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Greater London Authority
Development Management
Greater London Authority
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29th April 2024

Dear Rohan,

Town and Country Planning Act 1990 (As Amended)
Greater London Authority Act 1999 and 2007 (As Amended)
Town and Country Planning (Mayor of London) Order 2008 (As Amended)

Wimbledon Park Project – Stage III Mayoral Call In – Submission of Amendments to Planning Applications (GLA Ref: 2024/0045/S3 and 2024/0047/S3) relating to Wimbledon Park Golf Club, Home Park Road, Wimbledon Park, London, SW19 7HR

On behalf of the Applicant, The All England Lawn Tennis Ground Plc, (herein referred to as The All England Lawn Tennis Club – the AELTC) we hereby submit an updated set of information explaining further proposed amendments to the Planning Application for development works at Wimbledon Park Golf Club, Home Park Road, London, SW19 7HR (“the Application Site”).

Cross-boundary, hybrid Planning Applications were submitted to the London Borough of Merton (“LB Merton”) and the London Borough of Wandsworth (“LB Wandsworth”) in July 2021 seeking planning permission (partly in outline and partly in detail) for the expansion of AELTC grounds onto Wimbledon Park Course. The development proposals (referred to as the “Wimbledon Park Project” or “WPP”) will safeguard the future of The Championships at SW19 and ensure that Wimbledon remains as the world’s pre-eminent tennis tournament and one of the most recognisable global sporting events.

Collectively, the AELTC’s WPP proposals include the introduction of 38 new grass tennis courts, a new 8,000 seat Parkland Show Court, associated buildings and infrastructure, the de-silting of Wimbledon Park Lake, a new lakeside boardwalk and significant landscape, heritage, ecology and recreational improvements. This includes the provision of a new publicly accessible parkland, wider public benefits and the relocation of the Qualifying Event from its current venue (at The Bank of England Site in Roehampton).

Following the consideration of the Planning Applications by the respective London Boroughs and their Planning Committees, the Applications were referred to the London Mayor under the provisions of the Town & Country Planning (Mayor of London) Order 2008. A direction was issued to both Merton and Wandsworth on 22nd January 2024 advising that the Deputy Mayor (and the GLA) will now act as the local planning authority and will be responsible for determining the planning applications (under the Stage III process).

Following discussions with the GLA's Planning Team, Transport for London (TfL) and Historic England, the AELTC is proposing a further set of amendments to the WPP development proposals for the site. These include:

- / **Providing an additional 1.7ha of publicly accessible parkland within the AELTC's northern parkland.** This will be achieved through the removal of sections of the permanent boundary fence (along the north eastern boundary with the neighbouring Wimbledon Park) and minor alterations to the footpath layout and landscape to create new public connections into the neighbouring Park. Overall, this will increase the area of publicly accessible parkland within the northern and southern part of the Application Site to 11.1ha (from 9.4ha).
- / **The re-alignment of the estate rail located within the AELTC's southern parkland, adjacent to the ecology zone,** to provide an additional area of accessible parkland (0.3ha).
- / **Delivering wider landscape heritage benefits by diluting the boundary between the AELTC site and the neighbouring Wimbledon Park** and providing the opportunity for new heritage-led landscape improvements extending across into the neighbouring Park which could be secured within the S.106 Agreement.

The locations of the above design changes are indicated on the site plan below (by dotted circles). All other aspects of the WPP development proposals remain as per that submitted previously.



The above design changes are described in more detail below and within the accompanying **GLA Landscape Addendum Report (prepared by LUC)** and drawings forming part of this submission. Whilst the design changes only relate to the northern parkland and the estate rail alignment within the southern parkland, it has been necessary to update all relevant Planning Application drawings which cover those parts of the WPP Application Site. The list of updated drawings is included within Appendix 1 to this letter.

In addition to the proposed amendments, the following updated information is also submitted in support of the AELTC's Planning Applications.

- / An updated '**Social, Community and Economic Benefits – Addendum Report**' (April 2024) prepared by Quod.
- / **Arboricultural Impact Assessment Addendum – Wimbledon Park Project** (April 2024) - prepared by TEP and LUC
- / An updated **Biodiversity Net Gain Assessment Metric 3.1 Update** (April 2024) - prepared by LUC
- / **A Community Benefits Statement - Update April 2024** - prepared by the AELTC and Rolfe Judd Planning
- / **A Car Park Management Plan Addendum, an updated Travel Plan and Transport Assessment Addendum** (all dated April 2024) - prepared by Buro Happold.
- / An **ES Statement of Conformity** (April 2024) – prepared by LUC
- / **The Wimbledon Park Project – CGI Compilation** (April 2024) – prepared by Allies & Morrison

Whilst the proposed amendments give rise to only minor changes to the layout and boundary treatment within the northern and southern parklands, they will deliver further significant public benefits by increasing the volume of publicly accessible parkland within the Application Site (now totalling 11.1ha) and providing direct pedestrian connections into the neighbouring Wimbledon Park.

The Application Site (along with adjacent landholdings) is designated by Historic England as part of a Registered Park and Garden of Special Historic Interest (RPG) Grade II*. However, the RPG is also included on Historic England's 'At Risk' Register due to the separate landownership and the absence of a common landscape management approach. By removing sections of the existing boundary (and fencing) between the northern parkland and neighbouring Wimbledon Park there is the opportunity to extend the Brownian inspired landscape into the neighbouring Park. This unified approach will deliver additional heritage benefits and further strengthen the WPP proposal's response to remedying the reasons Historic England have identified the RPG as being 'At Risk'.

