championships will further benefit these sectors and could increase the viability of further investment in more services such as hotels, shops and restaurants in Wimbledon and beyond. Such investment would have knock on benefits for employment and economic activity noted in the previous section. Officers also recognise that Wimbledon Town Centre is linked to a significant degree with the Wimbledon Championships brand. Investing in The Championships serves to maintain and enhance the profile of the Wimbledon brand and by association Wimbledon Town Centre.

Supporting one of the UK's key cultural venues and AELTC's need to invest, expand and adapt

- 6.11.19 NPPF para 81 states “planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future”.
- 6.11.20 Development plan policy also more widely supports investment in important cultural facilities due to the social and economic benefits these bring. London Plan Policy HC5 (a,1) states development proposals “should protect existing cultural venues, facilities and uses where appropriate and support the development of new cultural venues in town centres and places with good public transport connectivity.” Supporting para 7.51 to policy HC5 also states “London’s rich cultural offer includes visual and performing arts, music, spectator sports, festivals and carnivals, pop-ups and street markets, and a diverse and innovative food scene, which is important for London’s cultural tourism”.
- 6.11.21 The above policies are supported by Merton CS policy CS13 (h) and Merton SPP policy SPP DMR6 which support maintaining and enhancing cultural facilities.
- 6.11.22 The Applicant’s Planning Statement argues that there is a clear need for the proposed development for several reasons as outlined below:
- Inadequacy of facilities at the Bank of England site in Roehampton for hosting the Qualifying Event and its location away from the main AELTC site*
- 6.11.23 It’s noted from the Applicant’s submission that AELTC consider the existing Bank of England site inadequate for hosting the Qualifying Event. The Qualifying Event is relatively unknown in comparison to other qualifying events supporting other Grand Slam tennis tournaments. This is partly due to the separation from the AELTC’s Main Grounds and the inadequacy of facilities. The Applicant’s submission notes that most other Grand Slam tournaments host their Qualifying Events on the same site as the main event, which allows these events to be well attended and creates an atmosphere in the lead up to the main tournament. This is the case at the US Open for which the stature of their qualifying event is particularly strong. The Applicant considers that bringing the Qualifying Event to the same location as The Championships would significantly raise the profile and status of the Qualifying Event. This in turn would improve the experience for players, building the sense of occasion and atmosphere for competitors hoping to secure a place in the Main Draw. Further, it would ensure that The Championships remains the top choice event for players worldwide at a time when there is increased competition on the tennis circuit.
- 6.11.24 The Applicant’s submission notes the current Qualifying Event also has a limited capacity of 1,500 persons per day. This gives an approximate capacity of around

10,500 persons over a seven-day period. This compares to 115,000 people who attended the qualifying event for the US Open in 2019. The proposed development would create capacity for 10,000 people per day during qualifying which would increase access for spectators to enjoy high quality tennis. The proposed development would also increase the daily capacity of The Championships from 42,000 spectators per day to 50,000 per day which would improve visitor comfort during The Championships with more circulation space, greater access to courts and additional facilities.

6.11.25 The Applicant's submission notes there is a lack of secure tenure for the Qualifying Event as the Bank of England Club falls outside the ownership of AELTC. Further, the Applicant consider this is especially important as the owners of the Bank of England site have made it clear that they intend to develop the site for commercial return.

6.11.26 The Applicant's submission considers the courts infrastructure and player experience do not meet the standards that a Qualifying Grand Slam Tournament should be providing. The Applicant provide the following examples:

- The existing tennis courts are smaller than The Championships size courts and there is not enough time left on the Bank of England lease to allow for new courts to be built and for the club to make use of them.
- The courts are also not of a sufficiently high quality, and they are utilised for other sports throughout the year.
- There is a lack of changing facilities on-site to meet tournament requirements.
- The site infrastructure (toilets, parking, etc) is not suitable to cope with an increased number of spectators at the venue, which the club would like to achieve to increase public accessibility. Investment to achieve this would also require permission on MOL and there is not enough time left on the lease to make this a viable option.

The need for additional tennis courts, including a larger, third show court

6.11.27 Officers note there is a need for additional tennis courts and a larger third Show Court. The PSA explains there are currently 41 courts within the main AELTC site, including practice courts and playing courts, and the proposed development would increase the number of courts to 80 in total, including practice courts and match play, for both the Qualifying Event and The Championships. The Applicant states the main reason the AELTC require a higher number of courts is the surface. As the tournament is played on grass there is limited scope to re-use the courts for the qualifying and Main Draw with grass tennis courts having optimum shelf life of two weeks. Whilst the condition of the courts might be considered reasonable for amateur players, to ensure the courts are of a Grand Slam standard, they have an optimum shelf life of two weeks. The need for different types of court is elaborated below.

The need for a new Third Show Court

6.11.28 Officers note there are several reasons the Parkland Show Court is needed including:

- Limitations with Court 2 (Wimbledon's third largest court)
 - The size of Court 2 is also said to have an impact on match scheduling, with broadcasters preferring Centre Court and No.1 Court to showcase matches.
 - Court 2 is the smallest third show court when compared with the other Grand Slam events, and the capacity of The Championships as a whole is the second smallest, behind the US Open and Australian Open. Court no. 2 has

a capacity of 4,000. The next smallest third Show Court of the Grand Slam tournament is Court Simone Mathieu at Roland Garros (French Open) with a capacity of 5,000. Currently the largest third Show Court of the grand Slams is the Grand Stand Stadium at Flushing Meadows (US Open) with a capacity of 8125.

- The addition of a larger show court would enable Wimbledon to remain competitive among the other four Grand Slam tournaments. It would increase viewing opportunities for members of the public to world class tennis.

The need for additional practice courts

6.11.29 The Applicant's planning submission explains how there is a shortage of practice courts for players in the Main Draw for The Championships. Other Grand Slam Tournaments can offer a whole court for each Main Draw player to practice on and AELTC wish to achieve the same level. However, to achieve this they need to build sufficient grass tennis courts. Due to wear of the natural surface, these courts can then not automatically be used for the events themselves as the courts change in characteristics with wear and it is important to maintain a similar level of wear and therefore surface performance for the payers across all the courts.

6.11.30 Currently, players need to share courts or travel away from the venue to find an alternative practice surface which is not of comparable quality. The new tennis courts proposed as part of the planning application includes an allocation of eight courts for Main Draw practice, which would ensure that sufficient courts are available for Main Draw players.

The need for additional qualifying courts

6.11.31 The proposed development includes the requisite number of courts to accommodate the Qualifying Event – 30 in total. 10 of these courts will be used for practice, and 20 for match play. At the Bank of England site there are currently 18 match play courts and 8 practice courts, which is 26 courts in total. The Applicant notes the proposed development would provide a slightly higher number courts to address the current difficulties and challenges at the Bank of England site in terms of scheduling, and also to enable a larger cohort of players to enter the Qualifying Event, which is tied to AELTC's ambitions to enhance the prestige and popularity of the event.

6.11.32 In view of the above, Officers consider overall there is a justified need to deliver the proposed development to provide facilities which meets the existing challenges AELTC faces and deliver an enhanced Qualifying and Championships, which will in turn support economic growth benefits detailed further above in this sub-section. The development would serve to ensure AELTC is maintained and enhanced as a key cultural venue and business nationally and internationally. Supporting AELTC's adaptation and expansion as key business and cultural venue is supported by NPPF para 81, London Plan policy HC5 (a,1), Merton CS policy CS13 (h) and Merton SPP policy DMR6 as relevant.

ES assessment of significant effects

6.11.33 Chapter 15 of the submitted ES considers the likely significant effects in terms of socioeconomics. Relevant to this sub-section, Officers note the ES concludes the following significant effects relating to economy and employment:

- Moderate beneficial site level (significant in EIA terms) effect on Uplift in employment Outside of The Championships

- Major beneficial (Local and borough level) (significant in EIA terms) and Moderate beneficial (Regional level) (significant in EIA terms) effect on spending and wider economic impact.

Conclusion

- 6.11.34 Officers consider the proposed development would provide considerable benefits relating to economy and employment.
- 6.11.35 The proposed development would improve economic activity and have a positive economic impact at different scales in accordance with NPPF para 81 which gives significant weight to the need to support economic growth and productivity.
- 6.11.36 The proposed development would create employment from both the construction and operation of the development, including the provision of 40 full-time roles, 12 seasonal roles and an estimated 256 temporary jobs during The Championships and Qualifying Event. Any planning permission would be subject to an employment strategy submitted to and approved by the Council to ensure employment benefits are felt locally within the Boroughs of Merton and Wandsworth. The employment benefits would be in accordance as relevant with London Plan Policy E8 & E11 (b), Merton CS policy CS12 and Merton SPP policy DME4.
- 6.11.37 Officers consider the proposed development would carry benefits for Wimbledon Town Centre and its visitor economy. The expanded Championships and Qualifying event could encourage investment in retail, hospitality and tourism sectors which would benefit from more visitors to the area with associated benefits for economic growth and employment in the area. The benefits for Wimbledon Town Centre and its visitor economy would be in accordance as relevant with NPPF para 86, London Plan Policy E10 (a), SD6 (f), SD8 (e), Merton CS policy CS6 and CS7, and Merton SPP policy DMR6.
- 6.11.38 Officers consider the proposed development would support AELTC as a key cultural and sporting venue, and support AELTC's need to invest, expand and adapt based on justified needs and addressing the limitations of its existing operation. This would be in accordance with NPPF para 81, London Plan policy HC5, Merton CS policy CS13 (h) and Merton SPP policy SPP DMR6 which support cultural venues businesses to invest, expand and adapt.

6.12 Community, Open Space, Sport and Recreation

Introduction

- 6.12.1 This sub-section considers the proposed development in respect of the relevant policies in respect of community, Open Space, sport and recreation. Officers also highlight consultation carried out by the Applicant prior to submission which is supported by the NPPF.

Policy Assessment

- 6.12.2 Development plan policy supports the enhancement of and access to Open Space and sports and recreational facilities due to their capacity to provide a range of benefits. NPPF para 98 acknowledges “access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change”. London Plan Policy G4 (b, 2) notes development proposals “should where possible create areas of publicly accessible open space, particularly in areas of deficiency”. London Plan Policy S4 and S5 also supports developments which supports play and informal recreation. These policies are further supported by Merton CS Policy CS13 and Merton SPP DM O1. Relating to these, London Plan Policy G3 notes boroughs should work with partners to enhance the quality and range of uses of MOL. Further, supporting para 8.3.4 to this policy notes “Proposals to enhance access to MOL and to improve poorer quality areas such that they provide a wider range of benefits for Londoners that are appropriate within MOL will be encouraged.”
- 6.12.3 Relating to enhancement to MOL, Open Space, sports and recreation, development plan policy also more widely supports development that promotes healthy and safe communities. NPPF para 92 (a-c) promotes development that promote social interaction, community cohesion and enables healthy lifestyles especially such as through provision of accessible green infrastructure and layouts that promote walking and cycling. NPPF para 93 supports planning decisions which support the provision of social, recreational and cultural facilities and services the community needs to enhance the sustainability of communities and residential environments. This is supported by London Plan Policy S1 which seeks to promote London’s social infrastructure in developing strong and inclusive communities and Merton SPP policy DM C1 which supports development of new community facilities provided certain criteria are met.

Enhanced access to higher quality Open Space, sports and recreation facilities

- 6.12.4 Officers consider the proposed development would provide a significant benefit to MOL, Open Space, sports and recreational facilities as detailed below.

AELTC Parkland, boardwalk and angling pontoons

- 6.12.5 Notably, the proposal would deliver a 9.4 hectare AELTC Parkland for local residents, visitors and wider community to enjoy free of charge, though it is recognised some of the park would be taken up by the Central Grounds Maintenance Hub and Home Park Road car park. The new parkland will create a new east-west connection between Church Road and Council owned Wimbledon Park. In addition, the proposals include the provision of a circular boardwalk with angling pontoons attached which will also further promote physical activity and outdoor recreation.
- 6.12.6 The AELTC Parkland would be kept open for as much of the year as reasonably

possible with access to parts of (or in some cases all of) the AELTC Parkland closed before, during and after the Qualifying and Championships. Part closures of the AELTC Parkland would commence up to 4 weeks prior to the start of the Qualifying Event with full closure up to 1 week prior to the start of the Qualifying Event. Part of the AELTC Parkland would be reopened during the Qualifying and Championships to allow for an unobstructed access route clear from obstacles for the public across the AELTC Parkland from Church Road to Wimbledon Park. Following the conclusion of The Championships, the AELTC Parkland would be closed for up to 2 weeks for derigging works.

- 6.12.7 Delivery of and public access to the AELTC Parkland and boardwalk would be secured by Section 106 agreement (see Heads of Term 8, 10 and 11 which sets out overarching principles).
- 6.12.8 The proposed boardwalk would remain open unless necessary parts are required to be closed in accordance with the relevant health and safety regulations (currently CDM regulations 2015) or recommendations of the Safety Advisory Group.
- 6.12.9 The AELTC Parkland and the boardwalk would improve public access and increase the quantity of Open Space and MOL available to enjoy for nearby areas, particularly to areas to the south and west of the site which would be in reach of new parkland entrances. A particular area that is likely to benefit is Hillside Ward located to the south of the site which is identified as one of the areas having the least provision of Open Space per 1,000 residents in LB Merton's '[Green and Blue Infrastructure, Biodiversity and Open Space Study \(August 2020\)](#)'. New entrances to the AELTC Parkland would likely to reduce the extent of areas deficient access to open space, though a technical exercise would be required to confirm the exact extent.

Desilting Wimbledon Park Lake

- 6.12.10 The proposed development will also improve the recreational and amenity value of Wimbledon Park Lake which is an important feature for heritage, ecology and recreation. The Applicant proposes to desilt the lake which would secure the lake's long term future for recreation. The use of lake for water activities (including sailing) already cannot occur in parts of the Lake due to the reduced depth and the shape of the Lake being undermined, a loss of Brownian heritage and design Desilting would also improve water quality with associated benefits for ecology thereby improving the leisure experience of those walking around the lake. The de-silting would be a substantial financial and technical undertaking by the Applicant estimated to be around £7.5million. Desilting and ecological enhancement works to the lake would be secured by Section 106 Agreement (see Head of Term 9).

Off-site enhancements to Wimbledon Park

- 6.12.11 In addition, any planning approval would secure via Section 106 Agreement (see Head of Term 6) an overarching contribution of £8,620,440.88 to be used on a variety of projects within council owned Wimbledon Park which would improve its recreation and amenity value, and would also deliver enhancements to the RPG in heritage terms. The exact scope and nature of projects would be confirmed via the production of the Strategic Landscape and Heritage Conservation, Enhancement and Management Plan for Wimbledon Park. However, a preliminary list of projects has been identified:
- Resurfacing of paths within Wimbledon Park – estimated at £2,259,549.88
 - Provision of new play equipment and facilities within Wimbledon Park for the purposes of improving recreational and amenity provision and support linkages – estimated at £1,306,313

- Creation of a new pathway connection between Wimbledon Park and the AELTC Park to ensure public access connections between both park areas -estimated at £200,000
- Resurfacing of Wimbledon Park Northern Car Park, Revelstoke Road Car Park and New Entrance Gates to the car parks for the purposes of establishing a common surface, boundary and gates treatment throughout the RPG – estimated at £566,097
- The provision of Toilet Facilities and associated drainage in Wimbledon Park for the purposes of enhancing public toilet facilities – estimated at £499,036
- Refurbishment of stairs to the Wimbledon Park Pavilion for the purposes of improving accessibility into Wimbledon Park and the AELTC parkland and the installation of New Entrance Gates to Home Park Road for the purposes of establishing a common boundary and gates treatment throughout the RPG as well as improving access – estimated at £250,000
- Wayfinding signage for the purposes of a common signage throughout the RPG and assist in navigation of the park – estimated at £81,400
- Provision of gates and new footpaths around the existing Wimbledon Park boathouse (or the alternative enhanced multi-purpose sports and leisure facility) for the purposes of managing pedestrian flows around Wimbledon Park Lake – estimated at £74,615
- Drinking Fountains in Wimbledon Park for the purposes of improving amenity and recreational leisure within the park – estimated at £20,000
- Demolition of existing boat house and provision of enhanced multi-purpose sports and leisure facility – estimated at £2,750,000.
- Drainage improvements in the northern field of Wimbledon Park – estimated at £150,000
- Removal of the Leylandii surrounding the Athletics Track and new tree planting within the public Wimbledon Park – estimated at £463,430

6.12.12 Officers consider the collection of on-site and off-site benefits outlined above would collectively improve the quality of, and access to, open space, sports and recreational facilities in accordance with NPPF Para 98, London Plan Policy G4 (b,2), London Plan Policy S4 & S5, Merton CS Policy CS13 and Merton SPP policy DM O1. The benefits described above would also enhance and increase the range of uses in MOL in accordance with London Plan policy G3 (a, 2). Further, the open space and recreational enhancements would more widely aid in developing the site and Council owned Wimbledon Park as stronger asset for the local community in its capacity and support health and wellbeing in accordance with NPPF paras 92 & 93, London Plan policy S1 and Merton SPP policy DMC1. Officers consider that overall, the proposals would deliver significant public benefit in terms of access to high quality Open Space and outdoor sport and recreation.

Wider community engagement with the site and sport

6.12.13 Below outlines further benefits which Officers consider aligning with policies relating to community, open space, sport and recreation. These benefits revolve around wider community engagement with the site and sport.

Community access to 7 grass tennis courts

- 6.12.14 The Applicant has proposed access to 7 of the grass tennis courts from mid-July and until mid-September each year for use by the local community in accordance with an agreed management/eligibility scheme. This would be secured by Section 106 Agreement.
- 6.12.15 The community use of grass courts would operate as part of a community programme organised by AELTC. By way of example, such community programmes may include the Wimbledon Junior Tennis Initiative, AELTC's community tennis programme (which juniors and adults take part in), and a separate weekend community tennis experience. The specifics of community use would be specified in a community use plan for the tennis courts secured by Section 106.

Community space in Golf Clubhouse and Parkland Show Court

- 6.12.16 The Applicant has proposed community access to the Golf Clubhouse and Parkland Show Court. The community access would be secured through a Section 106 agreement. The community space offer comprises at least 400sqm within the development site comprising:
- Bookable community space within the Golf Clubhouse; and
 - AELTC curated community space within the Golf Clubhouse
 - Additional bookable community space within the new Parkland Show Court.
- 6.12.17 The bookable community spaces would be made available for a broad category of groups/organisations, including local community groups, registered charities and schools. The principles regarding the booking/pricing/availability of the spaces would be outlined in the S.106 agreement and the details will be presented in the relevant management plans.
- 6.12.18 The nature of the AELTC curated community spaces will be informed by AELTC's community consultation. Potential uses could include a self-contained learning space suitable for children and young people and/or a dedicated community exhibition space, which could host events throughout the year. The principles regarding the nature of the space will be outlined in the S.106 agreement and the details will be presented in the relevant management plans (also secured through the s. 106 agreement). The relevant management plans will set out how AELTC has consulted local residents with respect to the community spaces.

Tours of the application site

- 6.12.19 Any permission would secure (through the S.106 agreement) a programme of curated tours of the development site free of charge for Merton and Wandsworth residents. These tours will operate throughout the year (across one weekend every three months) save for during the period beginning with the set up for the Qualifying Event and ending with the conclusion of dismantling following The Championships. AELTC's intention is that tours would focus on the heritage of the landscape married with the local history and how tennis has evolved across the 100 years plus that the AELTC has been present on Church Road.

Allocation of Parkland Show Court tickets for local residents and community organisations

- 6.12.20 The Applicant has offered a ticketing strategy which will allocate a significant number of Parkland Show court tickets to local residents and community groups. The ticketing strategy would adhere to the following principles:

- 450 tickets for each day plus any residual tickets from the Wimbledon Foundation allocation (below) will be made available at face value to residents of Merton and Wandsworth who have signed up to AELTC's "MyWimbledon" ticketing updates service.
- 50 tickets for each day will be distributed through the Wimbledon Foundation to charitable organisations, and community groups based in Merton and Wandsworth. The Wimbledon Foundation AELTC's charity established in 2013. Its mission is championing opportunities for all and has a relationship with wide range of community groups, charitable organisations and schools across both Merton and Wandsworth
- Any residual tickets available after this will be made available to the general public at face value.

6.12.21 This would be secured through the s.106 agreement.

Qualifying Event tickets for Local School Children and/or Community Youth Groups for the Qualifying Event

6.12.22 The applicant would make available 1000 tickets over the course of the Qualifying Event to local school children (including support staff) of the London Boroughs of Wandsworth and Merton for no less than 10 years. Any residual tickets to be made available to Community Youth Groups (with first priority to those based in Merton and Wandsworth). Again, this would be secured through the s.106 agreement.

6.12.23 Officers consider the delivery of community benefits as outlined above would further contribute to improving the sites value for community, recreation and health and wellbeing. The access to 7 grass tennis courts, although available for a small proportion of the year (limited by the grass tennis season) would encourage community engagement with tennis and the site more generally. The provision of community space within the Golf Clubhouse and Parkland Show Court would give community organisations access to high quality spaces to interact, and the AELTC curated space would support more in-depth engagement with the site e.g. through exhibitions or learning spaces. The Parkland Show Court ticket scheme, qualifying ticket scheme, and tours of the development site would also increase opportunities for residents and children to connect with the site and be inspired to take up tennis or sport more generally.

Revenue to support the Wimbledon Foundation and grassroots tennis

6.12.24 The submitted Economic, Social and Community benefit report (ESCBR) submitted by the Applicant explains how the increased revenue resulting from the proposed development would benefit the Wimbledon Foundation and grassroots tennis.

6.12.25 In respect of the Wimbledon Foundation, the grants and financial support offered by the Wimbledon Foundation includes funds from the Ticket Resale Fund. The Ticket Resale Fund involves tickets no longer in use being made available for resale to anyone within the grounds. Each year the scheme raises around £200,000 which is generously supported by Official Partner HSBC with an additional £170,000. The money raised go to a range of Wimbledon Foundation charities. The ESCBR also notes that ticket revenue made from Qualifying is donated to the Foundation. The ESCBR notes this is very likely to continue and so the increased capacity of 10,000 spectators a day for qualifying should mean an increase in funds helping the Foundation.

6.12.26 In respect of grassroots tennis, the ESCBR notes every year, financial surplus of The Championships is passed to the Lawn Tennis Association (LTA) which supports tennis

from grassroots through to the professional game. In 2019 the surplus received to by the LTA from The Championships was £45.7million. The ESCBR notes the increased capacity of The Championships, and the Qualifying Event is anticipated to have a knock-on effect on AELTC's revenue and, therefore, on the surplus distribution. This will increase the scale of this benefit, which will not only be captured locally and within London but across the UK as whole.

6.12.27 Given the above, Officers acknowledge the proposed development could result in more community benefits and sporting benefit as increased revenue could increase funding for the Wimbledon Foundation and LTA due to an enlarged financial surplus.

6.12.28 Officers consider the wider benefits described above relating to wider community engagement with the site and sport would collectively be supported by development plan policies aforementioned which seek to enhance communities, wellbeing, access to sport and recreation, notably NPPF para 92 & 93, London Plan policy S1 & S4 and Merton SPP policy DMC1.

Statement of Community Involvement

6.12.29 Chapter 4 of the NPPF sets out policies for decision making. Notably, NPPF para 39 highlights the importance of early engagement, including preapplication discussion to improve the efficiency and effectiveness of the planning application system for all parties. NPPF para 40 also encourages applicants to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

6.12.30 Although it is encouraged, it is not mandatory to undertake public consultation as part of the planning application process. However, the Applicant has submitted a [Statement of Community Involvement](#) (SCI) with their application. The Statement is structured into four key chapters.

- Chapter 1 provides details of the pre-application consultation with the two Local Planning Authorities and other key stakeholders. This includes:
 - London Borough of Merton
 - London Borough of Wandsworth
 - Greater London Authority
 - Historic England
 - Transport for London
 - Sport England
 - Design Review Panel (London Borough of Merton and London Borough of Wandsworth)
 - Parks and Gardens Trust
- Chapter 2 provides details of the public consultation undertaken, including its format, publicity etc.
- Chapter 3 summarises the feedback received from the online consultation.
- Chapter 4 sets out the applications response to the issues raised

6.12.31 Chapter 5 of the proposed development highlights the key themes and topics that have emerged from the public consultation process. These are based on the comments received following the third consultation, as it presented the finalised proposals for the

Wimbledon Park Project. The section also outlines how the application has responded to these comments, either directly through the proposal or with the submission of additional information/evidence to the responders to answer specific queries.

- 6.12.32 As noted above, the pre-consultation community engagement is not a mandatory requirement and as such does not carry weight within the planning assessment. However, Officers recognise that the Applicant has sought to engage in pre-consultation which has in turn informed the proposed development. Members should refer to the SCI should they wish to further understand in detail the Applicant's approach to community consultation.

ES assessment of significant effects

- 6.12.33 Chapter 15 of the submitted ES considers the likely significant effects in terms of socioeconomics. Relevant to this sub-section, Officers note the EIA identifies the provision of new public realm would have a major beneficial effect at local level (significant in EIA terms).

Conclusion

- 6.12.34 The proposals would increase access to and enhance the quality of Open Space, MOL and sport and recreational facilities. Key enhancements to this effect include the delivery of the AELTC Parkland, the boardwalk, desilting Wimbledon Park Lake, as well as a range of off-site enhancements to Wimbledon Park secured through the Section 106 Agreement.
- 6.12.35 There would also be wider benefits which serve to support local communities and healthy lifestyles. Key benefits to this effect include community access to the Golf Clubhouse, Parkland Show Court ticket allocation, Qualifying Event ticket allocation to school children, tours of the development site and community access to 7 grass courts. It's also acknowledged that increased revenue from the Qualifying Event and expanded Championships could support community initiatives and take up of sport as revenue from The Championships each year is passed on to the Wimbledon Foundation and Lawn Tennis Association.
- 6.12.36 Together the benefits outlined above are supported by a range of development plan policies which seek to enhance quality and access to Open Space, MOL and sport and recreational facilities and support healthy lifestyles and communities. Collectively benefits are considered in accordance with NPPF paras 92 (a-c), 93 (a) and 98, London Plan policies G3 (a, 2), G4 (b,2), S1 (a), S4 (b), S5 (b) & S6, Merton CS policy CS13 (a, b & h), and Merton SPP policy DMC1 (a) and DMO1 (c & d).
- 6.12.37 Officers acknowledge the Applicant has engaged in community engagement to inform the proposal as set out in their submitted Statement of Community Involvement which is supported by the NPPF paras 39 & 40.

6.13 Environmental Impact Assessment (EIA)

Introduction

- 6.13.1 The planning application is considered under the under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 6.13.2 National Planning Practice Guidance note (Ref: [4-002-20140306](#)) states the aim of Environmental Impact Assessment (EIA) is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision-making process.
- 6.13.3 A key component of the EIA procedure is the Applicant's [Environmental Statement](#) (ES) which contains the information reasonably required to assess the likely significant environmental effects of the development. The Applicant has also provided a [Non-technical Summary](#) (NTS) of the ES to provide a clearer and easier way to understand an overview of the proposed development and its likely significant effects.
- 6.13.4 This sub-section summarises at a high level the key components of the submitted ES and confirms the Council is satisfied the ES complies with the relevant EIA regulations.

Reasonable alternatives

- 6.13.5 Under the EIA Regulations, the ES is required to specify the reasonable alternatives that were considered.
- 6.13.6 Officers acknowledge that the Applicant has explored a number of reasonable alternatives including:
- The 'do nothing' option of not carrying out the proposed development.
 - Different location of the Parkland Show Court and options for the basement.
 - Options that vary the physical extent of the proposed development boundary (the 'red line'); and
 - Landscape design options within the site boundary
- 6.13.7 The Applicant's approach to reasonable alternatives is summarised in Chapter 4 (Alternatives and Design Evolution) in the [Non-Technical Summary](#). Officers also discuss the alternatives considered for the Parkland Show Court in sub-section 6.3
- 6.13.8 The alternatives considered are elaborated on below:

Do nothing

- 6.13.9 In the absence of the proposed development the ES considers the golf course use would continue, and it is predicted that biodiversity and landscape would undergo some level of change because of climate change. In addition, the ES considers the site would continue with an ongoing gradual degradation of the natural and historic environment value of the site.

Parkland Show Court alternatives

- 6.13.10 The ES notes two alternative locations were considered for the Parkland Show Court.

These comprise a northern and southern location on AELTC's Main grounds. The ES notes the northern location was ruled out for the following reasons:

- It would result in the displacement of facilities for main draw players, the Aorangi Pavilion and dynamic warm up area. These would need to be re-accommodated on the development site which is not considered viable due to constraints on the Site and the increase of built volume in MOL. Therefore, the northern alternative location would lead to more development on the Site than the Proposed Development.
- Its proximity to neighbouring properties located to the north would be likely to result in adverse effects, including overshadowing.
- The location is too close to the adjacent 'the Hill' and No. 1 Court, which would exacerbate existing crowd flow issues.
- 4,080m² of space would still be required in the parkland for players hubs and guest facilities associated with the Qualifying Event court.
- Elevated position and steep topography which would increase its prominence in townscape terms and/or increase the volume of earth moving potentially required to develop the structures proposed.

6.13.11 The southern location on AELTC Main Grounds was also explored however was ruled out for the following reasons:

- The proximity to neighbouring residential properties located to the south would be likely to lead to adverse effects.
- Displacement of No.2 Court and Court 12, public facilities and five hard courts which would need to be relocated on the Site, this is not considered viable due to constraints on the Site and the increase of built volume in MOL. Therefore, the southern alternative location would lead to more development on the Site than the Proposed Development.
- The proximity to the adjacent to No. 3 Court and popular southern courts would exacerbate existing crowd flow issues.
- 4,080m² of space would still be required in the parkland for players hubs and guest facilities associated with the Qualifying Event courts.

6.13.12 The ES considers the location selected and presented as the Proposed Development is the location which was identified as least constrained. Key constraints considered included veteran trees the Registered Park and Garden, MOL, and impacts on neighbour amenity.

Parkland Show Court Basement

6.13.13 The ES notes that alternatives were explored which would have reduced the height of the Parkland Show Court. The alternatives were increasing the footprint of the Parkland Show Court, or introducing an additional level of basement to accommodate a sunken court of play.

6.13.14 An increased the footprint was ruled out due to the potential impact on the Parkland, including encroaching upon veteran trees.

6.13.15 The addition of a two storey basement was ruled out due to access constraints, inferior accommodation for facilities (due to low ceilings and poor natural light), and greater impact on historic landscape as a the deeper basement would have required ramps

and slopes which would have appeared unnatural in the landscape. An additional basement would also have increased the amount of embodied carbon.

Site boundary alternatives

6.13.16 The ES notes alternative site boundaries were considered as noted below:

- Inclusion of AELTC's Main Grounds – This was ruled out as no works are proposed on AELTC's Main Grounds with any works sought for this area under separate planning permissions.
- Exclusion of Church Road – Inclusion deemed necessary as works to Church Road deemed necessary to improve visitor experience alongside a closure of Church Road. Alternatives to the closure of Church Road, such as provision of bridges and underpasses were considered less viable due to constraints of the site, such as junctions, bus stops, trees, existing buildings and utilities and the topography of the Site. The cost and likely disruption associated with some of these options was considered prohibitive.
- Exclusion of Wimbledon Park Lake – The exclusion of Wimbledon Park lake was ruled out as AELTC are including the works within the development boundary allow for the effects of such works to be fully accounted for in the EIA.
- Inclusion of Wimbledon Club – The ES notes options were explored that would have involved a 'land swap' with the Wimbledon Club to enable a more efficient use of land within the Site. However, these options were all discounted as unviable.

Landscape Design Iterations

6.13.17 The ES notes a higher number of courts were considered for the development site, but these were ruled out Constraints such as trees, topography, heritage considerations including archaeology, hydrology and utilities influenced where new tennis courts could be introduced.

6.13.18 Considering the above, Officers are satisfied that the Applicant has outlined and explained the reasonable alternatives that were considered to a proportionate and acceptable level. Officers consider that in order to deliver the key objectives of the proposed development, the development as proposed represents reasonable response to the constraints of the both the development site and AELTC's Main Grounds.

Summary of residual significant effects

6.13.19 The submitted Environmental Statement has assessed the likely significant effects under the various topic headings as informed by a [scoping opinion](#) produced by the Council under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to the proposed development (LBM Ref: 21/P1709).

6.13.20 The submitted ES has assessed the likely significant effects under the various topic headings for both construction and operational phases of the development. The ES has also considered the potential cumulative effects of the proposals i.e. whether in-combination effects would have significant effects.

6.13.21 It is advised to refer to the Applicants ES and NTS for a full understanding of the forecasted effects. However, for the purposes of this committee report, below Officers summarise the key significant effects identified in the ES.

Residual construction effects

- 6.13.22 The table below summarises the residual significant adverse construction effects from construction taking into account mitigation.
- 6.13.23 It should be noted that where mitigation has been identified in the ES to overcome adverse effects (influencing the residual significance), necessary mitigation has been transferred to recommended conditions at the end of this report.
- 6.13.24 Overall, the ES finds there would be no significant effects save for two exceptions, notably:
- Significant adverse effects on Townscape and Visual Impact (moderate to major) during the construction programme (see highlighted orange).
 - Significant effects were identified in respect of London landfill capacity.
- 6.13.25 Officers acknowledge the two significant adverse construction effects identified. However, Officers do not consider these would warrant refusal of the application given these effects would be temporary. Regarding townscape and visual impacts, as noted in sub-section 6.3 on townscape, visual impact, design and neighbour amenity, the impacts would be temporary and therefore carry limited weight. With regard to waste and London landfill capacity, it is expected that waste would be accommodated where necessary at South East and East of England landfills and the proposed development would not have a significant effect on these landfills (as noted in the ES).

Table 6.9: Summary of residual significant effects from construction

Topic	Predicted Effects	Residual Significant Effects (taking into account mitigation)
Traffic and Transport	No significant effects predicted prior to mitigation.	
Air Quality	Surrounding dust sensitive receptors, i.e. on-site residential receptors and amenity areas, and off site existing residential receptors.	Not significant in EIA terms/negligible
Noise and Vibration	No significant effects predicted prior to mitigation	
Historic Environment	Removal and truncation of archaeological remains relating to Wimbledon Park APA	Adverse (varying between total loss, substantial harm and less than substantial harm) not significant effect in EIA terms.
Townscape Visual Impact Assessment	Wimbledon Park Lake	Moderate Adverse (significant in EIA terms)
	Other water features (Margin Brooke and Bigden Brook)	Moderate Adverse (significant in EIA terms)
	Grassland within the site	Moderate Adverse (significant in EIA terms)
	Neighbourhood 28 'Wimbledon Park'	Moderate Adverse (significant in EIA terms)

	Local community on Home Park Road (to south-east of site)	Moderate Adverse (significant in EIA terms)
	Local community on Wimbledon Park Road (to the north and north-west of site)	Moderate-Major Adverse (significant in EIA terms)
	Local community on Church Road (to south-west of site)	Moderate Adverse (significant in EIA terms)
	Recreational users of the Capital Ring within Wimbledon Park and immediate surrounds	Moderate-Major Adverse (significant in EIA terms)
	Recreational users of Wimbledon Park, including Wimbledon Park Lake	Moderate-Major Adverse (significant in EIA terms)
Ecology	Non-statutory Designated sites	Significant adverse at the Local scale (Minor Adverse Effect). (Not significant in EIA terms).
	Habitats	Significant adverse at the Local scale (Minor Adverse Effect). (Not significant in EIA terms)
	Breeding Birds	Significant adverse at the Local scale (Minor Adverse Effect). (Not significant in EIA terms)
	Wintering Birds	Significant adverse at the site scale (Minor Adverse Effect). (Not significant in EIA terms)
	Bats	Significant adverse at the site scale (Minor Adverse Effect). (Not significant in EIA terms)
	Fish	Significant adverse at the site scale (Minor Adverse Effect). (Not significant in EIA terms)
	Badger	Not Significant in EIA terms.
	Reptiles	Not Significant in EIA terms.
Soil and Ground Conditions	Contact with contaminated materials (including UXO) [Construction workers]	Negligible (Not significant in EIA terms)
	Migration and accumulation of ground gas to hazardous concentrations. [Surrounding land users]	Negligible (Not significant in EIA terms)
	Infiltration, leaching and migration, run-off [Secondary Aquifer, Wimbledon Park Lake and Brooks]	Negligible (Not significant in EIA terms)

Water Resources and Flood Risk	River Wandle (water quality) Increased sediment loads	Negligible (Not significant in EIA terms)
	River Wandle (water quality) Accidental release of hydrocarbons	Negligible (Not significant in EIA terms)
	River Wandle (water quality) Accidental release of hazardous materials	Negligible (Not significant in EIA terms)
	River Wandle (water quality) Leak or breakage of the temporary sewerage system	Negligible (Not significant in EIA terms)
	River Thames (water quality) Increased sediment loads	Negligible (Not significant in EIA terms)
	River Thames (water quality) Accidental release of hydrocarbons	Negligible (Not significant in EIA terms)
	River Thames (water quality) Accidental release of hazardous materials	Negligible (Not significant in EIA terms)
	River Thames (water quality) Leak or breakage of the temporary sewerage system	Negligible (Not significant in EIA terms)
	Wimbledon Park Lake (water quality) Increased sediment loads	Negligible (Not significant in EIA terms)
	Wimbledon Park Lake (water quality) Accidental release of hydrocarbons	Negligible (Not significant in EIA terms)
	Wimbledon Park Lake (water quality) Accidental release of hazardous materials	Negligible (Not significant in EIA terms)
	Wimbledon Park Lake (water quality) Dust and debris	Negligible (Not significant in EIA terms)
	Wimbledon Park Lake (water quality) Leak or breakage of the temporary sewerage system	Negligible (Not significant in EIA terms)
	Water services infrastructure (surface and storm water capacity) Increased sediment loads	Negligible (Not significant in EIA terms)
	Water services infrastructure (foul water treatment and foul capacity) Dewatering of excavations	Negligible (Not significant in EIA terms)
Water services infrastructure (potable water supply) Water supply and potable water use	Negligible (Not significant in EIA terms)	

	site users (human health and safety; construction workers and plant) Flood risks to site workers	Negligible (Not significant in EIA terms)
Socio-Economics	No significant effects predicted prior to mitigation	
Lighting	Light spill from construction lighting beyond the project boundary	Minor to negligible (Not significant in EIA terms)
	Sky glow from construction lighting	Minor to negligible (Not significant in EIA terms)
	Glare from construction lighting	Minor to negligible (Not significant in EIA terms)
Climate Change	No significant effects predicted prior to mitigation.	
Energy and Sustainability	No additional significant effects to those identified elsewhere in the ES and in this table are predicted prior to mitigation.	
Waste and Materials	Reduction in landfill capacity	Significant adverse to London landfills. Not significant to South East and East of England landfills.

