



THE AELTC WIMBLEDON PARK PROJECT

COMMUNITY BENEFITS STATEMENT

April 2024

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for and on behalf of
The All England Lawn Tennis Ground PLC

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COMMUNITY BENEFITS OF THE AELTC WIMBLEDON PARK PROJECT (Updated April 2024)

Purpose: This Community Benefits Statement (prepared on behalf of The All England Lawn Tennis Ground Plc – referred to as the All England Lawn Tennis Club or the ‘AELTC’ hereafter) has been updated to incorporate the latest updates to the Planning Applications since the submission of the original Statement in May 2022. These updated benefits are summarised alongside those identified in the original Statement to provide a comprehensive explanation of all the benefits which form part of the AELTC’s proposals.

In particular, this updated Statement recognises the opening up of a northern parkland within the Application Site to provide an additional 1.7ha of publicly accessible open space and the opportunity to link this part of the site into the neighbouring Wimbledon Park. The Statement also references the opportunity to provide new landscape enhancements within Wimbledon Park reflecting the historic interest of the site and unifying the different land parcels within the wider Registered Park & Garden (RPG).

It also outlines: the new measures proposed to encourage local business engagement; the AELTC’s commitment to offer 1,000 tickets to the Qualifying Event to school children and community youth groups within Merton and Wandsworth; and the inclusion of measures/strategy for supporting local Arts and Culture projects.

This Statement therefore supersedes the previous Community Benefits Statement (submitted in May 2022) and provides an up-to-date summary of all the community uses / benefits associated with the AELTC Wimbledon Park Project (WPP).

From the outset the AELTC has been clear in stating its dual objectives for developing the AELTC WPP proposals:

- **To maintain The Championships at the pinnacle of the sport and sporting facilities (with the associated substantial social and economic benefits locally and nationally); and**
- **To provide year-round significant public benefit to our local community.**

These developments will be undertaken within a high quality restored historic landscape providing substantial year-round community benefit. The following community benefits form part of the AELTC WPP proposals:

Benefit	Details
Maintaining the global appeal of The Championships and increasing access	<p>The AELTC’s aim is to maintain The Championships as the most prestigious tournament in world tennis and one of the best-known sporting events in the world.</p> <p>The Championships is the only Grand Slam tournament where the Qualifying Event is not taking place onsite. The long-term sustainability of the Qualifying Event at Roehampton is also in doubt with only a short lease extension</p>

secured (up to 2035). Without a Qualifying Event, The Championships cannot take place. The WPP proposals are therefore not just about securing additional social and economic benefits from the Qualifying Event, but maintaining, and building on, the existing benefits of The Championships.

Access to sport can inspire and drive the next generation of British talent and bring local people together. Yet ticket demand for The Championships significantly outstrips supply. With 8,000 additional tickets available from the new Show Court alone, this is a unique opportunity to expand access to the sport, a key aim of the Mayor of London's 'Sport for all of us' strategy.

Added to this, the annual surplus generated by The Championships goes to the Lawn Tennis Association (LTA), the national governing body of tennis in Great Britain which supports tennis from the grassroots through to the professional game. The LTA reinvests this into British tennis both by supporting performance and grassroots tennis and improving facilities (including recently upgrading the tennis courts in Wimbledon Park).

Between 2019 and 2023 the LTA received over £210.8 million, with £48.8 million in 2023 alone. This programme includes helping the nation become and stay active to the benefit of mental and physical health. The WPP proposals have the potential to increase this funding further, supporting the growth of tennis at all levels and throughout the country.

Social and Economic

The AELTC and The Championships are of national and international importance, promoting the UK to the world. Not only does the annual Championships have a global TV reach of circa 1.2 billion people, it also attracts a substantial number of visitors to the Grounds throughout the tournament and the remainder of the year.

The total economic impact of The Championship, with the new WPP proposals completed are projected to be £326.10m for London and £336.02m for the UK (2028 prices). This is a significant economic boost, much of which occurs locally to the benefit of the local community.

The AELTC is also one of the largest employers in this part of London (with c.6,400 people employed in a diverse range of roles during The Championships). The proposals will add c.256 additional jobs required for the Qualifying Event and The Championships and 40 full time jobs over the year. These are job opportunities with training and skills development provided by the AELTC. The AELTC is, and requires its contractors to be, London Living Wage employers.

