

GREATER LONDON AUTHORITY

Mr Jon Roshier
Rolfe Judd
Old Church Court, Claylands Road
London SW8 1NZ

GLA ref: GLA/2024/0045/S3
LB Merton ref: 21/P2900
Date: 18/11/2024

Dear Mr Roshier,

Town & Country Planning Act 1990 (as amended); Planning (Listed Building and Conservation Areas) Act 1990; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008; and Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Site: Wimbledon Park Golf Course, Home Park Road, Wimbledon Park, London SW19 7HR
GLA reference: GLA/2024/0045/S3
LB Merton reference: 21/P2900
Applicant: All England Lawn Tennis Ground Plc

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 15 NOVEMBER 2024

The Deputy Mayor for Planning, Regeneration and Fire Safety, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above- mentioned application (which expression shall include the drawings and other documents submitted therewith):

“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 7no 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 construction 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.

An environmental statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017”

At: Wimbledon Park Golf Course, Home Park Road, Wimbledon Park, London SW19 7HR

Subject to the following planning conditions and informatives:

CONDITIONS

Compliance conditions

1. Time Limit

The Development Approved in Full (not Outline) hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Phasing Strategy

Prior to commencement, a Phasing Strategy across the whole site shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy shall confirm the intended order and timing of delivery of each of the phases. The Phasing Strategy shall also include a schedule for reserved applications which would apply to each relevant phase. The applicant shall inform the Local Planning Authority within 1 month of both the commencement and occupation/operation of each phase.

The development shall be carried out in accordance with the approved Phasing Strategy.

Reason: In the interests of proper planning and ensuring conditions are enforceable.

3. Approval of Reserved Matters

Prior to the commencement of development in respect of each development phase, details of the appearance, means of access, landscaping and scale shall be submitted for approval to the Greater London Authority (hereinafter called the GLA), or the Local Planning Authority where this has been agreed in writing by the GLA.

The first Reserved Matter of any Outline aspect of the development shall be submitted to and approved by the GLA (or the Local Planning Authority where this has been agreed in writing by the GLA) within 4 years of this consent.

The final Reserved Matter of the consent shall be submitted to the GLA (or the Local Planning Authority where this has been agreed in writing by the GLA) for approval within 10 years of the consent.

Approval of all Reserved Matters shall be obtained for the relevant phases from the GLA (or the Local Planning Authority where this has been agreed in writing by the GLA) in writing before the relevant phase is commenced.

Reason: In order to comply with the provisions of Section 92 of The Town and Country Planning Act 1990 (as amended).

4. Reserved Matters Time Limit

GREATER **LONDON** AUTHORITY

The Outline Development (approved under Condition 3) shall be commenced before the expiration of 2 years from the date of approval of the last reserved matter.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

5. Approved drawings and documents

The Development hereby permitted shall be carried out and completed in accordance with the approved plans and documents listed in the Schedule to this planning permission.

Reason: For avoidance of doubt and in the interests of proper planning.

6. Temporary Overlay for The Championships and Qualifying Event

For each calendar year, prior to the opening day of 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.

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.

The details shall be implemented as approved.

Reason: 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.

7. Annual Event Car and Cycle Parking Overlay Plan

For each calendar year, prior to the opening day of Qualifying and The Championships annual Wimbledon tennis tournament, an Event Car and Cycle Parking Management Plan shall be submitted to, and approved by, the Local Planning Authority. This shall provide details of:

- a) event car parking arrangements,
- b) taxi pick up/drop off arrangements
- c) the type, amount and location of cycle parking
- d) cycle hire scheme parking
- e) A strategy for electric vehicle charging points (EVCPs) as appropriate for use by vehicles, including taxis.

The proposed details must be developed in general conformity with the Operational Travel Plan.

The details shall be implemented as approved.

Reason: To enable the Council to have control over the parking and transport impacts so as to preserve the amenities of the locality.

Townscape, Landscape, Design and Neighbour Amenity

8. Inclusive Design Statement

An Inclusive Design Statement shall be submitted with Reserved Matters applications (where relevant) for each phase.

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 included within a Design and Access Statement.

The development will be carried out and maintained in accordance with the details approved.

Reason: To promote the highest standards of accessibility for Outline Development Buildings in accordance with NPPF (2023), London Plan (2021) Policy D5, and Merton SPP (2014) Policy DMD2.

9. Basement Impact Assessment

Where relevant, the Reserved Matters applications shall be accompanied by a Basement Impact Assessment (BIA), prepared by a suitably qualified individual. The development shall be implemented in accordance with the recommendations and mitigation measures contained within the approved assessment.

The statement must include a detailed proposal and methodology in relation to all below ground works on how drainage and groundwater would be managed and mitigated during construction (dewatering) and post construction (permanent phase) to ensure no increase in risk on or off site. The BIA will include details of structural impacts, flooding and drainage matters, noise and vibration, as well as construction impacts.

The development will be carried out and maintained in accordance with the details approved.

Reason: To ensure any basement structures are designed in a safe and appropriate manner and avoid any undue amenity impacts in accordance with NPPF (2023), London Plan (2021) Policy D10, and Merton SPP (2014) Policy DMD2.

10. Lighting Strategy

Prior to occupation/operation of each Phase an external lighting strategy (where lighting is proposed) shall be submitted to and approved in writing by the Local Planning Authority.

The approved lighting strategy shall be implemented and maintained thereafter.

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.

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 Guidance Note 08/18 “Bats & Artificial Lighting in the UK”.

Reason: To ensure high standards of lighting design, to protect the amenity of neighbouring and the natural environment in accordance with NPPF (2023) Paragraphs 180 & 191, London Plan (2021) Policies D4, D8 & G6, Merton CS (2011) Policy CS14, Merton SPP (2014) Policies DMD1, DMD2, DMO2, DMEP2, and DMEP4.

11. Signage Strategy

Prior to occupation/operation of each Phase a signage strategy shall be submitted to and approved in writing by the Local Planning Authority.

The approved signage strategy shall be implemented prior to operation of the relevant phase and maintained thereafter.

Reason: 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.

12. Secured by Design Certification

Prior to commencement of the development, the development shall be registered with the Metropolitan Police for Secure by Design Certification.

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.

Reason: To ensure development is delivered in accordance with secured by design principles in accordance with London Plan (2021) Policy D11, and Merton SPP (2014) Policy DMD2.

13. Boundary treatment

Prior to commencement of the proposed boundary treatment works and gates, details of the works shall be submitted to and approved in writing by the Local Planning Authority.

The approved boundary treatment shall be installed prior to occupation and use of the relevant phase and maintained thereafter.

Reason: To ensure appropriate new boundary treatment is provided to reflect the character of the Registered Park and Garden in accordance with London Plan (2021)

Policies D4 & D8, Merton CS (2011) Policy CS14, Merton SPP (2014) Policies DMD1 & DMD2.

14. **AE LTC Park General and Event Management**

Prior to the opening of the full extent of the Southern Parkland and Northern Parkland to the public, details of:

- Management of the public realm outside of The Qualifying and The Championships,
- Management of the public realm 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)
- Any temporary landscaping interventions.

Shall be submitted to and approved by the Local Planning Authority.

The details shall be implemented thereafter.

Reason: To ensure highest standards of public realm design in accordance with London Plan (2021) Policies D4 & D8, Merton CS (2011) Policy CS14, and Merton SPP (2014) Policies DMD1 & DMD2.