Summary of significant residual operational effects

- 6.13.26 The table below summarises the residual significant effects from operational phases taking into account mitigation.
- 6.13.27 The ES identifies that the operation of the development would result in some significant beneficial effects in respect of landscape/visual impact, ecology and socio-economic impact (see highlighted in orange)
- 6.13.28 The ES judges that with mitigation there would be no significant adverse effects from the operation of the development.

Table 6.10: Summary of residual significant effects from operation

Topic	Predicted Effects	Significance of residual effect
Traffic and Transport	No significant effects predicted prior to mitigation	
Air Quality	No significant effects predicted prior to mitigation	
Noise and Vibration	No significant effects predicted prior to mitigation	
Historic Environment	No significant effects predicted prior to mitigation	
Townscape Visual Impact Assessment	Ancient and veteran trees and woodland within the site (including Ashen Grove Wood)	Moderate-Major Beneficial (Significant in EIA terms)

	Other trees and woodland within the site	Moderate Beneficial (Significant in EIA terms)
	Wimbledon Park Lake	Major Beneficial (Significant in EIA terms)
	Other water features	Moderate-Major Beneficial (Significant in EIA terms)
	Grassland within the site	Moderate-Major Beneficial (Significant in EIA terms)
	Neighbourhood 28 'Wimbledon Park'	Major Beneficial (Significant in EIA terms)
	Local community on Wimbledon Park Road (to the north and north-west of site)	Moderate Beneficial (Significant in EIA terms)
	Recreational users of the Capital Ring within Wimbledon Park and immediate surrounds	Major Beneficial (Significant in EIA terms)
	Recreational users of Wimbledon Park, including Wimbledon Park Lake	Major Beneficial (Significant in EIA terms)
Ecology	Non-statutory Designated sites	Significant benefit at the Borough scale (Moderate Beneficial Effect). (Significant in EIA terms)
	Habitats	Significant benefit at the Borough scale (Moderate Beneficial Effect). (Significant in EIA terms)
	Breeding Birds	Significant benefit at the Borough scale (Moderate Beneficial Effect). (Significant in EIA terms)
	Wintering Birds	Significant benefit at the Borough scale (Moderate Beneficial Effect). (Significant in EIA terms)
	Bats	Significant benefit at the Local scale (Minor Beneficial Effect). (Not significant in EIA terms)
	Fish	Significant benefit at the Local scale (Minor Beneficial Effect). (Not significant in EIA terms)
	Invertebrates	Significant benefit at the Local scale (Minor Beneficial Effect). (Not significant in EIA terms)

	Reptiles	Significant benefit at the site scale (Minor Beneficial Effect). (Not significant in EIA terms)
Soil and Ground Conditions	Accumulation of ground gas to hazardous concentrations [Current and future site users and visitors, surrounding land users]	Negligible (Not significant in EIA terms)
Water Resources and Flood Risk	No significant effects predicted prior to mitigation.	
Socio-Economics	Uplift in employment Outside of The Championships	Moderate Beneficial (site level) (Significant in EIA terms)
	Spending and Wider Economic Impact	Major Beneficial (local and borough level) (Significant in EIA terms) Moderate Beneficial (regional level) (Significant in EIA terms) Minor Beneficial (national level) (Not significant in EIA terms)
	Provision of Public Realm	Major Beneficial (local level) (Significant in EIA terms)
Lighting	Light spill from exterior lighting beyond the project boundary	Minor to negligible (Not significant in EIA terms)
	Sky glow from exterior lighting	Minor to negligible (Not significant in EIA terms)
	Glare from exterior lighting	Minor to negligible (Not significant in EIA terms)
Climate Change	No significant effects predicted prior to mitigation.	
Energy and Sustainability	No significant effects predicted prior to mitigation.	
Waste and Materials	No significant effects predicted prior to mitigation	

Summary of residual cumulative effects

- 6.13.29 As noted above, no significant adverse residual effects were identified during construction or operation for; Transport, Noise and Vibration, Air Quality, Historic Environment, Ecology, Soil and Ground Conditions, Water Resources and Flood Risk, Socio-economics, Climate Change, Lighting or Energy and Sustainability.
- 6.13.30 However cumulative effects can become significant even if the individual effects from a proposed development are minor. Therefore the ES has considered whether there would be cumulative effects under the various topic headings.

6.13.31 For Townscape Visual Impact Assessment, Transport, Noise and Vibration, Air Quality, Historic Environment, Ecology, Soil and Ground Conditions, Water Resources and Flood Risk, Socio-economics, Climate Change, Lighting or Energy and Sustainability, the ES concludes there would be no cumulative effects with other schemes in the area.

6.13.32 The Waste and Materials Chapter has identified a likely significant adverse effect on landfill capacity during the construction stages. However, with measures in place to maximise reuse, recycling and diversion from landfill the cumulative effects are considered to be moderate to minor adverse dependent on the location of the landfills used as these are a finite receptor.

Third party consultant review of Environmental Statement

6.13.33 During the application London Borough of Merton consulted JAM Consult to review the Environmental Statement.

6.13.34 Following a first review conducted by JAM, the Applicant produced a revised Environmental Statement submitted in May 2022. The main body of this is available by this [link](#).

6.13.35 JAM produced a review on the revised Environmental Statement dated September 2022 - [link](#)

6.13.36 In response, the Applicant has produced a note dated October 2022 – [link](#). This provides clarification and comments raised by JAM in their review.

6.13.37 The Applicant also produced an Environmental Statement Addendum- [link](#). This contained two additional chapters which were requested by JAM, notably Chapter 20 (Energy and Sustainability) and Chapter 21 (Waste and Materials).

6.13.38 A final follow up review was undertaken by JAM dated December 2022 on the additional chapters (ES addendum) – [link](#)

6.13.39 Subsequently the Applicant has provided a further note and supporting legal opinion dated 6th March 2023 – [link \(1\)](#) and [link \(2\)](#). These respond to JAM's comments on the ES Addendum and provide a legal opinion on the appropriate approach to be taken to the adequacy of the ES in the context of JAM Consult's review and LBW and LBM's role as decision makers in respect of the Planning applications.

6.13.40 In response Officers have carefully reviewed the comments raised by JAM Consult on the revised ES and ES Addendum in conjunction with the clarifications provided by the Applicant. This review is set out detail within a consolidated table response on the Merton Planning Explorer – ([link](#)).

6.13.41 Following this review, Officers acknowledge there has been a difference in professional opinion between the Applicant and JAM consult on the adequacy of the ES. However, Officers have come to their own conclusion that the ES is sufficient and acceptable for the purposes of decision making. It is also sufficient to meet the legal requirements to be met by an ES. This takes into consideration that the ES only forms one component of the Environmental Impact Assessment. Under the Regulations, Officers also have regard to any other relevant environmental information, including representations made on the ES, as well as conditions and obligations agreed with the Applicant. A particularly important condition in this regard is the submission of Construction Environmental Management Plans/Ecological Mitigation Plans for each phase which shall serve to mitigate and manage environmental impacts during the construction period.

6.13.42 It is of note that key statutory consultees have raised no objection to the proposed

development subject to suggested conditions and obligations. The statutory bodies include Greater London Archaeological Advisory Service (GLAAS), Historic England, Natural England, Network Rail, Sport England, The Gardens Trust, Transport for London and The Environment Agency. Further to this, Officers have agreed a significant number of conditions and obligations with the Applicant, many of which serve to mitigate environmental impacts identified in the ES.

Conclusion

- 6.13.43 The planning application is considered under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. In accordance with the Regulations, the Applicant has submitted an Environmental Statement containing information required to assess the likely significant environmental effects of the development. The ES also contains a description of the reasonable alternatives studied which are relevant to the proposed development.
- 6.13.44 The ES finds that with mitigation there would be no significant adverse effects (in EIA terms) from the construction of the development except significant adverse effects on Townscape and Visual Impact (during the construction period). However, Officers do not consider these would warrant refusal of the application as townscape impacts would be temporary and balanced against the longer-term visual improvements.
- 6.13.45 Further, some significant effects were identified in respect of London landfill capacity. However, it is expected that waste would be accommodated where necessary at South East and East of England landfills and the proposed development would not have a significant effect on these landfills.
- 6.13.46 The ES finds that with mitigation there would be no significant adverse effects (in EIA terms) from the operation of the development.
- 6.13.47 The ES has identified some significant beneficial effects in respect of landscape, visual impact, ecology and socio-economics. It should be noted that Officers treat the identified beneficial effects with a degree of nuance when assessing particular planning considerations. For example, in relation to Townscape Visual Impact, the ES identifies beneficial impacts in relation to various receptors (e.g. Recreational uses of Wimbledon Park and Local Community on Wimbledon Park Road). However, as noted in sub-section 6.3 on Townscape, Visual Impact, Design and Neighbour Amenity, Officers consider the beneficial grading does not encapsulate some of the change to townscape and views resulting from the Parkland Show Court. Similarly, sub-section 6.6 on Ecology, Biodiversity and Green Infrastructure recognises the significant beneficial effects on ecology are longer term effects which proceed after shorter term adverse effects during the construction phase.
- 6.13.48 In respect of cumulative effects, no significant cumulative effects were identified in respect of Townscape Visual Impact Assessment, Transport, Noise and Vibration, Air Quality, Historic Environment, Ecology, Soil and Ground Conditions, Water Resources and Flood Risk, Socio-economics, Climate Change, Lighting or Energy and Sustainability. Cumulative significant adverse effects were identified on landfills capacity, but this is depended on location of landfills.
- 6.13.49 Officers consider the Applicant's Environmental Statement acceptable in respect of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 6.13.50 Officers have regard to the identified effects in concluding remarks set out in sub-section 6.17.

6.14 Equality Act 2010

Introduction

6.14.1 This sub-section considers the proposed development in relation to S149 of the Equality Act 2010.

Equality Impact Assessment

6.14.2 S149 of the Equality Act 2010 requires that, in determining planning applications, the Local Planning Authority has due regard to the need to eliminate discrimination, and advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not.

6.14.3 The protected characteristics include:

- age
- disability
- gender reassignment
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

6.14.4 It should be noted that AELTC have a duty under the Act as a service provider, employer and institution in the exercise of their functions to accord with the requirements of the Act. Indeed, currently AELTC operates on a commitment to confronting and eliminating the discrimination of age, disability, gender reassignment, marriage or civil partnership, pregnancy and maternity, race, religion/belief or gender.

6.14.5 Compliance with the Act is as much about suitably management protocol as it is about the physical characteristics of AELTC's estate. It is expected that AELTC would adopt suitable management policies and procedures to ensure the obligations of the Act are met once the buildings, services and events are in operation.

6.14.6 Notwithstanding the above, Officers summarise the key design characteristics of the development to promote inclusivity for the purposes of the Act. These characteristics are set out in more detail within Section 3.6 of the Applicant's Design and Access Statement.

Public realm and landscape

General access and circulation

6.14.7 The proposed landscape and public realm is designed to create a series of spaces which are to be easily accessible to all users. There would be step-free access throughout the vast majority of the site and the landscaping has been designed to ameliorate level changes.

6.14.8 Officers note the development has been designed to be in line with BS8300-1:2018

and Historic England's Easy Access to Historic Buildings and Landscapes. Where crossfalls are provided throughout the park they are 1:50 or less steep, meeting the requirements of BS 8300-1:2018. Circulation routes have also been designed to meet Sport England Accessible Sports Facilities guidance, with access routes 1800mm wide or greater providing suitable circulation space for a range of users including Tennis Wheelchairs. Access routes are to have firm, slip resistant and reasonably smooth surfaces.

- 6.14.9 Due to the existing site constraints and the need to preserve and regenerate the historical context of the site, the proposed landscape presents some notable changes in level. Where these changes in level are unable to meet the guidance of BS8300-1 and Historic England Easy Access Guide, alternative access routes are offered in close proximity to these routes. Due to the size of the development site, there will be long distances to travel between courts and the AELTC Main Grounds. To mitigate the impact of distance, seating and rest points would be provided no greater than 50m providing opportunity for those unable to walk long distances.

Spectator viewing

- 6.14.10 For spectator viewing, it's noted that where designated seating is proposed, facilities would be provided in accordance with Sport England's Accessible Sports Facilities, whereby at least 6 designated wheelchair spaces, or 1%, whichever is greater would be provided. Further detail of spectator seating, including the design and numbers provided at each court, would be secure by condition. Where informal viewing is provided, wheelchair viewing spaces would be provided sized at a minimum of 900mm wide by 1400mm deep.

Northern and Southern Gateway

- 6.14.11 The proposed Northern Gateway which will be the principal access point to The Championships and Qualifying Event would provide direct step-free access from the surrounding public realm from Wimbledon Park Road, with the landscaping being designed to ameliorate the change in level of approximately 1m between Wimbledon Park Road and the Northern Gateway. A graded route of 1:21 or less steep, with a level landing proposed for every 500mm of rise would be provided, meeting the guidance of BS8300-1 and Historic England's Easy Access Guide. A secondary stepped route is to be provided further south along Wimbledon Park Road, which provides an alternative access to the southern end of the Northern Gateway. Steps are to be designed to meet the minimum of AD M Vol 2 / AD K and where feasible meet good practice guidance of BS8300-1.
- 6.14.12 There would be a gently grading route to the Southern Gateway from Church Road. Further, a direct step free connection would be provided to the Southern Gateway from the proposed car parking and taxi drop-off area near Home Park Road designed to meet meeting the guidance of BS8300-1 and Historic England's Easy Access Guide.
- 6.14.13 It's noted the indicative design of overlay infrastructure for the Southern and Northern Gateway allows for the provision of wheelchair accessible lanes, in line with BS8300-1, though detailed design would be secured by condition.

Church Road

- 6.14.14 During The Championships, Church Road would provide the main interface between the AELTC Main Grounds and the Parkland. It's noted Church Road would be enhanced to provide step free access between the main connection points of the AELTC Main Grounds and the new Parkland, though detailed design of the highway enhancements would be secured through a separate 278 Agreement. Officers note Head of Term 14 requires the AETLC to enter into a 278 Agreement.

Church Road Closure

- 6.14.15 The closure of Church Road does not form part of the planning application and would be subject to a separate Traffic Management Order application. Consideration of the impact of the closure of Church Road in relation to the Equalities Act 2010 would be carried out at the time of any TMO application.

Tea Lawn

- 6.14.16 Officers note that the area around the proposed Tea Lawn would provide step free access and provide accessible viewing areas which overlook both courts.

Paths surrounding Parkland Show Court

- 6.14.17 Officers note that paths in and around the Parkland Show court are designed to manage level changes for accessibility. Notably, to overcome changes in level between the east, west and northern sides of the Parkland Show Court, the landscape is designed to incorporate graded routes of 1:21 or less, with a level landing proposed for every 500mm of rise, meeting the guidance of BS8300-1 and Historic England's Easy Access Guide.

Lake Boardwalk

- 6.14.18 The proposals include a circular lakeside walk comprising a combination of lakeside paths and timber boardwalks.
- 6.14.19 The routes around the lake would be graded 1:21 or less in line with the guidance of BS8300-1 and Historic England's Easy Access Guide. Accessible routes and boardwalks would be a minimum of 1800mm wide, with routes generally 3000mm wide, meeting and exceeding the recommendations of BS8300- 1:2018 and Historic England Easy Access to Landscapes. Access routes around the lake would have firm, slip-resistant and reasonably smooth surfaces allowing it to be easily used by mobility scooters or cross-country wheelchairs.
- 6.14.20 The boardwalk would have three different typologies. A fully enclosed boardwalk would be provided where it goes through deeper stretches of water. A partially enclosed boardwalk would be provided with balustrades to one side that is adjacent to open water and opposite reedbeds. Thirdly, an open boardwalk would be provided where the boardwalk passes through enclosed reedbeds. To assist people who are blind or partially sighted, upstands of at least 150mm in height would be provided for the open and partially enclosed stretches of boardwalk to ensure the open sides are easily detectable by the sweep of a cane. The circular walk around the lake would incorporate seating at reasonable intervals to provide opportunity to rest. Officers note that the detailed design of the boardwalk, pontoons and seating would be secured by condition.

Parking and drop off

- 6.14.21 The taxi drop-off area during The Championships and Qualifying Event would be within Car Park 6 located in the AELTC Parkland. Additionally, car wheelchair accessible parking would be provided in Car Park 1, Car Park 4, and the Underground Car Park within the Somerset Road development. Car park 6 is accessed directly from Home Park Road and is proposed to be Blue Badge holders, as well as debenture and hospitality use.
- 6.14.22 It's noted that a single designated disabled person parking bay would be provided adjacent to the Tea Lawn and Parkland Show Court for use outside The Championships. Designated disabled person parking bays would meet the guidance of BS8300- 1:2018, whereby a clear 1200mm access zone is to be provided to one side

and foot of the accessible parking bay. It's noted that taxi drop off and pick up locations would provide at least one area suitable for setting down point on firm and level ground to meet BS8300-1:2018.

Maintenance Hubs

- 6.14.23 The proposed development incorporates 7 maintenance hubs which would provide suitable unisex sanitary facilities including wheelchair accessible washrooms. In addition, hub 02 would provide larger sanitary provision with unisex and separate sex facilities with wheelchair access baby changing facilities.

Outline buildings

- 6.14.24 The proposed outline buildings comprise the Parkland Show Court, Southern Player Hub, Central Grounds Maintenance Hub and Northern Player Hub. As these buildings are applied for in outline, further detail will be provided under Reserved Matters applications. It's noted the Design Code for each building includes a principle for inclusive design with buildings designed to achieve high levels of accessibility. Further, any permission would be subject to a condition which requires inclusive design statements to be submitted alongside Reserved Matters applications. It's noted that the Design access statement also includes high level parameters for the outline buildings which would promote inclusive access.

Changing places facility

- 6.14.25 It's noted that under building regulations the development is required to provide a Changing Places facility. Changing places toilets are larger than standard accessible toilets with extra features and more space to meet these needs. They are generally designed for dependent use, for example with a carer. The Applicant's D&A statement notes the intention to provide this facility, but no specific location has been determined. As such Officers expect this would be provided in one of the Outline Development buildings to be assessed under Reserved Matters.

Golf Clubhouse

- 6.14.26 Works to the former Golf Clubhouse do not form part of the planning application. Community use of the Golf Clubhouse would be secured through Section 106 agreement, and it is expected that detailed for this building would be the subject of separate planning permissions. Notwithstanding, a condition would be attached to any permission which would secure DDA compliant access for publicly accessible spaces of the clubhouse, as well as access to and from Home Park Road.

Conclusion

- 6.14.27 Taking the above into consideration in the round, Officers consider the proposed development takes necessary steps through its physical design to ensure inclusive access. The proposed development is considered to be in accordance with the Equality Act 2010 in that Officers do not consider those with a protected characteristic would be discriminated against by this development and appropriate measures have been incorporated into the scheme to advance equality of opportunities between those who share relevant protected characteristics and those who do not. As noted at the start of this sub-section, compliance with the Act will be guided to an extent by detailed management protocols adopted by the AELTC outside the planning process.

6.15 Local Finance Considerations

- 6.15.1 Section 143 amends Section 70(2) of the Town and Country Planning Act 1990 so as to require Local Planning Authorities (LPAs) (in England) dealing with planning applications to have regard not only to the development plan, so far as material to the application and any other material considerations, but also to “local finance considerations, so far as material to the application”. “Local finance considerations” are defined as: (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.”
- 6.15.2 In this instance the proposed development is liable to pay the Merton and Mayoral Community Infrastructure Levy (CIL). Merton’s Community Infrastructure Levy was implemented on 1st April 2014. The levy enables the Council to raise, and pool, contributions from developers to help pay for things such as transport, decentralised energy, healthcare, schools, leisure and public open spaces - local infrastructure that is necessary to support new development. Merton’s CIL has replaced Section 106 agreements as the principal means by which pooled developer contributions towards providing the necessary infrastructure should be collected.
- 6.15.3 National Planning Practice Guidance note (ref: 21b-011-20140612) states “whether or not a ‘local finance consideration’ is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body”.
- 6.15.4 In this instance any money to be received by the Council via CIL is not given any weight in the overall planning balance.

6.16 London Borough of Wandsworth Development Plan

- 6.16.1 NPPF para 47 outlines that Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.16.2 The proposed development is somewhat unusual in that a smaller proportion of the development site is located within the London Borough of Wandsworth. Figure below shows the Borough boundary which cuts across the site to the north of Wimbledon Park lake.

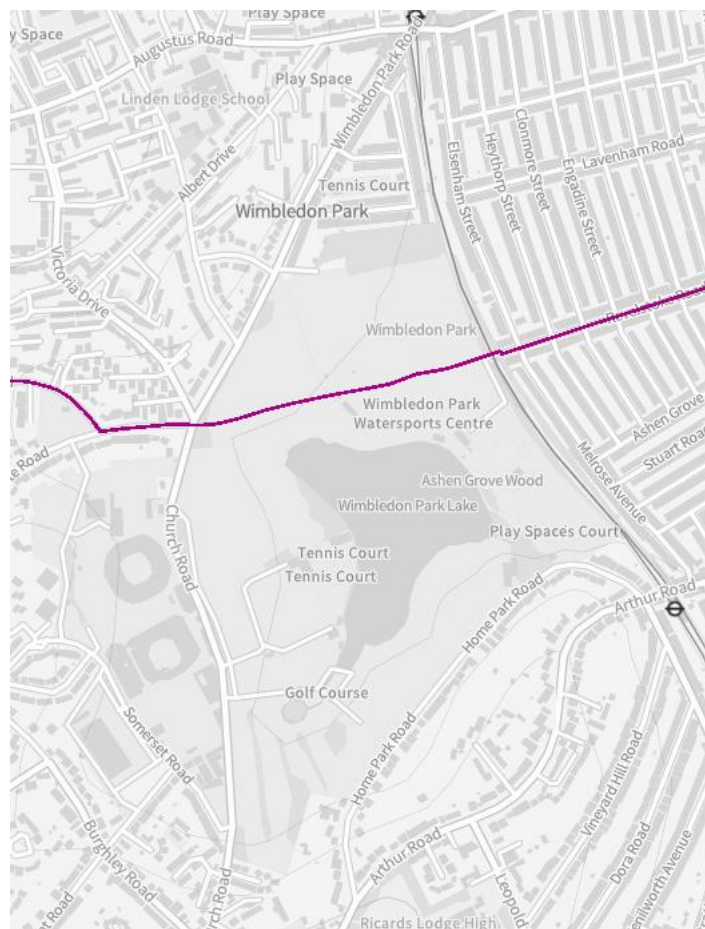


Figure 6.10: Administrative boundary between London boroughs of Merton and Wandsworth

- 6.16.3 The application is therefore a cross-boundary planning application and is submitted to both Local Planning Authorities for consideration.
- 6.16.4 The proposals that are located in the London borough of Wandsworth comprise five of the 38 tennis courts, three of the seven satellite maintenance hub, and the Northern Player Hub. It also contains the proposed Northern Gateway which will form the principal means of access to the Championships and Qualifying Event.
- 6.16.5 Although a smaller proportion of the site lies within Wandsworth, Officers understand that Wandsworth officers are assessing the site as a whole in relation to their

development plan.

6.16.6 Wandsworth's development plan comprises:

- The London Plan (adopted March 2021)
- Wandsworth Local Plan 2023-2028 (adopted 19th July 2023).

6.16.7 It is for London Borough of Wandsworth in its capacity as local planning authority to consider in detail the acceptability of the application in relation to its development plan.

6.16.8 However, Officers have nevertheless conducted a proportionate high level review of Wandsworth's development plan policies and any planning considerations which arise specifically in respect of that part of the proposed development in Wandsworth. In doing so, Officers conclude that there are no planning policy constraints arising from Wandsworth's development plan or other identified considerations arising from the element of the proposed development in Wandsworth that require further detailed consideration in this report, or which give rise to any objection which needs to be considered by Merton Council in respect of the element of the proposal which is in Merton.

6.17 Very Special Circumstances (VSC), Planning Balances, Compliance with the development plan and Overall Conclusion

Introduction

- 6.17.1 The proposed development comprises development for alternative sports and recreational use of the site located in Metropolitan Open Land (MOL). Therefore Officers considered in sub-section 6.2 whether the proposed development could be considered appropriate development falling within exceptions outlined in:
- NPPF para 149 (b) - the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport/recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it).
 - NPPF paragraph 150 (e) - material changes in the use of land (such as changes of use for outdoor sport, or recreation) subject to whether the development “preserves the openness of the Green Belt.
- 6.17.2 In consideration of the above, Offices considered the extent to which the proposed development would preserve the openness of the MOL, and the extent to which the proposed development would align with the purposes of MOL as set out in London Plan policy G3 (b).
- 6.17.3 It was concluded that the proposed development would fail to preserve the openness of the MOL and fall contrary to one of the four purposes of MOL. Given this, Officers concluded the proposed development would be inappropriate and would therefore result in definitional harm as NPPF para 147 outlines “Inappropriate development is, by definition, harmful to the Green Belt” (and by extension MOL).
- 6.17.4 Officers also identify there would be physical harm to the MOL due to the impact on openness and impact in respect of MOL purpose 1 (London Plan policy G3, b 1).
- 6.17.5 Given the harm to MOL identified, in accordance with NPPF para 147, the application should not be approved except in very special circumstances”
- 6.17.6 NPPF Para 148 requires that when considering any planning application, local planning authorities should ensure that **substantial weight** is given to any harm to the Green Belt (and by extension MOL). ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt (and by extension MOL) by reason of inappropriateness, and **any other harm** resulting from the proposal, is clearly outweighed by other considerations.
- 6.17.7 In accordance with NPPF para 148, this sub-section seeks to identify whether there are very special circumstances which allow for planning permission to be granted.
- 6.17.8 Further to this, this section also considers whether the public benefits would outweigh harm identified in respect of heritage assets, open space, and sports and recreational provision (i.e. loss of the existing golf course).
- 6.17.9 To achieve this, Officers conduct a balancing exercise which is structured by the following:
- A summary of harm identified within the planning assessment.

- A summary of planning benefits that Officers consider carry weight in favour of the development.
- Consideration as to whether the benefits of the proposed development clearly outweighs the harm identified and amount to Very Special Circumstances (VSC).
- Consideration as to whether the benefits of the proposed development outweigh harm in terms of designated open space and sports and recreational provision.
- Consideration as to whether the public benefits of the proposed development outweigh harm to the significance of heritage assets.
- Concluding statement

Summary of harm identified in planning assessment

6.17.10 This planning assessment has identified different types of harm in relation to different planning considerations. These harms therefore form part of the overall planning balance. The different harms identified are outlined below.

Metropolitan Open Land (MOL)

6.17.11 In sub-section 6.2, Officers conclude the proposed development is inappropriate development as it is concluded the proposed new buildings would not fall within the exceptions as set out in NPPF para 149 or NPPF para 150. As such, it is concluded the proposed development would result in definitional harm, as NPPF para 147 states, inappropriate development is by definition harmful to the Green Belt (and by extension MOL) and should not be approved except in very special circumstances.

6.17.12 Further to the above, Officers conclude the proposals would cause physical harm to the MOL by harming openness, and by departing from one of the purposes of MOL as outlined in London Plan policy G3 (b,1) as detailed further below.

6.17.13 In terms of the impact on openness, it considered the landscaping proposals, including new tennis courts, footpaths would not have material impact on the openness of the MOL. However, it is considered the combination of the boardwalk, Central Grounds Maintenance Hub, single storey buildings (i.e. two player hubs and satellite hubs), seasonal temporary structures, and the Parkland Show Court would result in a perceptible increase in built form that would not preserve the openness of the MOL. The most significant impact on openness would be from the Parkland Show Court which, due to its scale, would be more overtly visible from within and surrounding the development site.

6.17.14 With regards to the purposes of MOL, the proposed buildings on-site, but most notably the Parkland Show Court, would also diminish the ability for the land to be distinguishable from the built up area which departs from MOL purpose 1 (see London Plan Policy G3(b, 1)).

6.17.15 In accordance with NPPF para 148, Officers attribute **substantial weight** in the overall planning balance to the harm to MOL (definitional and physical harm).

Designated Open Space

6.17.16 In sub-section 6.2, Officers also identify that there would be some harm in respect of the site's open space designation which should be weighed in this planning balance. These negative impacts on the open space are materially the same as that described in relation to MOL, i.e. the proposed buildings would result in a physical loss of openness which departs from general objective of London Plan policy G4 (b,1), which

states development proposals should not result in the loss of protected open space. Officers consider that, for this reason, the proposal gives rise to a partial conflict with that policy. However, Officers attribute very **limited weight** to this conflict and the harm to the current openness of the site for the reasons set out in section 6.2 of this report.

- 6.17.17 Loss of the golfing use on the site gives rise to some level of harm which should be weighed in the planning balance. However, this harm is given limited weight give the extent of playing opportunities in the local area and the fact that the proposal replaces golf use on the site with other recreational and sporting uses. No conflict with the NPPF para.99, London Plan S5 and Local Plan DM01 arises in this respect.

Heritage

- 6.17.18 Sub-section 6.4 of this report identifies there would be harm to a number of designated and non-designated heritage assets. The table below summarises this harm and assigns a level of planning weight to each asset.

Table 6.11: Summary of heritage impacts with level of planning weight assigned

Heritage Asset	Case Officer judgment of Harm to significance with regard to NPPF.	Planning weight assigned
Designated Heritage Assets		
The grade II* Wimbledon Park RPG	Less than substantial harm (upper half)	Substantial
St Mary's Church, grade II* listed building	Less than substantial harm (lower half)	Substantial
The Old Rectory (of St Mary's), grade II* listed building	No harm	N/A
Wimbledon North Conservation Area	Less than substantial harm (lower half)	Substantial
Bathgate Road Conservation Area	No harm	N/A
Non-designated Heritage Assets		
Archaeological remains	Potential to result in substantial harm or total loss	Limited
Wimbledon Golf Clubhouse (Locally Listed)	Less than substantial harm (lower half)	Limited
121 and 123 Home Park Road (Locally Listed)	No harm	N/A
103 Home Park Road (Locally Listed)	No harm	N/A
57 Home Park Road (Locally Listed)	No harm	N/A

Wimbledon Park Water Sports Centre	No harm	N/A
All-England Lawn Tennis Club Centre Court	No harm	N/A
The White Pavilion (Locally Listed)	No harm	N/A
Bowls Pavilion (Locally Listed)	No harm	N/A
Queensmere House (Locally Listed)	No harm	N/A
62 – 74 Bathgate Road (evens) (Locally Listed)	No harm	N/A

- 6.17.19 NPPF para 199 states that “when considering the impact of a proposed development on the significance of a **designated heritage asset**, great weight importance should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” This policy statement reflects the legal position as set out in Section 66 (1) and section 72 (1) of the Listed Buildings and Conservation Areas Act 1990 in respect of impact affecting listed buildings, or their settings or through development in a conservation area.
- 6.17.20 Given the above, Officers accordingly consider it appropriate to assign **substantial weight** in the planning balance to the impact on the significance of the Wimbledon North Conservation Area, Wimbledon Park RPG and St Mary’s Church. In this instance, the Conservation Area is considered of similar importance in heritage terms as the Grade II* Listed Buildings.
- 6.17.21 NPPF para 203 states that “in weighing applications that directly or indirectly affect **non-designated heritage assets**, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”
- 6.17.22 For non-designated heritage assets, Officers give **limited weight** in the planning balance to conserve archaeological assets given the uncertainty regarding the presence of remains and mitigation in place, notably condition 18 which would ensure archaeological remains are suitably recorded(S). **Limited weight** is also given in the overall planning balance to the conservation of the Golf Clubhouse taking into account the importance of the asset (locally listed) and the degree of harm identified – the lower half of less than substantial as a result of losing its functional relationship with the golf course.
- 6.17.23 It is advised to refer to sub-section **6.4** on heritage to understand how the level of harm has been assessed for each of the heritage assets. Whilst less than substantial harm has been identified for some heritage assets, the degree of harm, and ways in which harm manifests itself varies significantly between assets.

Public Benefits

- 6.17.24 Having identified the various forms of harm above, this section summarises the key

public benefits identified within the planning assessment and in turn considers whether these amount to Very Special Circumstances that clearly outweigh all harm identified.

6.17.25 The public benefits are considered in turn below.

Heritage-related public benefits

6.17.26 Sub-section 6.4 identified that whilst there would be less than substantial harm to the significance of a number of designated and non-designated heritage assets. However, in addition, it is considered the proposal would result in a number of 'heritage-related public benefits'.

6.17.27 The key benefits include:

- On-site relandscaping works which benefit significance of the Wimbledon Park RPG - Officers consider in line with the HEA, that the following works would provide some minor benefit to the significance of the RPG:
 - **Restoration of Wimbledon Park southern lake tip, Bigden Brook and Margin Brook** - The reinstatement of the southern lake tip, Margin Brook, and Bigden Brook would have minor benefit to the aesthetic and historical illustrative values of the park, improving the form and legibility of its key components as originally designed by "Capability" Brown i.e. the lake and the streams feeding it.
 - **The recreation of parkland aesthetic within the wider landscape via tree planting and the creation of acid grassland area** - The proposed tree layout is Brownian-inspired and helps recreate a sense of his parkland aesthetic. However, it's noted that only a limited amount will be succession planting of original features and thereby conserve or enhance "Capability" Brown's original design. The rest of the planting will represent a change that will increase tree cover within the site, especially when compared to that which was present historically. This will continue to obscure the form of the extant historic planting in much the same way as the current golf course planting does. However, on the other hand the proposed development would nonetheless create a broader landscape character that will read more as that of a country house parkland than the current fairway planting does, except for the 'English Garden Area'. In addition, the acid grassland, which will be managed more naturally and allowed to grow longer and turn brown in times of hot weather, will also be more reminiscent of the historic grassland habitat. As such, these changes to the site's character will be of some benefit in terms of better understanding the historic function of the RPG.
- Increased public access to the RPG – The development would increase the extent of public access to the Wimbledon Park RPG through the creation of the AELTC Parkland and circular walk around Wimbledon Park lake which would be available to use for the majority of the year. The circular walk in particular would enable the public to enjoy a closer relationship with "Capability" Brown's main design feature (the lake) and allow for views west towards the northern parkland. There would also be managed access to the northern parkland through provision of free tours of the application site as part AELTC's programme of site and Museum Tours. These are expected to operate every 3 months, free of charge, to Merton and Wandsworth residents.
- Addressing the 'At Risk' status of the RPG – Wimbledon Park has been on the Historic England 'Heritage At Risk' (HAR) register since 2016. This is due to the risks posed by the RPG's fragmented land ownership and resulting differential land

management regimes. Historic England's [comments](#) dated 24.09.2021 note the condition of the RPG has deteriorated due to a number of localised problems and note the production of a Strategic Landscape and Heritage Conservation, Enhancement and Management Plan for the whole RPG would, alongside some interventions to restore the Brownian landscape, help to address issues that have contributed to the RPG's inclusion on the HAR Register. Officers consider the development would secure significant long-term investment into the RPG and would help address the At-Risk nature of this part of the landscape through retention of notable features that contribute to its significance, and through the development of a broader parkland landscape character. The proposed development would also secure the development of a Strategic Landscape and Heritage Conservation, Enhancement and Management Plan produced by Merton but funded by AELTC. The principle aim of the plan will be to remove the RPG from Historic England's HAR register. The plan would establish broad principles, parameters and guidelines for any future development works within the RPG and would identify heritage related projects to be delivered in Wimbledon Park. The plan would help ensure future development in the RPG preserves and enhances the historic landscape.