Local Business Engagement Events and Employment/Skills Plan

The AELTC and The Championships already deliver significant benefits to the local economy and supports local businesses (particularly within Wimbledon and Southfields). The AELTC is proposing to hold a 'Meet the Buyer' local business engagement event every year which will include identifying procurement opportunities for local businesses with the AELTC. The AELTC will also coordinate an annual "Meet the Business" event where stakeholder groups from local businesses are brought together to help understand how they might benefit from the tournament and the increase in visitors to the area.

As part of the proposals the AELTC is also developing an Employment and Skills Plan which will include initiatives to utilise local business/suppliers wherever possible and promote local employment and apprenticeships.

11.1ha of new public parkland

Whilst once part of Earl Spencer's private Wimbledon Park, for over a hundred years the existing golf course has remained private and not been open to the

wider public nor offered any general public access. Merton residents with proof of address and who paid a fee could access the golf course (to play golf), but otherwise it was operated as a private membership, fee-charging club on private land within part of what remains of the original Wimbledon Park from the original 18th century estate.

In Merton, only 21% of its open space is publicly accessible. Areas around the Application Site (wards within both Merton and Wandsworth) are identified as being deficient in access to certain categories of open space – with these deficiencies expected to increase through population growth. The London Plan acknowledges that Metropolitan Open Land (MOL) has an important role to play as part of London's multifunctional green infrastructure and states that the London Mayor is keen to see improvements to the accessibility of MOL. The WPP proposals will help to deliver this aim with the new parklands accessible to the public, providing high quality, open space for leisure and recreation.

The updated proposals include opening up the northern parkland area to provide public access outside of The Qualifying and Championships period. The northern parkland shares a boundary with the northern end of the neighbouring Wimbledon Park. The proposals offer the opportunity to remove an extent of the existing boundary treatment (and fence) and provide new public connections and pathways between the two land parcels. This will provide an additional 1.7ha of publicly accessible parkland and offers the opportunity to connect this land into Wimbledon Park to provide expanded leisure and recreational opportunities.

Incorporating this latest update will mean that the WPP proposals will deliver a total of 11.1ha of free-of-charge public access to new parkland. This will be comprised of the 9.4ha new AELTC Park in the southern part of the site with year-round access and the additional 1.7ha of parkland in the northern parkland (described above). In comparison to the existing public Wimbledon Park (18ha), the northern and southern AELTC parklands will represent more than a 60% increase in publicly accessible open space and will cumulatively provide the local community with access to 29ha of open space within a historic landscape setting.

The AELTC owned parklands will provide new access points/pathways connecting into the LB Merton owned Wimbledon Park both at the north and south. This will better connect the AELTC parklands and neighbouring Wimbledon Park, bringing together a more unified green space experience for residents. For the first time, the majority of the Wimbledon Park Registered Park & Garden will be accessible to the public.

The new publicly accessible AELTC parklands will operate on the same opening times as the existing Wimbledon Park for consistent and safe management.

For the southern parkland there will be restricted access to parts of the AELTC park during The Championships and Qualifying Event period to ensure a safely managed and controlled event, but a public route from the southern AELTC park to Wimbledon Park will be maintained during this time. This partially restricted access will be in place over The Championship and Qualifying Event period (including site setup and dismantling). The northern parkland will be open outside The Championships and Qualifying Event and setup as part of the safe and secure operations of the tournament.

The AELTC are keen to ensure that the WPP proposals not only provide newly accessible public space, but that they allow a connection to, and experience of, the natural environment. This is to be achieved by:

- Outdoor learning trails to creatively bring to life nature for guests of all ages, but particularly children,
- Supporting LB Merton in preparing a Landscape management Plan for the entire RPG.
- A level-access boardwalk around the Lake (described further below),
- The current golf course is a monoculture environment. The new landscape will increase biodiversity across the Registered Park and Garden (the WPP will achieve Biodiversity Net Gain scores of: a 22.95% increase in habitat units; a 19.09% increase in hedgerow units; and a 100% increase in river units) and 1,500 new trees will be planted along with thousands of woodland whips,
- The AELTC parklands will remain in the AELTC's ownership and therefore be maintained at the AELTC's expense allowing Merton to concentrate open space funding elsewhere in the borough.

De-silting of Wimbledon Park Lake

Wimbledon Park Lake is an important feature for a number of reasons, most notably its contributions to heritage, ecology and recreation. Wimbledon Park Lake is however not a natural creation, it is a product of the "Capability" Brown's triangulate design for the parkland.