The updated information included within this submission should continue to be read in conjunction with the documentation and drawings previously submitted to both LB Merton and LB Wandsworth in support of the WPP Planning Applications (LB Merton ref: 21/P200; and LB Wandsworth ref: 2021/3609). To further assist a schedule of the documents and drawings which now form the AELTC's Planning Applications are included at Appendix 1 to this letter. The schedule identifies where drawings have been replaced by those submitted under this latest amendment submission and where drawings/documents previously submitted remain unchanged.

WPP PLANNING APPLICATIONS – BACKGROUND AND CONTEXT

WPP PLANNING APPLICATIONS – CURRENT STATUS

The WPP Application Site (the former Wimbledon Park Golf Course – a private members club for over 100yrs) straddles the administrative boundaries of the London Boroughs of Merton and Wandsworth – with 90% of the application site/redline boundary within Merton and 10% within Wandsworth. Identical cross boundary Planning Applications for the WPP proposals were submitted to both local planning authorities in July 2021.

On 26th October 2023 LB Merton resolved to grant planning permission for WPP development subject to Conditions and the AELTC entering into a S.106 Agreement. Subsequently, on 21st November 2023, LB Wandsworth resolved to refuse planning permission. The reasons given by Wandsworth for their decision were: 1) *the perceived harm and impact upon the openness of MOL, which would not be outweighed by very special circumstances*; and 2) *the net loss of open space and green infrastructure*.

The WPP Planning Applications were then referred to the London Mayor (as the Strategic Planning Authority) under the provisions of the Town & Country Planning (Mayor of London) Order 2008. The development proposals were considered by the Deputy Mayor on 22nd January 2024 who subsequently issued a direction to both LB Merton and LB Wandsworth that he (and the GLA) would become the local planning authority and would take over the determination of the planning applications (under the “State III” process).

The Deputy Mayor’s stated reasons for calling in the application were (in summary):

- / The expansion of Wimbledon Tennis Championships would enhance London’s global competitiveness by promoting and supporting one of its key cultural assets. The proposal would also improve access to green, open space and sporting facilities for the community. At the same time, the site is MOL which is afforded the same level of protection as Green Belt. Collectively these issues would have a significant impact upon the implementation of the London Plan.
- / The development would have a significant effect on more than one Borough. Furthermore, The Championships are one of the most prestigious sporting tournaments in the world and, as a result, the visitation and economic impacts associated with the event are relevant to London and the UK as a whole.
- / The expansion of The Championships site would enhance London’s economy and global competitiveness by promoting and supporting one of its key cultural assets. Furthermore, the proposals would deliver significant benefits through the new public park, boardwalk, de-silting of Wimbledon Park Lake, a range of off-site enhancements to Wimbledon Park, as well as other community and public benefits.

WPP – THE NEED FOR DEVELOPMENT

As explained within the original Planning Applications and the Planning Statement Addendum (submitted May 2022), The Championships are a key cultural and sporting fixture in the British summer and world sporting calendar. Known for its traditions stretching back well over 100 years, The Championship, Wimbledon is the oldest tennis tournament in the world and regarded as the most prestigious of the four Grand Slams (the others being the US Open, Australian Open and French Open) and the only one on grass. The event attracts top competitors and high-profile spectators with a global audience of c.1.2 billion.

However, it is vital that the AELTC continues to invest in the future development of The Championships if it is to maintain its position amongst the other Grand Slams. This is particularly important given that there is now significant competition from other tennis events and venues, who want to improve their position and importance in the tennis calendar.

There is a risk that The Championships fall behind other tennis Grand Slam Tournaments due to the inadequacies of the AELTC grounds and operations. As explained with Planning Statement - Addendum (May 2022), the WPP proposals seek to address these identified deficiencies, which include:

- / The inadequacy of facilities at the Bank of England site in Roehampton for hosting the Qualifying Event – due to its location away from the main site (and relative inaccessibility); its capacity to accommodate the Qualifying event; the standard of the facilities and courts; and the lack of security of tenure (with the AELTC's lease due to expire in 2036).
- / The need for additional tennis courts, including a larger, third show court – to support the Qualifying Event and The Championships; to provide further capacity for the junior and wheelchair tournaments, provide scheduling resilience and to remain competitive with other Grand Slams tournaments.
- / Event capacity and the opportunity for more people to access the Qualifying and Championship events.
- / The inadequacy of the existing practice courts to cater for the main draw tournament.

In addition, there is also a pressing need to secure and conserve for the future, the heritage significance of the Grade II* RPG, and to remove it from the 'At Risk' register whilst enhancing community access to, and engagement with, the site. Similarly, the AELTC has identified a number of opportunities to deliver significant and meaningful public benefits through the delivery of the WPP development proposals.

SUMMARY OF PROPOSED AMENDMENTS TO THE WPP DEVELOPMENT

PROPOSED LANDSCAPE AMENDMENTS (WITHIN THE APPLICATION SITE)

The proposed design changes are set out in detail within the GLA Landscape Addendum (April 2024) prepared by LUC and the accompanying updated scheme drawings. Collectively, these explain the design changes made to the proposed Wimbledon Park Project (WPP), since the submission of the initial planning addendum in May 2022 and original planning submission in June 2021. These changes are as a result of discussions with the Greater London Authority (GLA) and Historic England.