- Heritage related off-site enhancements – Any planning approval would secure via a Section 106 Agreement an overarching contribution of £8,620,440.88 to be used on a variety of projects within council owned Wimbledon Park for the purpose of enhancing Wimbledon Park in heritage, recreational and amenity terms. The exact scope and nature of projects would be confirmed via the production of the Strategic Landscape and Heritage Conservation, Enhancement and Management Plan for Wimbledon Park. However, a preliminary list of projects has been identified and those of notable heritage benefit include:
 - Resurfacing of paths within Wimbledon Park - This would aid in establishing a common path surface treatment throughout, appropriate to the character and heritage of the entire RPG - estimated at £2,259,549.88
 - Creation of a new pathway connection between Wimbledon Park and the AELTC Park – This would ensure public access connections between the AELTC Parkland and Wimbledon Park helping to unify the RPG – estimated at £200,000
 - Resurfacing of Wimbledon Park Northern Car Park, Revelstoke Road Car Park and New Entrance Gates to the car parks. This would aid in establishing common surface, boundary and gates treatment appropriate to the character and heritage of the entire RPG – estimated at £566,097
 - Refurbishment of stairs to the Wimbledon Park Pavilion and the installation of New Entrance Gates to Home Park Road - These interventions would improve accessibility into Wimbledon Park and the AELTC parkland for the purposes of establishing a common boundary and gates treatment throughout the RPG as well as improving access – estimated at £250,000
 - Wayfinding signage for the purposes of a common signage throughout the RPG and assist in navigation of the park – estimated at £81,400
 - Demolition of existing boat house and provision of enhanced multi-purpose sports and leisure facility - This would provide a state-of-the art facility which enhances the setting of the RPG and would improve views across the lake – estimated at £2,750,000.
 - Removal of the Leylandii surrounding the Athletics Track and new tree planting within the public Wimbledon Park - This would improve the setting of

the RPG and provide long range views between the north of Wimbledon Park and the Lake, as well as providing ecological benefit – estimated at £463,430.

- Securing an optimum viable use for the site – Officers consider the proposed development represents an optimum viable use for the RPG. NPPF Para 202 allows for public benefits to be balanced against less than substantial harm to designated heritage assets “including, where appropriate, securing its **optimum viable use**”. Related to this, NPPF para 197 states “*local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them **to viable uses consistent with their conservation***”. NPPF para 208 also states “*Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would **secure the future conservation of a heritage asset**, outweigh the disbenefits of departing from those policies*”. The application site is subject to multiple planning constraints, including the Wimbledon Park RPG and MOL designation. As such, appropriate uses of the land are generally limited to those which preserve openness. Although Officers have identified there would be some harm to MOL as a result of the development, the majority of the site would nevertheless be free from buildings and incorporates what is generally considered a more appropriate use of MOL i.e. sport and recreation use. Officers consider it is very unlikely that there could be another institution that could jointly provide a predominantly open use of the land (i.e. open-air grass tennis courts) and provide such significant investment into the RPG underpinned by heritage-lead principles and design. Further, without investment, Officers consider it is likely that important retained elements that contribute to the significance of the RPG would deteriorate e.g. the lake and veteran trees. Officers therefore consider the proposed development would represent an optimum viable use of the site which would secure longer-term conservation and enhancement of the RPG, albeit whilst causing some harm to the significance of the RPG.

6.17.28 Officers consider the heritage-related public benefits noted above should be given **very substantial weight** in favour of the development.

Ecology and biodiversity enhancement (beyond mitigation)

6.17.29 Sub-section 6.6 assesses the ecological and biodiversity impacts of the proposal. Officers conclude that whilst there would be shorter-term negative ecological impact from construction works, the ecological impacts would be suitably mitigated by the proposed ecological works to the site. The ecological works broadly comprise:

- The retention/protection of all veteran trees and the planting of 1,500 new trees at a variety of standards between 2 year old trees and extra heavy standards.
- Creation of a large contiguous area of acid grassland (a Local Priority habitat) across the AELTC Parkland.
- De-silting the lake in collaboration with LBM to restore water depth, enhancing the open water habitat and water quality Provision of a natural hydrosere at lake margins. This would be secured through Section 106 agreement (see Head of Term 9).
- Restoration of the 18th Century southern lake tip providing additional open water and marginal habitat.
- De-culverting of two existing Thames Water storm water sewers into two natural water courses and creation of ponds, swales and wet ditches.

- Improvements to woodland, addition of woodland and addition of scrub (woodland edge) habitats; diversification of species, addition of understorey and woodland floor species.
- Addition of swathes of species-rich longer grass between the more functional areas of tennis courts and short amenity grass.
- Provision of species-specific ecological interventions, such as bat boxes / roosts and bird nesting features.
- Additional lake and lakeside habitats including shelves, reedbeds, marginal planting and native water lilies to provide habitat for fish, birds and amphibians.
- Two ecological areas set aside for wildlife, including a restored island in the north west of the lake and an area within the southern tip of the application site.
- Supplementary off-site works to Wimbledon Park from the removal of the Leylandii surrounding the Athletics Track and new tree planting within the public Wimbledon Park (see Head of Term 6)

6.17.30 However, it is also considered the proposed development would go beyond mitigation to provide ecological and biodiversity enhancement. It is this net enhancement that Officers consider a benefit that should form part of the overarching planning balance. The enhancement is most clearly represented in the form of on-site Biodiversity Net Gain which is calculated at +12.93% for habitat units, +31.6% for hedgerow units, and +100% for river units.

6.17.31 However, Officers also consider securing longer term management and stewardship of the site an important enhancement. This would be secured through deployment of a 10-year Landscape Management Plan which would guide how the ecological environment is managed most effectively in the longer term once operational (see condition 16). A Veteran Tree Management Plan also secures long term management of these important ecological assets.

6.17.32 Further to the above, Officers consider the proposed development would meaningfully enhance access to nature as the proposals would open up areas for the public to engage with nature which are currently inaccessible, notably where the AELTC Parkland and the boardwalk would be.

6.17.33 Officers conclude the ecological and biodiversity enhancements that go beyond mitigation as outlined above should be given **moderate weight** in favour of the development.

Economic and employment benefits

6.17.34 Sub-section 6.11 identifies significant economic and employment benefits relating to the proposal. Notably the proposal would:

- Increase economic activity and impact - As quantified in the Applicants supporting Economic, Social and Community Benefit report (ESCBR), it is forecasted that the proposals encompassing the Qualifying Event and enlarged Championships would deliver £27.9 million of new money to the London economy (12% growth) and £12.16 million to the UK economy (8% growth). Locally this represents an additional £8.23 million within LBM (11% growth) and £1.43 million within LBW (9% growth).
- Net increases in employment – The proposed development would deliver 40 new full time jobs on-site, 12 seasonal jobs, and a further 256 event-related jobs (for during the Qualifying and Championships. The construction of the development

would also deliver a significant number of highly skilled jobs during the 8 year construction time-scale. The planning application secures an employment strategy which will ensure job opportunities for Merton and Wandsworth residents. For avoidance of doubt officers identify the benefit as the net increase in employment over and above that lost from the existing use - The ES notes there were 28 staff employed on-site at the Wimbledon Park Golf Club.

- Supporting Wimbledon's Town Centre and its visitor economy – It's considered the proposed development is likely to have considerable benefit on Wimbledon Town Centre and its visitor economy. The increased visitors to the area because of an enlarged Championships and Qualifying Event would benefit sectors of retail, hospitality and tourism which benefit from the visitors to the area and potentially increase the viability of further investment.
- Supporting one of the UK's key cultural and sporting venues, and supporting AELTC's need to invest, expand and adapt – Officers consider there is a justified need to deliver the proposed development in order to provide facilities which meet AELTC's existing challenges and deliver an enhanced Qualifying and Championships worthy of maintaining and enhancing Wimbledon's international status, which will in turn support economic and employment benefits.

6.17.35 Officers consider the economic and employment benefits noted above in the round should be given **very substantial weight** in favour of the development.

Community, Open Space, sports and recreation benefits

6.17.36 Sub-section 6.12 identifies significant benefits relating to community, Open Space, sports and recreation. These are summarised below.

Enhanced access to higher quality Open Space, sport and recreation facilities

6.17.37 Officers consider the proposed development would deliver Enhanced access to higher quality Open Space, sport and recreation facilities including:

- Delivery of the 9.4 hectare AELTC Parkland and the boardwalk (with pontoons) which would improve public access and increase the quantity of Open Space and MOL available to enjoy for nearby areas, particularly the areas to the south and west of the site which would be in reach of new parkland entrances. The new parkland will create a new east-west connection between Church Road and Council owned Wimbledon Park. In addition, the proposals include the provision of a circular boardwalk with angling pontoons attached which will also further promote physical activity and outdoor recreation. Officers consider these aspects of the proposal are supported by London Plan para 8.3.4 which states "Proposals to enhance access to MOL and to improve poorer quality areas such that they provide a wider range of benefits for Londoners that are appropriate within MOL will be encouraged".
- Desilting Wimbledon Park Lake would improve the recreational and amenity value of the lake. It would notably, secure long-term use of the lake for water-based activities such as sailing which already cannot occur in parts of the lake due to the reduced depth and the shape of the Lake being undermined. The desilting works are estimated to cost £7.5 million and would be fully funded by AELTC.
- Delivery of Off-site enhancements to Wimbledon Park – Any planning approval would secure via Section 106 Agreement an overarching contribution of £8,620,440.88 to be used on a variety of projects within council owned Wimbledon Park which would deliver enhancements towards heritage, recreation and amenity value. The exact scope and nature of projects would be confirmed via the

production of the Strategic Landscape and Heritage Conservation, Enhancement and Management Plan for Wimbledon Park. However, a preliminary list of projects has been identified as detailed in Head of Term 6 including:

- Resurfacing of paths within Wimbledon Park – estimated at £2,259,549.88
- Provision of new play equipment and facilities within Wimbledon Park for the purposes of improving recreational and amenity provision and support linkages – estimated at £1,306,313
- Creation of a new pathway connection between Wimbledon Park and the AELTC Park to ensure public access connections between both park areas - estimated at £200,000
- Resurfacing of Wimbledon Park Northern Car Park, Revelstoke Road Car Park and New Entrance Gates to the car parks for the purposes of establishing a common surface, boundary and gates treatment throughout the RPG – estimated at £566,097
- The provision of Toilet Facilities and associated drainage in Wimbledon Park for the purposes of enhancing public toilet facilities – estimated at £499,036
- Refurbishment of stairs to the Wimbledon Park Pavilion for the purposes of improving accessibility into Wimbledon Park and the AELTC parkland and the installation of New Entrance Gates to Home Park Road for the purposes of establishing a common boundary and gates treatment throughout the RPG as well as improving access – estimated at £250,000
- Wayfinding signage for the purposes of a common signage throughout the RPG and assist in navigation of the park – estimated at £81,400
- Provision of gates and new footpaths around the existing Wimbledon Park boathouse (or the alternative enhanced multi-purpose sports and leisure facility) for the purposes of managing pedestrian flows around Wimbledon Park Lake – estimated at £74,615
- Drinking Fountains in Wimbledon Park for the purposes of improving amenity and recreational leisure within the park – estimated at £20,000
- Demolition of existing boat house and provision of enhanced multi-purpose sports and leisure facility – estimated at £2,750,000.
- Drainage improvements in the northern field of Wimbledon Park – estimated at £150,000
- Removal of the Leylandii surrounding the Athletics Track and new tree planting within the public Wimbledon Park – estimated at £463,430

Wider community engagement with the site and sport

6.17.38

Officers further identified wider benefits relating which revolve around wider community engagement with the site and sport including:

- Community access to 7 grass tennis courts from mid-July and until mid-September each year.
- Allocation of community space in the Golf Clubhouse, as well as additional bookable community space in the Parkland Show Court.

- Free tours of the application site – expected to operate over a weekend programme once every three months free of charge for Merton and Wandsworth residents.
- Allocation of Parkland Show Court tickets for local residents and community organisations. 450 tickets per day would be prioritised for Merton and Wandsworth residents at face value. 50 tickets per day would be distributed through the Wimbledon Foundation to charitable organisations, and community groups based in Merton and Wandsworth.
- Allocation of 1000 qualifying tickets to the Qualifying Event for school children (inclusive of support staff) in Merton and Wandsworth.
- Revenue to support the Wimbledon Foundation and grassroots tennis – The Qualifying Event and enlarged championships would likely increase the financial surplus generated each year which may be passed on to further fund community initiatives lead by the Wimbledon Foundation or be passed on to the Lawn Tennis Association (LTA) which supports grassroots tennis.

6.17.39 Officers consider the community, Open Space, sport and recreation benefits outlined above together be given **very substantial weight** in favour of the development.

Other planning considerations

6.17.40 Officers note the Applicants Planning Statement Addendum considers some other planning considerations should form part of the case for Very Special Circumstances. Two considerations not encapsulated in the above paragraphs are referred to below.

The Parkland Show Court would exhibit world class architecture

6.17.41 The Applicant considers the Parkland Show Court would deliver exemplary, world class architecture that will not only enhance the profile and prestige of the event but raise the architectural standard for new development in the borough and across London. Sub-section 6.3 considers the design quality of the proposed development, including the Parkland Show Court. Officers conclude the Parkland Show Court would achieve a high-quality standard of design which responds to the site context and would exhibit a high standard of sustainability. However, this is conditional on details submitted under Reserved Matters applications. Therefore, although the Show Court in all likelihood will be an exemplary piece of architecture, this judgment cannot be made at this stage. Therefore, Officers give neutral weight to the design of the Show Court in the overall planning balance.

Phased Reduction in Event Car Parking

6.17.42 The Applicant considers the phased reduction in car parking, and the strategy to encourage the use of non-vehicle modes of travel to the site, a significant benefit that should be considered part of the case for VSC. Transport and highway issues are explored in sub-section 6.5 of this report. The total car parking area used during The Championships is proposed to reduce from approximately 230,000sqm in 2022 to approximately 40,000sqm in 2030. This is a reduction in car parking area of around 80%. The number of spaces will reduce from 3,345 to 1,295, a 60% reduction. Officers agree the reduction in car parking would represent a benefit which would move the operation of The Championships towards more sustainable modes of travel in tandem with other sustainable travel interventions, such as funding for enhanced cycle hire infrastructure and delivery of Travel Plans (secured by condition). However, the reduction in car parking is balanced against other transport related impacts such as an increase in park and ride use, increased pedestrian and cycle times due to diversions around any Church Road closure, and elongated traffic related impacts from

extending the tournament period to three weeks. Therefore, Officers consider that whilst the phased reduction in event car parking is positive, it should be given neutral weight in the overall planning balance. Officers note that the transport related benefits described would be secured as appropriate through condition and section 106 agreement (see conditions 21-25 (travel plans) and Head of Term 17 and 19 relating to reducing car parking and active travel infrastructure respectively).

MOL and Very Special Circumstances Conclusion

6.17.43

Taking into consideration the planning harms and planning benefits outlined above, Officers consider the weight of the benefits would clearly outweigh harm identified in relation to MOL and other harm identified. The benefits are considered to amount to Very Special Circumstances that allow for permission to be granted in accordance with:

- NPPF para 147 which states “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.
- NPPF para 148 which states “when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”
- London Plan Policy G3 (a,1) which states MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.
- Merton SPP policy DMO1 (a) which states “the council will continue to protect Metropolitan Open Land (MOL) and designated open spaces from inappropriate development in accordance with the London Plan and government guidance”

Heritage Conclusion

6.17.44

Officers have identified there would be less than substantial harm in relation to the Wimbledon Park RPG (grade II* listed), St Mary’s Church (grade II* listed), and the Wimbledon North Conservation Area. These heritage assets are all designated heritage assets and therefore any harm to these assets requires clear and convincing justification (see NPPF para 200). Further, great weight should be given to their conservation (see NPPF para 199). Officers have attributed substantial weight and importance in the planning balance to all three of the designated heritage assets and to the impact of the proposed development on their significance.

6.17.45

Officers have also identified the proposals would result in less than substantial harm in respect of the Wimbledon Golf Clubhouse, and the potential for substantial harm or total loss in respect of archaeological remains. These assets are non-designated heritage assets and have each been attributed limited weight in the overall planning balance.

6.17.46

In respect of designated heritage assets NPPF para 202 states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”

6.17.47

In respect of non-designated heritage assets NPPF para 203 requires that “in weighing applications that directly or indirectly affect non-designated heritage assets, a

balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 6.17.48 In view of the benefits outlined in detail earlier in the sub-section, which are considered to be public benefits, Officers consider that the exception test under NPPF para 202 is satisfied. The public benefits of the proposed development (which include securing an optimum viable use for the site) are considered to outweigh the identified harm to the significance of the Wimbledon Park RPG, St Mary's Church and the Wimbledon North Conservation Area, to which great weight and importance has been attached. The public benefits of the proposal are also considered to outweigh harm to non-designated heritage assets, namely the Wimbledon Park Golf Clubhouse and archaeological remains.
- 6.17.49 Officers note that the harm arising to heritage assets would breach London Plan policy HC1 and Merton SPP policy DMD4, as these policies do not explicitly outline that harm to heritage assets may be balanced against public benefits. HC1 (c) outlines development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process. DMD4 (b) outlines all development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and its setting.
- 6.17.50 Notwithstanding, given the NPPF forms a material planning consideration in the assessment of planning applications, and considering the significant benefits of the proposals, Officers consider that it is appropriate to apply the balancing exercise permissible under NPPF para 202 to this planning assessment. The outcome of this balance reduces the weight to be attached to the conflict with heritage policies in the development plan. As such, the technical departure from London Plan policy HC1 and Merton SPP policy DMD4 is considered insufficient to warrant refusal of the application.
- 6.17.51 To conclude, Officers consider the considerable and substantial public benefits outlined in this sub-section would outweigh the harm to designated and non-designated heritage assets.

Environmental Impact Assessment

- 6.17.52 Further to the above, Officers also have regard to the likely significant effects identified in the Applicant's ES (discussed in sub-section 6.13). Officers do not consider there would be unacceptable effects on the environment that would warrant refusal of the application. This takes into consideration all relevant environmental information before Officers, including the findings of the ES, relevant feedback from statutory consultees and agreed mitigation to be secured via conditions and Section 106 Agreement.

Compliance with the development plan as a whole and overall conclusion

- 6.17.53 The planning application has to be determined in accordance with Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, the effect of which is that planning application must be determined in accordance with the development plan, unless there are material considerations that indicate otherwise.
- 6.17.54 With regards to Metropolitan Open Land, Officers consider the proposals would be in accordance with the development plan. The NPPF allows for inappropriate

development in MOL to occur if there are other considerations which clear outweigh harm to MOL, and any other harm, and amount to Very Special Circumstances. London Plan policy G3 (a,1) supports this policy position stating that “MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt”. Merton SPP policy DMO1 (a) also supports the position of the NPP by stating “the council will continue to protect Metropolitan Open Land (MOL) and designated open spaces from inappropriate development in accordance with the London Plan and government guidance.

- 6.17.55 Officers note the proposals represent a departure from certain development plan policy in respect of heritage. Officers note the wording of London Plan policy HC1 and Merton SPP DMD4 does not explicitly outline that harm to heritage assets may be balanced against public benefits. HC1 (c) outlines development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process. DMD4 (b) outlines all development proposals associated with the borough’s heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and its setting. Notwithstanding, the NPPF forms a material planning consideration in decision making and allows for harm to heritage to be balanced against public benefits in accordance with NPPF para 202. As such, the departure from London Plan policy HC1 and Merton SPP policy DMD4 is considered to attract limited weight and is not considered to be of itself such as to warrant refusal of the application.
- 6.17.56 Officers note the proposals represent a departure from the objective of London Plan policy G4 (b, 1) in respect of open space, which outlines that development proposals should not result in the loss of protected open space. However, the second limb of policy G4(b) is not conflicted with. For the reasons addressed earlier in this report, which include that the fact that the proposed buildings are intended to be used for purposes ancillary to and to facilitate the proposed sports and recreational use of the open space and that the site would continue to operate as protected open space despite some new buildings, officers consider that this partial conflict with London Plan policy G4(b) attracts very limited weight. Officers also note that the NPPF and the development plan expressly provides for alternative sport and recreational uses (including the necessary buildings associated with such uses) to be provided on existing open space where to do so delivers benefits and addresses needs. The proposal is considered to comply with these policies, as discussed earlier in this report.
- 6.17.57 Officers consider the proposals in accordance with the development plan, in respect of sports and recreation as London Plan policy S5, Merton SPP policy DM O1 and NPPF para 99 allow for loss of sports and recreational facilities and land to be developed where the development is for alternative sports and recreational provision, the benefits of which and the needs which it addresses clearly outweigh the loss of the current or former use.
- 6.17.58 Further to the above, Officers consider the proposed development complies with the development plan and is otherwise acceptable (for the reasons set out in the main body of the report) in respect of the following matters:
- Ecology, Biodiversity and Green Infrastructure
 - Trees
 - Climate Change and Waste
 - Flooding and Drainage

- Air quality, Noise and Vibration, Light Pollution and Contaminated Land
- Economy and Employment
- Community benefit

6.17.59 Overall, and notwithstanding the conflict with certain heritage policies and limited conflict with London Plan policy G4 referred to above, Officers conclude the proposed development is in accordance with development plan, considered as whole. The NPPF is an important material consideration which, when considered as a whole, supports the grant of planning permission. There are no other material considerations which are considered to be such that planning permission should be withheld.

6.17.60 Therefore, Officers recommend the proposed development be granted planning permission.

7. OFFICER RECOMENDATION, CONDITIONS AND HEADS OF TERM

7.1 Recommendation

- 7.1.1 The Head of Development Management and Building Control Jon Berry be authorised to GRANT PLANNING PERMISSION subject to the Heads of Terms (secured through S106 agreement) and conditions set out below subject to referral to the Greater London Authority (under The Town and Country Planning (Mayor of London) Order 2008). The exact terms of Heads of Terms and Conditions are delegated to the Head of Development Management and Building Control to approve in consultation with the Chair of the planning application committee.
- 7.1.2 Please refer to Heads of Term and conditions on the proceeding pages of this report.

7.2 Heads of Terms

7.2.1 Outlined below are the Heads of Terms agreed with the Applicant. Officers confirm the below obligations are in accordance with regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

Heads of Terms: Full List

No.	Heads of Terms
1	Community access to The Golf Club House and Parkland Show Court
2	Community Access to WPP Grass Courts annually Mid July-Mid September
3	Curated Tours of WPP site
4	Borough Ticketing Scheme – Parkland Show Court Allocation
5	Wimbledon Park Strategic Landscape and Heritage Conservation, Enhancement and Management Plan
6	Contributions to the delivery of the Wimbledon Park Strategic Landscape and Heritage Conservation, Enhancement and Management Plan
7	Boardwalk Interface with Wimbledon Park adjacent to Athletics Track
8	New AELTC Parkland
9	De-silting of Wimbledon Park Lake and Ecological Enhancement Works
10	Provision and Maintenance of Boardwalks within Wimbledon Park Lake
11	Angling Pontoons
12	Financial contribution(s) towards monitoring air quality/noise impacts and installation of air quality monitoring station
13	Annual Access Management Plan
14	Highway Works i.e. S278 agreement for Church Road

15	Local Development Working Group
16	Public Liaison Officer
17	Financial Contribution towards travel plan monitoring
18	Reduction in public car parking on the east side of Church Road
19	Financial contribution to fund Active Travel
20	Controlled Parking Zone Review (Merton and Wandsworth)
21	Submission of revised Energy Strategy and payment of Carbon Offset Fees
22	'Be Seen' Energy Monitoring Guidance
23	Local Employment and Training Strategies
24	Park and Ride CCTV Contribution
25	London Underground Mitigation Contribution
26	Arts and Culture Contribution
27	Parkland Access Monitoring
28	Tickets for Local School Children and/or Community Youth Groups for the Qualifying Event

Heads of Terms: Summary of obligations

1. Community access to The Golf Club House and Parkland Show Court

- AELTC to deliver at least 400 sqm. of on-site community space comprising:
 - bookable community space (within the Golf Club House but alternative locations may be agreed);
 - AELTC curated community space within the Golf Club House; and
 - additional bookable community space within Parkland Show Court.
- Strategy to be submitted and approved setting out principles regarding the booking, pricing, availability of spaces, who they will be available to, and their management.
- The community space may be closed temporarily for the purposes of the Qualifying Event and Championships and the Parkland Show Court community space may be closed from approximately mid-May until mid/late-September.

2. Community Access to WPP Grass Courts annually Mid July-Mid September

- From mid-July and until mid-September at least 7 of the new grass courts will be made available for use by the local community in accordance with an agreed management/eligibility scheme.
- Closure of the courts to community allowed in the interests of health and safety and maintenance

3. Curated Tours of WPP site

- Curated tours of the WPP development will be offered to local people throughout the year save for during the Qualifying Event and The Championships (including an agreed period for set up and dismantling).
- A tour strategy to be submitted and approved by the Council detailing the frequency of tours and in line with following principles
 - tours offered free of charge to residents of Merton and Wandsworth;
 - if tours are not fully booked by residents of Merton and Wandsworth prior to the date of the tour, they will be opened up to the general public at the normal price (or merged with a regular tour); and
 - the tour schedule may be compressed if the number of bookings decreases over time and for AELTC to change the practical arrangements.

4. Borough Ticketing Scheme – Parkland Show Court Allocation

- Not less than 500 Parkland Show Court tickets per day when in use during the Championships.
- A local ticketing strategy to be submitted and approved in line with the following principles:
 - 450 tickets for each day plus any residual tickets from the 50 allocated for the Wimbledon Foundation (below) will be made available at face value to residents of Merton and Wandsworth who have signed up to AELTC's "MyWimbledon" ticketing updates service.
 - 50 tickets for each day made available through the Wimbledon Foundation.
 - Any residual tickets which are not taken up by local residents or the Wimbledon Foundation will be made available to the general public at face value.

5. Wimbledon Park Strategic Landscape and Heritage Conservation, Enhancement and Management Plan

- The LB Merton shall prepare a project brief for a Wimbledon Park Strategic Landscape and Heritage Conservation, Enhancement and Management Plan in consultation with Historic England, London Borough of Wandsworth, the Wimbledon Club and AELTC with the aim of removing the Registered Park and Garden from Historic England's Heritage at Risk Register. The project brief will be produced by Merton at the cost of the AELTC.
- This plan shall include, amongst other things, identification of key constraints and opportunities for developments in the RPG, and strategic principles for managing the RPG. The plan shall also include identification of heritage, recreational, leisure and landscaping enhancements and improvements in relation to the existing Wimbledon Park within Merton ownership which shall be projects to which the contribution secured under HOT 6 may be used.
- A Plan to be based on the Project Brief will be produced by Merton.
- The costs of preparing the Project Brief and Plan will be borne by AELTC.

6. Contributions to the delivery of the Wimbledon Park Strategic Landscape and Heritage Conservation, Enhancement and Management Plan

- A contribution of £8,620,440.88 Index Linked (calculated based on the estimated costs of the proposed projects) to be used towards the delivery of a variety of works for the purpose of enhancing Wimbledon Park in heritage,

recreational and amenity terms as determined by the Plan secured under HOT

5. Works are anticipated to include:

- Resurfacing of paths within Wimbledon Park
 - Provision of new play equipment and facilities within Wimbledon Park for the purposes of improving recreational and amenity provision and support linkages
 - Creation of a new pathway connection between Wimbledon Park and the AELTC Park to ensure public access connections between both park areas
 - Resurfacing of Wimbledon Park Northern Car Park, Revelstoke Road Car Park and New Entrance Gates to the car parks for the purposes of establishing a common surface, boundary and gates treatment throughout the RPG
 - The provision of Toilet Facilities and associated drainage in Wimbledon Park for the purposes of enhancing public toilet facilities
 - Refurbishment of stairs to the Wimbledon Park Pavilion for the purposes of improving accessibility into Wimbledon Park and the AELTC parkland and the installation of New Entrance Gates to Home Park Road for the purposes of establishing a common boundary and gates treatment throughout the RPG as well as improving access
 - Wayfinding signage for the purposes of a common signage throughout the RPG and assist in navigation of the park
 - Provision of gates and new footpaths around the existing Wimbledon Park boathouse (or the alternative enhanced multi-purpose sports and leisure facility) for the purposes of managing pedestrian flows around Wimbledon Park Lake
 - Drinking Fountains in Wimbledon Park for the purposes of improving amenity and recreational leisure within the park
 - Demolition of existing boat house and provision of enhanced multi-purpose sports and leisure facility
 - Drainage improvements in the northern field of Wimbledon Park
 - Removal of the Leylandii surrounding the Athletics Track and new tree planting within the public Wimbledon Park
- Where funds are intended for one identified project they may be redistributed to other works (either identified in the 106 agreement or otherwise identified in

the Wimbledon Park Strategic Landscape and Heritage Conservation, Enhancement and Management Plan).

7. Boardwalk Interface with Wimbledon Park adjacent to Athletics Track

- Works to be undertaken by AELTC to connect the new boardwalk into Wimbledon Park on Council owned land.
- AELTC to be responsible for securing all necessary and required consents.
- AELTC's design proposal will not be required to exceed a project cost of £180,000 index-linked with delivery of the works required irrespective of the final cost.

8. New AELTC Parkland

- AELTC shall deliver a 9.4ha park (AELTC Parkland) for use by the public free of charge in perpetuity and maintained by AELTC.
- A Public Access Plan shall be submitted by AELTC and approved by the Council to establish rules of access e.g. the range of permitted activities and opening times. Plan to be implemented from approval in perpetuity subject to any changes which may be agreed with the Council.
- The AELTC Parkland shall be kept open for as much of the year as reasonably possible with access to parts of (or in some cases all of) the AELTC Parkland restricted during and for the purpose of The Championships and Qualifying Event in accordance with the following closure periods which shall be further detailed in the Public Access Plan:
 - Closure of parts of the AELTC Parkland from the date 4 weeks prior to the start of the Qualifying Event for a period of 3 weeks with an unobstructed public route for the general public across the AELTC Parkland from Church Road to Wimbledon Park.
 - Full closure for a maximum of 1 week prior to the start of the Qualifying Event.
 - Closure of parts of the AELTC Parkland during the Qualifying Event and The Championships, with an unobstructed access route for the general public across the AELTC Parkland from Church Road to Wimbledon Park.
 - Full closure for a maximum period of 2 weeks following the conclusion of The Championships.
- Closure of the AELTC Parkland permitted:

- For the periods of temporary closure noted above.
- Closure allowed in the interests of health and safety and maintenance
- A maintenance and repair plan for the new AELTC Parkland (and the new boardwalks) to be submitted to the Council for approval and implemented and AELTC to repair and maintain the AELTC Parkland and associated services for safe pedestrian and recreational use in perpetuity.
- AELTC to allow the Council to access the AELTC Parkland to ensure the s106 is being complied with.

9. De-silting of Wimbledon Park Lake and Ecological Enhancement Works

- AELTC to carry out de-silting and ecological enhancement works to the lake.
- AELTC to remain responsible for management and maintenance for a period to be agreed post-completion unless and until Merton confirms proper completion with details to be approved as part of necessary consents.
- AELTC will submit a De-Silting Works Plan which shall include methodologies for desilting and account for relevant environmental considerations relating to Wimbledon Park Lake
- AELTC to be responsible for securing all necessary and required consents.

10. Provision and Maintenance of Boardwalks within Wimbledon Park Lake

- Construction of new boardwalks within Wimbledon Park Lake by AELTC.
- AELTC to be responsible for securing all necessary and required consents.
- AELTC to solely fund, repair, and maintain the boardwalk for safe pedestrian and recreational use on foot in perpetuity.
- AELTC will use reasonable endeavours to keep the boardwalk open where doing so does not contravene the CDM Regulations 2015 (or other regulations superseding this) or the recommendations of the Safety Advisory Group (SAG).
- Boardwalk may only be closed temporarily in the interests of health and safety and maintenance, unless otherwise agreed with Merton.

11. Angling Pontoons

- 26 new pontoons to be constructed by AELTC and connected into the lake boardwalks which LB Merton may make available for angling in accordance with its own terms and procedures.
- AELTC to be responsible for securing all necessary and required consents.

12. Financial contribution(s) towards monitoring air quality/noise impacts and installation of air quality monitoring station

- £113,000 (Index Linked) for the purposes of air quality monitoring and management in Wandsworth and Merton to be used towards the cost of air quality monitoring resourcing and equipment and cost of local actions associated with Merton and Wandsworth's Air Quality Action Plans.

13. Annual Access Management Plan

- AELTC will submit for approval an annual access/management plan for safe and secure routes for pedestrians and cyclists along Church Road or alternative routes during the Qualifying Event and Championships
- Subsequent annual submissions will be made to show changes that may be required (e.g. in response to security concerns).

14. Highway Works i.e. S278 agreement

- S278 Agreement relating to the carrying out of highway works in accordance with the approved Transport Assessment for the Development.

15. Local Development Working Group

- AELTC to establish a WPP Development working group which Merton, Wandsworth, AELTC, local residents, and Wimbledon Club will be invited to join
- Working Group Meetings to be held approximately once every eight weeks (or 6 per calendar year) during the construction period, unless otherwise agreed.
- AELTC to remain a member of the working group until end of construction of the final phase or any such earlier date as agreed by AELTC and Merton.

16. Public Liaison Officer

- AELTC to appoint a Public Liaison Officer at its own expense to respond to queries regarding the construction of the Development.
- This may be an existing employee of AELTC or its contractors.

17. Financial Contribution towards travel plan monitoring

- £28,160 (Index Linked) towards the costs of monitoring the Construction Workforce Travel Plan(s) and the Operational Travel Plan(s) pursuant to conditions.

18. Reduction in public car parking on the east side of Church Road

- To use reasonable endeavours to reduce the total area of car parking within the Development to an agreed maximum total of 550 spaces.
- To use reasonable endeavours to close Car Park 10 by a target date to be agreed by the parties to the S106 Agreement

19. Financial contribution to fund Active Travel

- £250,000 (Index Linked) towards delivery of cycle hire facilities and/or improving cycling networks in the local area and/or other active travel solutions in the area
- Sum to be held by Council as a bond for TFL
- AELTC and TFL will agree the projects to which the funding should be allocated and the timing of payments.

20. Controlled Parking Zone Review Contribution (Merton and Wandsworth)

- £190,000 (Index Linked) to be used by the Councils to fund a review and resultant mitigation measures (if required) into CPZs in the vicinity of the WPP Site (and relevant local consultation).

21. Submission of revised Energy Strategy and payment of Carbon Offset Fees

- Site Wide Energy Implementation Strategy to be submitted to and approved by the Council outlining how measures and targets outlined in the Wimbledon Park Project Energy Statement (July 2021) and Energy Statement Addendum (May 2022) will be delivered across the phasing of the entire development.
- Detailed energy statements to be submitted to LPA/s alongside the Reserved Matters Applications relating to the Parkland Show Court, Maintenance Hub, and two Player Hubs.
- Final Site Wide Energy Strategy to be submitted alongside the final RMA demonstrating how the development as a whole has feasibly maximised carbon savings on site (and AELTC shall target making up to 15% of such carbon savings through energy efficiency measures) and achieved a minimum on-site reduction of at least 35 per cent beyond the Part L Building Regulations 2021 baseline as stipulated in London Plan Policy SI 2.
- Where zero-carbon target not fully achieved on-site, any shortfall to be provided either:

- 1) through a cash in lieu contribution towards the Council's carbon offset fund or
- 2) through off-site measures provided that an alternative proposal is identified and delivery is certain.

22. 'Be Seen' Energy Monitoring Guidance

- AELTC will comply with the GLA's 'Be Seen' Energy Monitoring Guidance.