15. **Boardwalk details**

Prior to construction of the Boardwalk:

- Detailed drawings,
- Details of the materiality,
- Foundational design,
- Connection point details,
- Measures to reduce slippery surfaces, and
- Management and maintenance strategy.

Shall be submitted to and approved by the Local Planning Authority.

The Boardwalk shall be constructed in accordance with the approved details and shall be maintained as such thereafter.

Reason: To ensure highest standards of public realm design in accordance with London Plan (2021) Policies D4 & D8, Merton CS (2011) Policy CS14, and Merton SPP (2014) Policies DMD1 & DMD2.

16. **Angling Pontoon details**

Prior to construction of the Angling Pontoons:

- detailed drawings,
- details of the materiality,
- Details of number and locations,
- Fixing Details, and
- Management and maintenance strategy.

Shall be submitted to and approved by the Local Planning Authority.

The Angling Pontoons shall be constructed in accordance with the approved details and shall be maintained as such thereafter.

Reason: To ensure highest standards of public realm design in accordance with London Plan (2021) Policies D4 & D8, Merton CS (2011) Policy CS14, and Merton SPP (2014) Policies DMD1 & DMD2.

17. Satellite Maintenance Hubs (details of materials)

Prior to construction of the relevant satellite maintenance building (detailed consent), details of the proposed external materials, including green roofs, 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 details.

Reason: To achieve a high standard of design in accordance with London Plan (2021) Policy D4, Merton CS (2011) Policy CS14, and Merton SPP (2014) Policies DMD1 & DMD2.

18. Landscape Management Plan

Prior to the use of the Parkland Show Court, a detailed 30-year Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the Landscape Management Plan shall be implemented in strict accordance with the agreed details.

Reason: To achieve a high standard of landscape design in accordance with London Plan (2021) Policy D4, Merton CS (2011) Policy CS14, and Merton SPP (2014) Policies DMD1 & DMD2.

19. Accessibility to the Golf Clubhouse

Prior to first use of the golf clubhouse for community use, details of how all publicly accessible areas within the clubhouse, shall be submitted to and approved by the Local Planning Authority.

The details shall be in accordance with the Equality Act 2010 and include access to and from Home Park Road.

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.

Reason: To promote the highest standards of accessibility in accordance with NPPF (2021), London Plan (2021) Policy D5 and Merton SPP (2014) Policy DMD2.

20. Reserved Matters Specification – Design Codes

All Reserved Matters applications shall include a statement to demonstrate how the Reserved Matters have been prepared in accordance with the principles and plans set out in the Updated Design Codes (Rev. P04; dated 18/05/2022) prepared by Allies and Morrison.

Reason: To ensure that the development is constructed in accordance with the Design Codes on which the decision is based in accordance with NPPF (2021) Paragraph 139, London Plan (2021) Policy D4, Merton Core Strategy Policy CS14, and Merton SPP Policies DMD1 & DMD2.

21. Fire Strategy – Outline Component

Notwithstanding the Fire Statement (Ref: 51365-BHE-XX-XX-RP-YF-00001; Revision 03; dated 25 June 2024) submitted with the application as prepared by Buro Happold, each application for Reserved Matters within a Development Phase shall be accompanied by a full Fire Strategy for the relevant Development Phase/building of the development and shall demonstrate full compliance with London Plan (2021) Policies D5 and D12. The Fire Strategy shall be prepared by a suitably qualified assessor and shall detail how the proposed development would function in terms of:

- The building's construction: methods, products and materials used, including manufacturers' details;
- Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lift, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
- Means of escape for all building users including suitably designed stair cores, escape for building users who are disabled or require level access together with the associated evacuation strategy approach;
- Features which reduce the risk to life including fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;
- How provision will be made within the site to enable fire appliances to gain access to the building;
- Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.
- Provide details of any green or living wall, including how this element would be irrigated and maintained. Unless otherwise justified, the irrigation system serving any green wall be linked to fire detection, alarm and suppression measures and sprinkler systems.

The Fire Strategy shall be implemented in accordance with the approved details prior to the occupation of the development and permanently retained thereafter.

Reason: In the interests of fire safety and to ensure the safety of all building users, in accordance with London Plan (2021) Policies D5 and D12.

22. Irrigation and Maintenance

Prior to the construction of the Parkland Show Court, details of ongoing irrigation and maintenance details related to any green or living wall must be submitted to and approved in writing by the Local Planning Authority.

The irrigation and maintenance provisions shall be implemented in accordance with the approved details prior to the occupation of the development and permanently retained thereafter.

Reason: In the interests of fire safety and to ensure the safety of all building users, in accordance with London Plan (2021) Policies D5 and D12.

Heritage

23. Written Scheme of Archaeological Investigation

No demolition or development in respect of any 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 consultation with Historic England GLAAS). For land that is included within the WSI, no demolition or development shall take place other than in accordance with the approved WSI which shall include:

- a) a programme and methodology of site evaluation; and
- b) the nomination of a competent person(s) or organisation to undertake the approved works.

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 demolition/development shall take place other than in accordance with the approved stage 2 WSI which shall include:

- 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.
- b) Where appropriate details of a programme for delivering related positive public benefits.
- 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.
- 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.

The Programme of Public Engagement must be approved by the Local Planning Authority prior to the first tennis playing use of the Parkland Show Court. It must be implemented as approved.

Reason: To protect as appropriate items of archaeological interest in accordance with NPPF (2023), London Plan (2021) Policy HC1 and Merton SPP (2014) Policy DMD4.

Transport and Highways

24. Details of new vehicle access

Within the relevant development phase(s), no development 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.

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.

Land in respect of the particular phase shall not be occupied until the approved works have been completed in full.

Reason: To ensure safety of the public highway in accordance with NPPF (2023) paragraphs 114, London Plan (2021) Policies T4 & T7 and Merton SPP (2014) Policies DMT2, DMT3 & DMT5.

25. Phase-specific Detailed Construction Logistics Plans (CLP)

Prior to the commencement of a development phase a detailed Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority.

The plan shall include (but shall not be limited to) details of the routing of construction vehicles, time of vehicle arrival and departure, any proposed temporary traffic and pedestrian management measures during the course of construction, and measures to mitigate noise, dust and air quality.

Where relevant, the plans should take account of other major developments under construction within the vicinity.

The works shall be carried out in accordance with the approved CLP for each phase shall be implemented in full.

Reason: To ensure safety of the public highway in accordance with NPPF (2023) Paragraph 114, London Plan (2021) Policies T4 & T7 and Merton SPP (2014) Policies DMT2, DMT3 and DMT5.

26. Construction Travel Plan

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. The Plan shall follow the current 'Travel Plan Development Control Guidance' issued by TfL and shall include:

- a) Targets for sustainable travel arrangements;

- b) Effective measures for the on-going monitoring of the Plan;
- c) A commitment to delivering the Plan objectives for the full construction period;
- d) Effective mechanisms to achieve the objectives of the Plan by the construction workforce.
- e) A strategy for the ongoing monitoring and review of the travel plan. The measures in the approved plan shall be implemented for the duration of construction period.

The Construction Travel Plan shall be implemented as approved.

Reason: To promote a shift towards sustainable modes of transport for construction related activities and prevent adverse impacts on the highway network in accordance with NPPF (2023) Paragraphs 115, 116 & 117, London Plan (2021) Policies T2, T3, T4 & T5, Merton CS (2011) Policies CS18, CS19, and Merton SPP (2014) Policies DMT2 and DMT3.

27. Pre-commencement Championships (Main Grounds) Event Travel Plan – During Construction

Prior to commencement of development, a Championships Event Travel Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with TfL) in respect of 'The Championships' held on AELTC's Main Grounds.