The two principal drivers to the latest amendments are to:

- / Increase public access within AELTC's northern parkland (1.7ha in size) and create new connections with Wimbledon Park Road and Wimbledon Park. Overall this will increase the area of publicly accessible parkland within the Application Site to 11.1ha.
- / Deliver wider heritage benefits by blending the boundary between the AELTC site and LB Merton-owned Wimbledon Park and provide opportunities for new heritage-led landscape improvements outside of the WPP planning application boundary, which will be secured through S106 obligations.

The proposed amendments are minor in extent and include design changes to the layout and boundary treatment within the northern and southern parkland areas. However, they will deliver further significant public benefits by increasing the level of publicly accessible parkland within the Application site (totalling 11.1ha) and providing direct pedestrian connections into the neighbouring Wimbledon Park.

The design changes to the AELTC's northern parkland include:

- / Enabling public access to the AELTC's northern parkland (1.7ha in area), by removing sections of the permanent fence/boundary to the north of the Athletics Stadium (within Wimbledon Park) and creating new pathway links into the neighbouring Wimbledon Park.
- / By providing a removable new east-west railing boundary further south within the AELTC site to provide a boundary to the new area of publicly accessible open space in the northern parkland. This fencing will then be removed during the operation of the Qualifying event and The Championships.
- / Improvements to AELTC's northern parkland entrance (off Wimbledon Park Road) to support the wider public access by enhancing the pedestrian, cycle and vehicular access point. This entrance has also been re-aligned to maximise views south towards St Mary's Church.
- / The introduction of a new stepped pedestrian entrance onto Wimbledon Park Road, located just south of Princes Way junction, located within the publicly accessible section of the parkland.
- / The creation of a circular walking route which links into the wider path network, to allow park users to have greater access and experience a variety of landscape types. This will encourage public access around the entire northern parkland – including the new pond/swale feature and restored historic parkland.
- / Minor amendments to adjust the location of entrance gates, railing boundaries, access road and path alignments, site furniture and planting.
- / The inclusion of new benches throughout the northern parkland to support public use and enhance accessibility – and the formation of a new linear bench adjacent to the northern gateway.
- / The opportunity to utilise the northern gateway (permeable hard standing) for pop-up events such as a farmer's market, exhibition space, picnicking, recreation, leisure and sporting events (i.e. park run, fitness classes etc).

In order to accommodate new pedestrian connections between the AELTC's northern parkland and Wimbledon Park, there are 4no. additional tree removals proposed along the eastern ownership boundary. These trees are C category trees and are not considered to be of high amenity or green infrastructure value. The trees to be removed are identified within the accompanying GLA Landscape Addendum (April 2024) and the WPP Arboricultural Impact Assessment (April 2024).

Whilst the total number of proposed tree removals has slightly increased from 296 to 300(no), this change will be more than off-set by the significant tree planting proposed within the WPP site (over 1,500 new trees to be planted) and the opportunity for additional tree planting within the neighbouring Wimbledon Park (explained below).

The proposed amendments are explained on the northern parkland plan below:



Northern Parkland Proposals (within the Application boundary)

- 1 Year round additional publically accessible parkland (1.7ha)
- 2 Additional southerly entrance to park (stepped)
- 3 Access to pond/swale feature, restored historic parkland, hard standing for events / picnic benches
- 4 Removable railing (1.8m vertical bar) across parkland (removed during The Championships).
- 5 Removable boundary railings and access gates, to match existing AELTC boundary railing style (1.8m vertical bar).
- 6 Linear bench offering opportunities for rest.
- 7 Additional benches with views to parkland & lake.
- 8 Gateway & pathway realigned to maximise view to St. Mary's Church.

Public access to the northern parkland will be provided throughout the year, with the exception of the Qualifying and Championships period (including site set-up and de-rig). The northern parkland includes the northern entrance to The Qualifying event and The Championships and will accommodate the security and ticketing pavilion (installed each year). For health and safety reasons, public access will need to be temporarily

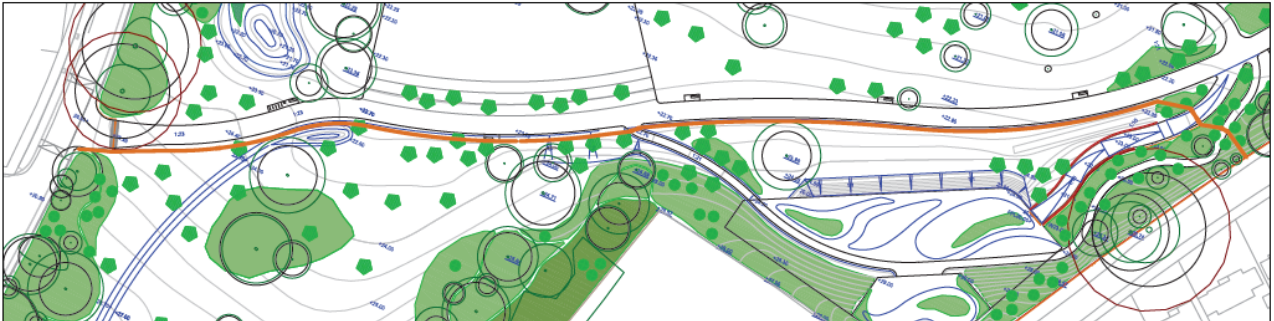
suspended during the installation and de-rig of the pavilion, and during the running of both events. Any restriction in public access will be kept to the minimum in order to operate a safe and secure event. The timings of any restriction in access will be set out within the S.106 Agreement.