23. Local Employment and Training Strategies

- £127,806 (Index Linked) (either in cash terms or provision in kind or a mix of the two) towards employment and training opportunities for local people during the construction and operation phase of the Development of the WPP Development in accordance with Wandsworth's S106 Obligations SPD (2020)
- Employment and Training Strategies to be submitted for the construction and operation phases of the development jointly to Merton and Wandsworth

24. Park and Ride CCTV Contribution

- If the Park and Ride facility at Morden Park is to be used in conjunction with the Championships held at the completed WPP development AELTC will enter into a s278 agreement with TfL in order to secure a financial contribution (such sum to be as necessary to deliver the works) to TfL to fund additional CCTV covering the part of the A24 used by park and ride.

25. London Underground Mitigation Contribution

- £35,424 Index Linked per annum to TfL for 5 years (starting from first Championships at completed site) for mitigation measures at Southfields station and Wimbledon Park station including additional station staffing, additional stewarding and crowd management measures in and around Southfields station.

26. Arts and Culture contribution

- £52,000 Index Linked to LB Wandsworth towards supporting and promoting off-site arts and cultural projects in Wandsworth.

27. Parkland Access Monitoring

- AELTC to provide annual report to LB Merton detailing which areas of the AELTC Parkland were closed within the previous calendar year, including the length of time and purpose of the closure(s).

28. Tickets for Local School Children and/or Community Youth Groups for the Qualifying Event

- Not less than 1,000 tickets each year for The Qualifying event to be made available free of charge to Local School Children of the London Boroughs of Wandsworth and Merton for a period of not less than 10 years.
- No less than half of such tickets (i.e. no less than 500 tickets) shall be offered to Local School Children in the London Borough of Wandsworth.
- The 1,000 tickets shall include tickets for the support staff necessary for the supervision of the Local School Children at the event.
- Ticketing strategy to be submitted (may form part of the local ticketing strategy required under HoT 4) and changes may be agreed
- Any residual tickets to be made available to Community Youth Groups (with first priority to those based in Merton and Wandsworth). For the avoidance of doubt, these residual tickets will also include the support staff necessary for the supervision of the Community Youth Groups. Any residual tickets available following the offer to Community Youth Groups will be made available for sale to the general public at face value.

p/t/o for conditions.

7.3 Conditions

No.	Relevant planning consideration	Title	Condition Text	Reason
1	N/A	Commencement	The Development Approved in Full (not Outline) hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.	In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).
2	N/A	Commencement	The Outline Development shall be commenced before the expiration of 2 years from the date of approval of the last reserved matter.	In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).
3	N/A	Phasing Strategy	<p>Prior to commencement of the development, a Phasing Strategy shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Phasing Strategy shall confirm the intended order and timing of delivery of each of the phases.</p> <p>The Phasing Strategy shall also include a schedule for reserved applications which would apply to each relevant phase.</p>	In in the interests of proper planning and ensuring conditions are enforceable.

No.	Relevant planning consideration	Title	Condition Text	Reason
			The applicant shall inform the Local Planning Authority within 1 month of both the commencement and occupation/operation of each phase.*	
4	N/A	Approval of Reserved Matters:	<p>The following Reserved Matters in respect of Outline Development hereby approved shall be submitted for approval to the Local Planning Authority:</p> <ul style="list-style-type: none"> (i) appearance; (ii) means of access; (iii) landscaping; and (iv) scale <p>The development shall be carried out in accordance with the approved details unless an appropriate application for alternative details is submitted to and approved by the local planning authority.</p> <p>The first Reserved Matter of any Outline aspect of the development shall be submitted to and approved by the Local Planning Authority within 4 years of this consent.</p> <p>The final Reserved Matter of the consent shall be submitted to the Local Planning</p>	In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).

No.	Relevant planning consideration	Title	Condition Text	Reason
			Authority for approval within 10 years of the consent.	
5	N/A	Approved drawings and documents	<p>The Development shall be carried out and completed in accordance with the following approved drawings and documents:</p> <p>Boardwalk Wimbledon Park Interface - 51365-LUC-XX-XX-DR-L-18011 P02</p> <p>Borehole Site Plan - 51365-BHE-WXN-YY-DR-0001 P01</p> <p>Boundary and Ashen Grove Path - 51365-LUC-XX-XX-DR-L-18001 P03</p> <p>Boundary and Ashen Grove Railing Detail - 51365-LUC-XX-XX-DR-L-18002 P02</p> <p>Car Park Management Plan Addendum - 51365-BHE-XX-XX-RP-Y-06001 P02</p> <p>Car Parking Management Plan - 51365-BHE-XX-XX-RP-Y-00024 P02</p> <p>Church Road General Arrangement Sheet 1 of 4 - 51365-BHE-XX-YY-DR-C-02001 P04</p>	For avoidance of doubt and in the interests of proper planning.

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Church Road General Arrangement Sheet 2 of 4 - 51365-BHE-XX-YY-DR-C-02002 P04</p> <p>Church Road General Arrangement Sheet 3 of 4 - 51365-BHE-XX-YY-DR-C-02003 P04</p> <p>Church Road General Arrangement Sheet 4 of 4 - 51365-BHE-XX-YY-DR-C-02004 P04</p> <p>Circular Economy Statement - 51365- BHE-XX-XX-RP-Y-00008 P08</p> <p>Circular Economy Statement Memo in response to GLA Comments (submitted 24.08.2022)</p> <p>Delivery, Servicing, Waste and Recycling Plan - 51365-BHE-XX-XX-RP-Y-00012 P02</p> <p>Demolitions Sheet 1 - 51365-LUC-XX-XX-DR-L-02131 P02</p> <p>Demolitions Sheet 2 - 51365-LUC-XX-XX-DR-L-02132 P02</p> <p>Demolitions Sheet 3 - 51365-LUC-XX-XX-DR-L-02133 P02</p> <p>Demolitions Sheet 4 - 51365-LUC-XX-XX-DR-L-02134 P02</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Design and Access Statement - 51365-AAM-XX-XX-RP-A-00100</p> <p>Design Code - 51365- AAM-XX-XX-RP-A-00200 P04</p> <p>Ecological Mitigation Strategy - 51365-LUC-XX-XX-RP-YE-00011 P01</p> <p>Environmental Impact Assessment - 51365-LUC-X-XX-RP-T-10002 P02</p> <p>Environmental Impact Assessment Addendum (Chapters 20 and 21 – October 2022) - 51365-LUC-XX-XX-RP-T-10003</p> <p>Foul Water Drainage Statement - 51365-BHE-XX-XX-RP-D-00013 P05</p> <p>Foul Water Drainage Statement Addendum-51365-BHE-WXX-XX-RP-C-00010 P01</p> <p>General Arrangement Plan - 51365- LUC-XX-XX-DR-L-02062 P02</p> <p>GLA Whole Life Carbon Spreadsheet - 51365- BHE-XX-XX-CA-Y-00018 P05</p> <p>Grass & Soil Stripping Works - 51365-LUC-XX-XX-DR-L-02140 P02</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Hard Landscape General Arrangement Sheet 1 - 51365- LUC-XX-XX-DR-L-02211 P04</p> <p>Hard Landscape General Arrangement Sheet 2 - 51365- LUC-XX-XX-DR-L-02212 P03</p> <p>Hard Landscape General Arrangement Sheet 3 - 51365- LUC-XX-XX-DR-L-02213 P03</p> <p>Hard Landscape General Arrangement Sheet 4 - 51365- LUC-XX-XX-DR-L-02214 P03</p> <p>Lake De-Siling Strategy Statement - 51365-BHE-WXL-XX-RP-U-00007 P01</p> <p>Lake Edge Reed Bed Sections - 51365-LUC-XX-XX-DR-L-02601 P02</p> <p>Maintenance Hub 1 - 51365-AAM-XX-XX-DR-A-00201 P03</p> <p>Maintenance Hub 2 - 51365-AAM-XX-XX-DR-A-00202 P03</p> <p>Maintenance Hub 3 - 51365-AAM-XX-XX-DR-A-00203 P03</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Maintenance Hub 4 - 51365-AAM-XX-XX-DR-A-00204 P03</p> <p>Maintenance Hub 5 - 1365-AAM-XX-XX-DR-A-00205 P03</p> <p>Maintenance Hub 6 - 51365-AAM-XX-XX-DR-A-00206 P03</p> <p>Maintenance Hub 7 - 51365-AAM-XX-XX-DR-A-00207 P03</p> <p>Maintenance Hubs Location Plan - 51365-AAM-XX-XX-DR-A-00200 P01</p> <p>Management of Church Road during The Championships - 0044623 8th November 2022</p> <p>Operational Plan Championships Mode - 51365-AAM-WXX-XX-DR-A-00071 P02</p> <p>Operational Plan Year-Round - 51365-AAM-WXX-XX-DR-A-00070 P03</p> <p>Parameter Plan 01 Outline Development Zones - 51365-AAM-XX-XX-DR-A-00010 P04</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Parameter Plan 02 Building Lines - 51365-AAM-XX-XX-DR-A-00011 P04</p> <p>Parameter Plan 03 Maximum Below Ground Extent - 51365- AAM-XX-XX-DR-A-00012 P04</p> <p>Parameter Plan 04 Maximum Building Heights - 51365- AAM-XX-XX-DR-A-00013 P04</p> <p>Proposed Court Layout Plan Double - 51365- AAM-XX-XX-DR-A-00061 P04</p> <p>Proposed Court Layout Plan Single - 51365-AAM-XX-XX-DR-A-00060 P05</p> <p>Proposed Cut and Fill Site Plan - 51365-BHE-XX-XX-SU-C-01300 Rev P04</p> <p>Proposed Earthworks Sheet 1 - 51365-LUC-XX-XX-DR-L-02301 P04</p> <p>Proposed Earthworks Sheet 2 - 51365-LUC-XX-XX-DR-L-02302 P03</p> <p>Proposed Earthworks Sheet 3 - 51365-LUC-XX-XX-DR-L-02303 P03</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Proposed Earthworks Sheet 4 - 51365-LUC-XX-XX-DR-L-02304 P03</p> <p>Proposed Tree Planting & Transplants Sheet 1 - 51365- LUC-XX-XX-DR-L-02401 P04</p> <p>Proposed Tree Planting & Transplants Sheet 2 - 51365- LUC-XX-XX-DR-L-02402 P03</p> <p>Proposed Tree Planting & Transplants Sheet 3 - 51365- LUC-XX-XX-DR-L-02403 P03</p> <p>Proposed Tree Planting & Transplants Sheet 4 - 51365- LUC-XX-XX-DR-L-02404 P03</p> <p>Public Access Gates and Paths Plan - 51365-LUC-WXX-XX-SK-L-21006 P02</p> <p>Site Context Section AA – Existing and Proposed - 51365-AAM-XX-XX-DR-A-00050 P03</p> <p>Site Context Section BB – Existing and Proposed - 51365-AAM-XX-XX-DR-A-00051 P03</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Site Layout Plan - 51365- AAM-XX-XX-DR-A-00002 P04</p> <p>Site Location Plan - 5-AAM-XX-XX-DR-A-00006 P04</p> <p>Soft Landscape General Arrangement Sheet 1 - 51365- LUC-XX-XX-DR-L-02411 P04</p> <p>Soft Landscape General Arrangement Sheet 2 - 51365- LUC-XX-XX-DR-L-02412 P03</p> <p>Soft Landscape General Arrangement Sheet 3 - 51365- LUC-XX-XX-DR-L-02413 P03</p> <p>Soft Landscape General Arrangement Sheet 4 - 51365- LUC-XX-XX-DR-L-02414 P03</p> <p>Soil Works Sheet 1 - 1365-XX-XX-DR-L-02311 P04</p> <p>Soil Works Sheet 2 - 1365-XX-XX-DR-L-02312 P03</p> <p>Soil Works Sheet 3 - 1365-XX-XX-DR-L-02313 P03</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Soil Works Sheet 4 - 1365-XX-XX-DR-L-02314 P03</p> <p>Tea Lawn Details – Bleacher Seat Section - 51365-LUC-XX-XX-DR-L-02642 P01</p> <p>Tree Constraints Plan Sheet 1 - 51365-TEP-XX-XX-DR-L-02111 P01</p> <p>Tree Constraints Plan Sheet 2 - 51365-TEP-XX-XX-DR-L-02112 P01</p> <p>Tree Constraints Plan Sheet 3 - 51365-TEP-XX-XX-DR-L-02113 P01</p> <p>Tree Constraints Plan Sheet 4 - 1365-TEP-XX-XX-DR-L-02114 P01</p> <p>Tree Protection Plan Sheet 1 - 51365-TEP-XX-XX-DR-L-02151 P01</p> <p>Tree Protection Plan Sheet 2 - 51365-TEP-XX-XX-DR-L-02152 P01</p> <p>Tree Protection Plan Sheet 3 - 65-TEP-XX-XX-DR-L-02153 P01</p> <p>Tree Protection Plan Sheet 4 - 51365-TEP-XX-XX-DR-L-02154 P01</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Tree Removals Sheet 1 - 51365-LUC-XX-XX-DR-L-02121 P02</p> <p>Tree Removals Sheet 2 - 51365-LUC-XX-XX-DR-L-02122 P02</p> <p>Tree Removals Sheet 3 - 51365-LUC-XX-XX-DR-L-02123 P02</p> <p>Tree Removals Sheet 4 - 51365-LUC-XX-XX-DR-L-02124 P02</p> <p>Utilities Statement - 51365-BHE-XX-XX-RP-M-00011 P02</p> <p>Utilities Statement Addendum - 51365-BHE-WXX-XX-RP-C-00012 P01</p> <p>Whole Life Carbon Statement - 51365-BHE-XX-XX-RP-Y-00007 P07</p> <p>Whole Life Carbon memo in response to GLA Comments (submitted 24.08.2022)</p> <p>Wimbledon Park Lake – Proposed Lake Bed and Cut & Fill Layout Plan - 51365-BHE-XX-YY-SU-C-01402 P01</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Wimbledon Park Lake Proposed Lake Bed and Lake Depth Layout Plan - 51365-BHE-XX-YY-SU-C-01401 P01</p> <p>Wimbledon Park Project Road Closure Security Parameters - 51365-AEL-XX-XX-RP-T-00002 P01</p>	
6	N/A	Temporary Overlay for The Championships and Qualifying Event	<p>'For each calendar year, prior to The Qualifying and The Championships annual Wimbledon tennis tournament, a schedule of marquees, temporary stands and supporting overlay infrastructure for the events shall be submitted to, and approved by, the local planning authority.</p> <p>The details shall also include an Event Car and Cycle Parking Management Plan, providing details of:</p> <p>a. event car parking arrangements,</p>	To enable the Council to have control over the period during which the overlay infrastructure is in place to preserve the amenities of the locality and Metropolitan Open Land.'

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>b. taxi pick up/drop off arrangements</p> <p>c. the type, amount and location of cycle parking</p> <p>d. cycle hire scheme parking</p> <p>e. A strategy for electric vehicle charging points (EVCPs) as appropriate for use by vehicles, including taxis.</p> <p>The schedule shall include the dates for erection and dismantlement of each temporary element, but in any case the infrastructure shall not be erected no more than 10 weeks prior to the commencement of The Qualifying event and shall be dismantled within 5 weeks of the end of The Championships event.</p>	
//	Principle of Development	No conditions.		
7	Townscape, Visual Impact, Design and Neighbour Amenity	Inclusive Design Statement	<p>An Inclusive Design Statement shall be submitted with Reserved Matters applications for each Outline Development Building.</p> <p>The statement shall explain how each Outline Development Building would achieve the highest standards of accessible and inclusive design. The Inclusive Design Statement where appropriate may be</p>	To promote the highest standards of accessibility for Outline Development Buildings in accordance with NPPF (2023) para 130, London Plan (2021) policy D5 and Merton SPP (2014) policy DMD2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			included within a Design and Access Statement.	
8	<p>Townscape, Visual Impact, Design and Neighbour Amenity</p> <p>*Also of relevance is:</p> <ul style="list-style-type: none"> - Ecology, Biodiversity and Green Infrastructure - Air Quality, Noise and Vibration, Light Pollution and Contaminated Land 	Lighting Strategy	<p>Prior to occupation/operation of each Phase an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The approved lighting strategy shall be implemented and maintained thereafter.</p> <p>Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary likely to affect existing residential premises and natural receptors within the site.</p> <p>The details shall be in accordance with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Professionals and Bat Conservation Trust and Institute of Lighting Professionals</p>	<p>To ensure high standards of lighting design, to protect the amenity of neighbouring and the natural environment in accordance with NPPF (2023) Paras 174 & 185, London Plan policies D4, D8 & G6, Merton CS (2011) policy CS14, Merton SPP (2014) policy DMD1, DMD2, DMO2, DMEP2, and DMEP4</p>

No.	Relevant planning consideration	Title	Condition Text	Reason
			Guidance Note 08/18 "Bats & Artificial Lighting in the UK".	
9	Townscape, Visual Impact, Design and Neighbour Amenity	Signage Strategy	<p>Prior to occupation/operation of each Phase a signage strategy shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The approved signage strategy shall be implemented and maintained thereafter.</p>	To assist in public navigation of the parkland and control the design of the signage within the parkland to ensure a consistent approach to its design and style.
10	Townscape, Visual Impact, Design and Neighbour Amenity	Secured by Design Certification	<p>Prior to commencement of the development, the development shall be registered with the Metropolitan Police for Secure by Design Certification.</p> <p>Within 1 year of the first occupation of the Parkland Show Court, the Secured by Design Certification shall be submitted to and approved by the Local Planning Authority.</p>	To ensure development is delivered in accordance with secured by design principles in accordance with Merton SPP (2014) policy DMD2.
11	Townscape, Visual Impact, Design and Neighbour Amenity	Details of boundary treatment	Prior to commencement of the construction of any replacement boundary treatment, details of the height, design and material(s) of the proposed boundary treatment shall be	To ensure appropriate new boundary treatment is provided to the Southern Parkland in accordance with London Plan

No.	Relevant planning consideration	Title	Condition Text	Reason
			submitted to and approved in writing by the local planning authority. The boundary treatment shall be carried out in accordance with the approved details and completed prior to occupation of the development or otherwise in accordance with a timetable agreed in writing with the local planning authority.	policies D4, Plan policy D8 , Merton CS (2011) policy CS14, Merton SPP (2014) DMD1 and DMD2.
12	Townscape, Visual Impact, Design and Neighbour Amenity	AELTC Parkland General and Event Management	<p>Prior to the opening of the full extent of the AELTC Parkland to the public, details of:</p> <ul style="list-style-type: none"> • Public realm management outside of The Qualifying and The Championships, • Public realm management during The Qualifying and The Championships, • Public realm furniture such as bins and benches (and how this may vary outside and during The Qualifying and The Championships) • Temporary landscaping interventions or details of activities that makes use of underutilised space such as the 	To ensure highest standards of public realm design London Plan policies D4 & D8 , Merton CS (2011) policy CS14, and Merton SPP (2014) policies DMD1 and DMD2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Southern Gateway.</p> <p>Shall be submitted to and approved by the Local Planning Authority.</p> <p>The details shall be implemented thereafter unless alternatives details are submitted to and approved by the Local Planning Authority.</p>	
13	Townscape, Visual Impact, Design and Neighbour Amenity	Boardwalk details	<p>Prior to construction of the Boardwalk hereby approved full details of their design, appearance and materiality shall be submitted and approved by the Local Planning Authority. The submitted details shall include the following:</p> <ul style="list-style-type: none"> • Detailed drawings, • Details of the materiality, • Foundational design, • Connection point details, • Measures to reduce slippery surfaces. <p>The boardwalk shall be constructed in accordance with the approved details and shall be maintained as such thereafter unless an appropriate application for</p>	To ensure highest standards of public realm design London Plan policies D4 & D8 , Merton CS (2011) policy CS14, and Merton SPP (2014) policies DMD1 and DMD2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			alternative details is submitted to and approved by the local planning authority pursuant to this condition	
14	Townscape, Visual Impact, Design and Neighbour Amenity	Pontoon details	<p>Prior to construction of the Angling Pontoons hereby approved, full details of their design, appearance and materiality shall be submitted and approved by the Local Planning Authority. The submitted details shall include the following:</p> <ul style="list-style-type: none"> • detailed drawings, • details of the materiality, • Details of number and locations, • Fixing Details, <p>The pontoons shall be constructed in accordance with the approved details and shall be maintained as such thereafter unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition..</p>	To ensure highest standards of public realm design London Plan policies D4 & D8 , Merton CS (2011) policy CS14, and Merton SPP (2014) policies DMD1 and DMD2.

No.	Relevant planning consideration	Title	Condition Text	Reason
15	Townscape, Visual Impact, Design and Neighbour Amenity	Satellite Maintenance Hubs (details of materials)	Prior to commencement of the relevant satellite maintenance building (detailed consent), details of the proposed external materials, including green/biodiverse roofs (including species of planting/seeding and depth of soil), shall be submitted to, and approved, by the Local Planning Authority. The construction of the maintenance hubs shall be carried out in accordance with the approved materials and thereafter so retained.	To achieve a high standard of design in accordance with London Plan policies D4 , Merton CS (2011) policy CS14, and Merton SPP (2014) policies DMD1 and DMD2.
16	Townscape, Visual Impact, Design and Neighbour Amenity	Landscape Management Plan	Prior to the occupation of the development, a detailed 10-year Landscape Management Plan shall be submitted to be approved in writing with the Local Planning Authority. Once agreed the Landscape Management Plan shall be implemented in strict accordance with the agreed details, unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition.	To achieve secure long term environmental stewardship of the site and achieve a high standard of landscape design in accordance with NPPF para 180, London Plan policies D4 , Merton CS (2011) policy CS14, and Merton SPP (2014) policies DMD1, DMD2 and DMO2.

No.	Relevant planning consideration	Title	Condition Text	Reason
17	Townscape, Visual Impact, Design and Neighbour Amenity	DDA Access to the Golf Clubhouse and Community Spaces	Prior to first use of the golf clubhouse for community use, details of how all publicly accessible areas of the clubhouse shall be in accordance with the Equality Act 2010, including access to and from Home Park Road, shall be submitted to and approved by the Local Planning Authority. The approved details shall be retained and maintained as such thereafter, unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition.	To promote the highest standards of accessibility in accordance with NPPF (2023) para 130, London Plan (2021) policy D5 and Merton SPP (2014) policy DMD2.
18	Heritage	Written Scheme of Archaeological Investigation	<p>No demolition or development in respect of a development phase shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.</p> <p>If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest, a stage 2 WSI shall be submitted to and approved in writing by the Local Planning Authority. For land that is included within the stage 2 WSI, no</p>	To protect as appropriate items of archaeological interest in accordance with NPPF (2023) Para 194, London Plan (2012) policy HC1 and Merton SPP (2014) policy DMD4.

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:</p> <p>A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person (s) or organisation to undertake agreed works.</p> <p>B. Where appropriate details of a programme for delivering related positive public benefits.</p> <p>C. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.</p> <p>D. Following final (site-wide) dissemination and deposition of resulting material, details of an appropriate Programme of Public Engagement, including a timeframe and location, shall be submitted to and approved in writing by the Local Planning Authority.</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			The Programme of Public Engagement shall be submitted for approval no-later than the first Championship use of the Parkland Show Court.	
19	Transport and Highways	Details of new vehicle access	<p>No development phase shall commence until details of removing redundant crossover(s) and their remediation and details of proposed new vehicular accesses and crossover(s) relevant to a phase have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Any new vehicular accesses to the development shall provide a minimum of 2 metre x 2 metre pedestrian visibility splays either side of the vehicular access to the site. Any objects within the visibility splays shall not exceed a height of 0.6 metres.</p> <p>Land in respect of a particular phase shall not be occupied until the approved works have been completed in full.</p>	To ensure safety of the public highway in accordance with NPPF (2023) paragraphs 110, London Plan (2021) policy T4 & T7 and Merton SPP (2014) policies DMT2, DMT3 and DMT5.
20	Transport and Highways	Phase-specific Detailed Construction	Prior to the commencement of each development phase a detailed Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority.	To ensure safety of the public highway in accordance with NPPF (2023) paragraphs 110, London Plan (2021) policy T4 & T7 and Merton SPP (2014)

No.	Relevant planning consideration	Title	Condition Text	Reason
		Logistics Plans (CLP)	<p>Where relevant, the plans should take account of other major developments within the vicinity.</p> <p>The approved CLP for each phase shall be implemented in full, unless the prior written approval of the Local Planning Authority is first obtained to any variation.</p>	policies DMT2, DMT3 and DMT5.
21	Transport and Highways	Construction Travel Plan	<p>Prior to the commencement of a development phase (including enabling works), a Construction Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Plan shall follow the current 'Travel Plan Development Control Guidance' issued by TfL and shall include:</p> <ul style="list-style-type: none"> (i) Targets for sustainable travel arrangements; (ii) Effective measures for the on-going monitoring of the Plan; (iii) A commitment to delivering the Plan objectives for the full construction period. 	To promote a shift towards sustainable modes of transport and prevent adverse impacts on the highway network in accordance with NPPF (2023) Para 111, 112 & 113, London Plan (2021) policies T2, T3, T4 & T5, Merton CS (2011) policy CS18, CS19, and Merton SPP (2014) policies DMT2 and DMT3.

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>(iv) Effective mechanisms to achieve the objectives of the Plan by the construction workforce.</p> <p>(v) A strategy for the ongoing monitoring and review of the travel plan.</p> <p>The measures in the approved plan shall be implemented for the duration of construction period unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition.</p>	
22	Transport and Highways	Pre-commencement Championships (Main Grounds) Event Travel Plan	<p>Prior to commencement of development, a Championships Event Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in respect of 'The Championships' held on AELTC's Main Grounds.</p> <p>The Travel Plan shall cover the period up to and until the development site is used for the Qualifying Event or Championships for playing tennis.</p> <p>The Championships (Main Grounds) Event Travel Plan shall be implemented only in accordance with the approved details, and</p>	To promote a shift towards sustainable modes of transport and prevent adverse impacts on the highway network in accordance with NPPF (2023) Para 111, 112 & 113, London Plan (2021) policies T2, T3, T4 & T5, Merton CS (2011) policy CS18, CS19, and Merton SPP (2014) policies DMT2 and DMT3.

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>as soon practical to do so factoring in the time between the point of approval and the next Championships Event.</p> <p>The submitted Travel Plan shall include but not be limited to:</p> <p>An action plan containing a package of measures to support sustainable modes of travel to the Site for employees and visitors of the site during the Championships Event. Measures shall include but not be limited to park and ride facilities, subsidised travel for staff accessing the site via by the park and ride or shuttle bus services, local improvements to cycle and walking facilities and provision for cycle hire and other micromobility schemes.</p> <ul style="list-style-type: none"> a. Up-to-date baseline monitoring data gathered in accordance with methodology to be first agreed by the Local Planning Authority in writing. b. Targets to measure the ongoing performance of the travel plan <p>The plan shall be informed by the submitted Transport Assessment (51365-BHE-XX-XX-RP-Y-00020) and Transport Statement</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			Addendum (51365-BHE-XX-XX-RP-Y-06000).	
23	Transport and Highways	Championships (Main Grounds) Event Travel Plan Review	<p>A Championships (Main Grounds) Event Travel Plan Review and updated Championships (Main Grounds) Travel Plan (where changes judged required by the Applicant) shall be submitted to and approved in writing by the Local Planning Authority every two years by the second, fourth and sixth anniversary date of commencement.</p> <p>The 'Review' shall assess and evidence the effectiveness of the Championships (Main Grounds) Event Travel Plan against the relevant travel plan objectives.</p> <p>Any updates to the Championships (Main Grounds) Event Travel Plan shall be implemented only in accordance with the approved details, and as is soon practical to do so factoring in the time between the point of approval and the next Championships Event.</p>	To promote a shift towards sustainable modes of transport and prevent adverse impacts on the highway network in accordance with NPPF (2023) Para 111, 112 & 113, London Plan (2021) policies T2, T3, T4 & T5, Merton CS (2011) policy CS18, CS19, and Merton SPP (2014) policies DMT2 and DMT3.
24	Transport and Highways	Operational Travel Plan	Prior to first use of the tennis courts on the development site for the Qualifying or Championships Event for playing tennis, an Operational Travel Plan shall be submitted	To promote a shift towards sustainable modes of transport and prevent adverse impacts on the highway network in

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>to and approved in writing by the Local Planning Authority.</p> <p>The Operational Travel Plan shall be implemented only in accordance with the approved details unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition. The submitted Travel Plan shall include but not be limited to:</p> <p>An action plan containing a package of measures to support sustainable modes of travel to the Site for employees and visitors of the site during the Championships or Qualifying Event held on development site. Measures shall include but not be limited to park and ride facilities, subsidised travel for staff accessing the site via by the park and ride or shuttle bus services, local improvements to cycle and walking facilities and provision for cycle hire and other micromobility schemes.</p> <p>a. Up-to-date baseline monitoring data gathered in accordance with methodology to be first agreed in writing by the LPA</p>	<p>accordance with NPPF (2023) Para 111, 112 & 113, London Plan (2021) policies T2, T3, T4 & T5, Merton CS (2011) policy CS18, CS19, and Merton SPP (2014) policies DMT2 and DMT3.</p>

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>b. Targets to measure the ongoing performance of the travel plan.</p> <p>The plan shall be informed by the submitted Transport Assessment (51365-BHE-XX-XX-RP-Y-00020) and Transport Statement Addendum (51365-BHE-XX-XX-RP-Y-06000).</p>	
25	Transport and Highways	Operational Travel Plan Review	<p>Prior to the first, third and fifth anniversary date of the first Qualifying Event or Championships event held on the development site, an Operational Travel Plan Review and updated Operational Travel Plan (where changes judged required by the Applicant or LPA) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The 'Review' shall assess and evidence the effectiveness of the Operational Travel Plan against the Operational Travel Plan objectives utilising up-to-date survey data.</p> <p>Any updates to the Operational Travel Plans shall be implemented only in accordance with the approved details, and as is soon practical to do so factoring in the</p>	To promote a shift towards sustainable modes of transport and prevent adverse impacts on the highway network in accordance with NPPF (2023) Para 111, 112 & 113, London Plan (2021) policies T2, T3, T4 & T5, Merton CS (2011) policy CS18, CS19, and Merton SPP (2014) policies DMT2 and DMT3.

No.	Relevant planning consideration	Title	Condition Text	Reason
			time between the point of approval and the next Championships or Qualifying Event.	
26	Transport and Highways	Delivery, Servicing, Waste and Recycling Plan	<p>a) Prior to commencement of works to construct the tennis courts (excluding enabling works), an Interim Delivery, Servicing, Waste and Recycling Plan shall be submitted to and approved in writing by the Local Planning Authority for those relevant parts of the application site in operation at that time.</p> <p>b) Prior to completion of the Parkland Show Court, a final Delivery, Servicing, Waste and Recycling Plan (that shall replace/build upon the interim plan previously approved under part a) above) shall be submitted to and approved in writing by the Local Planning Authority for the whole development site. The approved Final Delivery, Servicing, Waste and Recycling Plan shall be implemented in full for the Lifetime of the Development unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition.</p>	To ensure suitable delivery and servicing for the development in accordance with NPPF (2023) paras 112, London Plan (2021) policy T3, T4 & T7, Merton CS (2011) policy CS20, and Merton SPP (2014) policy DMDT2 & DMT3

No.	Relevant planning consideration	Title	Condition Text	Reason
27	Transport and Highways	Details of year-round car and cycle parking facilities	<p>Prior to occupation of each phase of development, details of proposed year-round car parking and cycle parking facilities relevant to that phase (for use principally outside of the Championships and Qualifying Event) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include details of electric vehicle charging bays and disabled parking bays. The details shall also include details of how the Golf Clubhouse car park would be managed including a strategy for ongoing management and maintenance of EVCPs.</p> <p>The approved parking facilities in respect of a particular phase shall be fully implemented and made available for use prior to occupation of the relevant phase.</p> <p>Unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition, all retained parking spaces in the Home Park Road golf clubhouse car park shall provide active EV trickle charge point provision within 6 months of the completion of the Central Ground Hub Maintenance Building.</p>	To ensure delivery of appropriate year-round car parking facilities in accordance with NPPF (2023) paras 110, 112, London Plan (2021) policy T4, T6, Merton CS (2011) policy CS20, Merton SPP (2014) policy DMT2 and DMT3.

No.	Relevant planning consideration	Title	Condition Text	Reason
			Approved car parking facilities shall be maintained as such for the lifetime of the development unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition.	
28	Ecology, Biodiversity and Green Infrastructure *	Overarching Construction Environmental Management Plan & Ecological Mitigation Plan (Overarching CEMP-EMP)	<p>Prior to commencement of development (including enabling works), a site-wide Overarching Construction Environmental Management Plan & Ecological Mitigation Plan (Overarching CEMP-EMP) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The overarching EMP component of the plan shall be informed by the mitigation measures set out in the submitted Ecological Mitigation Strategy (Ref: 51365-LUC-XX-XX-RP-YE-00011 Rev P01) and include detail actions, timings and responsibilities for ecological monitoring and reporting.</p>	To prevent and mitigate against adverse impacts on the natural environment and protect the amenity nearby residents in accordance with NPPF (2023) Chapter 15, London Plan policy G6 & D14, and Merton SPP policy DMT2, DMO2, DMD2, DMEP2 and DMEP4.
29	Ecology, Biodiversity and Green Infrastructure * *Also of relevance is:	Phase-specific Construction Environmental Management Plan & Ecological	Prior to commencement of each development phase (including Enabling Works), a Construction Environmental Management Plan & Ecological Mitigation Plan (CEMP-EMP) shall be submitted to and approved in writing by the Local Planning Authority in respect of each	To prevent and mitigate against adverse impacts on the natural environment and protect the amenity nearby residents in accordance with NPPF (2023) Chapter 15, London Plan policy G6 & D14, and Merton SPP

No.	Relevant planning consideration	Title	Condition Text	Reason
	<ul style="list-style-type: none"> - Air Quality, Noise and Vibration, Light Pollution and Contaminated Land - Transport and Highways 	Mitigation Plan (CEMP-EMP)	<p>development phase.</p> <p>Each CEMP component shall include details of measures to mitigate environmental impacts including but not limited to:</p> <ul style="list-style-type: none"> - Steps and procedures implemented to minimise impact of noise, dust and other air emissions resulting from the site preparation, demolition, and groundwork and construction phases of the development. - Details of air quality monitoring -Hours of operation -The parking of vehicles of site operatives and visitors -Loading and unloading of plant and materials -Storage of plant and materials used in constructing the development -The erection and maintenance of security hoarding including decorative -displays and facilities for public viewing, where appropriate 	policy DMT2, DMO2, DMD2, DMEP2 and DMEP4.

No.	Relevant planning consideration	Title	Condition Text	Reason
			<ul style="list-style-type: none"> - Measures to manage infiltration and surface water run-off -Wheel washing facilities -Measures to control the emission and monitoring of noise and vibration during construction. -Measures to control the emission of dust and dirt during construction/demolition -A scheme for recycling/disposing of waste resulting from demolition and construction works <p>Each EMP component shall include relevant measures to protect ecology and biodiversity in accordance with the Overarching CEMP-EMP under Condition 28. Measures shall include but not be limited to:</p> <ul style="list-style-type: none"> -The name and details for the experience and expertise of an Environmental Clerk of Works (ECoW) to advise, monitor and report on compliance with all relevant legislation, policy and project specific mitigation during construction. 	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<ul style="list-style-type: none"> -Standard environmental controls to manage noise, dust, topsoil integrity, access path and fencing, air pollution, ground contamination, and waste (including non-native invasive species) -Details of training and awareness for all construction operatives -Details of demarcation and protection of habitats, including Construction Exclusion Zones -Sensitive lighting -Emergency procedures -Precautionary Method Statements for Protected Species - A strategy for ecological monitoring on the basis that: <ul style="list-style-type: none"> - Ecological monitoring reports shall be submitted to the Local Planning Authority every 6 months from the date of first commencement up until first occupation of the Parkland Show Court 	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>- The developer shall use reasonable endeavours to implement any suggested changes to relevant CEMP/EMP put forward by the Local Planning Authority in response submitted ecological monitoring reports.</p> <p>The developer shall implement the development in accordance with the approved CEMP-EMPs Unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition.</p>	
30	<p>Ecology, Biodiversity and Green Infrastructure *</p> <p>*Also of particular relevance is:</p> <ul style="list-style-type: none"> - Townscape, Visual Impact, 	Phase-specific Landscape and Environmental Management Plan (LEMP)	<p>Prior to commencement of each development phase, a Phase-specific Landscape Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority in respect of each development phase.</p> <p>Each Phase-specific LEMP shall be informed by the submitted Ecological Mitigation Strategy (Ref: 51365-LUC-XX-XX-RP-YE-00011 Rev P01) and shall include details of the ecological mitigation and enhancement relevant to the final operation of the Proposed Development,</p>	To ensure landscaping across the site is fulfilled to a high standard and ensure ecological enhancements are implemented in accordance with the Proposed Development and in accordance with NPPF (2023) Chapter 15, London Plan policy G5 & G6, and Merton SPP (2014) policy DMO2 and DMD2.