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.

The Championships (Main Grounds) Event Travel Plan shall be implemented only in accordance with the approved details or as approved under Condition 28.

The submitted Championships (Main Grounds) Event Travel Plan shall include but not be limited to: 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. Up-to-date baseline monitoring data gathered in accordance with methodology to be first agreed by the Local Planning Authority in writing. Targets to measure the ongoing performance of the travel plan. The plan shall be informed by the submitted Transport Assessment (51365-BHE-XX-XX-RP-Y-00020; Rev: P02) and Transport Statement Addendum (51365-BHE-XX-XX-RP-Y-06000; Rev: P04).

Reason: To promote a shift towards sustainable modes of transport and prevent adverse impacts on the highway network in accordance with NPPF (2023) Paragraphs 115, 116 & 117, London Plan (2021) Policies T2, T3, T4 & T5, Merton CS (2011) Policies CS18 & CS19, and Merton SPP (2014) Policies DMT2 & DMT3.

28. Championships (Main Grounds) Event Travel Plan – During Construction - Review

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 the Travel Plan secured under Condition 27.

The 'Review' shall assess and evidence the effectiveness of the Championships (Main Grounds) Event Travel Plan against the relevant travel plan objectives.

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.

Reason: To promote a shift towards sustainable modes of transport and prevent adverse impacts on the highway network in accordance with NPPF (2023) Paragraphs 115, 116 & 117, London Plan (2021) Policies T2, T3, T4 & T5, Merton CS (2011) Policies CS18 & CS19, and Merton SPP (2014) Policies DMT2 & DMT3.

29. 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 and approved in writing by the Local Planning Authority.

The Operational Travel Plan shall cover the AELTC Main Grounds and the development site and shall include but not be limited to:

- a) An action plan containing a package of measures to support sustainable modes of travel to the AELTC Main Grounds and the development site for employees and visitors during the Championships or Qualifying 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.
- b) Up-to-date baseline monitoring data gathered in accordance with methodology to be first agreed in writing by the Local Planning Authority.
- c) Targets to measure the ongoing performance of the travel plan.

The plan shall be informed by the submitted Transport Assessment (51365-BHE-XX-XX-RP-Y-00020; Rev: P02) and Transport Statement Addendum (51365-BHE-XX-XX-RP-Y-06000; Rev: P04).

The Operational Travel Plan shall be implemented only in accordance with the approved details.

Reason: To promote a shift towards sustainable modes of transport and prevent adverse impacts on the highway network in accordance with NPPF (2023) Paragraphs 115, 116 & 117, London Plan (2021) Policies T2, T3, T4 & T5, Merton CS (2011) Policies CS18 & CS19, and Merton SPP (2014) Policies DMT2 & DMT3.

30. Interim Delivery, Servicing, Waste and Recycling Plan

Prior to first use of the 38 outer tennis courts on the development site for the Qualifying Event or the Championships for playing tennis, an Interim Delivery, Servicing, Waste and Recycling Plan shall be submitted to and approved in writing by the Local Planning Authority for those parts of the application site in operation at that time.

The approved Interim Delivery, Servicing, Waste and Recycling Plan shall be implemented in full until the plan required under condition 31 has been approved.

Reason: To ensure suitable delivery and servicing for the development in accordance with NPPF (2023) Paragraph 116, London Plan (2021) Policy T3, T4 & T7, Merton CS (2011) Policy CS20, and Merton SPP (2014) Policies DMDT2 & DMT3.

31. Delivery, Servicing, Waste and Recycling Plan

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) shall be submitted to and approved in writing by the Local Planning Authority for the whole development site.

The approved Delivery, Servicing, Waste and Recycling Plan shall be implemented in full for the Lifetime of the Development.

Reason: To ensure suitable delivery and servicing for the development in accordance with NPPF (2023) Paragraph 116, London Plan (2021) Policies T3, T4 & T7, Merton CS (2011) Policy CS20, and Merton SPP (2014) Policies DMDT2 & DMT3.

32. Details of year-round car and cycle parking facilities

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 outside of the Championships and Qualifying Event) shall be submitted to and approved in writing by the Local Planning Authority.

This shall include details of how at least 20% of spaces will be equipped with electric vehicle charging and a minimum of four (4) disabled parking bays. The details shall also include a strategy for ongoing management and maintenance of EVPCs.

The details shall include (where relevant to the phase) details of how the Golf Clubhouse car park would be managed.

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. Approved car parking facilities shall be maintained as such for the lifetime of the development.

Reason: To ensure delivery of appropriate year-round car parking facilities in accordance with NPPF (2023) Paragraphs 114 & 116, London Plan (2021) Policies T4 & T6, Merton CS (2011) Policy CS20, Merton SPP (2014) Policies DMT2 & DMT3.

Ecology, Biodiversity and Green Infrastructure

33. Overarching Construction Environmental Management Plan & Ecological Mitigation Plan (Overarching CEMP-EMP)

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.

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.

The approved Overarching CEMP-EMP shall be implemented and maintained in full for the entirety of the construction of the development.

Reason: 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 (2021) Policies G6 & D14, and Merton SPP Policies DMT2, DMO2, DMD2, DMEP2 & DMEP4.

34. Phase-specific Construction Environmental Management Plan & Ecological Mitigation Plan (CEMP-EMP)

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 development phase.

Each CEMP component shall include details of measures to mitigate environmental impacts including but not limited to:

- 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.
- 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.

Each EMP component shall include relevant measures to protect ecology and biodiversity in accordance with the Overarching CEMP-EMP under Condition 33.

Measures shall include but not be limited to:

- 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.
- 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:
 - 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
 - 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.

The developer shall implement the development in accordance with the approved CEMP-EMPs.

Reason: 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 (2021) Policies G6 & D14, and Merton SPP Policies DMT2, DMO2, DMD2, DMEP2 & DMEP4.

35. Phase-specific Landscape and Environmental Management Plan (LEMP)

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.

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, and in order to deliver BNG on-site in accordance with the submitted Biodiversity Defra Metric 3.1 Calculation Tool (51365-LUC-XX-XX-RP-YE-00010-S2-P02).

Each Phase-specific LEMP shall where relevant:

- 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.
- 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.
- 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).
- the developer shall accord with approved details set out in each phase-specific LEMP or until the Site-wide LEMP is submitted to and approved in writing by the Local Planning Authority.
- Provide details of how the phase contributes to the urban greening factor target.
- Detail any works proposed to Wimbledon Park Lake including any measures to limit ecological impacts.

The phase-specific LEMP must be implemented and retained as approved.

Reason: 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 (2021) Policies G5 & G6, and Merton SPP (2014) Policies DMO2 & DMD2.

36. Site-wide Landscape and Environmental Management Plan (LEMP)

Prior to first occupation of the Parkland Show Court, a Site-wide Landscape and Environmental Management Plan (LEMP) 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 35 into one cohesive plan.

The Site-wide LEMP shall include:

- 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 EMR.
- 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-XX-XX-RP-YE-00010-S2-P02)

- A finalised 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.
- Details of ecological monitoring including intended schedule of ecological monitoring reports during the operational phase of the development.

The site-wide LEMP must be implemented and retained as approved.

Reason: 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 (2021) Policies G5 & G6, and Merton SPP (2014) Policies DMO2 & DMD2.

37. Submission of Ecological Monitoring Reports (Operational Phase)

The Ecological Monitoring Report (EMR) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the Parkland Show Court.