The Lake has been silting up and urgent, but costly, action is required to reverse this. Water activities (including sailing) already cannot occur in parts of the Lake due to the reduced depth, and the shape of the Lake is being undermined, a loss of Brownian heritage and design. This also has a knock-on effect to the ecological habitats that have developed around and within the Lake.

The Lake is under the ownership of the London Borough of Merton, which is responsible for the Lake's maintenance, and there are no current plans to carry out de-silting works. The AELTC proposes to fund the cost of de-silting. This will include restoring the southern lake tip to its original Capability Brown design and shape, thereby restoring, and bringing back a historic feature of the original lake. It will also permit water sports and recreation to continue and support biodiversity.

The de-silting is a substantial financial and technical undertaking estimated to be around £7.5million, depending on the chosen methodology. For context, Merton Council's approved capital programme 2022-28 is £3.6million. The public resource for this urgent work is not identifiable and would deprive the maintenance of other spaces in the borough to de-silt the Lake. Only this development proposal therefore provides a clear, identifiable, and credible funding solution to the de-silting of the Lake.

Alongside de-silting, new reedbeds will be created within the Lake to form new habitats and areas for waterfowl and fish to use.

Further significant ecological enhancements to the Lake will also be delivered in order to attract a wider range of flora and fauna (tern rafts, swift banks, a bat cave, kingfisher pipes, eel riffs etc).

Boardwalk and angling pontoons

Around the Lake will be a circular walk, made up by paths on land and boardwalk sections in the Lake. The boardwalks will be fully accessible for wheelchairs and buggies and will provide public access around the perimeter of the Lake for the first time. The boardwalk has been sensitively designed to

blend in with the landscape, and carefully located to provide safe access while also protecting the existing sensitive habitats around the Lake edge.

The boardwalk and the circular walk will be open for public use, free-of-charge, year-round except for during The Championships and Qualifying Event period each year. Daily access times will match the opening hours as the public Wimbledon Park.

The AELTC will provide angling pontoons off the boardwalks and angling locations on land for the Wimbledon Park Angling Club.

The positioning of the boardwalk has been agreed with LB Merton's Green Space team and will ensure that main extent of the Lake continues to be available for use by the Wimbledon Park Water Sports and Outdoor Centre.

Heritage Enhancement

The application site is part of a historic Registered Park & Garden (RPG) Grade II*. The RPG is identified by Historic England as being 'at risk'. This is due to the fragmented landownership and the different landscape management which means that each of the land holdings bear little resemblance to each other or the rich historical past.

The WPP proposals (incorporating the latest update) will address these challenges. As described above, the landscape and operation of the AELTC parklands (north and south), and connections into Wimbledon Park will reunite the spaces, eradicating a key part of the current heritage harm identified by Historic England.

This development is also the only credible financial plan to de-silt and restore Wimbledon Park Lake, the key feature of the "Capability" Brown landscape.

The landscaping will also reflect the English Landscape Garden, central to Brownian design.

Further heritage enhancements within the WPP site include:

- Removal of the golf course features (tees, bunkers and greens). Maintaining the openness of the parkland which has been lost through fairway planting,
- Protecting existing ancient and veteran trees and implementing individual management plans, plus identifying future veteran trees,
- Remodelling of the landscape, including sensitive tree removal and tree planting, to achieve the unique Brownian characteristic of an open parkland,
- Significant planting of new trees,
- Opening up of historic views,
- Celebrating the history of the site through leaning and interpretation boards and trails,
- Remodelling of the Lake to reflect its historic alignment and opening/daylighting of the two brooks serving Wimbledon Park Lake which "Capability" Brown dammed to form the Lake.

Heritage benefits to the wider Registered Park and Garden are detailed below.

World Class Architecture

The status of The Championships as the most prestigious tennis tournament in world tennis creates a platform for delivering world class architecture and facilities. The experience of the event is a fundamental component of the tournament, and this is directly linked to its buildings. The proposals are designed to instil civic pride, both at a local level and in the wider London and UK context.

The design of the Parkland Show Court aspires to be world class in that it:

- Is a bespoke design that has been considered in the context of the Brownian landscape in which it is situated, with the Show Court nestled within a ring of trees, of similar height to the trees surrounding it,
- Respects protected views and vistas,
- Uses a material palette that respects the local vernacular, both natural and existing built environment,
- Will be a net-zero carbon development, considering the 'whole life' carbon impact,
- Utilises low/zero carbon energy technologies (such as heat-pumps and PV),
- Targets a BREEAM 'Excellent' rating and where possible 'Outstanding',
- Implements a Sustainable Urban Drainage solution,
- Will be at least Air Quality Neutral,
- Delivers biodiversity enhancements, including utilising the building fabric for this.