No.	Relevant planning consideration	Title	Condition Text	Reason
	Design and Neighbour Amenity		<p>and in order to deliver BNG on-site in accordance with the submitted</p> <p>Biodiversity Defra Metric 3.1 Calculation Tool (51365-LUC-WXX-XX-RP-YE-00012 P01).</p> <p>Each Phase-specific LEMP shall:</p> <ul style="list-style-type: none"> -include a schedule of relevant supporting plans and drawings. These should include specific locations, areas, and composition (planting species and topographical features) of habitats to be retained, enhanced and / or created. -ensure provision of new bird nesting habitat is prioritised in naturally occurring landscape features and only uses artificial nest boxes as a last resort and justification should be provided in all such cases. -ensure all plants and vegetation (terrestrial and aquatic) brought into site for habitat creation and enhancement shall be of south-east England provenance, as is practically feasible. 	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>- ensure that all plants and vegetation (terrestrial and aquatic) has been subject to excellent biosecurity, to reduce the risks from pests and diseases in line with best practice. Where required, plant passports or other equivalent documentation should be provided.</p> <p>- outline a clear process post construction for ensuring that all species and habitat monitoring data is shared (unless it is confidential material pertaining to the protection of particular species) with the local environmental record centre (www.gigl.org.uk)</p> <p>-the developer shall accord with approved details set out in each phase-specific LEMP unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition, or until the Site-wide LEMP is submitted to and approved in writing by the Local Planning Authority.</p>	
31	Ecology, Biodiversity and Green Infrastructure*	Site-wide Landscape and Environmental	Prior to commencement of above ground works to construct the Parkland Show Court, a Site-wide Landscape and Environmental Management Plan (LEMP)	To ensure landscaping across the site is fulfilled to a high standard and ensure ecological enhancements are

No.	Relevant planning consideration	Title	Condition Text	Reason
	<p>*Also of particular relevance is:</p> <ul style="list-style-type: none"> - Landscape, townscape and design 	<p>Management Plan (LEMP)</p>	<p>shall be submitted to and approved in writing by the Local Planning Authority. The Site-Wide LEMP shall incorporate together the Phase Specific LEMPs as approved under Condition 30 into one cohesive plan.</p> <p>The Site-wide LEMP shall include:</p> <ul style="list-style-type: none"> -Objectives aimed to secure delivering and maximising ecological benefits, including Biodiversity Net Gain (BNG) during the operational phase of Proposed Development. These objectives shall be in accordance with Finalised EMS. -Details of the ecological mitigation and enhancement for all phases in respect of the final operation of the Proposed Development to deliver BNG on-site in accordance with the Biodiversity Defra Metric 3.1 Calculation Tool (51365-LUC-WXX-XX-RP-YE-00012 P01) -A finalised schedule of relevant supporting plans and drawings. These should include specific locations, areas, and composition (planting species and topographical 	<p>implemented in accordance with the Proposed Development and in accordance with NPPF (2023) Chapter 15, London Plan policy G5 & G6, and Merton SPP (2014) policy DMO2 and DMD2</p>

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>features) of habitats to be retained, enhanced and / or created.</p> <p>-Details of ecological monitoring including intended schedule of ecological monitoring reports during the operational phase of the development.</p>	
32	Ecology, Biodiversity and Green Infrastructure	Submission of Ecological Monitoring Reports (Operational Phase)	<p>Ecological monitoring reports, including but not necessarily limited, to bats and badger, shall be submitted to the Local Planning Authority on an annual basis for a period of 5 years with the first report submitted by the first anniversary date of first occupation of the Parkland Show Court.</p> <p>Thereafter, ecological monitoring reports shall be submitted every 5 years prior to the 10th, 15th, 20th and 25th anniversary date of the occupation of the Parkland Show Court.</p> <p>Reporting shall include an assessment of progress and success against each of the Site-wide LEMP objectives (including Biodiversity Net Gain), including a review of any remedial measures required.</p> <p>The developer shall use reasonable endeavours to implement any suggested changes to the Site-wide LEMP put forward</p>	To ensure ecological enhancements including achieving biodiversity net gain is fulfilled in accordance with the Proposed Development and in accordance with NPPF (2023) Chapter 15, London Plan policy G5, G6, G7 and Merton SPP (2014) policy DMO2 and DMD2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			by the Local Planning Authority in response submitted ecological monitoring reports.	
33	<p>Ecology, Biodiversity and Green Infrastructure*</p> <p>*Also of particular relevance is:</p> <ul style="list-style-type: none"> - Townscape, Visual Impact, Design and Neighbour Amenity - Trees 	Phase-specific landscape drawings	<p>Prior to commencement of each development phase, a phase-specific set of landscape drawings for the Development Approved in Full shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The submitted drawings shall finalise the following drawings submitted under the planning application.</p> <ul style="list-style-type: none"> -Hard Landscape General Arrangement - Sheet 1 -Hard Landscape General Arrangement - Sheet 2 -Hard Landscape General Arrangement - Sheet 3 -Hard Landscape General Arrangement - Sheet 4 -Proposed Earthworks - Sheet 1 -Proposed Earthworks - Sheet 2 -Proposed Earthworks - Sheet 3 -Proposed Earthworks - Sheet 4 -Soil Works - Sheet 1 	In order for the Local Planning Authority to confirm the acceptability of detailed landscaping proposals, including the suitable details in respect of trees in accordance with NPPF (2023) Chapter 15, London Plan policy G5, G6 & G7, and Merton SPP (2014) policy DMO2 and DMD2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			<ul style="list-style-type: none"> -Soil Works - Sheet 2 -Soil Works - Sheet 3 -Soil Works - Sheet 4 -Proposed Tree Planting & Transplants - Sheet 1 -Proposed Tree Planting & Transplants - -- Sheet 2 -Proposed Tree Planting & Transplants - -- Sheet 3 -Proposed Tree Planting & Transplants - Sheet 4 -Soft Landscape General Arrangement - Sheet 1 -Soft Landscape General Arrangement - Sheet 2 -Soft Landscape General Arrangement - Sheet 3 -Soft Landscape General Arrangement - Sheet 4 <p>For clarity, where within the relevant development phase, details of the proposed bridge(s), landscaped boundary treatments (such as the Ha-Ha's) and all mitigation relating to pollution (including but not limited to potential silt run-off from the proposed</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>brooks) shall also be provided.</p> <p>The Development Approved in Full shall comply with landscape plans approved under this condition.</p>	
34	Ecology, Biodiversity and Green Infrastructure	Pre-construction Mammal Survey	<p>No works shall commence (including Enabling Works) until an updated protected and priority terrestrial mammal survey report has been submitted to and approved in writing by the Local Planning Authority. The survey shall identify any changes to distribution or status. This report should provide details of any licensing that may be needed to allow works to progress lawfully and if licencing is not require this report should clearly detail why it is not necessary. If changes are identified than also submit details of any necessary amendments to construction practice or final site design that are required.</p>	<p>To ensure protected species are accounted for and protected in accordance with NPPF (2023) Chapter 15, London Plan policy G6 &, and Merton SPP (2014) policy DMO2.</p>
35	Trees	Updated Arboricultural Impact Assessment	<p>No works on site (including soil stripping, demolition and arrival of plant machinery) shall commence until a revised Arboricultural Impact Assessment is submitted to and approved in writing by the Local Planning Authority taking into consideration minor amendments to layout</p>	<p>To safeguard trees and other landscape features in accordance with the following Development Plan policies: London Plan (2011) policy G7, policy CS13 of Merton's Core Planning Strategy 2011 and</p>

No.	Relevant planning consideration	Title	Condition Text	Reason
			since the submitted Arboricultural Impact Assessment (dated July 2021, ref: 51365-TEP-XX-XX-RP-X-00001 (P01))	policy DMO2 of Merton's SPP 2014.
36	Trees	Phase-specific Arboricultural Method Statements and Tree Protection Plans	<p>No development phase shall commence (including soil stripping, demolition and arrival of plant machinery) until a phase-specific Arboricultural Method Statement and Tree Protection Plan has been submitted to and approved by the Local Planning Authority relevant to that phase.</p> <p>The site manager shall ensure that all contractors (whose work could possibly impact on trees) are fully aware of this document and their responsibilities. This includes utilities companies, temporary contractors and subcontractors. The Arboricultural Method Statement shall include (but not necessarily be limited to) the following:</p> <ul style="list-style-type: none"> a. Location and specification of protective barriers and ground protection measures. b. Construction exclusion zones where no works other than soil amelioration and new planting shall be permitted. c. Restricted Activity Zones where works may be permitted but only as specified within the Arboricultural Method Statement. 	To safeguard trees and other landscape features in accordance London Plan (2011) policy G7, Merton CS (2011) policy CS13, and Merton SPP (2014) policy DMO2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>For each Restricted Activity Zone, the Arboricultural Method Statement / Tree Protection Plan must:</p> <ul style="list-style-type: none"> i. State what works are intended and what activities are prohibited. ii. Clearly indicate where groundworks shall be undertaken using hand tools and where the careful use of plant machinery may be permitted. iii. Specify how that plant machinery shall operate sympathetically. iv. Specify how any existing hard surfaces shall be removed and how any new hard surfaces shall be installed. v. Specify how any foundations (including features such as fencing, seating, bins etc) shall be installed. vi. Show existing and proposed levels. vii. Include typical cross-sectional drawings showing footpath construction and foundations where proposed. <p>d. A methodology for dealing with variations.</p> <p>e. A detailed specification for turf removal and soil remediation in the Construction</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>Exclusion Zones and Restricted Activity Zones.</p> <p>f. A scheme of arboricultural supervision. This shall include:</p> <ul style="list-style-type: none"> i. Requirement for a pre-commencement meeting with the arboricultural supervisor to check and confirm that the tree protection measures are acceptable. ii. Details of which operations shall require arboricultural supervision. iii. Contact details of personnel responsible for overseeing the implementation of the Arboricultural Method Statement. iv. Means for the arboricultural supervisor to efficiently communicate arboricultural issues with the Local Planning Authority. <p>Where arboricultural supervision is required, the Local Planning Authority shall be informed beforehand and invited to attend. Wherever practicable at least one week's notice shall be provided. Attendance is not mandatory and works will not be postponed beyond the one week's notice period. The Arboricultural Clerk of Works shall record</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>the activities undertaken and submit a short report (including photographs of the operation) to the Local Planning Authority. This shall be provided on a strictly monthly basis.</p> <p>The Tree Protection Plan shall include a final layout for underground services which shall be implemented in accordance with the approved Tree Protection Plan.</p> <p>The Arboricultural Method Statements shall also include the following measures in respect of Construction Exclusion Zones:</p> <p>1. Construction Exclusion Zones shall be protected by sturdy protective fencing. This is to be in place prior to commencement of any activity within 30m of the Construction Exclusion Zone. The fencing shall remain in place until all construction activity within 30m of the Construction Exclusion Zone is completed (unless approved beforehand by the Local Planning Authority). Weatherproof signs must be affixed to the barriers stating their purpose and warning unauthorised personnel to keep out. Restricted Activity Zones must also be clearly signed and</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>suitably protected from unauthorised and non-approved works.</p> <p>2. All works within Construction Exclusion Zones shall be undertaken as specified within the approved Arboricultural Method Statement.</p> <p>3. Vehicles and plant machinery shall not be permitted to park or operate within any Construction Exclusion Zone or Restricted Activity Zone except where specified within the approved Arboricultural Method Statement.</p> <p>4. Excavation for new hard surfaces currently soft, shall be limited to the removal of the turf layer (50mm) within the inner half of all RPAs, and added to a depth of 150mm within the outer half of Root Protection Areas, as measured by the radius of the RPA. Deeper excavation shall only occur subject to prior approval by the Local Planning Authority and where it is evidenced that roots in excess of 25mm are left undisturbed or following the Arboricultural Clerk of Works view that the impacts are not</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>significant. For veteran trees, the term buffer zone should be substituted for RPA.</p> <p>5. Within 2m of any tree trunk, only hand-operated tools may be used for authorised excavation.</p> <p>All development shall accord with the approved Phase-specific Arboricultural Method Statements and Tree Protection Plans</p> <p>Any deviation from the approved Phase-specific Arboricultural Method Statements and Tree Protection Plans shall require approval in writing from the Local Planning Authority</p>	
37	Trees	Tree Transplanting Method Statement	No works on site (including soil stripping, demolition and arrival of plant machinery) shall commence until a Tree Transplanting Method Statement is submitted to and approved in writing by the Local Planning Authority. The measures in the approved Tree Transplanting Method Statement shall be carried out in accordance with the approved details.	To safeguard trees and other landscape features in accordance London Plan (2011) policy G7, Merton CS (2011) policy CS13, and Merton SPP (2014) policy DMO2.

No.	Relevant planning consideration	Title	Condition Text	Reason
38	Trees	Tree Health Review	Between the 4th and 5th anniversary date following occupation of the Parkland Show Court, details of any trees damaged or deteriorated shall be submitted to and approved in writing by the Local Planning Authority. Where any trees identified as having deteriorated or damaged, the Owner shall also submit a suitable replacement strategy for approval by the Local Planning Authority and implemented by the Owner.	To safeguard trees and other landscape features in accordance London Plan (2011) policy G7, Merton CS (2011) policy CS13, and Merton SPP (2014) policy DMO2.
39	Trees	Phase-specific Earthworks and Cut and Fill Plans	<p>No works on site within a phase (including soil stripping, demolition and arrival of plant machinery) shall commence until the following drawings have been updated, submitted to and approved in writing by the Local Planning Authority:</p> <p>51365-LUC-XX-XX-DR-L-02301 P04 (Proposed Earthworks Sheet 1)</p> <p>51365-LUC-XX-XX-DR-L-02302 P03 (Proposed Earthworks Sheet 2)</p> <p>51365-LUC-XX-XX- DR-L-02303 P03 (Proposed Earthworks Sheet 3)</p> <p>51365-LUC-XX-XX-DR-L-02304 P03 (Proposed Earthworks Sheet 4)</p>	To ensure that ground level changes do not negatively impact on the retained trees features in accordance with London Plan (2011) policy G7, Merton CS (2011) policy CS13, and Merton SPP (2014) policy DMO2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>51365-BHE-XX-XX-SU-C-01300 (Proposed Cut and Fill Site Plan)</p> <p>The approved drawings shall be fully complied with unless alternative approval given in writing from the Local Planning Authority.</p>	
40	Trees	Updated tree numbering	<p>The revised arboricultural reports submitted pursuant to conditions 35 and 36 shall utilise only one numbering system (i.e. one number for each tree. The revised arboricultural reports shall also be amended to ensure that all references use the same system.</p>	<p>For the development to accord with London Plan (2011) policy G7, Merton CS (2011) policy CS13, and Merton SPP (2014) policy DMO2..</p>
41	Trees	Veteran Tree Management Plan	<p>Prior to occupation of the Parkland Show Court, a veteran tree management plan shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The management of the Veteran trees on the site shall be carried out in accordance with the approved plan, unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition.</p>	<p>To safeguard trees and other landscape and to accord with London Plan (2011) policy G7, Merton CS (2011) policy CS13, and Merton SPP (2014) policy DMO2.</p>

No.	Relevant planning consideration	Title	Condition Text	Reason
42	Climate Change and Waste	District Heat Networks	Prior to commencement of each Outline Development Building approved under Reserved Matters, appropriate evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each building has been designed to enable connection of the development to an existing or future district heating network. Alternatively, a feasibility study shall be submitted alongside Reserved Matters Applications for each Outline Development Building which clearly demonstrates to the Local Planning Authority's satisfaction that connection to the heating network would be unnecessary to meet the demands of the building.	To demonstrate that the site heat network has been designed to link all building uses on site (domestic and non-domestic), and to demonstrate that sufficient space has been allocated in plant rooms for future connection to wider district heating, in accordance with London Plan (2021) policies SI2 and SI3.
43	Climate Change and Waste	BREEAM	Within 6 months of occupation of the Parkland Show Court and the Central Ground Maintenance Hub, a Post-Construction Review Certificate issued by the Building Research Establishment or other equivalent assessors confirming that the non-residential development has achieved a BREEAM rating of not less than the standards equivalent to 'Excellent' has been submitted to and approved in writing by the Local Planning Authority.'	To demonstrate compliance with London Plan (2021) policy SI 5 (Water infrastructure) and Merton CS (2011) policy CS15
44	Climate Change and Waste	Whole Life-Cycle Carbon	As part of the submissions of the Reserved Matters Applications for the Parkland Show Court, the Central Grounds Maintenance	To demonstrate compliance with London Plan (2021) policy

No.	Relevant planning consideration	Title	Condition Text	Reason
		Assessment updates	Hub, Northern and Southern Player Hub, an updated Whole Life Carbon Assessment shall be submitted to and approved in writing by the Local Planning Authority. Each statement shall act as an update to the submitted WLCA (Ref: 51365-BHE-XX-XX-RP-Y-00007).	SI 2 and Merton CS (2011) policy CS15
45	Climate Change and Waste	Submission of Whole Life-Cycle Carbon Assessment	Once the as-built design has been completed for Parkland Show Court (upon commencement of RIBA Stage 6) and prior to occupation of the Parkland Show Court, the legal owner(s) of the development shall submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment to the GLA at: ZeroCarbonPlanning@london.gov.uk . The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's WLC Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be	To demonstrate compliance with London Plan (2021) policy SI and Merton CS (2011) policy CS15.

No.	Relevant planning consideration	Title	Condition Text	Reason
			received three months post as-built design completion, Unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition.	
46	Climate Change and Waste	Circular Economy Statement Compliance (Development Approved in Full)	The Development Approved in Full (not outline) shall be carried out in accordance with the submitted Circular Economy Statement (CES) dated May 2022 (Ref: 51365-BHE-XX-XX-RP-Y-00008), unless an alternative CES is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition.	In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) policy SI 7, Merton CS (2011) policy CS17 and Merton SPP (2014) policy DM D2.
47	Climate Change and Waste	Reserved Matters Circular Economy Statements	As part of the submission of the Reserved Matters Applications for the Parkland Show Court, the Central Grounds Maintenance Hub, Northern and Southern Player Hub, a detailed Circular Economy Statement (including a Pre-Demolition Re-Use Survey) shall be submitted to and approved in writing by the Local Planning Authority. The statements shall adhere to the principles set out in the draft Circular Economy Statement (51365-BHE-XX-XX-RP-Y-00008). The	In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) policy SI 7, Merton CS (2011) policy CS17 and Merton SPP (2014) policy DM D2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			development shall be carried out in accordance with the details so approved.	
48	Climate Change and Waste	Circular Economy Post-construction Monitoring Report	Prior to the occupation of each Outline Development Building, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk , along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of each Outline Development Building.	In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) policy SI 7, Merton CS (2011) policy CS17 and Merton SPP (2014) policy DM D2.
49	Climate Change and Waste	Water Saving Requirement – player hubs	Prior to the occupation of the Northern Player Hub and Southern Player Hub, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the internal water consumption will achieve the 12.5% improvement over the baseline performance standard, achieving the BREEAM Excellent standard for the Wat 01 category.	To demonstrate compliance with London Plan (2021) policy SI 5 (Water infrastructure) and Merton CS (2011) policy CS15

No.	Relevant planning consideration	Title	Condition Text	Reason
50	Climate Change and Waste	Water Saving Requirements – satellite maintenance hubs	Prior to the occupation of a Satellite Maintenance Hub, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the internal water consumption will achieve the 12.5% improvement over the baseline performance standard, achieving the BREEAM Excellent standard for the Wat 01 category.	To demonstrate compliance with London Plan (2021) policy SI 5 (Water infrastructure) and Merton CS (2011) policy CS15
51	Flooding and Drainage	Site-wide surface water drainage scheme	<p>The development hereby permitted shall not commence until details of the design of a surface water drainage scheme (site-wide) have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the London Plan, Merton's SuDS policies and SPD and the national Non-Statutory Technical Standards for SuDS, and the NPPF. The required drainage details shall include:</p> <p>a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels. Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 year rainfall events plus 40% allowance for climate change), during all stages of the development.</p>	To ensure the design meets the appropriate standards for Surface Water Drainage SuDS and to ensure that the final drainage design does not increase flood risk on or off site in accordance with NPPF (2023) 167&169, London Plan (2021) policy SI 12, SI 13, Merton CS (2011) policy CS16 and Merton SPP (2014) policies DMF1 and DMF2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>b) The final solution should follow the principles set out in the approved drainage strategy and addendums. Where infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 143l/s which is equivalent to the pre-development Greenfield run-off.</p> <p>c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Where infiltration is proposed, confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.</p> <p>d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.</p>	

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>e) Details of drainage management responsibilities and maintenance regimes for the drainage system.</p> <p>Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.</p> <p>The development shall comply with the submitted Site-wide surface water drainage scheme unless an appropriate application for alternative details is submitted to and approved by the local planning authority pursuant to this condition.</p>	
52	Flooding and Drainage	Site-wide drainage management and maintenance plan	<p>Prior to the occupation of the final phase of development, a Site-wide Sustainable Drainage Management and Maintenance Plan for the lifetime of the development (including a management and maintenance plan for on-site watercourses, SuDS and culverts) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The sustainable drainage management and maintenance plan shall include as a minimum:</p>	<p>To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development with NPPF (2023) paras 167&169, London Plan (2021) policy SI 12, SI 13. Merton CS (2011) policy CS16 and Merton SPP (2014) policies DMF1 and DMF2.</p>

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company;</p> <p>b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.</p>	
53	Flooding and Drainage	Phase-specific drainage verification	Prior to the first occupation or intended operation use of each phase of development, a drainage verification report carried out by a qualified drainage engineer/consultant must be submitted to and approved in writing by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme, detail any departures or defects, provide final as built drawings, provide a full site wide CCTV survey of all underground drainage features including pipework, chambers and tanks. It must provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas,	To ensure the Drainage System is constructed to the required standards for surface water drainage and SuDS and to ensure that the final drainage design does not increase flood risk on or off site in accordance with NPPF (2023) paras 167&169, London Plan (2021) policy SI 12, SI 13. Merton CS (2011) policy CS16 and Merton SPP (2014) policies DMF1 and DMF2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			flow restriction devices and outfalls), and where identified, it must be followed by a further inspection report to confirm any defects have been rectified before occupation or operational use of the relevant phase.	
54	Flooding and Drainage	Site-wide drainage verification	<p>Prior to occupation of the final phase of development an independent site-wide drainage verification report carried out by a qualified drainage engineer/consultant must be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Site-Wide report shall incorporate phase-specific drainage verification reports into a single report which shall demonstrate surface water drainage system has been constructed as per the agreed scheme. The report shall also detail any departures or defects, provide final as built drawings, provide a full site wide CCTV survey of all underground drainage features including pipework, chambers and tanks. It must provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and where identified, it must be followed by a further inspection report to confirm any</p>	To ensure the Drainage System is constructed to the required standards for surface water drainage and SuDS and to ensure that the final drainage design does not increase flood risk on or off site in accordance with NPPF (2023) paras 167&169, London Plan (2021) policy SI 12, SI 13. Merton CS (2011) policy CS16 and Merton SPP (2014) policies DMF1 and DMF2.

No.	Relevant planning consideration	Title	Condition Text	Reason
			defects have been rectified before occupation or operational use.	
55	Flooding and Drainage	Flood Risk Assessment compliance	The development shall be carried out in accordance with the submitted Flood Risk Assessment by Buro Happold, May 2022, revision P07, document reference: 51365-BHE-XX-XX-RP-C-00014 and Flood Risk Assessment Clarification Design Note by Buro Happold, Dated 22nd Sept 2022, document reference: 51365-BHE-WXX-XX-RP-C-00015. All flood risk mitigation measures set out within the FRA and design note relevant to a phase must be implemented before operational use or occupancy of a phase. All of the mitigation measures shall be retained and maintained thereafter throughout the lifetime of the development.	To reduce the risk of flooding to and from the Proposed Development and future occupants in accordance with NPPF (2023) paras 167&169, London Plan (2021) policy SI 12, SI 13. Merton CS (2011) policy CS16 and Merton Sites and Policies Plan (2014) policies DMF1 and DMF2.
56	Flooding and Drainage	Watercourse Landscape Method Statement	Prior to any deculverting works taking place, a final watercourse landscaping, method statement, flood risk and drainage design must be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The works	To ensure that the proposed de-culverting of the watercourses/sewers are undertaken appropriately and do not cause increased flood risk or pollution on site or elsewhere in accordance with NPPF (2023) paras 167&169,

No.	Relevant planning consideration	Title	Condition Text	Reason
			shall be carried out in accordance with the approved details.	London Plan (2021) policy SI 12, SI 13. Merton CS (2011) policy CS16 and Merton SPP (2014) policies DMF1 and DMF2.
57	Flooding and Drainage	Water Network Upgrades Confirmation (Thames Water Condition)	Prior to occupation of each development phase, evidence shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water that water network upgrades required to accommodate the additional demand to serve the development have been completed.	The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development” The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning . Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames

No.	Relevant planning consideration	Title	Condition Text	Reason
				Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.
58	Flooding and Drainage	Protection of Thames Water Assets (Thames Water Condition)	No construction shall take place within 5m of the strategic water main unless and until information detailing any works within the zone, so as to prevent the potential for damage to subsurface potable water infrastructure is submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.	The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.
59	Flooding and Drainage	Method details for below ground works	Prior to commencement of each phase, the Applicant shall submit a detailed proposal and methodology in relation to all below ground works (such as proposed basement development) on how drainage and groundwater will be managed and mitigated during construction (dewatering) and post construction (permanent phase) to ensure	To ensure groundwater and flood risk does not increase on or offsite in accordance with NPPF (2023) paras 167&169, London Plan (2021) policy SI 12, SI 13. Merton CS (2011) policy CS16 and Merton SPP

No.	Relevant planning consideration	Title	Condition Text	Reason
			no increase in risk on or off site. The below ground works shall be carried out in accordance with the approved details.	(2014) policies DMF1 and DMF2.
60	Air quality, Noise and Vibration, Light Pollution and Contaminated Land	PM10 Monitoring Plan	<p>Prior to commencement of development, a PM10 Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority which shall include parameters to be monitored, duration, locations and monitoring techniques.</p> <p>The PM10 Monitoring Plan approved shall be implemented for the duration of construction for all phases.</p>	To manage and prevent further deterioration of existing low air quality across London in accordance with London Plan (2021) policy SI1, and NPPF (2023) para 185.
61	Air quality, Noise and Vibration, Light Pollution and Contaminated Land	Non-Road Mobile Machinery (NRMM)	All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the Local Planning Authority. The developer shall keep an up to date list of all	To manage and prevent further deterioration of existing low air quality across London in accordance with London Plan (2021) policy SI1, and NPPF (2023) para 185.

No.	Relevant planning consideration	Title	Condition Text	Reason
			NRMM used during the demolition, site preparation and construction phases of the development on the online register at https://nrmm.london/ .	
62	Air quality, Noise and Vibration, Light Pollution and Contaminated Land	Requirement for Noise Impact Assessment with RMAs	A Noise Impact Assessment shall be submitted alongside Reserved Matters Applications for each Outline Development Building, namely the Parkland Show Court, Northern and Southern Player Hubs and Central Grounds Maintenance Hub. Any required mitigation measures as outlined in the assessment shall be incorporated into the development and retained and maintained as such thereafter.	To ensure plant equipment does not result in harmful impacts on noise in accordance with NPPF (2023) Para 185, London Plan (2021) policy D14 and Merton SPP (2014) policies DM EP2 and DMEP4.
63	Air quality, Noise and Vibration, Light Pollution and Contaminated Land	Noise limit control	Noise levels, (expressed as the equivalent continuous sound level) LAeq (15 minutes), from any new fixed plant/machinery from the commercial/leisure use shall not exceed LA90-10dB at the boundary with all residential property.	To ensure plant equipment does not result in harmful impacts on noise in accordance with NPPF (2023) Para 185, London Plan (2021) policy D14 and Merton SPP (2014) policies DMEP2, DMEP4 and DMD2.
64	Air quality, Noise and Vibration, Light Pollution and Contaminated Land	Time restriction for vehicles entering and exiting Central Grounds	'Entry and exit of ground maintenance vehicles into the Central Maintenance Hub shall not take place between the hours of 21:00-07:00 Monday-Sunday, with exception of two-weeks prior and two weeks	To protect the amenity of neighbouring properties in accordance with NPPF (2023) Paras 130 & 185, London Plan (2021) D14, Merton SPP (2014)

No.	Relevant planning consideration	Title	Condition Text	Reason
		Maintenance Hub.	post The Qualifying and The Championships annual events wherein the hours shall be 22:00-06:00 Monday-Sunday. These restrictions shall not apply in the case of emergency or special delivery vehicles'	policies DMEP2, DMEP4 and DMD2.
65	Air quality, Noise and Vibration, Light Pollution and Contaminated Land	Contaminated land – Preliminary Risk Assessments	No development phase shall commence until a preliminary risk-assessment specific to a phase is submitted to and approved in writing by the Local Planning Authority.	To protect the health of future users of the site in accordance with NPPF (2023) para 183 &184, and Merton SPP (2014) policy DM EP4
66	Air quality, Noise and Vibration, Light Pollution and Contaminated Land	Contaminated land - Site Investigation	No development phase shall commence until a site investigation specific to a phase is conducted to consider the potential for contaminated-land and the results of which are submitted to and approved in writing by the Local Planning Authority.	To protect the health of future users of the site in accordance with NPPF (2023) para 183 &184, and Merton SPP (2014) policy DM EP4
67	Air quality, Noise and Vibration, Light Pollution and Contaminated Land	Contaminated land – remediation method statements	No development phase shall commence until a remediation method statement specific to a phase, described to make the land suitable for intended use by removing unacceptable risks to sensitive receptors is submitted to and approved in writing by the Local Planning Authority.	To protect the health of future users of the site in accordance with NPPF (2023) para 183 &184, and Merton SPP (2014) policy DM EP4

No.	Relevant planning consideration	Title	Condition Text	Reason
			This condition shall not apply for phases where the site investigation under condition 66 identified no contamination risk.	
68	Air quality, Noise and Vibration, Light Pollution and Contaminated Land	Contaminated land – Remediation Verification	No development phase shall be occupied, where remediation was identified to be required as per condition 66 and 67 until the remediation of land specific to a phase is completed in accordance with the relevant approved remediation method statement and verification report to demonstrate completion of remediation is submitted to and approved in writing by the Local Planning Authority.	To protect the health of future users of the site in accordance with NPPF (2023) para 183 &184, and Merton SPP (2014) policy DM EP4
//	Economy and Employment	No conditions. However please see Heads of Term for relevant planning obligations		
//	Community, Open Space, Sport and Recreation	No conditions. However please see Heads of Term for relevant planning obligations		
//	Environmental Impact Assessment (EIA)	No conditions. However, it should be noted that mitigation to avoid adverse significant effects is provided through conditions under various other planning considerations.		
//	Equality Act 2010	No conditions. However, conditions relevant to the Equality Act 2010 are incorporated under Townscape, Visual Impact, Design and Neighbour Amenity.		

No.	Relevant planning consideration	Title	Condition Text	Reason
//	Local Finance Considerations	No conditions		
//	London Borough of Wandsworth Development Plan	No conditoins		
//	Very Special Circumstances (VSC), Planning Balance and Overarching Conclusions	No conditions. However please see Heads of Term for relevant planning obligations		
INF 1	N/A	Informative re condition 3 (Phasing Strategy)	*Under Condition 3, the applicant may inform the Local Planning Authority of the commencement/occupation/operation of each phase in writing rather than via a Discharge of Details Reserved via a Condition application.	
INF 2	Informative: Flooding and drainage	Surface water runoff	No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer,	N/A

No.	Relevant planning consideration	Title	Condition Text	Reason
			<p>prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).</p> <p>No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.</p>	
INF 3	Informative: Flooding and drainage)	Regard to Reservoirs Act 1975	Wimbledon Park Lake is a classified large raised reservoir and falls under the requirements of the Reservoirs Act 1975. Any proposed surveying, site investigations, temporary or permanent works such as the boardwalk or desilting plans, must have due regard to reservoir safety matters in accordance with the Act and there must not be any compromise to the structural integrity of the reservoir dam at any time.	N/A
INF 4	Informative: Flooding and drainage	Groundwater Risk Management Permit (Thames Water Informative)	A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what	N/A

No.	Relevant planning consideration	Title	Condition Text	Reason
			measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team.	
INF 5	Informative: Flooding and drainage	Surface water discharge	No surface water shall discharge directly or indirectly into the existing public sewerage systems, unless agreed in writing as part of the updated Surface Water Drainage Strategy.	N/A
INF 6	Informative: Flooding and drainage	Surface water connections	Unless otherwise agreed in writing with the Local Planning Authority, there shall be no surface water connections between the phases of development other than those in accordance with the connections or outfalls identified and approved under the site wide drainage scheme in condition 51.	N/A
INF 7	Informative: Ecology, Biodiversity and Green Infrastructure *	Informative re condition 29 (Phase-specific Construction Environmental Management Plan & Ecological	In respects of the development phase which includes the works to Wimbledon Park Lake, it is expected that the CEMP-EMP described under Condition 29 of this consent will also address the matters secured within the S106 under the De-silting of Wimbledon Park Lake and Ecological Enhancement Works Heads of Term.	N/A

No.	Relevant planning consideration	Title	Condition Text	Reason
	<p>*Also of relevance is:</p> <ul style="list-style-type: none"> - Air Quality, Noise and Vibration, Light Pollution and Contaminated Land - Transport and Highways 	Mitigation Plan (CEMP-EMP)		
INF 8	<p>Ecology, Biodiversity and Green Infrastructure *</p> <p>*Also of particular relevance is:</p> <ul style="list-style-type: none"> - Townscape, Visual Impact, Design and Neighbour Amenity 	Informative re condition 30 (Phase-specific Landscape and Environmental Management Plan (LEMP))	In respects of the development phase which includes the works to Wimbledon Park Lake, it is expected that the LEMP described under Condition 30 of this consent will also address the matters secured within the S106 under the De-silting of Wimbledon Park Lake and Ecological Enhancement Works Heads of Term.	

No.	Relevant planning consideration	Title	Condition Text	Reason
INF 9	Trees	Informative re condition 36 (Phase-specific Arboricultural Method Statements and Tree Protection Plans)	In respect of Condition 36, any deviation to the approved Phase specific Arboricultural Method Statements and Tree Protection Plans can be submitted to the Local Planning Authority via email. Deviation shall not take place until written approval is received but the LPA will endeavour to respond as soon as reasonably practical.	

APPENDIX 1: CASE OFFICER REPOSSES TO KEY ISSUES IN REPRESENTATIONS

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Topic	Case Officer Response
<p>Concern regarding the lack of clarity and extent of public access in relation to the proposed AELTC Parkland (i.e. new permissive access park)</p>	<p>Clarity on the extent of public access to the AELTC Parkland has been established during the application process.</p> <p>Public access to the AELTC Parkland would be secured through the Section 106 agreement attached to any permission</p> <p>Officers have been mindful to ensure the closure periods for the AELTC Parkland are reduced to a minimum to maximise the benefits to the public.</p> <p>Under the Heads of Terms agreed, the AELTC Parkland would be open year-round save for periods of closure before, during and after The Championships and Qualifying Event. The closure periods are heavily influence by AELTC’s health and safety requirements to deliver safe operation of the tournament.</p> <p>It has been agreed that access to the park would operate under the following parameters:</p> <ul style="list-style-type: none"> - The opening hours would align with Wimbledon Park. - In the month prior to the Qualifying Event, necessary parts of the AELTC Parkland would be closed for three weeks. -However, the entire AELTC Parkland for 1 week immediately prior to The Championships.