In addition to the proposed design changes summarised above, it is also proposed to re-align the small estate rail boundary (1.2m high) located within the southern parkland adjacent to the identified ecology zone. This opportunity has been reviewed with LUC's ecology team and there is considered to be the opportunity to move the estate rail further to the south within the south-west corner of the site. This will increase (by 0.31ha) the physical space available to the public within the proposed 9.4ha public park.

The identified ecology zone will be reduced in size, but maintained within the south west corner of the Application Site. The ecology zone is intended to provide protection for important habitats and allow a quieter area (free of intensive activities/use, dog walking etc) where ecology can flourish. This area will still have public access on a managed basis and the AELTC intend to provide opportunities for school children and local interest groups to access the area to learn about on-site ecology/habitats and the measures being employed to support and enhance biodiversity and ecology across the AELTC site.

The proposed re-alignment of the southern estate rail (identified in orange) is illustrated on the plans below:

May 2022 Proposals



The May 2022 scheme that proposed the estate railing adjacent to the public footpath.

April 2024 Proposals



The April 2024 scheme proposing the estate railing is set back from the footway providing a further area that is openly accessible to the public.

Collectively, the proposed amendments to the WPP development proposals will increase the amount of publicly accessible open space by 1.7ha, increasing the overall provision of publicly accessible parkland within the WPP site to 11.1ha. This will comprise:

- / The new publicly accessible area of the AELTC's northern parkland – adjacent to the northern entrance to Wimbledon Park – 1.7ha.

- / The proposed AELTC public park within the southern parkland (9.4ha in size) which runs between Church Road, Home Park Road and the southern part of Wimbledon Park. The new AELTC public park also includes the former golf course club house which will accommodate wider community and education uses, and will provide publicly accessible toilets.
- / The new lake-side boardwalk providing a new connection around Wimbledon Park Lake for the first time.

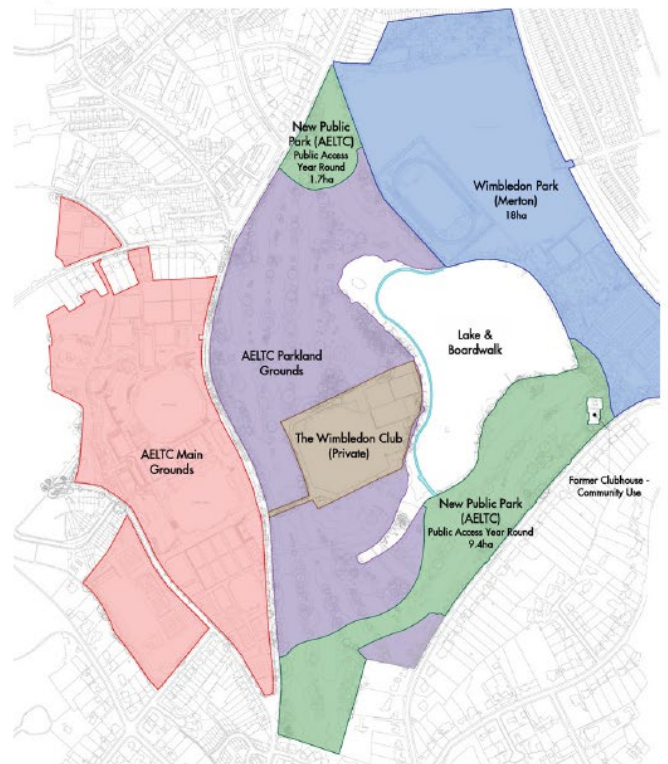
The overall increase in publicly accessible land and walkways arising from the WPP proposals is illustrated on the plans below. This will mean that following the completion of the WPP, the local community will have access to 29.1ha of open space within the Wimbledon Park RPG (comprising the existing Wimbledon Park – 18ha, highlighted in blue, and the publicly accessible northern and southern AELTC parkland – 11.1ha, highlighted in green).

Current Scenario



The current site & surroundings ownership plan

Proposed



The current site ownership with proposed public access.

The provision of an additional 1.7ha of new publicly accessible parkland within the northern part of the AELTC Application Site (alongside the wider areas of public access within the south), with direct connections into the neighbouring Wimbledon Park, will further improve access to open space from both Merton and Wandsworth.

It is pertinent to note that the Open Spaces Report (May 2021) prepared by Knight, Kavanagh & Page as part of the evidence base to the new Wandsworth Local Plan, identifies that both the Southfields and West Hill Wards are deficient against combined recommend standards for open space provision. In particular, the Southfields Ward experiences a deficiency in natural/semi natural open spaces, and also amenity green spaces. The West Hill Ward is identified as experiencing deficiencies in parks and gardens, as well as natural and semi natural open space.

The provision of 1.7ha of additional publicly accessible space within the AELTC's northern parkland will help in addressing these identified deficiencies and will strongly accord with London Plan Policy G3 and G4 which directly support the creation of new areas of publicly open space, including within Metropolitan Open Land. Similarly, the proposed design amendments will also accord with Policy LP53 of the adopted Wandsworth Local Plan which specifically seeks to "*extend access to existing public and private green and blue infrastructure within the borough*".

It should also be noted that the Hillside Ward (located to the south of the Site within LB Merton) is identified as one of the areas having the least provision of open space per 1,000 residents (source: 'Green and Blue Infrastructure, Biodiversity and Open Space Study (August 2020)', prepared by The Environment Partnership to support the preparation of the new Merton Local Plan).