The EMRs, including but not necessarily limited, to bats and badgers, shall be submitted to the Local Planning Authority on an annual basis for a period of 5 years with the first report submitted by prior to the first occupation of the Parkland Show Court.

Thereafter, ecological monitoring reports shall be submitted every 5 years prior to the 10th, 15th, 20th, 25th and 30th anniversary date of the occupation of the Parkland Show Court.

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.

The developer shall use reasonable endeavours to implement any suggested changes to the Site-wide LEMP put forward by the Local Planning Authority in response submitted ecological monitoring reports

Reason: 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 (2021) Policies G5, G6, G7 and Merton SPP (2014) Policies DMO2 & DMD2

38. Landscape design

No above ground works within a development phase shall take place until full details of hard and soft landscape works and means of enclosure of all un-built, open areas and public realm have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include all aspects of the public realm within the red-line boundary.

Hard landscape details shall include:

- a) details of proposed finished levels or contours including any alterations in existing ground levels;
- b) means of enclosure and boundary treatments and any associated access points;
- c) car parking layouts including details of temporary;
- d) details of all vehicle and pedestrian access points and circulation areas;
- e) details of inclusive design including external steps and ramps, tactile warning or wayfinding paving, mobility features and dropped kerbs;
- f) hard surfacing materials, including dimensions, bonding and pointing;
- g) minor artefacts and structures e.g. street furniture, play equipment, refuse or other storage units, planters (fixed and moveable), bollards and hostile vehicle mitigation;
- h) general arrangement plan of functional services above and below ground including service trenches, drainage, power (such as in ground power units, operating controls and feeder pillars), communications cables, pipelines etc. indicating lines, access covers and supports to ensure no conflicts with tree and planting pits and integration of access covers with paving/surfacing layout;
- i) details of all short-stay cycle parking; and
- j) materials samples of all areas of hard landscaping.

Soft landscape details shall include:

- a) planting plans including plant schedules, noting species (to include appropriate riverine species in locations to water bodies), plant sizes including girth and clear stem dimensions of trees and proposed numbers/densities where appropriate;
- b) written specifications including cultivation and other operations associated with plant and grass establishment;
- c) all planting systems including tree pits and planting beds demonstrating plant stabilisation, drainage including proposals to link with SuDs strategy, aeration/irrigation, volume and specification of growing medium, tree pit surfacing and measures for protection of planting beds during establishment;
- d) biodiversity enhancements; and
- e) implementation programme including time of year for planting.

The hard and soft landscaping works shall be delivered in accordance with the approved details prior to the first occupation/use of the development and shall be retained as such for the lifetime of the development thereafter.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity, biodiversity and character of the area in accordance with NPPF (2023) Chapter 15, London Plan (2021) Policies G5, G6 & G7, and Merton SPP (2014) Policies DMO2 & DMD2.

39. Phase-specific landscape drawings

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.

The submitted drawings shall finalise the following drawings submitted under the planning application.

- 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
- 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

For clarity, 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 brooks) shall also be provided.

The landscape drawings must also includes details on soil volumes being provided for tree and include a suitable planting schedule to provide information about the planting.

The Development Approved in Full shall comply with landscape plans approved under this condition.

Reason: 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 (2021) Policies G5, G6 & G7, and Merton SPP (2014) Policies DMO2 & DMD2.

40. Pre-construction Mammal Survey

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.

Any mitigation measures recommended in this Mammal Survey shall be integrated into the CEMP / EMP, and be fully implemented with as part of the CEMP / EMP.

Reason: To ensure protected species are accounted for and protected in accordance with NPPF (2021) Chapter 15, London Plan (2021) Policy G6, and Merton SPP (2014) Policy DMO2.

41. Urban Greening Certification

- a) Prior to first occupation of the Parkland Show Court, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the LPA. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement, and construction to be reasonably well assured that the development hereby approved will, once completed, achieve, or exceed the agreed UGF score.
- b) Within six months of first occupation of the development hereby permitted, a post-construction statement prepared by a suitably qualified landscape specialist (or other verification process agreed with the LPA) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed UGF score has been met or exceeded.

Reason: To ensure the proposal complies with the London Plan (2021) Policy G5.

Trees

42. Updated Arboricultural Impact Assessment

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 since the submitted Arboricultural Impact Assessment (51365-TEP-XX-XX-RP-X-00001 (P01); dated July 2021) and the Arboricultural Impact Assessment Addendum (51365-TEP-XX-XX-RP-X-00005-S2-P01; dated April 2024)

The revised arboricultural reports 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.

Reason: To safeguard trees and other landscape features in accordance with London Plan (2021) Policy G7, Merton's CS (2011) Policy CS13, and Merton's SPP (2014) Policy DMO2.

43. Phase-specific Arboricultural Method Statements and Tree Protection Plans

No development phase shall commence (including soil stripping, demolition and arrival of plant machinery) until a phase-specific Arboricultural Method Statement and

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Tree Protection Plan has been submitted to and approved by the Local Planning Authority relevant to that phase.

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:

- 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. For each Restricted Activity Zone, the Arboricultural Method Statement / Tree Protection Plan must:
 - 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.
- d) A methodology for dealing with variations.
- e) A detailed specification for turf removal and soil remediation in the Construction Exclusion Zones and Restricted Activity Zones.
- f) A scheme of arboricultural supervision. This shall include:
 - 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.

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 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.

The Tree Protection Plan shall include a final layout for underground services which shall be implemented in accordance with the approved Tree Protection Plan.

The Arboricultural Method Statements shall also include the following measures in respect of Construction Exclusion Zones:

- a) 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 suitably protected from unauthorised and non-approved works.
- b) All works within Construction Exclusion Zones shall be undertaken as specified within the approved Arboricultural Method Statement.
- c) 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.
- d) 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 significant. For veteran trees, the term buffer zone should be substituted for RPA.
- e) Within 2m of any tree trunk, only hand-operated tools may be used for authorised excavation.

The revised arboricultural reports 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.

All development shall accord with the approved Phase-specific Arboricultural Method Statements and Tree Protection Plans.

Reason: To safeguard trees and other landscape features in accordance London Plan (2021) Policy G7, Merton CS (2011) Policy CS13, and Merton SPP (2014) Policy DMO2.

44. 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 fully complied with.

Reason: To safeguard trees and other landscape features in accordance London Plan (2021) Policy G7, Merton CS (2011) Policy CS13, and Merton SPP (2014) Policy DMO2.

45. 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, a suitable replacement, or recovery, strategy must be submitted to and approved by the Local Planning Authority.

The approved strategy must be implemented by the next planting season.

Reason: To safeguard trees and other landscape features in accordance London Plan (2021) Policy G7, Merton CS (2011) Policy CS13, and Merton SPP (2014) Policy DMO2.

46. Phase-specific Earthworks and Cut and Fill Plans

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:

- 51365-LUC-XX-XX-DR-L-02301 P05 (Proposed Earthworks Sheet 1)
- 51365-LUC-XX-XX-DR-L-02302 P03 (Proposed Earthworks Sheet 2)
- 51365-LUC-XX-XX- DR-L-02303 P03 (Proposed Earthworks Sheet 3)
- 51365-LUC-XX-XX-DR-L-02304 P03 (Proposed Earthworks Sheet 4)
- 51365- BHE-XX-XX-SU-C-01300 P05 (Proposed Cut and Fill Site Plan)

The approved development shall comply with the plans approved under this condition.