	<p>-During The Championships and Qualifying Event, parts of the park may be closed however a publicly accessible route between Church Road and Wimbledon Park would be maintained at all times.</p> <p>- The entirety of the AELTC Parkland would be closed for the two weeks after the Qualifying Event to allow for derigging.</p> <p>-Further detail regarding public access would detailed in a Public Access Plan submitted to and approved by the Council.</p> <p>In addition to the above, the Heads of Term secure AELTC to submit an annual monitoring report each year. This would detail which areas of the AELTC Parkland were closed within the previous calendar year, including the length of time and purpose of the closure(s). This will ensure there is transparency and accountability in respect of any closures.</p>
<p>Concern regarding the chosen location of the Central Grounds Maintenance Hub in the AELTC Parkland.</p>	<p>Officers are mindful that the Central Grounds Maintenance Hub is located in the 9.4 AELTC Parkland and acknowledge this would reduce the effective usable area of the Parkland.</p> <p>However, it's noted different factors have led to the chosen location of the Maintenance Building. Firstly, it has been chosen reasonably centrally to allow good access to both the AELTC Parkland and the court areas to the north. Secondly, a key consideration has been to limit impact on openness. The steeper land gradient rising towards Home Park Road allow the design to bury a large portion of the building within the natural topography of the site. Other parts of the site do not have the same natural conditions, which would mean the Hub would be visible above ground. Thirdly, the hub would have less impact on trees comparative to other potential locations.</p>
<p>Concern that a lack of design alternatives has not been presented as part of the planning application.</p>	<p>London Plan Policy D3 requires development to follow a design-led approach which considers <i>options</i>. The EIA regulations also require the ES to describe what reasonable alternatives were considered. The Applicant has presented and dismissed alternative locations for the Parkland Show Court. This is referred to by Officers in sub-section 6.3 of this report. Further, as part of the ES, the Applicant has considered an option for a higher number of courts which is referred to in sub-section 6.13 of this report. Officers are satisfied that the Applicant has provided a proportionate level of detail in respect of alternatives in accordance with the</p>

	<p>London Plan and the EIA Regulations. It's noted, various suggestions for alternative development, including an alternative masterplan has been put forward in representations. However, Officers' principal focus is on assessing the development proposed rather than assessing the merits of alternatives.</p>
<p>The relevance of Covenants imposed on the development site land.</p>	<p>Officers acknowledge there is a covenant imposed on land within the application site. Officers have received legal advice in respect of the covenant. The topic of the covenant Section 1.6 of this report.</p>

<p>Concerns that May 2022 updates to the planning application results in changes to Cut and Fill details which would in turn lead to an increased number of HGVs transporting material from the site.</p>	<p>Officers acknowledge there have been updates to the estimated volume of material that would be removed from site from both the lake desilting works and wider site preparation. The estimated overall volume of material that would be removed from site has reduced by 33,000m³.</p> <p><u>Lake desilting</u></p> <p>The original planning submission made provision for removing 72,000m³ wet silt. However, the predicted volume of silt was updated during the planning application to 12,750m³ – a decrease of 59,250m³. This reduction is due to an updated methodology for desilting being trialled and developed which removes volume of silt using a centrifugal system.</p> <p><u>Site preparation</u></p> <p>The original submission calculated a net cut of 28,384m³ of material to be generated. However, the net cut calculation was increased during the planning application to 54,305m³. The increase was principally driven by changes to the landscaping proposals to address comments and queries from Merton's flood risk team.</p> <p>In summary, the net reduction of 59,250m³ of silt to be removed from site, offsets the 26,012m³ net increase of excavated material to be removed from site, i.e., the volume of material to be removed from site reduces by 33,238m³.</p> <p>The amendments as described reduces the forecasted monthly peak HGV movements from 585 to 400 HGVs per month during earlier phases of the development whilst desilting and reprofiling works are being carried out.</p> <p>The vehicle forecasting has been reviewed by Council Transport and Highway Officers who raise no objection subject to submission of detailed Construction Logistics Plans secured by condition which would ensure the number of vehicles are suitably managed to avoid undue negative impacts on the road network.</p>
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<p>Concern that the number of courts proposed (38 courts) is excessive.</p>	<p>The need for the proposed number of courts is covered in sub-section 6.11.</p> <p>A principal factor in relation to the number of courts is the grass surface of the courts. Unlike other surfaces grass courts cannot be used for the Qualifying and the Main Draw as courts have an optimum shelf life of two weeks. The proposed development includes the requisite number of courts to accommodate the Qualifying Event – 30 in total. 10 of these courts will be used for practice, and 20 for match play. The number of courts would address the current difficulties and challenges at the Bank of England site in terms of scheduling, and also to enable a larger cohort of players to enter the Qualifying Event. A further 8 courts are required for additional practice courts to serve the Main Draw. The additional practice Courts would mean players would not need to travel away from the venue or share courts which is a drawback of the existing operation.</p>
<p>Concerns the Boardwalk encroaches upon Wimbledon Park Lake and there should instead be a walkway around the entire lake.</p>	<p>The boardwalk would enable a circular accessible walk around the whole lake for the first time. There are multiple design reasons for the siting and positioning of the boardwalk including:</p> <ul style="list-style-type: none"> • There isn't enough space to the rear of the Wimbledon Club to accommodate a footpath on land. As such, a boardwalk is required in this location. • The project focusses on enhancing ecological habitats on the lake edge. A footpath (with pedestrians) would be detrimental to these areas, whilst a boardwalk allows access around the lake whilst protecting habitats around the lake margins. • Providing a land-based path around the northern section of the Lake (adjacent to the new AELTC tennis courts) would require the installation of a high fence to prevent trespass and to protect the courts. This would be more visually intrusive than the boardwalk which doubles up as a secure perimeter.

<p>Concerns the Boardwalk should not be considered a public benefit as it only delivers an existing obligations as required by the 1993 covenant.</p>	<p>The existing site does not currently enable walking around the lake. The proposed development enables a walk around the lake via the boardwalk (albeit not around the perimeter). As noted in sub-section 1.6 Officers have sought legal advice on the matter of the covenant and do not consider this to be a material planning consideration. Accordingly, the proposed circular walk around the lake via the boardwalk is considered a benefit by Officers in this planning assessment.</p>
<p>Concerns the Boardwalk would be harmful to ecology and biodiversity</p>	<p>As noted in sub-section 6.6, the boardwalk has been designed to balance to the best extent different constraints and benefits, including heritage, trees, recreation and ecology. The boardwalk incorporates 'ecological quiet zones' designed to create areas free from human disturbance where wildlife can establish. These would be located around the north island and in the newly restored southern lake tip. The ecological quiet zone around the northern island is the principal reason the route of the boardwalk arcs across in front of the island to meet the northern lake bank close to the Athletics track boundary. The boardwalk route here would also limit boating disturbance around the island.</p>
<p>Concerns the Boardwalk would become damaged or present a health and safety risk</p>	<p>The Heads of Terms obligate AELTC to solely fund, repair, and maintain the boardwalk for safe pedestrian and recreational use on foot in perpetuity. The boardwalk would be subject to a maintenance and repair plan to be approved by the Council. Further, specific design details relating to the boardwalk, including measures to reduce slippery surfaces would be secured by condition.</p>

<p>Concerns that the operation of the Central Grounds Maintenance Hub would negatively impact amenity, including from noise, structural instability, and outlook.</p>	<p>The impact of the CGMH on neighbour amenity is addressed in sub-section 6.3. It's considered the building would not have an adverse impact on outlook for surrounding properties given the building would be a predominantly underground structure with its roof not rising significantly above the ground level of no. 106 Home Park Road.</p> <p>The building is not considered to have a harmful impact on noise. Whilst some nearby residential properties (e.g. No. 106 Home Park Road) could experience some perceptible change in the noise environment from vehicles entering and exiting the maintenance hub, this impact is not considered harmful as there is a long-standing relationship with maintenance vehicles serving the golf course. Further, a condition would be imposed on any permission which limits vehicles entering and exiting the building between 21:00-07:00 Monday-Sunday, with exception of two-weeks prior and two weeks post The Qualifying and The Championships wherein the hours shall be 22:00-06:00 Monday-Sunday.</p> <p>Officers also note that AELTC is in the process of changing maintenance/horticulture vehicles and equipment to electric which would also lessen noise. Officers understand a large portion of the AELTC's mowers and smaller vehicles, equipment and buggies are electric, but many types of vehicles are not yet available on the market. The AELTC is monitoring available equipment and intends to continue to upgrade the fleet.</p> <p>Regarding impact on the structure of surrounding buildings, the Applicant has submitted an outline basement impact assessment which identifies potential ground movements on some nearby properties, notably 106 Home Park Road. Officers note a detailed Basement Impact Assessment would be submitted with Reserve Matters applications based on site specific ground investigation data together with information on existing structures and utilities. The design of temporary excavation support measures would confirm the likely resulting ground movements and form a basis for detailed assessment of potential impacts and additional mitigation, or monitoring measures required.</p>
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<p>Lack of clarity in relation to community benefits proposed e.g. golf clubhouse</p>	<p>Officers and the Applicant have agreed key principles in relation to various community benefits which form the basis of the planning assessment. It is advised to refer to the Heads of Term for an understanding of the key principles established. Some of the community benefits are subject to further refinement via submission of detailed strategies. For example, the community use for the Golf Clubhouse is subject to submission of a strategy which will include details in relation to booking, pricing, availability of spaces, who they will be available to and management. Similarly, there would be a tour strategy in respect of tours of the development site, and a ticketing strategy in relation to the Parkland Show Court allocation, and a management plan in relation to the Community Access to grass courts. These detailed strategies would be to be submitted and approved following any grant of permission but would be in accordance with the principles set out in the Heads of Term.</p>
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<p>Construction Impacts on nearby areas</p>	<p>Officers accept there will be an unavoidable level of disruption from construction activities associated with the development. However, these impacts would be mitigated as far as practicable through measures set out within Construction Environmental Management Plans and Construction Logistics Plans for each phase of the development. Measures to mitigate impact on the surrounding areas are likely to include but not be limited to:</p> <ul style="list-style-type: none"> • Use of perimeter hoarding / temporary fencing, vehicle barriers and pedestrian route signage with traffic marshals at all public interfaces • Storage of plant and materials on-site • Restricted site working hours i.e. 08:00-18:00 Mon – Fri, 08.00 – 13:00 Sat, and no working on Sundays, Bank Holidays or Public Holidays. • Appointment of a public liaison officer (secured also by legal agreement) to contact and respond to businesses or other relevant community organisations. • Measures to reduce noise, dust and dirt such as: <ul style="list-style-type: none"> - appropriate wheel cleaning equipment, along with the provision of a road sweeper as required to prevent the build-up of mud on the site roads and the adjacent highway. - A mobile water bowser will be available on-site and will be used to suppress dust arisings from any operations during the Works, but particularly during periods of dry weather. - Measures to prevent uncontrolled runoff e.g. e.g. temporary earth mounds, ditches, swales and settlement ponds etc. - No oils or potentially harmful chemicals will be stored outside the contractor's compound. - All contractors will be expected to comply with the policy and British Standards requirements in relation to construction noise. <ul style="list-style-type: none"> ▪ Compliance with Safety and Environmental Standard Programmes e.g.:
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- CLOCS – Construction Logistics and Community Safety
- FORS - Fleet Operator Recognition Scheme
- Considerate Constructors Scheme
- Adherence to Designated Routes - Delivery vehicles will be required to adhere to the designated routes identified. A clear signage strategy will be implemented to ensure construction traffic follows designated routes. To enforce adherence, the site management team will undertake spot-checks on a monthly basis.
- Delivery Scheduling and Retiming - The following measures will likely be implemented:
 - A controlled entry system to manage access to the site at all times;
 - Implementation of a Delivery Management System (DMS);
 - Deliveries will require pre-booked slots to allow for off-loading in a systematic and controlled manner; and No unauthorised delivery vehicles will be accepted.
- Material Procurement Measures e.g.
 - Reuse of some materials on site
 - Consideration of off-site fabrication to reduce the number of construction vehicle movements.
 - Use of local suppliers to reduce delivery costs, fuel usage and pollution along with congestion.

<p>Construction Traffic Estimates</p>	<p>Some representations have raised specific concern regarding construction traffic estimates which also relate to likely works on the development site including desilting of Wimbledon Park Lake.</p> <p>The most up-to-date traffic estimates are contained within the submitted Construction Traffic – Estimated Vehicle Movements Design Note (dated 21 October 2022) - link . This contains the construction traffic estimates based on updates to the desilting methodology which uses a centrifugal method to significantly reduce the overall amount of silt.</p> <p>Specific concern was raised in relation to ‘bulking factor’ of soil not being fully accounted for in the calculating lorry loading. The Wimbledon Society’s response dated 27.04.2023 considered the forecast lorry movements should be greater than that stated due to bulking factor. However, Officers have reviewed this and conclude the HGV forecasting represents a reasonable representation. This takes into account clarification from the applicant which clarifies the capacity of tippers that would be used. In any case, the application would be subject to a detailed construction logistics plan (secured by condition). This would control the number of construction vehicles travelling to and from the site in the interests of protecting the local highway network.</p>
<p>Concerns regarding the visual impact of the Parkland Show Court</p>	<p>The visual impact of the Parkland Show court is considered by Officers in sub-section 6.3 on Townscape, Visual Impact, Design and Neighbour Amenity. Officers acknowledge the Show Court would have an impact on views from outside and within the site. However, the overall visual impact on townscape and landscape from the Show Court is not considered harmful.</p>
<p>Concerns relating to sub-base of the tennis courts and concrete surrounding structure.</p>	<p>Concrete is not proposed under the proposed new tennis courts. However, the courts would have a concrete frame surrounding the courts, otherwise called a ‘ring beam’, which provides drainage, structure for overlay court canvases and camera poles, and a flat surface to house the court covers when they are rolled up. It should be noted that the ring beam has been reduced in depth since the original submission from 1m to 0.5m reducing the amount of concrete used on site.</p>

<p>Concerns regarding lack of detail in relation to de-silting Wimbledon Park Lake</p>	<p>The applicant has submitted a Lake Desilting Statement which presents surveys and analysis undertaken (up to May 2022). The document includes an option appraisal for the lake desilting methodology the applicant's preferred option which is subject to further site investigation to verify its appropriateness. The preferred methodology comprises use the amphibious dredger with centrifuge dewatering. The dried material would be removed from site following appropriate testing to determine the likely end use (treatment/landfill/site reuse). The advantage of this methodology is that there would be no requirement to drain lake. Furthermore, significantly fewer trucks required to remove from site due to density of material removed.</p> <p>It's noted that different options for disposal of the silt are being considered, including Off-site disposal (landfill), Off-site disposal (treatment facility) and Reuse (on and off site). However, the method adopted for reuse or disposal would be confirmed once suitable testing has been carried out to understand the level of contamination for the silt.</p> <p>Notwithstanding the above, any planning permission would be subject to the production of a detailed de-silting works plan secured by Section 106 Agreement. This would need to be approved by the Council and would include final methodologies for desilting and account for relevant environmental considerations relating to Wimbledon Park Lake.</p>
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<p>Concerns that Biodiversity Net Gain would not be achieved and that there are flaws in the methodology adopted.</p>	<p>Biodiversity Net Gain is addressed specifically in sub-section 6.6. Overall, Officers consider the BNG calculation acceptable for the purposes of assessing the planning application. It's noted the assessment has been undertaken by suitably qualified ecologists and in accordance with the Chartered Institute of Ecology and Environmental Management): Biodiversity Net Gain: Good Practice Principles for Development guidance.</p> <p>Officers note the forecasted BNG percentages have changed during the planning application process. This is due to changes to the DEFRA metric used to calculate BNG. Under the original submission, the onsite BNG was producing a Linear Score of +13.05% and an Area Score of +10.01% as per page 228 of the DAS.</p> <p>However, during the planning application, DEFRA updated the metric for calculating Biodiversity Net-Gain (DEFRA Metric 3.1). The application submission was updated, following a site verification check by qualified ecologists, assessing against this latest metric. The revised calculation has taken a cautionary approach, assuming a 'moderate' post development habitat condition. With these changes, on-site BNG measures as per the May 2022 amendments were calculated to be: +12.93% habitat units, +31.60% hedgerow units, and +100% river units.</p> <p>It is often commonplace for BNG to have a singular figure for BNG, particularly for schemes in London. This is because linear units and river units are less likely to be present on the development site – they are likely to be more relevant outside of London / major urban centres. However, in the case of this application all three metrics are adopted, and the revised calculation as per the May 2022 addendum identifies, onsite BNG for all three metrics to increase by over 10%.</p> <p>Officers acknowledge that some representations have contested the Applicant's BNG assessment. Key to this critique is opposing views on value of existing and proposed habitats on-site. For example, the amount of the existing site classified as 'wood-pasture and parkland' and 'wet woodland' is contested. Further, value given to existing lake habitat and proposed acid grassland is also contested. However, Officers have reviewed the BNG assessment, and</p>
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	<p>consider the various components of the assessment, e.g. classification of habitats, reasonable and acceptable for the purposes of assessing the planning application. It's also noted the assessment has been carried out by reputable qualified professional ecologists who have used their professional judgement to assess the application in line with relevant professional guidance. As a safeguard, Officers also impose conditions on the application to secure BNG in the long term. This includes the submission of a Landscape and Environmental Management Plan (LEMP) for each phase which will provide the LPA with further opportunity to review detailed ecological mitigation and enhancements to be delivered on site.</p>
Concerns that the Urban Greening Factor Calculation is not robust	<p>Officers note the Applicant has updated their Urban Greening Factor calculation in response to Officer comments. The UGF calculation is now considered sufficient for the purposes of decision making.</p>

<p>Concerns regarding the impact on birds, including Canada Geese</p>	<p>The application site is home to a wide range of breeding birds and wintering birds. It is acknowledged the construction of the development would have some negative impact on species of breeding birds and wintering birds through direct habitat loss and/or disturbance. However, construction impacts on birds would be carefully managed through a Construction Environmental Management Plan for each phase which is likely to deploy a range of methods, to minimise impacts such as measures to avoid dust, light and noise impacts. It should be noted that AELTC are required to abide with law relating to bird species which falls outside the planning process. All wild bird species, their eggs and nests are protected by law with more stringent protection in relation to 'Schedule 1' birds. Generally developers are required to time their work to avoid the breeding season and deploy methods to avoid harm to them. Where necessary AELTC may be required to obtain licences from Natural England in relation to birds.</p> <p>Officers note that some representation have raised concern regarding the impact on Canada Geese. Alongside other wintering and breeding bird, this species would be impacted by the construction of the development. However, it should be noted the proposed habitats aims to increase and better the overall diversity of different species across the site. This would be achieved by providing a range of habitats such as neutral species-rich grasslands, woodlands and parklands, new tree planting and tree lines, reedbeds, watercourses and aquatic marginal habitat, in addition to specific bird features such as species specific nesting banks and boxes. The aim is that this would increase the diversity of bird species and support several notable species or birds of conservation concern including starling, house sparrow, spotted flycatcher, kingfisher, sand martin, bittern, and grey heron.</p> <p>It should be noted that overpopulation of geese presents problems for the biodiversity of the site as they can overgraze marginal and grassland areas, cause bank erosion, and compete with native species. Furthermore, their excrement can reduce water quality. Therefore control of geese population will form an active part of managing the biodiversity of the site long term.</p>
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<p>Concerns regarding the impact on bats</p>	<p>The Ecological Mitigation Strategy notes that the proposals have avoided loss of trees with moderate – high bat roost suitability where possible. However, the proposals would result in the loss of grassland and scattered trees (some of which with bat roosting potential), as well as result in disturbance from construction activities which could affect foraging and commuting temporarily.</p> <p>However, the impact on bats would be carefully managed during the construction period. For example, measures deployed through a Construction Environmental Management Plan (CEMP) would minimise impact on bats such as through deployment of a sensitive construction lighting strategy and use of no-disturbance buffer zones around confirmed roosts and areas connecting roosts to foraging habitat. Any permission would also secure up to date pre-construction mammal surveys to ensure the known whereabouts of bats is up to date. The Ecological Mitigation Strategy also notes all unavoidable losses of potential roosts would be replaced like-for-like through installation of a variety of bat box types to promote use by locally relevant bat populations.</p> <p>Officers note that embedded design of the proposal is also likely to improve opportunities for bat populations to increase. For example, the proposals includes an ecological lighting scheme which aims to reduce light spill around key habitats and features such as the lake. In addition, the proposals will create habitats, including acid and neutral species-rich grasslands, woodlands and parklands, new tree planting and tree lines, reedbeds, watercourses and aquatic marginal habitat. These habitats would increase the abundance of invertebrates on site thereby enhancing the quality of quality of habitats present for feeding and commuting bats.</p> <p>Overall officers consider appropriate attention has and shall be paid to conserving and enhancing the environment for bats.</p>
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Concerns regarding the impact of the proposal on climate change	The implications for the proposal on climate change is considered in detail in sub-section 6.8 . Officers note the energy strategy has been designed to accord with the relevant policies relating to climate change and Merton's Climate Change Officer has deemed the proposal acceptable subject to conditions and obligations to be secured via Section 106 Agreement. Officers also have regard to the findings of the Applicant's ES which conclude the operation and construction of the development would not result in significant effects on climate.
Concerns regarding the Environmental Impact Assessment , including the assessment of reasonable alternatives .	Officers consider findings the Environmental Statement in detail in sub-section 6.13 . Officers consider the Environmental Statement acceptable for the purposes of assessing the planning application. Officers are also satisfied the Applicant has suitably explored reasonable alternatives in a proportionate manner relevant to the proposed development and provided justification for discounting them in accordance with the Regulations.
Concerns the development would have adverse impacts on flooding and drainage	The impacts of the development on flooding and drainage are considered in detail in sub-section 6.9 on flooding and drainage. Officers consider the proposed development acceptable in relation to flooding and drainage subject to conditions and obligations via Section 106 agreement. This Council's Flood Officer has deemed the proposed development acceptable in planning terms. The proposed development also deploys a sustainable urban drainage strategy which would ensure flood risk is not increased. This includes use of detention ponds, swales, green roofs, wetlands, geo-cellular storage tanks and rain gardens. With regard to water consumption, the irrigation strategy site adopts use of geocellular storage tanks which, as well as attenuating storm flows, would be deployed to harvest rainwater to support the irrigation for the site.

<p>Concerns the proposed development would harm Heritage, notably the significance of the Registered Park and Garden and Archaeological Remains.</p>	<p>Officers acknowledge the proposed development would result in harm to the Registered Park and Garden. This equates to less than substantial harm in NPPF terms. The way in which harm manifests itself is covered in detail in sub-section 6.4 on heritage. The harm to Registered Park and Garden (alongside other harm identified in the planning assessment) is balanced against the public benefits of the proposal as part of an overarching balancing exercise in sub-section 6.17. Some of these public benefits are recognised to be heritage related.</p> <p>Officers also acknowledge the proposed development could result in harm to archaeological assets (which are non-designated) in sub-section 6.4. This harm would also depend on significance of archaeological remains found. A condition would be imposed on any permission requiring a scheme of archaeological investigation alongside a programme of public engagement. The condition is informed by feedback from the Greater London Archaeological Advisory Service (GLAAS) and would ensure archaeological artifacts of significance are suitably recorded. The potential harm to archaeological assets if factored into the overarching balancing exercise in sub-section 6.17</p>
<p>Local Finance Considerations. Concerns that the Council would gain financially from the development through CIL and other profit relating to the operation of the tournament.</p>	<p>The proposed development is liable to pay CIL which is acknowledge in sub-section 6.15. Funds to be received by the Council via CIL are not given any weight in the overall planning balance. Accordingly, Local Finance Considerations are considered suitably addressed taking into account relevant requirements of Town and Country Planning Act 1990.</p>
<p>Impact on Metropolitan Open Land (MOL) and designated Open Space.</p>	<p>Officers acknowledge the proposal would have an impact on MOL and designated open space. These impacts of the proposed development are considered in sub-section 6.2 on the principle of development. The benefits in terms of MOL and Open Space are also further considered in sub-section 6.12 on community, open space, sport, and recreation.</p>

Concerns relating to loss of the golf course to the local community	Officers recognise there would be a detrimental impact in terms of sport and recreational provision because of loss of the golf course. This is covered in sub-section 6.2 on the principle of development. The impact as result of the loss of the golf course is considered as part of an overarching balancing exercise in sub-section 6.17 .
Impact on Neighbour Amenity	<p>The impact on neighbouring amenity, is considered in detail in sub-section 6.3. This includes detailed consideration in relation to specific properties. It is acknowledged there would be some increased disruption as result of the elongated tournament period, in addition to disruption from the construction of the proposed development. However, impacts are not considered harmful considering temporary nature of the tournament period and mitigation secured e.g. deployment of Construction Environmental Management Plans for each construction phase. Overall, Officers do not consider there would be harm to neighbouring amenity.</p> <p>Officers note specific concern was raised in representations in relation potential noise from vehicles entering and exiting the Central Grounds Maintenance Hub. Officers do not consider these impacts harmful as there is a long-standing relationship with maintenance vehicles serving the golf course. Further, a condition would be imposed on any permission which limits vehicles entering and exiting the building between 21:00-07:00 Monday-Sunday, with exception of two-weeks prior and two weeks post The Qualifying and The Championships wherein the hours shall be 22:00-06:00 Monday-Sunday.</p>

<p>Impact of noise and air quality</p>	<p>The impact of noise and air quality is considered in detail in sub-section 6.10. Further the noise impacts are also considered under sub-section 6.3 in relation to neighbour amenity. Officers consider the development would not have harmful impacts on noise or air quality. This is supported by feedback from relevant Environmental Health Officers relating to noise and air quality who have raised no objection subject to suitable mitigation being fulfilled. Air Quality impacts during the construction period would be carefully managed through Construction Environmental Management Plans (secured by condition) and air quality monitoring (secured via Section 106 Agreement). The proposed development involves reducing the number of vehicles trips to the site by private vehicle, and all buildings would be emissions free. Accordingly, the proposed development is considered air quality neutral .</p>
<p>Concerns that applying for outline planning permission does not allow for enough detail for full assessment.</p>	<p>Officers acknowledge that the principal buildings, namely the Parkland Show Court and two player hubs are applied for in outline, with layout as the only matter submitted in detail in respect of the outline proposals. Although the application is in hybrid form, Officers are satisfied a robust assessment can be made as the Applicant has submitted a set of design guidelines and parameter plans which would need to be adhered to at Reserved Matters stage. This gives Officers a reasonable and acceptable level of certainty as to the final character of the outline proposals in terms of appearance, means of access, landscaping and scale. The parameter plans define the location and extent of 'development zones'; indicating where the proposed buildings and structures will be sited. The submitted parameter plans also set maximum parameters in respect of footprint (including the extent of external areas), height (maximum heights) and basement (extent of below ground development). The design guidelines are typology specific and accompany the parameter plans, setting out important considerations for detailed design including setting, form, use, access, approach to façade and materials.</p> <p>Further to the above, Officers note that delaying the detailed components of the main buildings also allows AELTC to incorporate the most up-to-date technologies in respect of sustainable design at reserved matters stage.</p>

Concerns of increased pressure on parking in the vicinity	Any permission would be subject to AELTC funding a Council review of Controlled Parking Zones in the vicinity of the site, as well funding towards implementing of measures should changes be required. This will aid in mitigating potential increases in parking pressure on the local area.
Concerns of increased traffic congestion from the operation of the proposed development.	Officers consider the transport and highway related impacts of the proposed development in sub-section 6.5 . Officers consider the development would not have an unacceptable impact on the local highway network. This is informed by feedback from the Council's Transport and Highways Officers, as well as responses from Transport for London.
Concerns of increased pressure on the public transport network	Officers consider the transport and highway related impacts of the proposed development in sub-section 6.5 . Officers consider the development would not have an unacceptable impact on the public transport network. This is informed by feedback from the Council's Transport and Highways Officers and feedback from transport for London. Transport for London raised concern during the application over potential overcrowding at Southfield Station. However, this has been resolved through AELTC making an annual financial contribution to TFL to fund mitigation measures to address crowding at stations (such as additional station staffing). Network Rail were also consulted on the planning application who raised no objection in respect of the proposed development.

<p>Concerns relating to the closure of Church Road</p>	<p>Officers consider in detail the impact of the closure of Church Road in sub-section 6.5. The closure of Church Road itself does not form part of the planning application and is subject to separate approval i.e. under the provisions of a Traffic Management Order agreement. However, Officers have considered the transport related impacts of the closure as part of the planning assessment. It is considered that, subject to provision of safe and secure alternative routes for pedestrians and cyclists, the closure would not result in severe or unacceptable impacts on the cycle or pedestrian network set out. Any permission would be the subject to an obligation in the Section 106 for AELTC to submit an Annual Access Management Plan. This would set out how AELTC would provide safe and secure routes for pedestrians and cyclists along Church Road or alternative routes during the Qualifying Event and Championships. Officers note that in recent Championships years due to the closure of Church Road to vehicles, the no. 493 bus has been diverted away from Church Road. This is expected to continue under proposed development irrespective of whether Church Road is closed to pedestrians and cyclists.</p>
<p>Concerns relating to the loss of trees</p>	<p>The impact on trees is considered in detail in sub-section 6.7. Officers acknowledge there would be loss of trees necessary to allow for the development. However, trees to be removed are those of lower value with all veteran and category trees proposed to be retained (or transplanted). The loss of trees is balanced against the planting of significant new tree planting which is considered to compensate for the loss. This includes no less than 1500 new trees comprised of 500 heavy (12-14cm girth) & extra-heavy standard (14-16cm girth) and 1,000 trees at least 2 years old. The correlation between the girth and height of a deciduous tree varies greatly between varieties and even between different batches of the same variety. However, the typical height of an extra heavy standard tree is between 3m and 4m, whilst a heavy standard tree is between 2 and 3m tall.</p>

<p>Concerns that council owned Wimbledon Park would continue to be used during the tournament period</p>	<p>'The Queue' is proposed to remain in the current location i.e. within the northern playing field in council owned Wimbledon Park. The nature of the Queue is such that it needs to be located beyond secure perimeter of the event site. Therefore, the northern playing field represents a suitable area for this purpose. Although the Queue would remain in the same place, the new Northern Gateway should mean Queueers are able to enter the site more quickly than today as this area would provide more generous amounts of space for security checks to be undertaken. Further, any permission would require AELTC to close Car Park 10 by a target date to be agreed by the parties to the S106 Agreement. These are matters which fall outside the ambit of the planning application and will be dealt with outside of the planning process, for example with event management plans and/or through arrangements to be agreed between AELTC and LBM.</p>
<p>Concerns regarding the impact on sailing and angling on Wimbledon Park Lake.</p>	<p>The proposed development involves providing a significant number of pontoons for use for angling. 26 pontoons would be constructed which would replace 26 currently surrounding the lake. The replacement pontoons would be a significant improvement on the existing pontoons which are in a poor state of repair. Furthermore, the proposals would improve the lake margins and aquatic environment due desilting and ecological enhancements to the lake which is likely to further improve angling conditions.</p> <p>Water-based activities on Wimbledon Park lake are currently hampered by the shallow depth of the lake due to silt build up. Desilting the lake would increase the depth thereby improving the usability of the lake for water sports (including sailing) and reduce the risk of silt disturbance which impacts water quality.</p>
<p>Concerns that the proposed development would lead to further expansion on the proposed development site.</p>	<p>Officers are not aware of any future developments planned for the site. Nevertheless, planning permission would need to be secured for any significant future development. Any such application would be considered on its merits, and in relation to the relevant adopted planning policies at the time of submission.</p>

Concerns the development would hamper access to the Wimbledon Club	The impact on Wimbledon Club is considered in sub-section 6.3 . The proposed plans would maintain an accessway to the Wimbledon Club from Church Road and it's expected there would be similar access arrangements as is currently the case outside of the tournament periods. During the tournament period, the Wimbledon Club grounds have historically been adopted by AELTC for logistics to support The Championships. It is expected this arrangement would continue to be the case under the proposed development and therefore there would be no significant impact on the operations of the Wimbledon Club during the tournament period. The construction of the development may result in some inconvenience and disturbance to the Wimbledon Club's operations, though it's expected these impacts would be suitably mitigated through relevant construction management plans secured by condition. Officers are also mindful that impacts on the Wimbledon Club are also significantly dictated by private civil agreements between AELTC and the Wimbledon Club.
Concerns regarding impact of chemical fertilizers on the environment	An outline landscape management plan has been submitted with the application. This sets out how different areas of the landscape would be managed, including the use of chemical use of fertilizers. The proposed development would be the subject to a detailed landscape management plan (secured by condition) which would be approved by the Council. This would allow the local planning authority to ensure that the management of the site is appropriate without causing adverse impacts on the local environment.

APPENDIX 2: RELEVANT PLANNING POLICY DETAIL IN RELATION TO KEY SUB-SECTIONS

Principle of Development

NPPF (2023)

Chapter 8 (Promoting healthy and safe communities) seeks to promote healthy and safe communities, including through increasing access to open space. Of particular relevance are paragraphs 93, 98, and 99.

- Paragraph 93 notes that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
 - a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- Paragraph 98 notes that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.
- Paragraph 99 notes that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Chapter 13 (Protecting Green Belt land) outlines policies to prevent urban sprawl by keeping land permanently open. MOL (see below) is given the same status as Green Belt. Of particular relevance are:

- Paragraph 137 notes the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- Paragraph 147 notes that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- Paragraph 148 notes that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to

the Green Belt. 'Very Special Circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

- Paragraph 149 outlines a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- Paragraph 150 notes certain other forms of development that are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, which includes:
 - e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds).

London Plan (2021)

London Plan Policy G3 (Metropolitan Open Land) notes:

- Part A) Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt:
 1. MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt
 2. boroughs should work with partners to enhance the quality and range of uses of MOL.
- Part B) sets out criteria for MOL designations which includes:
 1. it contributes to the physical structure of London by being clearly distinguishable from the built-up area
 2. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
 3. it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value
 4. it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.

London Plan Policy G4 (Open space) part B) states development proposals should:

1. Not result in the loss of protected open space
2. Where possible create areas of publicly accessible open space, particularly in areas of deficiency.

London Plan Policy S5 (Sports and recreation facilities),

- Part B) notes development proposals for sports and recreation facilities should:
 1. increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling

2. maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities
 3. support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.
- Part C) notes existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:
 1. an assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreation facilities should inform this assessment; or
 2. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 3. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
 - Part D notes that where facilities are proposed on existing open space, boroughs should consider these in light of policies on protecting open space (Policy G2 London's Green Belt, Policy G3 Metropolitan Open Land and Policy G4 Open space) and the borough's own assessment of needs and opportunities for sports facilities, and the potential impact that the development will have.

Merton Core Strategy (2011)

Merton Core Strategy (2011) Policy CS13 (Open space, nature conservation, leisure and culture) outlines that the Council will:

- Part a. Protect and enhance the borough's public and private open space network including Metropolitan Open Land, parks, and other open spaces;
- Part b. Improve access to open space and nature conservation by public transport, cycle, mobility vehicles and on foot;
- Part h. Based on assessment of need and capacity, opportunities in culture, sport, recreation and play will be promoted by:
 1. Safeguarding the existing viable cultural, leisure, recreational and sporting facilities and supporting proposals for new and improved facilities;
 2. Refurbishing and replacing culture, sport, recreation and play facilities in our parks and open spaces;
 3. Promoting healthy lifestyles to encourage physical education and well-being through the use of our open spaces, playing pitches and recreation space.
 4. Working with partners to facilitate and enable them to deliver culture, sport, recreation, play facilities and events for community benefit.
 5. Safeguarding existing and seeking to provide enhanced play facilities along with formal and informal play spaces where these are needed

Merton Sites and Policies Plan (2014)

Merton Sites and Policies Plan (2014) Policy DM O1 (Open space) seeks to protect and enhance open space and to improve access to open space.

- Part a) notes the council will continue to protect Metropolitan Open Land (MOL) and designated open spaces from inappropriate development in accordance with the London Plan and government guidance.
- Part b) notes in accordance with the NPPF, existing designated open space should not be built on unless:
 - i. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or,
 - iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- Part c) states development proposals within designated open spaces, which have met the conditions set in part b) above, will be required to meet all the following criteria:
 - i. the proposals are of a high-quality design and do not harm the character, appearance or function of the open space;
 - ii. the proposals retain and/or improve public access between existing public areas and open spaces through the creation of new and more direct footpath and cycle path links; and,
 - iii. the character and function of leisure walks and green chains are preserved or enhanced.

Townscape, Visual Impact, Design and Neighbour Amenity

NPPF (2023)

NPPF Chapter 12 (Achieving well-designed places) seeks to promote high quality design in the built environment.

- Paragraph 130 notes planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
 - a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
 - NPPF Paragraph 174 part a) states planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
 - NPPF Paragraph 190 states plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
 - a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.

London Plan (2021)

London Plan Policy D3 (Optimising site capacity through the design-led approach).

- Part A outlines all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

- Part D requires development to follow a design led approach. It notes the design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D. Part D of the policy promotes suitable form and layout, experience and quality and character through various means including:
 1. Enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
 2. encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area.
 3. be street-based with clearly defined public and private environments
 4. facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users
 5. achieve safe, secure and inclusive environments
 8. provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
 11. respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
 12. be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well
 13. aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy.
 14. provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

London Plan Policy D4 (Delivering good design) seeks to secure long-term high-quality design through design analysis, design security and maintaining design quality.