The study also notes that Merton currently has 1,329 hectares of open space, which accounts for 35% of the Borough. However, population growth predicted for the Borough will increase pressure on the need to retain open space, improve its quality and provide additional public open space where possible. For example, open space within the borough in 2018 was 6.3 hectares per 1,000 population, but with anticipated population growth (up to 2035), this will fall to 5.6 hectares per 1,000 population. As a result, the provision of a new publicly accessible park will play an important role in improving access to open space and nature, as well as offsetting the estimated reduction in the amount of open space per 1,000 population in 2035.

It is evident that the proposed amendments, which will enable further public access within the WPP Application Site, represent a very significant public benefit enabling the local community onto what has been private land and a private member's golf course for over 100 years.

OPPORTUNITY FOR WIDER IMPROVEMENTS

The amendments to the northern parkland (and increase in public access) also provide the opportunity to better integrate this part of the site with Wimbledon Park. This could deliver tangible heritage, leisure and recreation benefits the funding for which would be secured in the S106 agreement for the Wimbledon Park Project.

These design opportunities for the wider area include:

- / Substantial improvements to the public entrance into Wimbledon Park from Wimbledon Park Road. This could allow the entrances into Wimbledon Park and the AELTC's northern parkland to be better integrated, and pedestrian and cycle access to be separated from the existing vehicle access into the Horse Close Wood (northern) car park.
- / Create new links between AELTC's Northern Parkland and the neighbouring Wimbledon Park through to Wimbledon Park Road – thereby knitting the AELTC northern parkland into the Wimbledon Park network of paths and circular route.
- / Provide new heritage-led landscape improvements within the public park which will not only provide a common heritage inspired landscape across this long-standing hard boundary but will also have the potential to transform how visitors enter and experience this part of Wimbledon Park and the wider RPG.
- / Increased areas of woodland belt planting, tree groups, woodland understorey, meadow and grassland.
- / The opportunity to provide new Public Toilets within the northern part of Wimbledon Park.

The above opportunities have been discussed with the GLA, Historic England and LB Merton's Green Spaces team. Whilst they are indicative, they provide a clear opportunity for wider heritage benefits. The proposed layout and planting indicated within Wimbledon Park has also been purposely designed to avoid any impact upon the sports pitch and recreational use of Wimbledon Park. It also maintains the vehicle access into the Athletics Stadium and onto the northern field (which is used by LB Merton for events during the year – and also accommodates The Queue during The Championships).

These wider opportunities for improvements to Wimbledon Park are illustrated on the image below (with the extent of the publicly accessible parkland within the AELTC site indicated with a red dotted line) and the plan provided on the following page.



Indicative aerial view of the northern parkland with public access boundary, outside of the Championships period



Illustrative Vision Layout



Proposals within application boundary

- 1 Year round additional publically accessible parkland (1.7ha)
- 2 Additional southerly entrance to park (stepped)
- 3 Access to pond/swale feature, restored historic parkland, hard standing for events / picnic benches
- 4 Removable railing (1.8m vertical bar) across parkland (removed during The Championships)
- 5 Removable boundary railings and access gates, to match existing AELTC boundary railing style (1.8m vertical bar)

Illustrative proposals outside the application boundary (subject to S106 agreement)

- 6 Access to new purpose built public toilets, open year round
- 7 Improved consolidated park entrance experience for both AELTC & Wimbledon Park
- 8 New gates, bicycle parking, benches, water fountain, bins
- 9 Additional separation of vehicular traffic from residences and pedestrians, with hedge and buffer planting
- 10 Additional trees, woodland edge and landforming
- 11 Defragmentation of RPG & unification (disruption of linear features)
- 12 Permanent boundary railings (mainly hidden within proposed planting)

Wimbledon Park and the former golf course (and other adjacent landholdings) collectively form the Grade II* Registered Park and Garden (RPG), designated by Historic England. At present, the RPG is listed on Historic England's "At Risk" Register due to the lack of a unified vision for the management of this fragmented C18 heritage landscape. This is due to multiple ownerships resulting in differing landscape management. The design amendments to the AELTC's northern parkland and the increase in public access that these support,

provide the opportunity to seamlessly blend the two northern sections of both the AELTC and Wimbledon Park landholdings together, and thereby address one of the key issues identified by Historic England.

The illustrative plan (above) describes the potential enhancements outside of the WPP planning application boundary which could be facilitated by a financial contribution made by the AELTC and secured in the S106 Agreement, as part of the package of wider improvements to Wimbledon Park.

OTHER UPDATED INFORMATION

As noted above, in tandem with the design changes to the northern and southern parklands, additional supporting information/documentation is also included within the submission pack. This updated information reflects recent discussions with the GLA and either incorporates any changes arising from the updated design or provides an update to the reports previously submitted.

This includes the following addendum/updated reports and drawings:

/ **WPP GLA Landscape Planning Addendum (April 2024)** – prepared by LUC.

The Addendum Report explains the proposed design changes to the northern and southern parkland area and explains how these changes will significantly increase the level of publicly accessible parkland within the Application Site. The report also highlights the wider heritage benefits arising from removing sections of the fencing/boundary adjacent to the neighbouring Wimbledon Park to provide a unified landscape response within this section of the RPG.

The Addendum Report also includes (as Appendix C) those drawings contained within the original Design & Access Statement which have are updated as a result of the proposed design changes to the northern and southern parkland areas.

/ **Arboricultural Impact Assessment GLA Addendum – Wimbledon Park Project (April 2024)** prepared by TEP and LUC.

The Addendum Report assesses the impact upon trees within the northern parkland area arising from the proposed design changes and intention to provide public connections/routes across the boundary with the neighbouring Wimbledon Park.