Reason: To ensure that ground level changes do not negatively impact on the retained trees features in accordance with London Plan (2021) Policy G7, Merton CS (2011) Policy CS13, and Merton SPP (2014) Policy DMO2.

47. Veteran Tree Management Plans

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.

The approved management plans shall be complied within in full thereafter.

Reason: To safeguard trees and other landscape and to accord with London Plan (2021) Policy G7, Merton CS (2011) Policy CS13, and Merton SPP (2014) Policy DMO2.

Climate Change and Waste

48. District Heat Network

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 GLA's (or the Local Planning Authority where this has been

agreed in writing by the GLA) satisfaction that connection to the heating network would be unnecessary to meet the demands of the building.

Reason: 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.

49. **BREEAM (Interim Report)**

Within three months of the commencement of works to construct the elements of the development which are approved in outline, a BREEAM Interim (Design Stage) Assessment issued by the Building Research Establishment (BRE) or equivalent accredited body, shall be submitted to and approved in writing by the local planning authority to show that an 'Excellent' rating will be achieved for the building. The development shall be implemented in accordance with the approved rating.

Reason: To achieve appropriate sustainability standards in accordance with the NPPF (2023), London Plan (2021) Policy SI 5 (Water infrastructure) and Merton CS (2011) Policy CS15.

50. **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.'

Reason: To achieve appropriate sustainability standards in accordance with the NPPF (2023), London Plan (2021) Policy SI 5 (Water infrastructure) and Merton CS (2011) Policy CS15.

51. **Whole Life Carbon Statement Compliance (Development Approved in Full)**

The Development Approved in Full (not outline) shall be carried out in accordance with the submitted Whole Life Carbon (WLC) Statement (Ref: 51365-BHE-XX-XX-RP-Y-00007; Rev. P07), the details of which shall be fully complied with.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) Policy SI2, Merton CS (2011) Policy CS17 and Merton SPP (2014) Policy DMD2.

52. **Whole Life-Cycle Carbon Assessment – Reserved Matters Updates**

Each application for Reserved Matters shall be accompanied by a detailed Whole Life-Cycle Carbon Statement in line with the GLA's Whole Life-Cycle Assessment Guidance, which shall be submitted to and approved in writing by the GLA (or the Local Planning Authority where this has been agreed in writing by the GLA). The statement shall adhere to the principles set out in the Whole Life-Cycle Carbon

Statement (Ref: Ref: 51365-BHE-XX-XX-RP-Y-00007; Rev. P07). The development shall be carried out in accordance with the details so approved.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) Policy SI2 and Merton CS (2011) Policy CS15.

53. Submission of Whole Life-Cycle Carbon – Post Construction 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 applicant 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 received three months post as-built design completion.

Reason: To demonstrate compliance with London Plan (2021) Policy SI2 and Merton CS (2011) Policy CS15.

54. 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 pursuant to condition 55 .

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) Policy SI7, Merton CS (2011) Policy CS17, and Merton SPP (2014) Policy DM D2.

55. Circular Economy Statements - Reserved Matters Updates

Each application for Reserved Matters shall be accompanied by a detailed Circular Economy Statement in line with the GLA's Circular Economy Statement Guidance, which shall be submitted to and approved in writing by the GLA (or the Local Planning Authority where this has been agreed in writing by the GLA). The statement shall adhere to the principles set out in the Circular Economy Statement (51365-BHE-XX-XX-RP-Y-00008). The development shall be carried out in accordance with the details so approved.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) Policy SI7, Merton CS (2011) Policy CS17, and Merton SPP (2014) Policy DM D2.

56. Circular Economy Post-Construction Monitoring Report

Prior to the occupation of each phase of development, 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.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) Policy SI7, Merton CS (2011) Policy CS17, and Merton SPP (2014) Policy DM D2.

57. Water Saving Requirements – players 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.

Reason: To demonstrate compliance with London Plan (2021) Policy SI5, and Merton CS (2011) Policy CS15.

58. 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.

Reason: To demonstrate compliance with London Plan (2021) Policy SI5, and Merton CS (2011) Policy CS15.

Flooding and drainage

59. Site-wide surface water drainage scheme

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 Local 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:

- 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.

- 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.
- 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.
- 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.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

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.

The Site-wide surface water drainage scheme shall be implemented and retained as approved.

Reason: 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) Paragraphs 173 & 175, London Plan (2021) Policies SI12 & SI 13, Merton CS (2011) Policy CS16 and Merton SPP (2014) Policies DMF1 & DMF2.

60. Site-wide drainage management and maintenance plan

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.

The sustainable drainage management and maintenance plan shall include as a minimum:

- a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company;
- 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.

Reason: 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 (2021) Paragraphs 173 & 175, London Plan (2021) Policies SI12 & SI13, Merton CS (2011) Policy CS16, and Merton SPP (2014) Policies DMF1 & DMF2.

61. 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, 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.

Reason: 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 (2021) Paragraphs 173 & 175, London Plan (2021) Policies SI 12 & SI 13, Merton CS (2011) Policy CS16, and Merton SPP (2014) Policies DMF1 & DMF2.

62. Site-wide drainage verification

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.

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, 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 defects have been rectified before occupation or operational use.

Reason: 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 (2021) Paragraphs 173 & 175, London Plan (2021) Policies SI 12 & SI 13, Merton CS (2011) Policy CS16, and Merton SPP (2014) Policies DMF1 & DMF2.

63. Flood Risk Assessment Compliance

The development shall be carried out in accordance with the submitted Flood Risk Assessment by Buro Happold (Ref: 51365-BHE-XX-XX-RP-C-00014; Rev. P07, dated May 2022) and Flood Risk Assessment Clarification Design Note by Buro Happold (Ref: 51365-BHE-WXX-XX-RP-C-00015; dated 22 September 2022). All flood risk mitigation measures set out within the FRA, design note, and relevant conditions to this consent, 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.

Reason: To reduce the risk of flooding to and from the proposed development and future occupants in accordance with NPPF (2021) Paragraphs 173 & 175, London Plan (2021) Policies SI 12 & SI 13, Merton CS (2011) Policy CS16, and Merton SPP (2014) Policies DMF1 & DMF2.

64. 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 Watercourse Landscape Method Statement must be implemented as approved.

Reason: 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 (2021) Paragraphs 173 & 175, London Plan (2021) Policies SI 12 & SI 13, Merton CS (2011) Policy CS16, and Merton SPP (2014) Policies DMF1 & DMF2.

65. 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.

Reason: 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](https://www.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 Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

66. 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.

Reason: 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.

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

67. Use of the Parkland Show Court

The use of the new Parkland Show Court shall be restricted to the playing of lawn tennis and other ancillary functions including community uses and no other use than the playing of lawn tennis shall take place on the central playing area.

Reason: To safeguard the amenities of the occupiers of nearby residential occupiers and to accord with London Plan (2021) Policies D3 & D14 and Merton SPP (2014) Policy DMD2.

68. Conclusion of play – hour limit

Tennis matches on the new Parkland Show Court during the Wimbledon Tennis Championships shall not be extended beyond 23.00 hours.

Reason: To safeguard the amenities of nearby residents and to ensure that suitable means of public transport are available in accordance with London Plan (2021) Policies D3 & D14, and Merton SPP (2014) Policy DMD2 & DMT1.

69. PM10 Monitoring Plan

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.

The PM10 Monitoring Plan approved shall be implemented for the duration of construction for all phases.

Reason: To manage and prevent further deterioration of existing low air quality across London in accordance with NPPF (2023) Paragraph 191, and London Plan (2021) Policy SI1.