- Part A notes masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and place-making based on the requirements set out in Part B of Policy D3 (Optimising site capacity through the design-led approach).
- Part F notes the design quality of development should be retained through to completion by:

1. ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments and to ensure scheme quality is not adversely affected by later decisions on construction, materials, landscaping details or minor alterations to layout or form of the development
2. ensuring the wording of the planning permission, and associated conditions and legal agreement, provide clarity regarding the quality of design
3. avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition or referred matter
4. local planning authorities considering conditioning the ongoing involvement of the original design team to monitor the design quality of a development through to completion.

London Plan Policy D5 (Inclusive design) promotes development proposals to achieve the highest standards of accessible design. Part B noted developments should:

1. be designed taking into account London's diverse population
2. provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
3. be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
4. be able to be entered, used and exited safely, easily and with dignity for all
5. be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

London Plan Policy D8 (Public realm) states development plans and development proposals should :

- Part A) encourage and explore opportunities to create new public realm where appropriate
- Part B) ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable. Lighting, including for advertisements, should be carefully considered and well-designed in order to minimise intrusive lighting infrastructure and reduce light pollution
- Part C) maximise the contribution that the public realm makes to encourage active travel and ensure its design discourages travel by car and excessive on-street parking, which can obstruct people's safe enjoyment of the space. This includes design that reduces the impact of traffic noise and encourages appropriate vehicle speeds
- Part D) be based on an understanding of how the public realm in an area functions and creates a sense of place during different times of the day and night, days of the week and times of the year. In particular, they should demonstrate an understanding of how people use the public realm, and the types, location and relationship between public spaces in an area, identifying where there are deficits

for certain activities, or barriers to movement that create severance for pedestrians and cyclists

- Part E) ensure both the movement function of the public realm and its function as a place are provided for and that the balance of space and time given to each reflects the individual characteristics of the area. The priority modes of travel for the area should be identified and catered for, as appropriate. Desire lines for people walking and cycling should be a particular focus, including the placement of street crossings, which should be regular, convenient and accessible
- Part F) ensure there is a mutually supportive relationship between the space, surrounding buildings and their uses, so that the public realm enhances the amenity and function of buildings and the design of buildings contributes to a vibrant public realm
- Part G) ensure buildings are of a design that activates and defines the public realm, and provides natural surveillance. Consideration should also be given to the local microclimate created by buildings, and the impact of service entrances and facades on the public realm
- Part H) ensure appropriate management and maintenance arrangements are in place for the public realm, which maximise public access and minimise rules governing the space to those required for its safe management in accordance with the Public London Charter
- Part I) ensure appropriate management and maintenance arrangements are in place for the public realm, which maximise public access and minimise rules governing the space to those required for its safe management in accordance with the Public London Charter
- Part J) incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity
- Part K) ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place
- Part L) ensure that street clutter, including street furniture that is poorly located, unsightly, in poor condition or without a clear function is removed, to ensure that pedestrian amenity is improved. Consideration should be given to the use, design and location of street furniture so that it complements the use and function of the space. Applications which seek to introduce unnecessary street furniture should be refused
- Part M) explore opportunities for innovative approaches to improving the public realm such as open street events and Play Streets
- Part N) create an engaging public realm for people of all ages, with opportunities for social activities, formal and informal play and social interaction during the daytime, evening and at night. This should include identifying opportunities for the meanwhile use of sites in early phases of development to create temporary public realm N ensure that any on-street parking is designed so that it is not dominant or continuous, and that there is space for green infrastructure as well as cycle parking in the carriageway. Parking should not obstruct pedestrian lines

- Part O) ensure the provision and future management of free drinking water at appropriate locations in the new or redeveloped public realm.

London Plan Policy HC3 (Strategic and Local Views) seeks to protect strategic and local views and notes that Boroughs should identify local views in their Local Plans and strategies.

London Plan Policy D12 (Fire safety) requires all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

Merton Core Strategy (2011)

Merton Core Strategy (2011) Policy CS14 (Design) requires the design of all development to respect, reinforce and enhance the local character of the area in which it is located and to contribute to Merton's sense of place and identity through various means including but not limited to:

- a) Conserving and enhancing Merton's heritage assets and wider historic environment particularly the valued centres, suburban neighbourhoods, industrial heritage and iconic green spaces, through conservation areas, statutory and locally listed buildings, scheduled ancient monuments, historic parks and gardens and archaeological sites and other non-designated heritage assets;
- b) Promoting high quality sustainable design
- c) Protecting the valued and distinctive suburban character of the borough by resisting the development of tall buildings where they will have a detrimental impact on this character
- e) Requiring the development and improvement of the public realm to be accessible, inclusive and safe, simplified in design and unified by Merton's green character to create an environment of real quality.

Merton Sites and Policies Plan (2014)

Merton Sites and Policies Plan (2014) Policy DMD D1 (Urban design and the public realm) requires development to impact positively on the public realm by adopting a number of principles of good urban design including but not limited to:

- a) The creation of urban layouts based on a permeable and easily navigable network of recognisable streets and spaces that link in seamlessly with surrounding development and facilitate walking, cycling and use of public transport.
- b) The creation of urban environments which are easy to understand and navigate through, by provision of legible routes, spaces and landmarks and clearly defined buildings and spaces.
- c) The creation of buildings and spaces which are economically and socially sustainable, by offering variety and choice, and by being able to adapt to changing social, technological and economic conditions without the need for future remedial intervention.

- d) The maintenance and enhancement of identified important local views, panoramas and prospects and their settings and where appropriate, create new views.

Merton Sites and Policies Plan (2014) Policy DMD 2 (Design Considerations in all development) seeks to achieve high quality design and protection of amenity within the borough

- Part A) sets criteria for design (i-xiv) including but not limited to:
 - i. Relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area;
 - ii. Use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting;
 - iii. Provide layouts that are safe, secure and take account of crime prevention and are developed in accordance with Secured by Design principles;
 - v. Ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens;
 - vi. Protect new and existing development from visual intrusion, noise, vibrations or pollution so that the living conditions of existing and future occupiers are not unduly diminished;
 - ix. Ensure trees and other landscape features are protected
 - x. Ensure that landscaping forms an integral part of any new development where appropriate;
 - xi. Ensure the highest practical standards of access and inclusion and be accessible to people with disabilities.
- Part B) sets a criteria for basement and subterranean developments nothing they will be expected to :
 - i. Be wholly confined within the curtilage of the application property and be designed to maintain and safeguard the structural stability of the application building and nearby buildings;
 - ii. Not harm heritage assets;
 - iii. Not involve excavation under a listed building or any garden of a listed building or any nearby excavation that could affect the integrity of the listed building, except on sites where the basement would be substantially separate from the listed building and would not involve modification to the foundation of the listed building such as may result in any destabilisation of the listed structure;
 - iv. Not exceed 50% of either the front, rear or side garden of the property and result in the unaffected garden being a usable single area;
 - v. Include a sustainable urban drainage scheme, including 1.0 metre of permeable soil depth above any part of the basement beneath a garden;
 - vi. Not cause loss, damage or long term threat to trees of townscape or amenity value;
 - vii. Accord with the recommendations of BS 5837:2012 'Trees in relation to design, demolition and construction recommendations';
 - viii. Ensure that any externally visible elements such as light wells, roof lights and fire escapes are sensitively designed and sited to avoid any harmful visual impact on neighbour or visual amenity;
 - ix. Make the fullest contribution to mitigating the impact of climate change by meeting the carbon reduction requirements of the London Plan.

- Part C) notes the Council will require an assessment of basement and subterranean scheme impacts on drainage, flooding from all sources, groundwater conditions and structural stability where appropriate. The Council will only permit developments that do not cause harm to the built and natural environment and local amenity and do not result in flooding or ground instability. The council will require that the Design and Access statement accompanying planning applications involving basement developments demonstrate that the development proposal meets the carbon reduction requirements of the London Plan.

Heritage

NPPF (2023)

NPPF (2023) Chapter 15 (conserving and enhancing the historic environment) sets out policies to protect the historic environment.

- Paragraph 194 states in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- Paragraph 195 states local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- Paragraph 197 states in determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- Paragraph 199 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- Paragraph 200 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
 - a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I

and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

- Paragraph 201 states where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- Paragraph 202 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- Paragraph 203 states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- Paragraph 205 states local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
- Paragraph 208 states Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

London Plan (2021)

London Plan Policy HC1 (Heritage conservation and growth) seeks to protect Heritage Assets.

- Part C notes development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- Part D notes development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design

and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

- Part E notes where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Merton Sites and Policies Plan (2014)

Merton Sites and Policies Plan (2014) Policy DM D4 (Managing heritage assets) seeks to conserve and enhance Merton's heritage assets.

- Part a) notes development proposals affecting a heritage asset or its setting will be required to be in accordance with the following criteria:
 - i. Principles set out in the National Planning Framework (2012) and the detailed guidance set out in the accompanying Historic Environment Planning Practice Guide, the London Plan, and further English Heritage guidance;
 - ii. Merton's published conservation area character appraisals and management plans and the guidance statements set out in the Borough Character Studies.
- Part e) notes outline applications will not be acceptable for developments that include heritage assets.
- Part f) notes Proposals affecting a heritage asset or its setting should conserve and enhance the significance of the asset as well as its surroundings and have regard to the following:
 - i. The conservation, or reinstatement if lost, of features that contribute to the asset or its setting. This may include original chimneys, windows and doors, boundary treatments and garden layouts, roof coverings or shop fronts. In listed buildings, internal features such as fireplaces, panelling, ceilings, doors and architraves as well as the proportion of individual rooms may also be of significance.
 - ii. The removal of harmful alterations such as inappropriate additions, non-original windows and doors and the removal of paint or pebbledash from brickwork.
 - iii. Where there is evidence of deliberate neglect or damage to a heritage asset, the current condition of the heritage asset will not be taken into account in any decision.

Transport and Highways

NPPF (2023)

NPPF Chapter 9 (Promoting sustainable transport) focuses on transport and highways considerations. Notable paragraphs include:

- Paragraph 106 states planning policies should:
 - d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans)
- Paragraph 110 states in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
 - a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users;
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code ; and
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- Paragraph 111 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- Paragraph 112 outlines important characteristics for development to avoid adverse impacts in terms of highways and transport including:
 - a) Giving priority to pedestrian and cycle movements and adopt layouts that maximise public transport
 - b) Addressing the needs of people with disabilities
 - c) Creating places that are safe secure and attractive
 - d) Allow for efficient delivery of goods, and access by service and emergency vehicles
 - e) Be designed to enable charging of plug-in and other ultra-low emissions vehicles.
- Paragraph 113 requires developments generating significant amounts of movement to provide a travel plan for assessment.

London Plan (2021)

London Plan Policy T1 (Strategic approach to transport) Part B notes all development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.

London Plan Policy T2 (Healthy Streets) seeks development to deliver proposals which support the ten Healthy Streets indicators. Part D notes development proposals should:

1. demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance
2. reduce the dominance of vehicles on London's streets whether stationary or moving
3. be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.

London Plan Policy T3 (Transport capacity connectivity and safeguarding) part E notes development proposals should support capacity, connectivity and other improvements to the bus network and ensure it can operate efficiently to, from and within developments, giving priority to buses and supporting infrastructure as needed.

London Plan Policy T4 (Assessing and mitigating transport impacts):

- Part A notes development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity.
- Part C notes where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.
- Part E notes the cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated.

London Plan Policy T5 (Cycling) seeks to promote cycling and secure suitable cycle parking in line with London Plan standards.

- Part A notes development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. This will be achieved through:
 1. Supporting the delivery of a London-wide network of cycle routes, with new routes and improved infrastructure
 2. Securing the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located

London Plan Policy T6 (Car parking) sets out requirements relating to car parking.

- Part A notes Car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.
- Part I notes adequate provision should be made for efficient deliveries, servicing and emergency access.
- Part J notes a Parking Design and Management Plan should be submitted alongside all applications which include car parking provision.

London Plan Policy T6.5 (Non-Residential disabled persons parking) requires development to provide adequate levels of disabled parking in line with levels set out in table 10.6 of the London Plan.

London Plan Policy T7 (Deliveries, servicing and construction)

- Part G notes development proposals should facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays only used where this is not possible. Construction Logistics Plans and Delivery and Servicing Plans will be required and should be developed in accordance with Transport for London guidance.
- Part K notes During the construction phase of development, inclusive and safe access for people walking or cycling should be prioritised and maintained at all times.

London Plan Policy T9 (Funding transport infrastructure through planning) part C notes Planning obligations (Section 106 agreements), including financial contributions, will be sought to mitigate impacts from development, which may be cumulative. Such obligations and contributions may include the provision of new and improved public transport services, capacity and infrastructure, the expansion of the London-wide cycle networks and supporting infrastructure, and making streets pleasant environments for walking and socialising, in line with the Healthy Streets Approach.

Merton Core Strategy (2011)

Merton Core Strategy (2011) Policy CS18 (Active Transport) seeks to promote active transport by various means (see a-g) of policy including but not limited to by:

- a) Prioritising for the access and safety of pedestrian, cycle and other active transport modes;
- b) Supporting schemes and infrastructure that will reduce conflict between pedestrians, cyclists and other transport modes;
- c) Encouraging infrastructure appropriate for all abilities and ages, catering for both commuter and recreational users and designed in accordance with Secure by Design;
- d) Working to ensure the pedestrian environment in the borough is safe, enjoyable and attractive;
- e) Partnership working to deliver high quality links or the enhancement of existing pedestrian and cycle networks, including the Capital Ring, Wandle Trail, Wandle Beverly Brook Link, the Greenways Network ,the Cycle Super Highway, and the London Cycle Network
- f) Requiring the submission of Travel Plans to accompany development proposals which meet or exceed the Department for Transport's indicative thresholds for Transport Assessment or the thresholds in relevant Transport for London guidance;
- g) Encouraging design that provides, attractive, safe, covered cycle storage, cycle parking and other facilities (such as showers, bike cages and lockers).

Merton Core Strategy (2011) Policy CS19 (Public Transport) seeks to support and enhance public transport through various means (see a-i of policy) including but not limited to by:

- a) encouraging developers to demonstrate that their proposals are adequately served by a variety of modes of transport and that the proposals do not have an adverse effect on transport within the vicinity of the site;
- b) ensuring all major development demonstrates the public transport impact through Transport Assessments;
- c) prioritising development that demonstrates innovative and intelligent design which promotes public transport travel and/or reduces the need for private vehicle travel;

Merton Core Strategy (2011) Policy CS20 (Parking, Servicing and Delivery) seeks to implement effective transport management through various means (see a-n of policy) including but limited to by:

- d) requiring developers to provide adequate facilities for servicing and demonstrate that their development will not adversely affect safety and quality of transport movements, on-street parking and traffic management.
- e) Providing car parking in accordance with the council's current parking standards;
- f) Considering new or expanding existing Controlled Parking Zones (CPZ) where it is deemed to reduce trip generation, promote road safety and protect existing residential amenity;

Merton Sites and Policies Plan (2014)

Merton Sites and Policies Plan (2014) Policy DMT1 (Support for sustainable transport and active travel) seeks to promote the use of sustainable transport modes including public transport, walking and cycling, to alleviate congestion, promote social mobility, contribute towards climate change, air quality targets and improve health and wellbeing through increased levels of physical activity.

- Part a) notes the council will secure improved public transport facilities and better access through planning obligations and the Community Infrastructure Levy, including where appropriate rest/toilet facilities for drivers, public information infrastructure and cycle parking.
- Part b) notes development must provide cycle parking in accordance with the standards set out in the London Plan.
- Part c) notes to improve access both on the public highway and off road, development will be expected to enhance existing walking and cycling routes and provide or enable new connections and/or land where gaps or barriers to movement are identified.

Merton Sites and Policies Plan (2014) Policy DMT2 (Transport impacts of development) seeks to ensure that development is sustainable and has minimal impact on the existing transport infrastructure and local environment.

- Part a) notes planning permission will be granted for development proposals provided they do not adversely impact on the road or public transport networks, safety or congestion particularly on strategically important routes.
- Part b) notes development proposals will need to demonstrate their impact on the transport network through the provision of a Transport Assessment and associated Travel Plan in accordance with Transport for London referral thresholds.

Merton Sites and Policies Plan (2014) Policy DMT3 (Car Parking and Servicing Standards) seeks to ensure suitable levels of parking and minimise its impact on local amenity and the road network through various means (see parts a-h of policy).

- Part a) of policy notes development should only provide the level of car parking required to serve the site taking into account its accessibility by public transport (PTAL) and local circumstances in accordance with London Plan standards unless a clear need can be demonstrated.
- Part g) notes new development or modification to existing development should make proper provision for loading and servicing in accordance with Freight Transport Association (FTA) guidance, except when a development would impact on a listed building or designated conservation area then facilities will be considered on a case by case basis

Merton Sites and Policies Plan (2014) Policy DMT4 (Transport Infrastructure development) part a) requires development which impacts on sites/land serving transport functions or safeguarded for transport uses to fulfil the following criteria:

- i. The sites/land no longer serves any operational need and is not identified for future
- ii. transport related uses; and,
- iii. Equivalent alternative provision is made; and it can be demonstrated that transport providers, operators and other relevant parties have been fully consulted;
- iv. That in order to maintain services during any interim period, details of transitional arrangements will be requested by a planning obligation or condition.

Merton Sites and Policies Plan (2014) Policy DMT5 (Access to the Road Network) requires developers to demonstrate the impact of their plans on the highway network through various means (refer to parts a-e of policy) such as by requiring developers to:

- a) Minimise any impacts on the safe movement of people or goods, are appropriately located and connected to the road hierarchy; respect the streets character and environment.
- c) Ensure that new public roads or footways are constructed to adoptable standards and accessible for people with mobility problems.
- d) Ensure that new public roads or footways are constructed to adoptable standards and accessible for people with mobility problems

Ecology, Biodiversity and Green Infrastructure

NPPF (2023)

Paragraph 174 states Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 180 outlines that when determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

London Plan (2021)

London Plan Policy G5 (Urban Greening) supports development that promote Urban Greening:

- Part A outlines Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
- Part B Outlines Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).
- Part C notes Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2.

London Plan Policy G6 (Biodiversity and access to nature) Part D outlines development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

Merton Core Strategy (2011)

Merton CS Policy CS13 (Open space, nature conservation, leisure, and culture) part G states to improve opportunities for our residents and visitors to experience nature we will:

1. Protect and enhance biodiversity through supporting the objectives of the London Biodiversity Action Plans;
2. Encourage new green links, green corridors and islands to seek to reduce areas of deficiency in nature conservation and to create safe species movement and havens for nature;
3. Refuse development that has a significant adverse effect on the population or conservation status of protected or priority species and priority habitats;
4. Require any development proposals likely to affect a Site of Special Scientific Interest, Metropolitan, Borough or Local Sites of Importance for Nature Conservation and Local Nature Reserve, as shown on the Proposals Map, to demonstrate that such development will not adversely affect the nature conservation values of the site;
5. Protect street trees and use Tree Preservation Orders to safeguard significant trees;
6. Improve public access to and enhance our waterways, including the River Wandle and its banks, for leisure and recreational use while protecting its biodiversity value;
7. Expect new development within the area of the Wandle Valley Regional Park, where appropriate, to incorporate physical, visual and landscape connections that will encourage pedestrian and cycle accessibility and enhance the attractiveness of the park;
8. Require, where appropriate, development to integrate new or enhanced habitat or design and landscaping which encourages biodiversity and where possible avoid

causing ecological damage. Developers must propose full mitigation and compensation measures for any ecological damage that is caused.

Merton Sites and Policies Plan (2014)

Merton SPP Policy DMO2 (Nature conservation, trees, hedges and landscape features) seeks to protect and enhance biodiversity in the borough. The policy states

- a) The council will protect all sites of recognised nature conservation interest and the green corridors linking them, against inappropriate development in accordance with the measures set out in Merton's Core Planning Strategy Policy CS 13 part g and wherever possible, secure measures that enhance their nature conservation value. Development which may destroy or impair the integrity of green corridors will not be permitted and proposals in and adjacent to these corridors will be expected to enhance their nature conservation value.
- b) A development proposal will be expected to retain, and where possible enhance, hedges, trees and other landscape features of amenity value.
- c) Development will only be permitted if it will not damage or destroy any tree which:
 - i. is protected by a tree preservation order;
 - ii. is within a conservation area; or,
 - iii. has significant amenity value.
- d) However, development may be permitted when:
 - i. the removal of the tree is necessary in the interest of good arboricultural practice; or,
 - ii. the benefits of the development outweighs the tree's amenity value.
- e) In granting permission for a proposal that leads to the loss of a tree, hedge or landscape feature of amenity value, replacement planting or landscape enhancement of a similar or greater value to that which has been lost, will be secured through the use of conditions or planning obligations.
- f) Proposals for new and replacement trees, hedges and landscape features should consist of appropriate native species to the UK.

Trees

NPPF 2023

NPPF Chapter 15 seeks to conserve and enhance the natural environment.

- Paragraph 180 part c) states development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

London Plan (2021)

London Plan Policy G7 (Trees and woodlands) policy Part C outlines development proposals to ensure trees of value are retained, including veteran trees. If planning permission is granted that necessitates the removal of trees there should be adequate

replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system.

Merton Core Strategy (2011)

Merton Core Strategy (2011) Policy CS13 (Open space, nature conservation, leisure and culture) to improve opportunities for our residents and visitors to experience nature we will protect street trees and use Tree Preservation Orders to safeguard significant trees.

Merton Sites and Policies Plan (2014)

Merton Sites and Policies Plan (2014) Policy DM O2 (Nature conservation, trees, hedges and landscape features) seeks to protect trees, hedges and other landscape features of amenity value and to secure suitable replacements in instances where their loss is justified.

- Part d) outlines development involving loss trees of significant amenity value may only be permitted when either:
 - i. the removal of the tree is necessary in the interest of good arboricultural practice; or,
 - ii. the benefits of the development outweighs the tree's amenity value.
- Part e) outlines that loss of trees should be replaced with planting or landscape of a similar or greater value to that which has been lost.
- Part f) outlines proposals for new and replacement trees, hedges and landscape features should consist of appropriate native species to the UK.

Climate Change and Waste

NPPF (2023)

NPPF Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) seeks development to mitigate the impacts arising from climate change, reduce greenhouse gas emissions and increase the use and supply of renewable and low carbon energy.

- Paragraph 154 states new development should be planned for in ways that:
 - a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
 - b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards
- Paragraph 157 states in determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
 - b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- Paragraph 158 states when determining planning applications for renewable and low carbon development, local planning authorities should:
 - a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
 - b) approve the application if its impacts are (or can be made) acceptable⁵⁴. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

London Plan (2021)

London Plan Policy SI 2 (Minimising greenhouse gas emissions) provides a framework to reduce greenhouse gas emissions:

- Part A requires developments requires that major development should be net zero-carbon, which means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the energy hierarchy (Be Lean, Be Clean, Be Green and Be Seen).
- Part B states major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.
- Part C requires states a minimum on-site reduction of at least 35 per cent beyond Building Regulations¹ is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:
 1. through a cash in lieu contribution to the borough's carbon offset fund, or
 2. off-site provided that an alternative proposal is identified and delivery is certain.
- Part E states major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.
- Part F states development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

London Plan Policy SI 3 (Energy Infrastructure) seeks to promote a move towards more sustainable infrastructure.

- Part A notes Boroughs and developers should engage at an early stage with relevant energy companies and bodies to establish the future energy and infrastructure requirements arising from large-scale development proposals such as Opportunity Areas, Town Centres, other growth areas or clusters of significant new development.
- Part B outlines Energy masterplans should be developed for large-scale development locations (such as those outlined in Part A and other opportunities) which establish the most effective energy supply options. Energy masterplans should identify:
 1. major heat loads (including anchor heat loads, with particular reference to sites such as universities, hospitals and social housing)
 2. heat loads from existing buildings that can be connected to future phases of a heat network
 3. major heat supply plant including opportunities to utilise heat from energy from waste plants
 4. secondary heat sources, including both environmental and waste heat
 5. opportunities for low and ambient temperature heat networks
 6. possible land for energy centres and/or energy storage
 7. possible heating and cooling network routes
 8. opportunities for futureproofing utility infrastructure networks to minimise the impact from road works
 9. infrastructure and land requirements for electricity and gas supplies
 10. implementation options for delivering feasible projects, considering issues of procurement, funding and risk, and the role of the public sector
 11. opportunities to maximise renewable electricity generation and incorporate demand-side response measures.

London Plan Policy SI 4 (Managing Heat Risk)

- Part A states development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.
- Part B states Major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:
 1. reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure
 2. minimise internal heat generation through energy efficient design
 3. manage the heat within the building through exposed internal thermal mass and high ceilings
 4. provide passive ventilation
 5. provide mechanical ventilation

6. provide active cooling systems.

London Plan Policy SI 5 (Water Infrastructure) seeks to minimise use of mains water and improve the water environment.

- Part A outlines in order to minimise the use of mains water, water supplies and resources should be protected and conserved in a sustainable manner.
- Part B notes Development Plans should promote improvements to water supply infrastructure to contribute to security of supply. This should be done in a timely, efficient and sustainable manner taking energy consumption into account.
- Part C notes Development proposals should:
 1. through the use of Planning Conditions minimise the use of mains water in line with the Optional Requirement of the Building Regulations (residential development), achieving mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption)
 2. achieve at least the BREEAM excellent standard for the 'Wat 01' water category¹⁶⁰ or equivalent (commercial development)
 3. incorporate measures such as smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise future-proofing.
- Part E notes development proposals should:
 1. seek to improve the water environment and ensure that adequate wastewater infrastructure capacity is provided
 2. take action to minimise the potential for misconnections between foul and surface water networks.

London Plan Policy SI 7 (Reducing waste and supporting the circular economy)

- Part B requires referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted, to demonstrate:
 1. how all materials arising from demolition and remediation works will be re-used and/or recycled
 2. how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life
 3. opportunities for managing as much waste as possible on site
 4. adequate and easily accessible storage space and collection systems to support recycling and re-use
 5. how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy
 6. how performance will be monitored and reported.
- Part C states Development Plans that apply circular economy principles and set local lower thresholds for the application of Circular Economy Statements for development proposals are supported.

Merton Core Strategy (2011)

Merton Core Strategy (2011) Policy CS15 outlines all minor and major development, including major refurbishment, will be required to demonstrate the following unless developers can robustly justify why full compliance with the policy requirements is not viable:

- a) How it makes effective use of resources and materials, minimises water use and CO₂ emissions;
- b) How development proposals are making the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
 - 1. Be lean: use less energy
 - 2. Be clean: supply energy efficiently
 - 3. Be green: use renewable energy
- c) How it is sited and designed to withstand the long term impacts of climate change, particularly the effect of rising temperatures on mechanical cooling requirements;
- d) Regeneration plan in town centre are an excellent opportunity to implement District Heat and Power networks, and all major development would be strongly encouraged to be 'Multi Utility Services Company (MUSCo) ready where viable and actively contribute to the networks where possible;
- e) We will require all new development comprising the creation of new dwellings to achieve Code for Sustainable Homes Level 4;
- f) All non-domestic development over 500m² which does not qualify for assessment under Code for Sustainable Homes will be expected to be built to a minimum of BREEAM (Building Research Establishment Assessment Method) Very Good standard, and meet CO₂ reduction targets in line with the requirements of the London Plan or national policy, whichever is the greater.

Merton Core Strategy (2011) Policy CS17 increase recycling rates and address waste as a resource, looking to disposal as the last option in line with the waste hierarchy.

Merton Sites and Policies Plan (2014)

Merton Sites and Policies Plan (2014) Policy DM D2 part Xii) requires development to ensure that construction waste is minimised and promote sustainable management of construction waste on-site by managing each type of waste as high up the waste hierarchy as practically possible.

Flooding and Drainage

NPPF (2023)

NPPF Chapter 13 seeks to meet the challenge of climate change, flooding and coastal change.

- Paragraphs 167 which states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
 - a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - d) any residual risk can be safely managed; and
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- Paragraph 169 which states Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:
 - a) take account of advice from the lead local flood authority;
 - b) have appropriate proposed minimum operational standards;
 - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
 - d) where possible, provide multifunctional benefits.

London Plan (2021)

London Plan (2021) Policy SI 12 Flood risk management recommends sets requirements for proposed developments including:

- Part C - Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses
- Part E - Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.
- Part F - Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Unless exceptional circumstances are demonstrated for not doing so,

development proposals should be set back from flood defences to allow for any foreseeable future maintenance and upgrades in a sustainable and cost-effective way.

- Part G - Natural flood management methods should be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

London Plan (2021) Policy SI 13 Sustainable drainage sets requirements for sustainable drainage including:

- Part B Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:
 1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
 2. rainwater infiltration to ground at or close to source
 3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
 4. rainwater discharge direct to a watercourse (unless not appropriate)
 5. controlled rainwater discharge to a surface water sewer or drain
 6. controlled rainwater discharge to a combined sewer.
- Part C Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways.
- Part D Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

Merton Core Strategy (2011)

Merton Core Strategy (2011) Policy CS 16 states the council will:

- a) Work with the Environment Agency, landowners and developers, based on the findings of the most recent Strategic Flood Risk Assessment and other plans, to manage and reduce flood risk from all sources of flooding;
- b) Apply the sequential and exception tests to avoid inappropriate development in relation to flood risk;
- c) Implement sustainable drainage systems (SUDs) across the borough and work towards effective management of surface water flooding;
- d) Fully engage in flood risk emergency planning including the pre, during and post phases of flooding event;
- e) Propose ensure the implementation of measures to mitigate flood risk across the borough that are effective, viable, attractive and enhance the public realm and ensure that any residual risk can be safely managed.

Merton Sites and Policies Plan (2014)

Merton Sites and Policies Plan (2014) Policy DM F1 seeks to minimise the impact of flooding by:

- i. Encourage development to locate in areas of lower risk by applying the Sequential Test; any unacceptable development and land uses will not be permitted.
- ii. Ensure that flood resilient and resistant measures are incorporated into design of development proposals in any area susceptible to flooding to minimise and manage the risk of flooding.
- iii. Ensure that developments consider all sources of flooding from fluvial, groundwater, surface water runoff, ordinary watercourse, and sewer; and including the risks of flooding arising from and to the development.
- iv. All development proposals must have regard to the Strategic Flood Risk Assessment (SFRA) and the Local Flood Risk Management Strategy.
- v. Permit appropriate development in Flood Zones 1, 2, 3a and 3b subject to meeting the criteria in the table set out under DM F1.

Merton Sites and Policies Plan (2014) Policy DM F2 require all developments to reduce water consumption, the pressures on the sewer network and the risk of flooding by:

- i. Ensuring all new developments have to consider SUDS and demonstrate sustainable approaches to the management of surface water in line with the emerging National SUDS standards.
- ii. Seeking mitigating measures against the impact of flooding from all sources; and surface water run-off through the inclusion of SUDS including green roofs rainwater harvesting and other innovative technologies where appropriate.
- iii. Ensuring developers demonstrate the maintenance and long-term management of SUDS through a SUDS Management Plan.
- iv. Requiring developers, where feasible, to incorporate soft landscaping, appropriate planting (including trees) and permeable surfaces into all new developments including non-residential developments. For development proposals associated with existing homes, the council requires:
 - The retention of soft landscaping and permeable surfaces in gardens and the reduction, or at least not the increase in, the amount of impermeable surface associated with existing homes
 - new driveways or parking areas associated with non-residential developments and those located in gardens to be made of permeable material in line with permitted development rights
- v. Requiring any development or re-development that impacts on a heritage asset or its setting (including conservation areas) has to consider SUDS and demonstrate within a Heritage Statement, the approach taken to ensure that there is no adverse impact on the character and appearance of the asset and that there is no long term deterioration to the building's fabric or fittings.
- vi. Requiring developers, when discharging water including wastewater into the public sewer, development proposals are required to demonstrate that the local public sewerage network has adequate capacity to serve the development and existing developments. If the public sewer does not have adequate capacity, the developer should demonstrate alternative sustainable approaches to the management of water.

- vii. Requiring any development proposals with adverse impact including potential water pollution will be refused by the council.
- viii. The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impact.
- ix. Requiring any new water supply, sewerage or waste water treatment infrastructure must be in place prior to occupation of the development. Financial contributions may be required for new developments towards the provision of, or improvements to such infrastructure.

Merton Sustainable Drainage Systems (SuDs) Supplementary Planning Document (2004) - [link](#)

Air Quality, Noise and Vibration, Light Pollution and Contaminated Land

NPPF (2023)

Chapter 15 of the NPPF seeks to conserve and enhance the natural environment.

- Paragraph 183 notes planning policies and decisions should ensure that:
 - a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
 - b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
 - c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.
- Paragraph 184 notes that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- Paragraph 185 notes planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
 - a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
 - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation

- Paragraph 186 notes planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

London Plan (2021)

London Plan (2021) Policy D14 (Noise) Part A notes In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

1. avoiding significant adverse noise impacts on health and quality of life
2. reflecting the Agent of Change principle as set out in Policy D13 Agent of Change
3. mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses
4. improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)
5. separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation
6. where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles
7. promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

London Plan (2021) Policy SI1 (Improving air quality) seeks to preserve and enhance air quality.

- Part B notes to tackle poor air quality, protect health and meet legal obligations the following criteria should be addressed:
 1. Development proposals should not:
 - a) lead to further deterioration of existing poor air quality
 - b) create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits
 - c) create unacceptable risk of high levels of exposure to poor air quality.
 2. In order to meet the requirements in Part 1, as a minimum:

- a) development proposals must be at least Air Quality Neutral
 - b) development proposals should use design solutions to prevent or minimise increased exposure to existing air pollution and make provision to address local problems of air quality in preference to post-design or retro-fitted mitigation measures
 - c) major development proposals must be submitted with an Air Quality Assessment. Air quality assessments should show how the development will meet the requirements of B1
 - d) development proposals in Air Quality Focus Areas or that are likely to be used by large numbers of people particularly vulnerable to poor air quality, such as children or older people should demonstrate that design measures have been used to minimise exposure.
- Part D outlines in order to reduce the impact on air quality during the construction and demolition phase development proposals must demonstrate how they plan to comply with the Non-Road Mobile Machinery Low Emission Zone and reduce emissions from the demolition and construction of buildings following best practice guidance.
 - Part E outlines development proposals should ensure that where emissions need to be reduced to meet the requirements of Air Quality Neutral or to make the impact of development on local air quality acceptable, this is done on-site. Where it can be demonstrated that emissions cannot be further reduced by on-site measures, off-site measures to improve local air quality may be acceptable, provided that equivalent air quality benefits can be demonstrated within the area affected by the development.

Merton Sites and Policies Plan (2014)

Merton Sites and Policies Plan (2014) Policy DM EP2 (Reducing and mitigating noise) notes development which would have a significant effect on existing or future occupiers or the local amenity due to noise or vibration will not be permitted unless the potential noise problems can be overcome by suitable mitigation measures. Developers would be Development proposals will be expected to meet the following criteria:

- i. Noise-generating developments should be appropriately located so as to minimise its impacts on noise sensitive land uses; and
- ii. Noise-sensitive developments should be located away from noise priority locations and noise generating land uses; and
- iii. Where relevant, the council will require the submission of a Noise Impact Assessment; and
- iv. That where applicable suitable mitigation measures will be sought by planning obligation or condition.

Merton Sites and Policies Plan (2014) Policy DM EP4 (Pollutants) seeks and to reduce concentrations to levels that have minimal adverse effects on people, the natural and physical environment in Merton. To minimise pollutants, development:

- a) Should be designed to mitigate against its impact on air, land, light, noise and water both during the construction process and lifetime of the completed development.

- b) Individually or cumulatively, should not result in an adverse impact against human or natural environment.

Economy and Employment

NPPF (2023)

Chapter 6 of the NPPF seeks to build a strong and competitive economy.

- Paragraph 81 states “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
- Paragraph 86 states “planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.”

London Plan (2021)

London Plan (2021) Policy E10 supports Visitor Infrastructure in London. Part A states “London’s visitor economy and associated employment should be strengthened by enhancing and extending its attractions, inclusive access, legibility, visitor experience and management and supporting infrastructure, particularly to parts of outer London well-connected by public transport, taking into account the needs of business as well as leisure visitors.”

London Plan (2021) Policy E11 Part B states “development proposals should support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases, including through Section 106 obligations where appropriate. Boroughs should ensure these are implemented in ways that:

1. enable those people undertaking training to complete their training and apprenticeships
2. ensure the greatest possible level of take-up by Londoners of the training, apprenticeship and employment opportunities created
3. increase the proportion of under-represented groups within the construction industry workforce.”

London Plan (2021) Policy SD6 seeks to enhance the vitality and of London Town centres and high streets.