It is not anticipated that the new Parkland Show Court construction will commence until the later phase of development (targeting completion in 2033). The construction industry is rapidly changing its methods and technologies and the AELTC wishes to be able to consider the latest innovations in design and sustainability at the time the Show Court is to be developed. This is part of the reason for seeking an outline planning consent for the Show Court.

Parkland Show Court facilities

The Parkland Show Court will look to provide additional interior spaces that can serve a multi-functional purpose both during The Championships, the Qualifying Event and year-round. These spaces would also be utilised by the local community outside of the build-up and during The Championships and the Qualifying Event.

As an outline planning application, the design and layout of these spaces will be developed further. The Parkland Show Court is at the latter end of the construction programme, meaning that come the time of its construction, an up-to-date consultation on community needs for the space can be undertaken and designed for accordingly.

Golf Clubhouse

The Golf Clubhouse will be converted into a space for wider community use. The use(s) of these new community space have been shaped and developed through input from local residents and local community groups. The Clubhouse provides a good mix of spaces which will enable a range of potential uses.

This will include:

- A bookable space for local community groups to use.
- A base for outdoor learning and workshops around nature, ecology, biodiversity and local history.
- A dedicated learning space for accommodating school groups visiting the site to learn about is ecology and history.
- A heritage room depicting the history of the landscape and the local area and the significance of "Capability" Brown and his impact, and

- The provision of publicly accessible toilets within the Clubhouse – available to those using Wimbledon Park and the new AELTC parkland.

The access to the Golf Clubhouse will be the same as for the AELTC parkland, year-round apart from restrictions on access to parts of the facility during The Championships and the Qualifying Event period (including setup and derig).

Community access to WPP grass courts

The 38 grass courts secured by the WPP proposals will be for professional use from the start of the grass court season (typically mid to late May) until after The Championships (mid-July).

From the end of The Championships until the end of the grass court season (typically mid-July to mid-September), at least seven courts will be available to the local community for:

- Wimbledon Junior Tennis Initiative (WJTI) participants and existing AELTC junior community tennis programme,
- A community tennis experience inviting local residents to come and play on the courts.
- Community pay and play – with members of the public able to book courts for use, mirroring the AELTC’s Community Tennis Centre at Raynes Park.
- Wider coaching opportunities run through the AELTC.

This community use will be jointly managed by the AELTC Community Tennis team and its Community Strategy team. The courts made available for public use will be at the southern end of the site, south of the daylighted culvert, as depicted below:



In addition, the Finals week of Play Your Way to Wimbledon - the UK's largest individual mass participation tennis competition - will be staged on the WPP northern grass courts hosting grass roots tennis players from across the country.

Tours of the WPP site

The WPP proposals will secure further cultural and educational programmes, enhancing the AELTC’s contribution to the local area beyond The Championships and the Qualifying Event.

The AELTC will extend and expand its current Site Tours offering to include tours taking in the new WPP development. Tours will focus on the heritage of the landscape, the AELTC’s intention to act as a good custodian of the landscape now and for future generations, married with the local history and

how tennis has evolved across the 100 years plus that the AELTC has been present on Church Road.

As part of the AELTC's successful and in-demand Learning programme, the Learning workshops will be extended to include the WPP development and offer curriculum-based workshop(s) on the same themes, with key learning outcomes identified for each workshop to meet curriculum criteria.

**Parkland Show
Court tickets**

There will be an allocation of 500 seats within the Parkland Show Court for local residents in Merton and Wandsworth (distance from the AELTC to be agreed) to purchase each day the court is in use during The Championships and the Qualifying Event.

**Tickets for Local
School Children
and/or
Community
Youth Groups
for the
Qualifying Event**

The AELTC will always look to engage and inspire the next generation of tennis players and fans; with equal access to the sport a key part of this. The AELTC will therefore provide no less than 1,000 tickets each year for the Qualifying Event free of charge to local school children and their support staff located within the London Boroughs of Merton and Wandsworth. This will provide a unique experience for school children to experience high quality tennis, learn about the history of Wimbledon and engage in tennis activities.

**Wimbledon Park
Heritage,
Landscaping
Enhancements
and Facilities
Improvement
Fund**

The entire Registered Park & Garden (which includes Wimbledon Park) is identified by Historic England as being '**at risk**'. This is due to the divided ownership which has resulted in differential landscape management. Historic England note that the WPP development has the potential to facilitate a more coordinated approach and deliver investment across the entire Registered Park & Garden.