70. 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 NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

Reason: To manage and prevent further deterioration of existing low air quality across London in accordance with NPPF (2023) Paragraph 191, and London Plan (2021) Policy SI1.

71. 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.

Reason: To ensure plant equipment does not result in harmful impacts on noise in accordance with NPPF (2023) Paragraph 191, London Plan (2021) Policy D14, and Merton SPP (2014) Policies DM EP2 & DMEP4.

72. 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.

Any required mitigation measures as outlined in the assessment shall be incorporated into the development and retained and maintained as such thereafter.

Reason: To ensure plant equipment does not result in harmful impacts on noise in accordance with NPPF (2023) Paragraph 191, London Plan (2021) Policy D14 and Merton SPP (2014) Policies DMEP2, DMEP4 & DMD2.

73. Time restriction for vehicles entering and exiting Central Grounds Maintenance Hub

Entry and exit of ground maintenance vehicles into the Central Grounds Maintenance Hub shall not take place between the hours of 21:00-07:00 Monday-Sunday, with exception of The Qualifying, The Championships as well as two-weeks prior and two weeks 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.

Reason: To protect the amenity of neighbouring properties in accordance with NPPF (2023) Paragraphs 135 & 191, London Plan (2021) Policy D14, Merton SPP (2014) Policies DMEP2, DMEP4 & DMD2.

74. 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.

Reason: To protect the health of future users of the site in accordance with NPPF (2023) Paragraph 189 & 190, and Merton SPP (2014) Policy DMEP4.

75. 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.

Reason: To protect the health of future users of the site in accordance with NPPF (2023) Paragraph 189 & 190, and Merton SPP (2014) Policy DMEP4.

76. 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.

This condition shall not apply for phases where the site investigation under Condition 75 identified no contamination risk.

Reason: To protect the health of future users of the site in accordance with NPPF (2023) Paragraph 189 & 190, and Merton SPP (2014) Policy DMEP4.

77. Contaminated Land – Remediation Verification

No development phase shall be occupied, where remediation was identified to be required as per Condition 76 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.

Reason: To protect the health of future users of the site in accordance with NPPF (2023) Paragraph 189 & 190, and Merton SPP (2014) Policy DMEP4.

78. AELTC Parkland Defibrillator (NOT a LBW Condition)

Prior to opening the AETLC Parkland to the public, details of an appropriate location for a defibrillator in the AELTC Parkland shall be submitted to and approved by the Local Planning Authority. The defibrillator shall be installed and maintained thereafter in accordance with the approved details.

Reason: To promote feelings of safety and security in the public realm accordance with Merton SPP (2014) Policy DMD2.

Informatives

1. Definitions

Qualifying Event: means the annual tennis tournament in which players take part in order to qualify for The Championships.

The Championships: means the annual Wimbledon Tennis Championships.

Southern Parkland: means the new parkland of 9.4ha of land at the southern end of the site.

Northern Parkland: means the new parkland of 1.7 ha of land at the northern part of the site.

AE LTC Main Grounds: means the existing site to the west of Church Road which hosts The Wimbledon Tennis Championships.

2. Informative re: Condition 2 (Phasing Strategy)

Under Condition 2, the applicant may inform the Local Planning Authority of the 1 month commencement/occupation/operation of each phase in writing rather than via a Discharge of Details Reserved via a Condition application.

3. Section 106 Legal Agreement

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

4. Pre-commencement conditions

The pre-commencement and pre-occupation conditions attached to this decision notice are considered necessary in order to safeguard transport infrastructure, protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme amongst other matters.

5. Deemed discharge

All conditions are exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as the development was subject to an Environmental Impact Assessment.

6. Adverts

You are advised that any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 2007

7. Further approval and consents

This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control at the relevant local council before proceeding with the work.

8. Licensing

It is possible that some of the premises may need a licence under the Licensing Act 2003 for regulated entertainment and supply of alcohol. Any grant of the planning approval is without prejudice to the Council's right as Licensing Authority to either grant or refuse any application under the Licensing Act 2003.

9. Community Infrastructure Levy (CIL)

Please note that your development is liable for a charge under the Community Infrastructure Levy (CIL) Regulations (2010), as amended.

This charge is payable upon commencement of the chargeable development and is in respect of the London Mayoral Community Infrastructure Levy (CIL). The Greater London Authority and Transport for London are responsible for setting the London Mayoral CIL charge and the London Borough of Merton and London Borough of Wandsworth are responsible for collecting money on their behalf. The calculation of the charge is based on an initial assessment of the floorspace information provided in

the CIL Additional Information Requirement Form, alongside your planning application.

Prior to your development commencing, you are required to submit a Commencement Notice to both the London Borough of Merton and London Borough of Wandsworth stating the date when the development will commence. Development is to be treated as commencing on the earliest date on which any material operation begins to be carried out on the land within the meaning of section 56(4) of the Town and Country Planning Act 1990. Upon receipt of this the Council will then issue a Demand Notice with precise details of your payment arrangements, payable from the date development commences. If a valid Commencement Notice is not submitted before work starts, penalties will apply and payment will be due in full on the day the Council believes the development to have commenced. For the avoidance of doubt, site clearance and/or demolition **will** be considered as work having commenced.

A person intending to assume liability for the CIL payment identified in the Council's Liability Notice must submit an Assumption of Liability Notice before development is commenced in accordance with Regulation 31 of the CIL Regulations (2010) (as amended). A person is not able to assume liability to pay CIL after development is commenced. If the Notice is not served, then the Council can apply surcharges for its efforts in identifying the relevant owners and apportioning liability for CIL between them.

Should you have any enquiries, please do not hesitate to contact the CIL Project Officer at 0207 364 4778.

10. Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

11. Secured by Design

The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk. This would allow our further input through the design and build process via meetings and discussion which will assist in a safe and secure environment for both residents and visitors to the estate for many years to come.

12. Water Resources

The Environment Agency have advised the applicant that increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility

messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

The Environment Agency endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area.

Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

Commercial/Industrial developments

The Environment Agency recommend that all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption. The Environment Agency also recommend you contact your local planning authority for more information.

13. Signing up for flood warnings

The Environment Agency have advised that the applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email, or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families, and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>

To get help during a flood, visit <https://www.gov.uk/help-during-flood>

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>

14. 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.

15. 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, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

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.

16. Informative re: condition 35 (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 35 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.

17. Environment Agency pre-application advice

Regarding future applications, if the applicant would like the Environment Agency to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with the Environment Agency's planning advice service. If you wish to request a document review or meeting, please contact the Environment Agency team's email address at HNLsustainableplaces@environment-agency.gov.uk. Further information on our charged planning advice service is available at; <https://www.gov.uk/government/publications/planning-advice-environment-agencystandard-terms-and-conditions>.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor, for Planning, Regeneration and Fire Safety acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA/2024/0045/S3 & GLA/2024/0047/S3, and addendum.