- Part A outlines various means by which vitality and viability should be promoted including but not limited to:
- 4. strengthening the role of town centres as a main focus for Londoners’ sense of place and local identity in the capital

5. ensuring town centres are the primary locations for commercial activity beyond the CAZ and important contributors to the local as well as London-wide economy.
- Part F notes the management of vibrant daytime, evening and night-time activities should be promoted to enhance town centre vitality and viability, having regard to the role of individual centres in the night-time economy (see Figure 7.6 and Table A1.1) and supporting the development of cultural uses and activity.
 - Part G notes tourist infrastructure, attractions and hotels in town centre locations, especially in outer London, should be enhanced and promoted (see Policy E10 Visitor infrastructure)

London Plan (2021) Policy SD8 Town centre network promotes the enhancement of London's network of town centres. Part E notes that District centres should focus on the consolidation of a viable range of functions, particularly convenience retailing, leisure, social infrastructure, local employment and workspace, whilst addressing the challenges of new forms of retailing and securing opportunities to realise their potential for higher density mixed-use residential development and improvements to their environment.

Merton Core Strategy (2011)

Merton Core Strategy Policy CS6 (Wimbledon Town Centre) seeks to ensure Wimbledon continues to develop and maintain its position as a diverse Major Centre offering excellent shopping, business and cultural facilities through various means (parts a-h) such as through the provision of community and leisure facilities (part c) and encouraging development that attracts visitors to the area all year round, including high quality hotels, conference facilities and cultural activities (part d).

Merton Core Strategy Policy CS7 (Centres) supports maintaining Wimbledon's role as one of London's Major Centres.

Merton Core Strategy Policy CS12 (Economic Development) part a) encourages the increased provision of the overall number and range of jobs in Merton particularly in the commercial and business sectors (including the provision of business, leisure, retail, creative, cultural and 'green jobs').

Merton Sites and Policies Plan (2014)

Merton SPP Policy DMR6 part a) (Culture, arts and tourism development) which seeks to support cultural arts and tourism by supporting proposals likely to generate a large number of visitors.

Community, Open Space, Sport, and Recreation

NPPF (2023)

Chapter 4 of the NPPF sets out policies for Decision Making and encourages applicants to carry out pre-application consultation and community engagement prior to submitting planning applications

- Paragraph 39 states early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good

quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

- Paragraph 40 states Local Planning Authorities “should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications”

Chapter 8 of NPPF seeks to promote healthy and safe communities.

- Paragraph 92 states decisions should aim to achieve healthy, inclusive and safe places which:
 - a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
 - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- Paragraph 93 notes various means by which planning decisions should support the provision of social, recreational and cultural facilities and services the community needs, notably (part a) by planning “positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”
- Paragraph 98 notes access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

London Plan (2021)

London Plan (2021) Policy S1 seeks to develop London’s social infrastructure. (Developing London’s social infrastructure). Part C) notes development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported. Supporting para 5.1.2 notes that Social infrastructure plays an important role in developing strong and inclusive communities. It can provide opportunities to bring different groups of people together, contributing to social integration and the desirability of a place.

London Plan (2021) Policy S4 seeks promote play and informal recreation. Part B, part 1 notes Development proposals for schemes that are likely to be used by children and young people should:

1. increase opportunities for play and informal recreation and enable children and young people to be independently mobile.
4. notes for large-scale public realm developments, incorporate incidental play space to make the space more playable London Plan (2021)

London Plan (2021) Policy S5 supports the provision of enhanced sport and recreational facilities.

- Part B states Development proposals for sports and recreation facilities should:
 1. increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling
 2. maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities
 3. support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.

London Plan (2021) Policy S6 promotes the provision of public toilets.

- Part A states Large-scale developments that are open to the public, and large areas of public realm, should provide and secure the future management of:
 1. free publicly-accessible toilets suitable for a range of users including disabled people, families with young children and people of all gender identities; and
 2. free 'Changing Places' toilets designed in accordance with the guidance in British Standard BS8300-2:2018.

London Plan Policy G3 (Metropolitan Open Land) Part A, 2 notes boroughs should work with partners to enhance the quality and range of uses of MOL.

London Plan Policy G4 (Open space) Part B, 2 notes Development proposals should where possible create areas of publicly accessible open space, particularly in areas of deficiency.

Merton Core Strategy (2011)

Merton CS (2011) Policy CS13 (Open space, nature conservation, leisure and culture) notes the Council will:

- a) Protect and enhance the borough's public and private open space network including Metropolitan Open Land, parks, and other open spaces;
- b) Improve access to open space and nature conservation by public transport, cycle, mobility vehicles and on foot;
- c) Expect development to incorporate and maintain appropriate elements of open space, play areas and landscape features such as trees which makes a positive

contribution to the wider network of open spaces. Where this is not feasible, planning contributions will be sought to do so.

- Part H notes based on assessment of need and capacity, opportunities in culture, sport, recreation and play will be promoted through various means such as:
 2. Refurbishing and replacing culture, sport, recreation and play facilities in our parks and open spaces;
 3. Promoting healthy lifestyles to encourage physical education and well-being through the use of our leisure centres, schools, open spaces, playing pitches, recreation space and engagement in the arts through the use of our schools and colleges, open spaces, theatres and libraries.
 4. Working with partners to facilitate and enable them to deliver culture, sport, recreation, play facilities and events for community benefit. To encourage shared use of sites and space through joint funding initiatives and commissioning, external funding including public and private sources;
 5. Safeguarding existing and seeking to provide enhanced play facilities along with formal and informal play spaces where these are needed.

Merton Sites and Policies Plan (2014)

Merton SPP (2014) Policy DM C1 (Community facilities) part a) supports development of new community facilities provided certain criteria are met, including:

- i. services are co-located where possible;
- ii. facilities are provided in accessible locations with good links to public transport;
- iii. the size of the development proposed is in relation to its context;
- iv. appropriate access and parking facilities are provided, relative to the nature and scale of the development;
- v. the proposed facilities are designed to be adaptable and suitable to accommodate a range of services; and
- vi. the use(s) do not have an undue adverse impact on the amenities of nearby residents and businesses.

Merton SPP (2014) Policy DM O1 (Open Space) seeks to protect and enhance open space. Part d) notes the council supports the creation of new open spaces as part of major development proposals where suitable and viable.

Selection of Illustrations

Planning Ref: 21/P2900

Applicant: All England Tennis Club

Proposal: 'The Wimbledon Park Project'

Proposed General Arrangement



Notes
 Do not scale from this drawing.
 All dimensions are shown in millimetres.
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- Key**
- Application boundary
 - Existing trees
Refer to Tree Constraints Plans for further details.
 - Proposed trees
Refer to Tree Planting & Transplants Plans for further details.
 - Existing planting
Areas to be retained.
 - Proposed planting
Refer to Soft Landscape General Arrangement plans for further details.
 - Proposed meadow planting
Refer to Soft Landscape General Arrangement plans for further details.
 - Proposed meadow
Refer to Soft Landscape General Arrangement plans for further details.

- Existing building
Retained
- Proposed building
Outline planning
- Proposed building
Detailed planning
- Proposed tennis courts

100	11.06.20	Issued For Planning	100
101	11.06.20	Revised For Planning	101
102	11.06.20	Final	102
103	11.06.20	Final	103

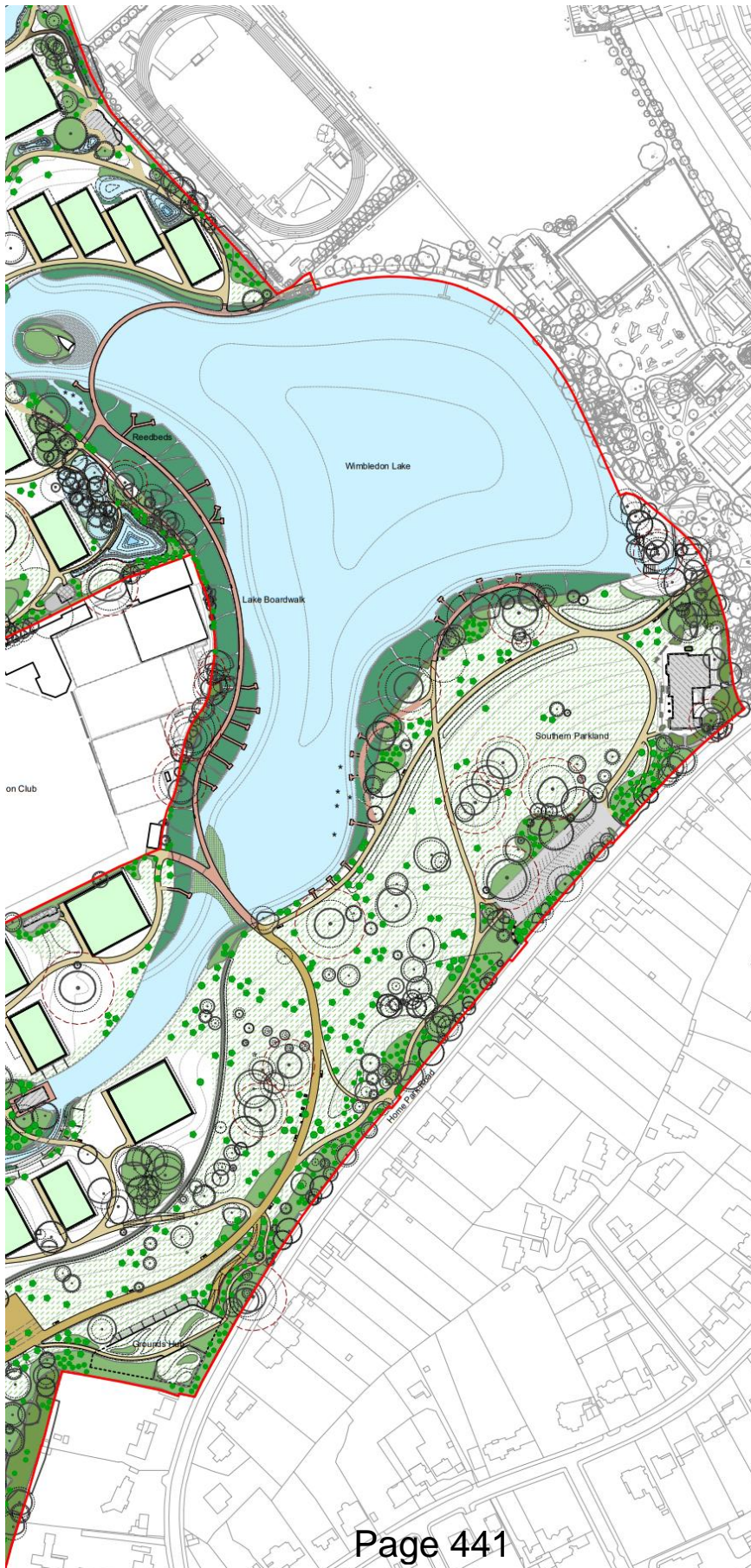
Proposed General Arrangement Detailed View 01



Proposed General Arrangement Detailed View 02



Proposed General Arrangement Detailed View 03



38 Grass Tennis Courts



View 6 - View from top of Parkland Show Court roof during The Championships

Typical grass tennis court during tournament



PLANNING ADDENDUM ILLUSTRATIVE VIEWS

View 6 - View from top of Parkland Show Court roof year round

Typical grass tennis court outside of tournament period

Proposed Parkland Show Court (submitted in outline)

THE AELTC WIMBLEDON PARK PROJECT
PLANNING ADDENDUM ILLUSTRATIVE VIEWS



View of Parkland Show Court looking north

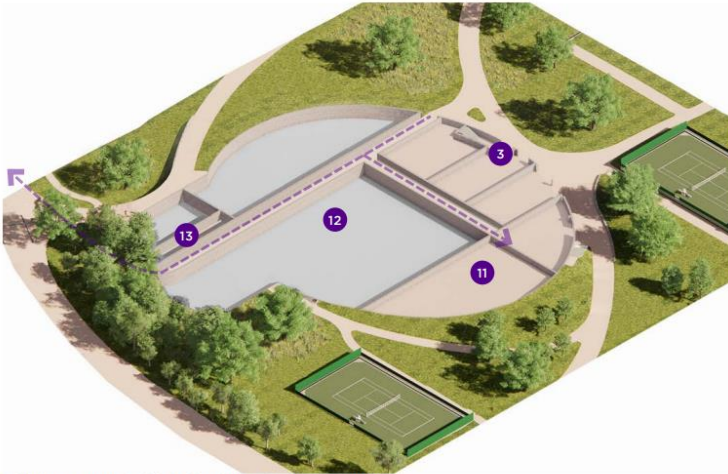


© 2010 AELTC. All rights reserved. The Parkland Show Court during The Championships.

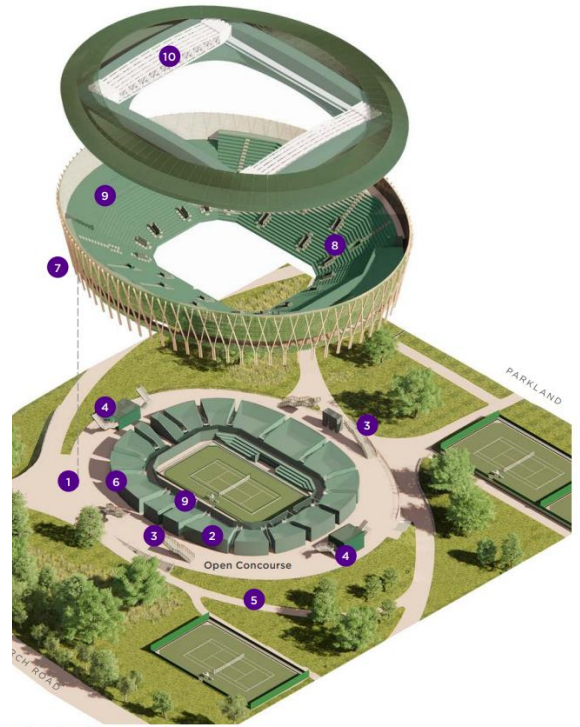
View of Parkland Show Court looking south-east

Proposed Parkland Show Court (submitted in outline)

- 1 Public concourse providing access to gangways
- 2 Public Food & Drink and WCs
- 3 Access to public upper concourse level
- 4 Access to hospitality, player restaurant and wheelchair seating areas
- 5 Moulded landscape base
- 6 Lower level gangways access
- 7 Upper bowl with concourse, hospitality and player restaurant beneath
- 8 Seating bowl with 8000 seats
- 9 Wheelchair viewing areas with local facilities
- 10 Retractable roof
- 11 Player facilities
- 12 Servicing from the basement level means no visible 'back' to the building
- 13 Underground link to the main site



Indicative axonometric of the Parkland Show Court lower ground level



etric of the Parkland Show Court

Indicative axonometric diagrams of Parkland Show Court structure



Indicative visual from the north parkland of how the Parkland Show Court could look

Indicative view of Parkland Show Court looking west

Central Grounds Maintenance Hub (CGMH) (submitted in outline)

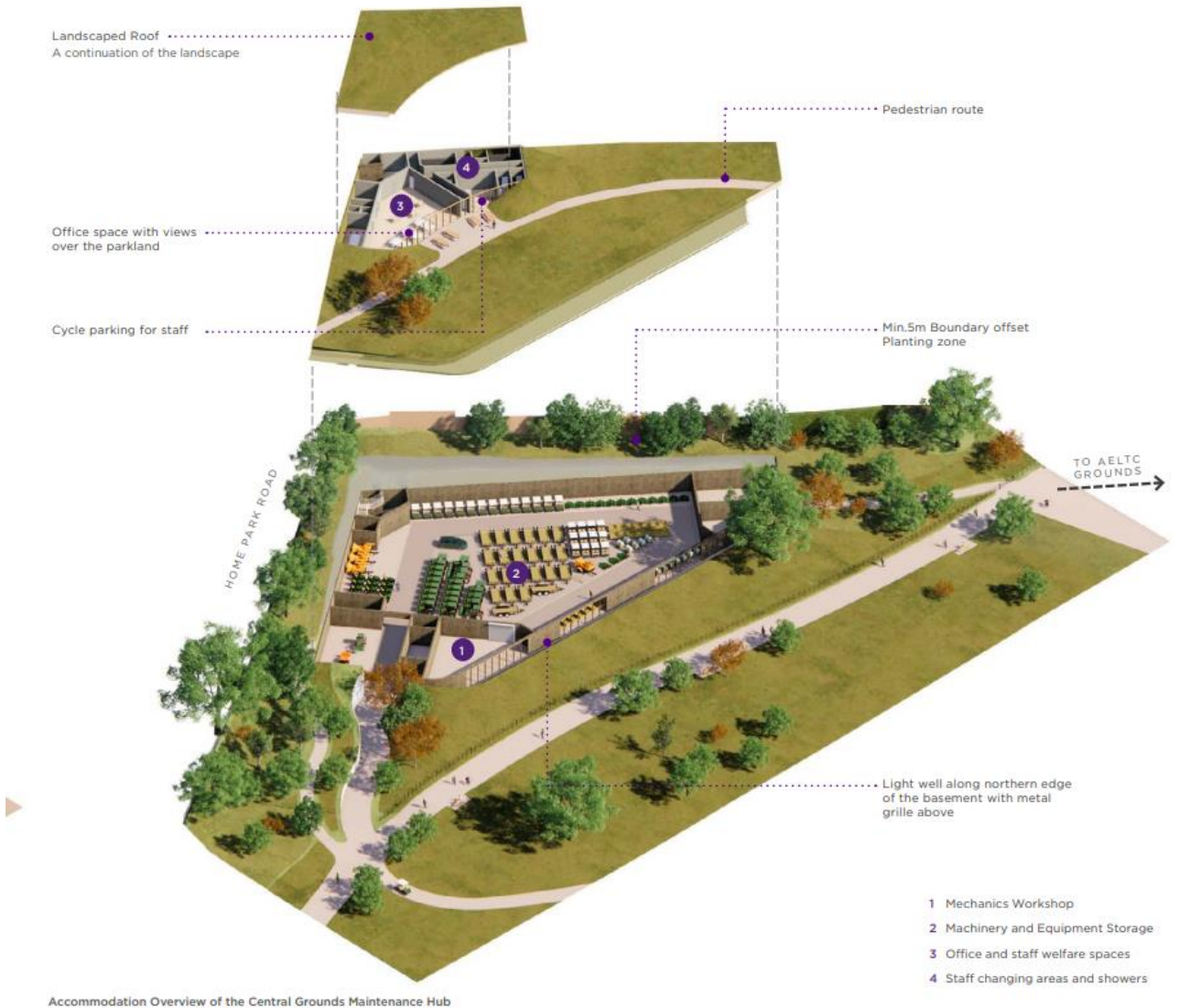


Indicative axonometric of CGMH looking south



Indicative view looking northeast in AELTC Parkland with CGMH in context

Central Grounds Maintenance Hub (submitted in outline)



Indicative axonometric of CGMH structure

Proposed new publicly accessible park (AELTC Parkland)



Indicative view looking south-west



Indicative view looking northeast

Lake edge



Lake edge components



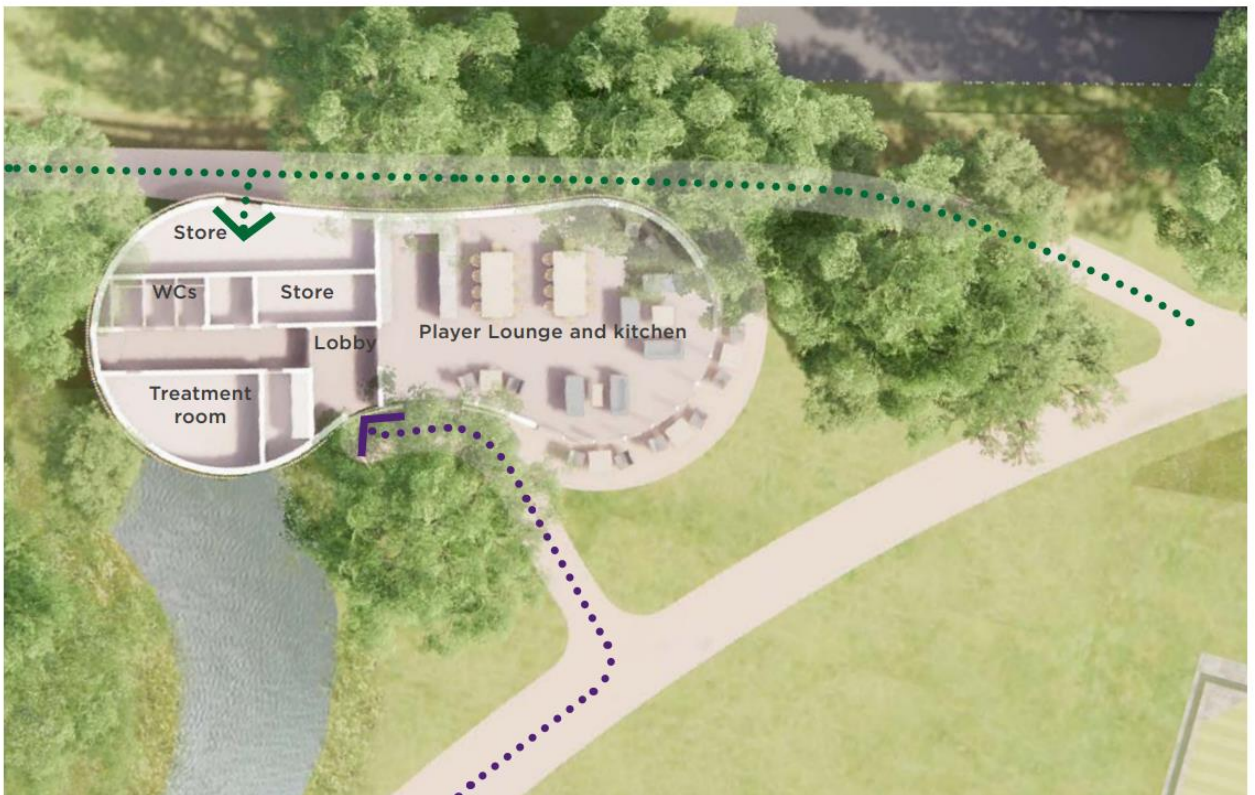
View of lake edge looking north from AELTC Parkland

Northern Player Hub (submitted in outline)



- 1 Player Dynamic Warm Up Area
- 2 Player Lounge
- 3 Player Treatment
- 4 Sedum/Greenroof
- 5 Pond

Indicative axonometric view of Northern Player Hub



Indicative floor plan of Northern Player Hub

Southern Player Hub (submitted in outline)



Indicative axonometric view of Southern Player Hub



Indicative floor plan of Northern Player Hub
Page 450

7 X Satellite Maintenance Hubs

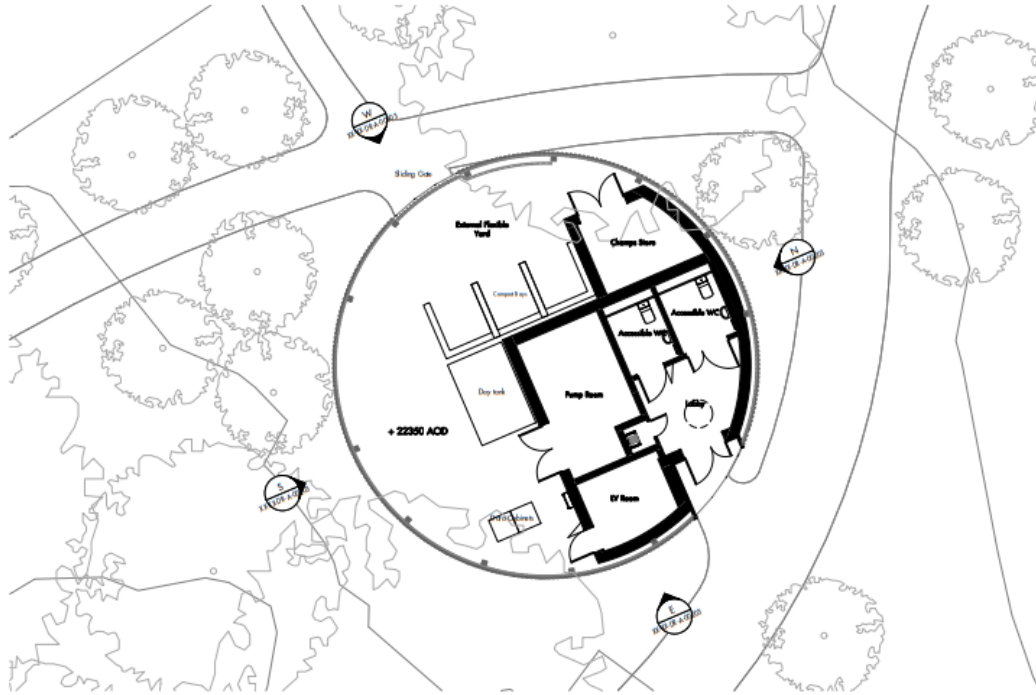


Typical Satellite Maintenance Hub – Hub 03

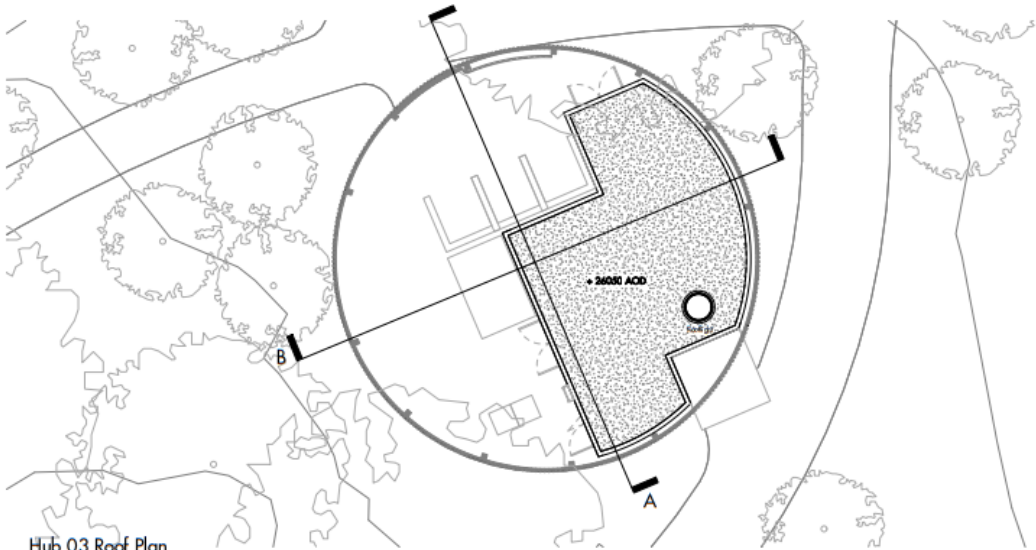


Satellite Maintenance Hub 02 – larger hub accommodating more toilets for Championships and Qualifying Event

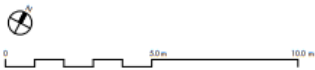
7 X Satellite Maintenance Hubs



Hub 03 Ground Floor Plan
1:100 @ A1

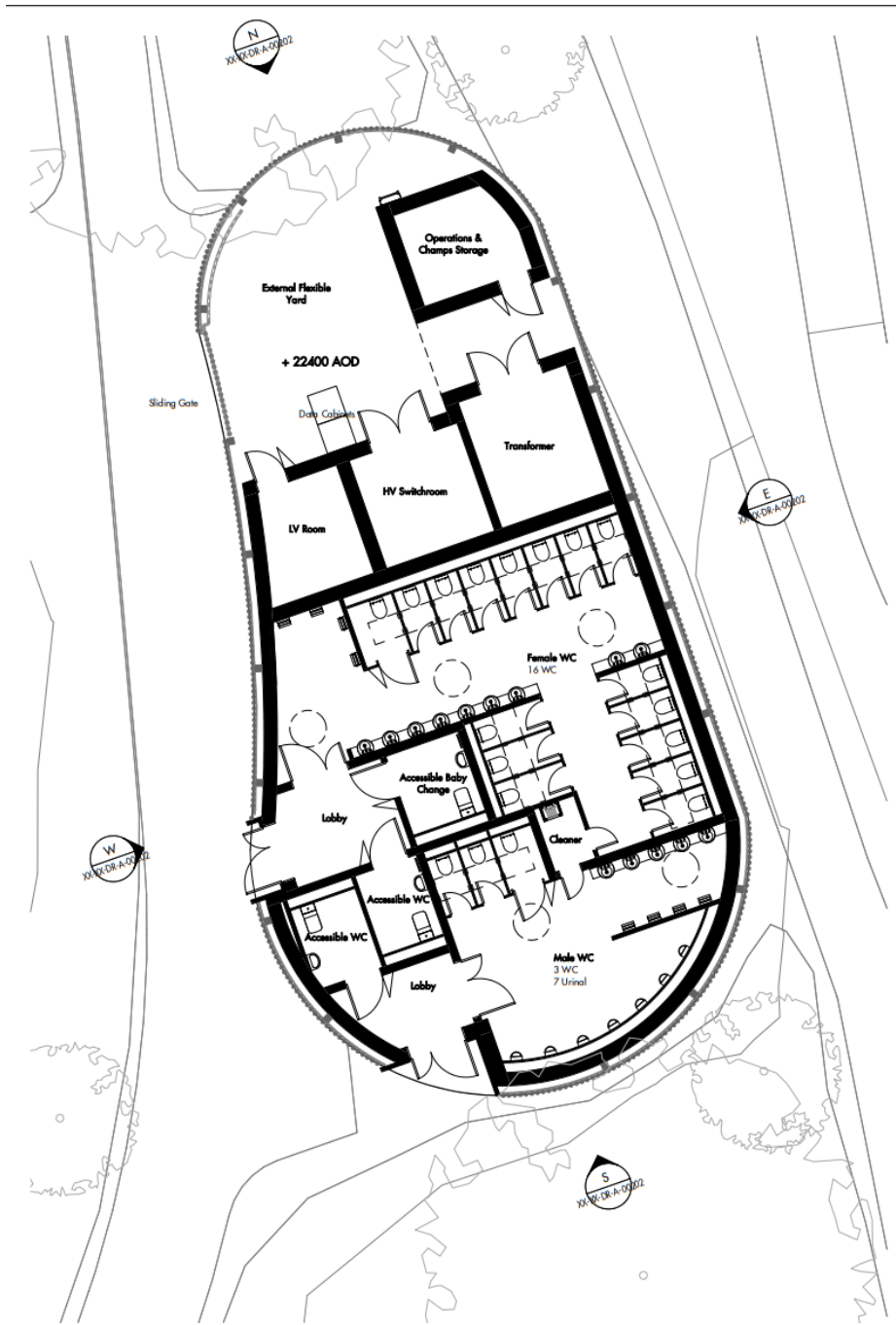


Hub 03 Roof Plan
1:100 @ A1



Hub 03 - Floor plan and roof plan

7 X Satellite Maintenance Hubs



Hub 02 - Floor plan

Northern and Southern Gateways



Indicative view of Southern Gateway

- 1 New public access link between Wimbledon Park and Church Road
- 2 Permissive public access into the Southern Parkland from Church Road
- 3 Ha-ha, topped with estate rail
- 4 Sunken hedge as secure boundary to allow visual permeability
- 5 New planting of specimen parkland trees
- 6 Historic 'Dirty Pond' will be recreated, forming part of the SUDS and adding to the amenity
- 7 Area of acid grassland fenced to keep undisturbed



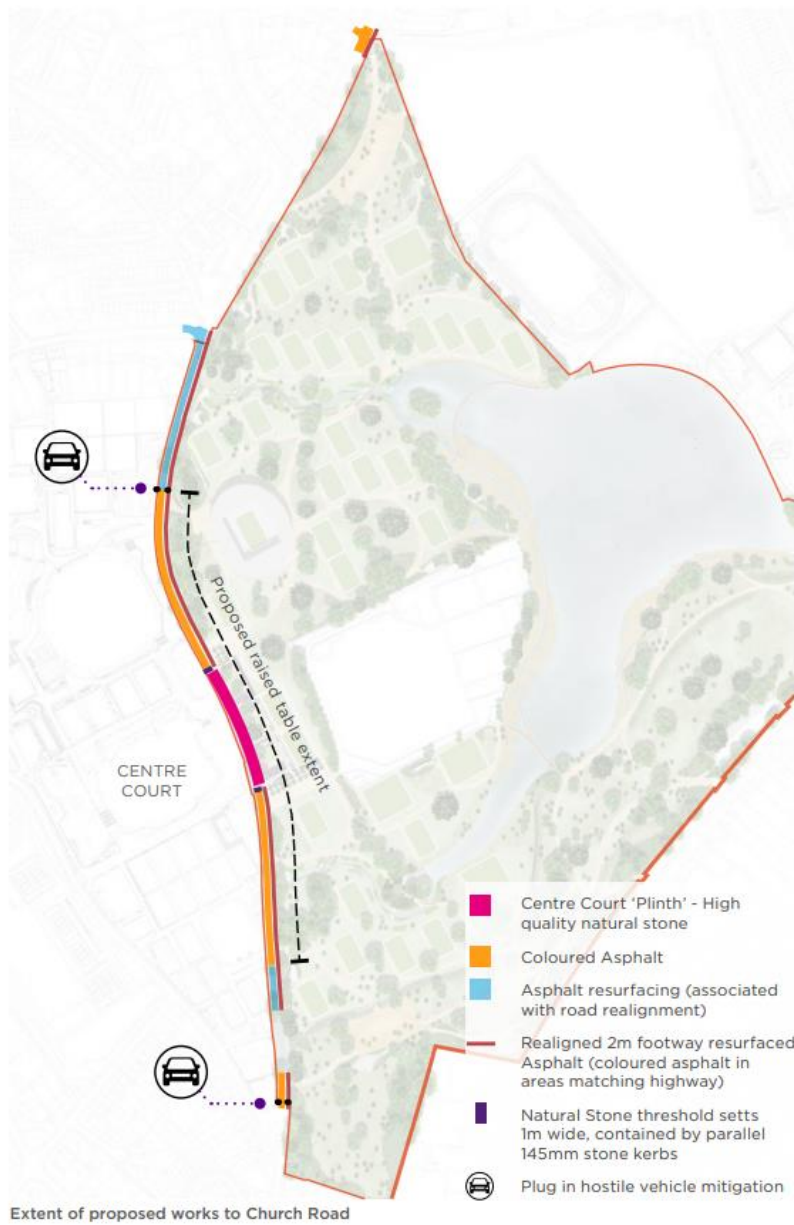
The Championships

- 1 New entrances from Wimbledon Park Road, used to access the Northern Gateway. The northernmost entrance is fully accessible, whilst the southern has stepped access only.
- 2 Area of permanent hard standing required to ensure a functional surface for queuing, security and ticket checks during the events. This will be a buff-coloured porous bound surface with occasional trees within the hard surface.
- 3 New gate and path providing entrance from The Queue.
- 4 Enhanced woodland and woodland edge habitat.
- 5 Temporary ticketing and security marquee (not part of this planning application).
- 6 Small WC block surrounded by woodland edge planting
- 7 A group of Scots Pine (a Brownian signature motif) planted on a new mound, making a long-lived eye-catcher and landmark for the events entrance.

Existing trees	Lawn / short grass
Veteran trees	Lawn tennis court
Proposed trees	Reedbeds / marginal plants
Woodland areas	Buildings
Sunken hedge	Buff coloured bound surface
Ha-ha	Asphalt road
Meadow / acid grassland	Pond

Layout of Northern Gateway

Highway Works to Church Road



Extent of proposed highway works on Church Road



















Indicative view of Church Road during tournament



Indicative view of Church Road outside tournament

Ecological proposals



- | | | |
|--|---|--|
|  Planning Boundary |  Long meadow grass with diverse sward to attract diversity of invertebrates, amphibians, reptiles, small mammals and birds |  New and restored ponds, wet ditches and wet grasslands provide diverse habitat types for invertebrate, reptiles and amphibians |
|  AELTC Ownership |  New acid grassland to provide a rich sward assemblage to support a range of invertebrates and other faunal groups |  New lake edge hydrosere of marginal and aquatic habitats including reedbed to provide diverse habitats for a range of bird species, bats, European eel, amphibians and invertebrates |
|  New and enhanced broadleaved woodland edge planted with diverse woodland understorey |  Restored open water of southern lake tip to increase Lake hydrosere |  De-silting of Wimbledon Park Lake, in collaboration with LBM, will restore open water for recreational use and increase the water quality for diverse ecological benefit |
|  Trees with high bat roost potential |  De-culverted watercourses planted with marginal and aquatic habitats to support diverse species |  Retained and enhanced fragment of ancient woodland |
|  Veteran trees conserved and managed through individual management plans, with any deadwood preserved in situ |  Proposed trees | |
|  Veteran trees with high bat roost potential | | |
|  Existing wet woodland habitat increased & strengthened along lake edge | | |