Similarly, some of the recreational and leisure facilities, infrastructure and buildings located within Wimbledon Park (owned by the London Borough of Merton) would benefit from improvement and upgrade.

The AELTC therefore proposes to establish a working group with the landowners (the Wimbledon Club and the London Borough of Merton) to identify and coordinate improvements to the entire Registered Park & Garden, beyond the application boundary. Furthermore, the AELTC will make a significant financial contribution to facilitate and support improvements to the existing Wimbledon Park to deliver (a) wider heritage benefits and (b) public benefits in terms of improved recreational facilities.

Subject to agreement with the GLA and Councils (and the London Borough of Merton as landowner), it is anticipated that the improvement measures will include:

- Establishing a working/coordination group with the landowners and develop an improvement strategy for the entire Registered Park & Garden,
- The resurfacing of all the paths within Wimbledon Park to provide a common surface treatment within the Registered Park and Garden (RPG).
- The provision of new play equipment and facilities within Wimbledon Park improving recreational and amenity provision.
- The creation of new pathway connections between Wimbledon Park and the AELTC parkland – both at the northern and southern ends - to ensure public access connections between both landholdings.
- The resurfacing of Wimbledon Park northern car park, Revelstoke Road car park and new entrance gates to the car parks for the

purposes of establishing a common surface, boundary and gates treatment throughout the RPG.

- The provision of new public toilets and associated drainage in Wimbledon Park, enhancing public toilet facilities for all park users.
- The refurbishment of stairs to the Wimbledon Park Pavilion to improve accessibility into Wimbledon Park and the wider RPG.
- Provision of new wayfinding signage for the purposes of a common signage throughout the RPG.
- The provision of gates and new footpaths around the existing Wimbledon Park boathouse to help manage pedestrian flows around Wimbledon Park Lake when the boathouse is in use.
- Installation of new entrance gates to Home Park Road from Wimbledon Park for the purposes of establishing a common boundary and gates treatment throughout the RPG reflecting the history of the site.
- Providing drinking fountains in Wimbledon Park to improve amenity and recreational leisure within the park.
- The potential replacement of the existing boat house and provision of enhanced multi-purpose sports and leisure facility.
- Drainage improvements in the northern field of Wimbledon Park to improve its use for sport and recreation throughout the year.
- The removal of the Leylandii surrounding the Athletics Track and replacement with new tree planting within the public Wimbledon Park (consistent with the character and historic interest of the site).
- Areas of additional new planting within Wimbledon Park to provide a common landscape treatment around the edges of the park to reflect a common heritage led landscape approach throughout the RPG. This will include the remodelling of the Wimbledon Park's northern entrance on Wimbledon Park Road to provide improved pedestrian access; separation from vehicles entering the car parking; and extensive new landscape enhancements.
- The opportunity for wider ecology and habitat enhancements within Wimbledon Park arising from new tree planting and landscape treatment.
- Developing management and maintenance strategies for the remaining remnant ancient woodland and veteran trees located within Wimbledon Park,

It is noted that part of the Registered Park & Garden (including Wimbledon Park) falls outside the application site boundary and therefore the proposed measures will form part of a S.106 Agreement.

Arts and Cultural Contribution

The AELTC will work with both local Councils to provide funding and additional support for off-site arts and cultural projects targeting schemes in the local area. These will focus on delivering social-cultural benefits and support local pride of place.

Sustainable Transport

The AELTC's vision is for The Championships and the Qualifying Event to be a 'public transport event', to align with net-zero carbon targets. The AELTC is acutely aware of the concerns by local residents over the number of cars that the tournament attracts to the area and the impact this can have on the local roads and environment.

The development proposal is therefore committed to reducing the extent of car event car parking currently provided on the golf course by 80%.

This reduction will include targeting the closure of Car Park 10, which is situated in Wimbledon Park (however the world renowned "Queue" will remain) and the phased removal of general public car parking within the application site (note: blue badge parking and parking for those with specific mobility/accessibility requirements will remain).

To support the transition, the AELTC will provide funding for sustainable transport initiatives including public transport and improved cycling.

It is therefore clear that there are numerous and substantial community benefits directly attributed to the development proposal (including the latest updates), and which can only be delivered by this development proposal. The AELTC has a long history of supporting the local community economically, socially and environmentally and looks forward to continuing this work with the community.

A separate heads of terms document will be agreed with the Councils which will outline the matters to be included in a S.106 agreement.