The Deputy Mayor for Planning, Regeneration and Fire Safety has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Schedule of approved drawing numbers and documents

Drawing Reference	Document or Drawing Name	Produced by
51365-LUC-XX-XX-RP-L-02002-S2-P01	GLA Landscape Addendum Report (April 2024)	LUC
51365-LUC-XX-XX-RP-YE-00010-S2-P02	Biodiversity Net Gain Assessment (Metric 3.1 Update – inc Tool Kit)	LUC
51365-TEP-XX-XX-RP-X-00005-S2-P01	Arboricultural Impact Assessment Addendum	LUC and TEP

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51365-BHE-XX-XX-RP-Y-00021 P03	Updated Travel Plan	Buro Happold
51365-BHE-XX-XX-RP-Y-06000 P04	Transport Assessment Addendum	Buro Happold
51365-BHE-XX-XX-RP-Y-06001 P04	Car Park Management Plan Addendum	Buro Happold
51365-AEL-XX-XX-RP-T-00001 P02	Community Benefits Statement (Updated April 2024)	AELTC and RJP
51365-QUO-XX-XX-RP-Z-00001 P05	Social, Community and Economic Benefits – Addendum Report	Quod and Sheffield Hallam
51365-LUC-XX-XX-RP-T-10004-S2-P01	ES Statement of Conformity	LUC
51365-AAM-XX-XX-RP-A-00400	Wimbledon Park Project – CGI Compilation (April 2024)	Allies and Morrison
51365-LUC-XX-XX-DR-L-02131 P03	Demolitions Sheet 1	LUC
51365- LUC-XX-XX-DR-L-02062 P03	General Arrangement Plan	LUC
51365-LUC-XX-XX-DR-L-02211 P05	Hard Landscape General Arrangement Sheet 1	LUC
51365- LUC-XX-XX-DR-L-02213 P04	Hard Landscape General Arrangement Sheet 3	LUC
51365-AAM-WXX-XX-DR-A-00071 P03	Operational Plan Championships Mode	Allies and Morrison
51365-AAM-WXX-XX-DR-A-00070 P04	Operational Plan Year-Round	Allies and Morrison
51365-AAM-XX-XX-DR-A-00080 P02	Phasing Contract Zones	Allies and Morrison

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51365- BHE-XX-XX-SU-C-01300 P05	Proposed Cut and Fill Site Plan	Buro Happold
51365-LUC-XX-XX-DR-L-02301 P05	Proposed Earthworks Sheet 1	LUC
51365- LUC-XX-XX-DR-L-02401 P05	Proposed Tree Planting & Transplants Sheet 1	LUC
51365-LUC-WXX-XX-SK-L-21006 P03	Public Access Gates and Paths Plan	LUC
51365-AAM-WXX-XX-DR-A-00051 P04	Site Context Section BB – Existing and Proposed	Allies and Morrison
51365- AAM-XX-XX-DR-A-00002 P05	Site Layout Plan	Allies and Morrison
51365- LUC-XX-XX-DR-L-02411 P05	Soft Landscape General Arrangement Sheet 1	LUC
51365-LUC-XX-XX-DR-L-02311 P05	Soil Works Sheet 1	LUC
51365-TEP-XX-XX-DR-L-02151 P02	Tree Protection Plan Sheet 1	Treework Environmental Practice
51365-LUC-XX-XX-DR-L-02121 P03	Tree Removals Sheet 1	LUC
51365-LUC-XX-XX-DR-L-02140 P03	Grass & Soil Stripping Works	LUC
51365-LUC-XX-XX-DR-L-02067 P01	GA Planning Apr 22 vs Planning Apr 24	LUC
51365-AAM-WXX-XX-DR-A-01012 P01	Existing Site Ownership and Use Plan	Allies and Morrison

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51365-AAM-WXX-XX-DR-A-01013 P01	Proposed Site Ownership and Use Plan	
51365-BHE-XX-YY-DR-C-02001 P04	Church Road General Arrangement Sheet 1 of 4	Buro Happold
51365-BHE-XX-YY-DR-C-02002 P04	Church Road General Arrangement Sheet 2 of 4	Buro Happold
51365-BHE-XX-YY-DR-C-02003 P05	Church Road General Arrangement Sheet 3 of 4	Buro Happold
51365-BHE-XX-YY-DR-C-02004 P05	Church Road General Arrangement Sheet 4 of 4	Buro Happold
51365-AEL-XX-XX-RP-T-00002 P01	Wimbledon Park Project Road Closure Security Parameters	AELTC
51365-BHE-WXN-YY-DR-0001 P01	Borehole Site Plan	Buro Happold
51365-BHE-WXX-XX-SH-H-00001 P01	GLA Energy Memo Response	Buro Happold
51365-BHE-WXL-XX-RP-U-00007 P01	Lake De-Siling Strategy Statement	Buro Happold
51365-LUC-XX-XX-DR-L-18002 P02	Boundary and Ashen Grove Railing Detail	LUC
51365-LUC-XX-XX-DR-L-18001 P03	Boundary and Ashen Grove Path	LUC
51365-LUC-XX-XX-DR-L-18011 P02	Boardwalk Wimbledon Park Interface	LUC
51365-LUC-XX-XX-DR-L-02642 P01	Tea Lawn Details – Bleacher Seat Section	LUC
0044623 8 th November 2022	Management of Church Road during The Championships	Buro Happold
51365-RJP-XX-XX-RP-T-00004 P01	Planning Statement Addendum	Rolfe Judd Planning
51365-BHE-WXX-XX-RP-C-00011 P01	Surface Water Drainage Statement Addendum	Buro Happold

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51365-BHE-WXX-XX-RP-C-00010 P01	Foul Water Drainage Statement Addendum	Buro Happold
51365-BHE-WXX-XX-RP-C-00012 P01	Utilities Statement Addendum	Buro Happold
51365-BHE-WXX-XX-RP-E-00001 P01	Energy Statement Addendum	Buro Happold
51365-AAM-WXX-XX-RP-A-00201 P01	Planning Addendum: Illustrative Views	Allies and Morrison
51365-LUC-XX—XX-RP-T-10003 P01	JAM Review Responses 23/05/2022	LUC
0044623 Rev 01 (dated 21/10/2022)	Construction Traffic – Estimated Vehicle Movements	Buro Happold
51365-LUC-XX-XX-RP-T-10003	Environmental Impact Assessment Addendum [Chapters 20 and 21 – October 2022]	Buro Happold
51365-AAM-XX-XX-DR-A-00010 P04	Parameter Plan 01 Outline Development Zones	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00011 P04	Parameter Plan 02 Building Lines	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00012 P04	Parameter Plan 03 Maximum Below Ground Extent	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00013 P04	Parameter Plan 04 Maximum Building Heights	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00060 P05	Proposed Court Layout Plan Single	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00061 P04	Proposed Court Layout Plan Double	Allies and Morrisons
51365-AAM-XX-XX-RP-A-00200 P04	Design Code	Allies and Morrisons
51365-BHE-XX-XX-RP-C-00014 P07	Flood Risk Assessment	Buro Happold
51365-BHE-XX-XX-CA-Y-00018 _P05	GLA Whole Life Carbon Spreadsheet	Buro Happold