The report notes that an additional 4 trees would require removal to facilitate the proposed design changes, specifically being impacted by the realignment of paths. All four trees are assessed as Category C 'trees of low quality'. They are located within an existing hedgerow/scrub close to the site's northeastern boundary. The removal of these additional 4 trees will bring the total number of tree removals on-site to 300.

The report also notes that there is the opportunity for additional tree planting along the boundary within Wimbledon Park and that this additional planting (potentially up to 45 new trees), along with the new tree planting already proposed (over 1,500 new trees) will significantly increase tree coverage within the Application Site and neighbouring Wimbledon Park.

/ **Biodiversity Net Gain Assessment Metric 3.1 Update and Biodiversity Metric Calculation Tool (April 2024)** – prepared by LUC.

A Biodiversity Net Gain 3.1 Assessment was completed by LUC and submitted in support of the WPP Planning Applications in May 2022. LUC have updated the 2022 Assessment to incorporate the latest design changes (including those summarised above) and extensive discussions held with the London Wildlife Trust (LWT) during 2023/4. Based on this latest Assessment, the WPP development proposals (as a whole) will achieve the following Biodiversity Net Gain (BNG) scores:

- A 22.95% increase in habitat units
- A 19.09% increase in hedgerow units
- A 100% increase in river units

As per the original analysis, the above outcomes are considered to represent a significant improvement to the biodiversity, ecology and habitats within the Application Site and a further important benefit of the proposals.

/ **Social, Community and Economic Benefits – Addendum Report (April 2024)** – prepared by Quod.

The original analysis completed by Quod – and submitted with the original Planning Applications – has been reviewed and updated (where relevant). The updated Addendum summarises the key economic, social and community benefits associated with the updated proposals.

In short, the AELTC's WPP development proposals (as updated) will:

- Stimulate the national, regional and local economy, modelling by Sheffield Hallam University suggests that the WPP will generate £256.97 million of direct economic impact for London and £336.02m for the UK (2028 prices) making a significant contribution at the regional and national scale.
- Support local jobs growth of up to 256 additional staff at the Championships, and 40 additional full time equivalent (FTE) roles over the year. The AELTC will also develop an Employment and Skills Plan to actively seek local procurement and promote local employment/apprenticeships.
- Contribute to additional local spend, with the spending impact of the new employees associated with WPP estimated to be approximately £233,000 per annum in additional spending. The majority of which is likely to be spent locally.
- Generate employment within the construction industry, with WPP estimated to require an average of between 50 construction workers (new grass courts) to 400 construction workers per day (new Parkland Show Court) (2025 to 2033).
- Support The Lawn Tennis Association (LTA) year-round through significant financial contributions. Between 2019 and 2023, the LTA received £210.8 million, with £48.8 million in 2023 alone.

The Addendum Report concludes that the WPP development proposals will deliver significant economic, social and community benefits for the local Boroughs, London and UK as a whole – which collectively weigh significantly in favour of the Planning Applications.

/ **Community Benefits Statement – Updated April 2024** – prepared by the AELTC and Rolfe Judd Planning.

The Community Benefits Statement has been updated to incorporate the latest amendment to the Planning Applications and provides a comprehensive explanation of all the benefits which form part of the AELTC's WPP 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, as part of the previously agreed wider improvements works package, better reflecting the historic interest of the site and unifying the different land parcels within the Registered Park & Garden (RPG).

It also summarises: the new measures proposed since the previous Statement. These include:

- the AELTC's commitment to offer 1,000 tickets to the Qualifying Event to school children and community youth groups within Merton and Wandsworth.
- the commitment to hosting local business engagement events to support the local economy.
- the intention to develop an employment and skills plan to promote local employment and apprenticeship opportunities.
- further information on the community, education and cultural activities which will make use of the former golf course club house.
- the provision of new public toilets within the golf course club house and in Wimbledon Park (near the northern entrance).
- the inclusion of measures/strategy for supporting local Arts and Culture projects.

The Statement concludes that there are numerous and substantial community benefits which will be delivered by the WPP development proposal (including the latest updates). These benefits can only be realised and delivered by this development proposal and cumulatively represent a significant public benefit.

/ **Transport Assessment Addendum and Car Park Management Plan Addendum** (both April 2024) – prepared by Buro Happold.

These reports have been updated to reflect the latest design changes within the northern parkland and to respond to comments received by TfL and stakeholders. In particular, the Car Park Management Plan provides further clarification on the proposed phased reduction in event car parking on the WPP site (during The Championships). The report explains how car parking will be reduced by 80% during the construction phase and towards the first operational year of the completed development. Further clarification is also provided on how remaining public car parking (excluding blue badge on mobility spaces) could be reduced further in the early years of operation.

The Transport Assessment concludes that the proposed changes, whilst beneficial, are minor in nature and will not change the conclusions of the previous transport assessment. As a consequence, the WPP proposals (as updated) are considered to align with transport policy guidance, including the Mayor's Transport Strategy, Healthy Streets and Vision Zero approach.

/ **Updated Travel Plan (April 2024)** – prepared by Buro Happold.

This updated Travel Plan incorporates additional measures intended to support active travel and encourage people to utilise non-car forms of transport. In particular, the Plan builds on the AELTC's experience from the 2023 Championships and the increased use of hire bikes to access the site. The Plan outlines measures to encourage wider transport choices for everyone accessing the site in the future.

/ **ES Statement of Conformity – Wimbledon Park Project (April 2024)** – prepared by LUC.

In light of the proposed design changes (described above) to the AELTC's WPP proposals for the site, LUC has undertaken a review to assess whether these amendments change any of the conclusions of their previous Environment Statement. The ES Statement of Conformity explains the review process and concludes that the minor proposed design amendments will have no material bearing upon the results and conclusions of the ES dated May 2022 and the ES Addendum submitted in October 2022.

/ **Wimbledon Park Project – CGI Compilation (April 2024)** – prepared by Allies & Morrison.

Allies & Morrison have prepared a sequence of updated and new CGIs to illustrate both the latest design changes to the northern parkland and the area of additional public access; along with new CGIs indicating the quality of the WPP proposals – particularly the new Parkland Show Court and heritage focused landscape.

/ **Planning Application Drawings (April 2024)** – prepared by AELTC Design Team.

As noted above, whilst the design changes to the WPP development proposals are minor, it has been necessary to update all application drawings which cover those areas of the Application Site where changes have been made. The updated drawings are identified within Appendix 1 alongside all documents which constitute the current Planning Applications.

CONCLUSIONS AND SUMMARY OF 'VERY SPECIAL CIRCUMSTANCES'

The WPP Planning Statement (July 2021) and Planning Statement Addendum (May 2022) – both prepared by Rolfe Judd Planning – set out the planning case in support of the WPP development proposals and assess the scheme against the relevant local, strategic and national planning policy framework. In particular, these statements recognise that the Application Site is designated as Metropolitan Open Land (MOL), which is afforded the same status and protection as the Green Belt.

The Planning Statement Addendum (May 2022) assesses the WPP development against those policies concerning new development within MOL/Green Belt. Paragraphs 152 and 153 of the NPPF (2023) provide the key policy test for new development within MOL and state that inappropriate development "*should not be approved except in very special circumstances*" and that local planning authorities should ensure that substantial weight is given to any harm to MOL. As a consequence, very special circumstances will not exist

unless the potential harm to MOL by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The Planning Addendum Statement concluded that the proposed use of the WPP Site (for sport and recreation) would be an appropriate form of development in MOL. Furthermore, elements of the proposed buildings/infrastructure would also represent 'appropriate facilities' used in connection with outdoor sport and recreation that would preserve the openness of MOL and would not conflict with the purposes of including land within it (as per paragraph 154 of the NPPF and criteria set out in part B of London Plan Policy G3).

Whilst the proposed Parkland Show Court represents a sizeable new building on MOL which would not preserve the openness of the MOL, it is associated with the wider sporting use of the Site and adopts a world class design reflective of the historic interest of the land and the wider MOL setting. The delivery of the Show Court supports the wider economic, social and environmental benefits described in the addendum pack.

The Planning Statement Addendum also assessed the wider impacts of the WPP proposals and other potential 'harms' and concluded that these would not materially weigh against the development proposals (either individually or cumulatively). The proposed design changes summarised above do not change this assessment and will not give rise to any additional harm (rather they will deliver further substantial public benefits).

However, it continues to be the case that the WPP development proposals are required to demonstrate 'very special circumstances' which significantly and demonstrably outweigh the harm arising from development on MOL. As noted within the Planning Statement Addendum, the Applicant's case for very special circumstances is based on three core principles:

- / **There is a pressing need for the proposed development.**
- / **The identified need cannot be met elsewhere.**
- / **The proposed development will deliver significant public, heritage, and other benefits.**

These core principles continue to be relevant and will, by virtue of the design changes (and additional public access) explained above, be further strengthened.

The key public, heritage and other benefits associated with the updated WPP development proposals are as follows:

- / **Enhancement of the Grade II* Registered Park and Garden** - the development provides the opportunity to conserve the heritage interest in the WPP Application Site, to achieve better connections with the neighbouring land parcels and to allow greater public access across the RPG. Furthermore, the design changes to the northern parkland (explained above) and the increase in public access that these support, provide the opportunity to seamlessly blend the two northern sections of both the AELTC and Wimbledon Park landholdings together, thereby addressing one of the key issues identified by Historic England for the RPG's 'At Risk' status.

It continues to be the case that the WPP proposals provide the only viable mechanism for delivering these substantial heritage gains.

- / **Improvements to the heritage, recreational and amenity value of Wimbledon Park Lake** – Wimbledon Park Lake is owned by the LB Merton and needs significant improvement works to

secure its long-term recreational, heritage and landscape value. The AELTC propose to carry out these improvements works, which will be secured as part of the planning application. Together with the conservation of the Grade II* RPG, the works will contribute to removing the site from Historic England's 'At Risk' register.

- / **The creation of 11.1ha of publicly accessible parkland within the site** – The WPP development proposals will create a combination of new publicly accessible open space within the AELTC site (which has been a private golf course with no general public access for over 100yrs). This will include a new 9.4 ha AELTC Park within the southern part of the site linking between Church Road, Home Park Road and through into the southern part of Wimbledon Park. The new Park will also link into the new lakeside boardwalk providing access around Wimbledon Park Lake for the first time.

The latest design changes will also provide a significant new area (1.7ha in size) of publicly accessible parkland at the northern end of the Application Site which will connect through into the northern end of the neighbouring Wimbledon Park. All new publicly accessible parkland will be managed by the AELTC and open from dawn to dusk to match the hours of opening for Wimbledon Park.