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51365-BHE-XX-XX-RP-Y-00007 P07	Whole Life Carbon Statement	Buro Happold
51365-BHE-XX-XX-RP-Y-00008 P08	Circular Economy Statement	Buro Happold
51365-BHE-XX-XX-RP-Y-00009 P06	Sustainability Statement	Buro Happold
51365-LUC-XX-XX-RP-T-10002 P02	Environmental Impact Assessment (Vol One and Two)	LUC
51365-LUC-XX-XX-RP-T-10002 P03	Environmental Impact Assessment (Vol Three (Non-Technical Summary))	LUC
51365-LUC-XX-XX-DR-L-02212 P03	Hard Landscape General Arrangement Sheet 2	LUC
51365-LUC-XX-XX-DR-L-02214 P03	Hard Landscape General Arrangement Sheet 4	LUC
51365-LUC-XX-XX-DR-L-02302 P03	Proposed Earthworks Sheet 2	LUC
51365-LUC-XX-XX-DR-L-02303 P03	Proposed Earthworks Sheet 3	LUC
51365-LUC-XX-XX-DR-L-02304 P03	Proposed Earthworks Sheet 4	LUC
51365-XX-XX-DR-L-02312 P03	Soil Works Sheet 2	LUC
51365-XX-XX-DR-L-02313 P03	Soil Works Sheet 3	LUC
51365-XX-XX-DR-L-02314 P03	Soil Works Sheet 4	LUC
51365-LUC-XX-XX-DR-L-02402 P03	Proposed Tree Planting & Transplants Sheet 2	LUC
51365-LUC-XX-XX-DR-L-02403 P03	Proposed Tree Planting & Transplants Sheet 3	LUC
51365-LUC-XX-XX-DR-L-02404 P03	Proposed Tree Planting & Transplants Sheet 4	LUC
51365-LUC-XX-XX-DR-L-02412 P03	Soft Landscape General Arrangement Sheet 2	LUC
51365-LUC-XX-XX-DR-L-02413 P03	Soft Landscape General Arrangement Sheet 3	LUC
51365-LUC-XX-XX-DR-L-02414 P03	Soft Landscape General Arrangement Sheet 4	LUC

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N/A	Application Form	Rolfe Judd Planning
51365-AAM-XX-XX-DR-A-00006 P04	Site Location Plan	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00200 P01	Maintenance Hubs Location Plan	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00201 P03	Maintenance Hub 1	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00202 P03	Maintenance Hub 2	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00203 P03	Maintenance Hub 3	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00204 P03	Maintenance Hub 4	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00205 P03	Maintenance Hub 5	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00206 P03	Maintenance Hub 6	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00207 P03	Maintenance Hub 7	Allies and Morrisons
51365-AAM-XX-XX-DR-A-00050 P03	Site Context Section AA – Existing and Proposed	Allies and Morrisons
51365-AAM-XX-XX-RP-A-00100	Design and Access Statement	Allies and Morrisons
51365-BHE-XX-YY-SU-C-01401 P01	Wimbledon Park Lake Proposed Lake Bed and Lake Depth Layout Plan	Buro Happold
51365-BHE-XX-YY-SU-C-01402 P01	Wimbledon Park Lake – Proposed Lake Bed and Cut & Fill Layout Plan	Buro Happold
51365-BHE-XX-YY-SU-C-01400 P01	Existing Lake and Lake Depth Layout Plan	Buro Happold
51365-BHE-XX-XX-RP-U-00001 P01	Geotechnical and Geo-Environmental Desk Study	Buro Happold
51365-BHE-XX-XX-RP-U-00002 P03	Basement Impact Assessment	Buro Happold
51365-BHE-XX-XX-RP-Y-	Energy Statement	Buro Happold

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00006 P06		
51365-BHE-XX-XX-RP-D-00010 P05	Surface Water Drainage Statement	Buro Happold
51365-BHE-XX-XX-RP-M-00011 P04	Utilities Statement	Buro Happold
51365-BHE-XX-XX-RP-Y-00012 P02	Delivery, Servicing, Waste and Recycling Plan	Buro Happold
51365-BHE-XX-XX-RP-D-00013 P05	Foul Water Drainage Statement	Buro Happold
51365-BHE-XX-XX-RP-C-00016 P01	Irrigation Strategy Design Note	Buro Happold
51365-BHE-XX-XX-RP-C-00017 P03	Water Resource Management Design Note	Buro Happold
51365-BHE-XX-XX-RP-Y-00020 P02	Transport Assessment	Buro Happold
51365-BHE-XX-XX-RP-Y-00022 P02	Outline Construction Logistics Plan	Buro Happold
51365-BHE-XX-XX-RP-Y-00023 P04	Exterior Lighting Strategy Report	Buro Happold
51365-BHE-XX-XX-RP-Y-00024 P02	Car Parking Management Plan	Buro Happold
51365-BHE-XX-XX-RP-YF-00001 P03	Fire Statement	Buro Happold
51365-LUC-XX-XX-DR-L-02132 P02	Demolitions Sheet 2	LUC
51365-LUC-XX-XX-DR-L-02133 P02	Demolitions Sheet 3	LUC
51365-LUC-XX-XX-DR-L-02134 P02	Demolitions Sheet 4	LUC
51365-LUC-XX-XX-DR-L-02011 P02	Existing General Arrangement Sheet 1	LUC
51365-LUC-XX-XX-DR-L-02012 P02	Existing General Arrangement Sheet 2	LUC
51365-LUC-XX-XX-DR-L-02013 P02	Existing General Arrangement Sheet 3	LUC
51365-LUC-XX-XX-DR-L-	Existing General Arrangement	LUC

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02014 P02	Sheet 4	
51365-LUC-XX-XX-DR-L-02001 P02	Existing General Arrangement Site Wide	LUC
51365-LUC-XX-XX-DR-L-02601 P02	Lake Edge Reed Bed Sections	LUC
51365-LUC-XX-XX-DR-L-02122 P02	Tree Removals Sheet 2	LUC
51365-LUC-XX-XX-DR-L-02123 P02	Tree Removals Sheet 3	LUC
51365-LUC-XX-XX-DR-L-02124 P02	Tree Removals Sheet 4	LUC
51365-LUC-XX-XX-RP-YE-00011 P01	Ecological Mitigation Strategy	LUC
51365-LUC-XX-XX-RP-YE-00001 P01	Extended Phase 1 Habitat Survey	LUC
51365-LUC-XX-XX-RP-YL-00001 P02	Outline Landscape Management Plan	LUC
51365-LUC-XX-XX-RP-YL-00002 P01	Badger Survey Baseline	LUC
51365-QUO-XX-XX-RP-Z-00001 P04	Economic, Social and Community Benefits Final Report	Economic, Social and Community Benefits Final Report
N/A	CIL Form	Rolfe Judd Planning
51365 – RJP – XX – XX – RP – T – 00001 P01	Statement of Community Involvement	Rolfe Judd Planning
51365 – RJP – XX – XX – RP – T – 00002 P01	Planning Statement	Rolfe Judd Planning
51365-TEP-XX-XX-DR-L-02111 P01	Tree Constraints Plan Sheet 1	Treework Environmental Practice
51365-TEP-XX-XX-DR-L-02112 P01	Tree Constraints Plan Sheet 2	Treework Environmental Practice

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51365-TEP-XX-XX-DR-L-02113 P01	Tree Constraints Plan Sheet 3	Treework Environmental Practice
51365-TEP-XX-XX-DR-L-02114 P01	Tree Constraints Plan Sheet 4	Treework Environmental Practice
51365-TEP-XX-XX-DR-L-02152 P01	Tree Protection Plan Sheet 2	Treework Environmental Practice
51365-TEP-XX-XX-DR-L-02153 P01	Tree Protection Plan Sheet 3	Treework Environmental Practice
51365-TEP-XX-XX-DR-L-02154 P01	Tree Protection Plan Sheet 4	Treework Environmental Practice
51365-TEP-XX-XX-RP-X-00001 P01	Arboricultural Impact Assessment	Treework Environmental Practice
51365-TEP-XX-XX-RP-X-00002 P01	Outline Arboricultural Method Statement	Treework Environmental Practice
51365-LUC-WXX-XX-RP-YE-00013 P01	LUC Ecology GLA Response	LUC
51365-LUC-XX-XX-RP-L-02001 P01	Landscape Addendum Report	LUC