- / **Significant enhancement in community use, engagement with the site and legacy** –The significant community benefits have been further enhanced during the consideration of the WPP Planning Applications. As described within the updated Community Benefits Statement (April 2024), the WPP will provide further community access to and use of the proposed facilities, including: community use of at least 7 grass tennis courts in the southern section of the WPP Site; community/education uses within the former Golf Club House; the offer of 1,000 tickets to the Qualifying Event to school children and community youth groups within Merton and Wandsworth, a programme of local business engagement events to support the local economy; the introduction of an employment and skills plan to promote local employment and apprenticeship opportunities; and the provision of new public toilets within the golf course club house.
- / **Significant socio-economic benefits at a local, regional, and national level** – The AELTC and The Championships already has a significant and quantifiable socio-economic benefit to Merton/Wandsworth, London, and the UK. Increasing the visitor capacity of The Championship and bringing the Qualifying Event to the SW19 site will substantially increase these social and economic benefits, which include economic spend, job creation, increasing the revenue of the Lawn Tennis Association and supporting various other charitable initiatives.
- / **The delivery of world class architecture** - The Parkland Show Court will be a world class building of the highest quality architecture that complements the surrounding landscape and pays tribute to the Application Site's rich history. Not only will the new stadium enhance the profile and prestige of the event on the world stage, but it will also help raise the architectural standard for new development in the borough and across London. Furthermore, the approach to the landscape design, which draws inspiration from the original Brownian approach to landscape, will add to the world class design and overall status of The Championships – and its setting.
- / **Wider off-site enhancements** –The proposed development would deliver a suite of benefits beyond the Application Site boundary, including a significant package of enhancements to the LB Merton owned Wimbledon Park, which will collectively deliver significant access, leisure, recreational and cultural benefits – and, importantly, work towards removing the entire RPG from Historic England's 'At Risk' register. These improvements will also include the provision of new

public toilets within Wimbledon Park, and extensive landscape improvement works (including the replacement of the leylandii trees around the athletics track). There will also be contributions towards wayfinding, active travel, cycle routes, air quality monitoring and event staffing at local stations.

- / **Phased reduction in car parking** – The total event car parking utilised on the Application Site during The Championships will be significantly reduced by 80% during the course of construction and towards the first operational year. This will include the removal of Car Park 10, which currently sits within Wimbledon Park. Further opportunities for the phased reduction in public parking (excluding blue badge and mobility parking), beyond the first operational year are also included within the updated proposals, alongside new measures to promote active travel.
- / **Ecological enhancements** – The proposed WPP development will secure a raft of ecological enhancements that go beyond the policy requirements of the London Plan and local policies. These substantial improvements are highlighted within the updated Biodiversity Net Gain (3.1 Metric) Assessment, which has been completed in consultation with the London Wildlife Trust (LWT). The updated assessment notes that the development (as a whole) will achieve a 22.95% increase in habitat units; a 19.09% increase in hedgerow units; and a 100% increase in river units.

On this basis, it is our view that the updated WPP development proposals, as described above and within the supporting documents, will cumulatively deliver a comprehensive and further improved package of public and heritage benefits, which will have significant, long-lasting effects. **These improved benefits are considered to overwhelmingly constitute ‘very special circumstances’, outweighing the harm of the proposals and weighing significantly in favour of the grant of planning permission.**

We trust that the content of the submission is clear and as required to positively determine the application. Should however you require anything further, or wish to discuss the proposals further, please do not hesitate to contact the undersigned.

Yours sincerely,

Oliver Coleman

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Associate
Rolfe Judd Planning Limited

Enc.

Appendix 1: Planning Application Documents and Drawings

The table below lists those updated documents and drawings submitted in support of the latest design changes. The table also identifies those documents and drawings which have been superseded by the latest submission and those which continue to be relevant and constitute the current Planning Application Submission.

DOCUMENT OR DRAWING NAME	ORIGINAL DOCUMENT OR DRAWING REFERENCE	NEW OR UPDATED DOCUMENT/DRAWING REFERENCE (WHERE RELEVANT)	PRODUCED BY
UPDATED PLANNING APPLICATION DOCUMENTS			
GLA Landscape Addendum Report (April 2024)	N/A	51365-LUC-XX-XX-RP-L-02002-S2-P01	LUC
Biodiversity Net Gain Assessment (Metric 3.1 Update – inc Tool Kit)	51365-LUC-XX-XX-RP-YE-00010 P01	51365-LUC-XX-XX-RP-YE-00010-S2-P02	LUC
Arboricultural Impact Assessment Addendum	N/A	51365-TEP-XX-XX-RP-X-00005-S2-P01	LUC and TEP
Updated Travel Plan	51365-BHE-XX-XX-RP-Y-00021 P02	51365-BHE-XX-XX-RP-Y-00021 P03	Buro Happold
Transport Assessment Addendum	51365-BHE-XX-XX-RP-Y-06000 P03	51365-BHE-XX-XX-RP-Y-06000 P04	Buro Happold
Car Park Management Plan Addendum	51365-BHE-XX-XX-RP-Y-06001 P02	51365-BHE-XX-XX-RP-Y-06001 P03	Buro Happold
Community Benefits Statement (Updated April 2024)	51365-AEL-XX-XX-RP-T-00001 P01	51365-AEL-XX-XX-RP-T-00001 P02	AELTC and RJP
Social, Community and Economic Benefits – Addendum Report	N/A	51365-QUO-XX-XX-RP-Z-00001 P05	Quod and Sheffield Hallam
ES Statement of Conformity	N/A	51365-LUC-XX-XX-RP-T-10004-S2-P01	LUC

Wimbledon Park Project – CGI Compilation (April 2024)	N/A	51365-AAM-XX-XX-RP-A- 00400	Allies and Morrison
UPDATED DRAWINGS TO INCLUDED SUBMITTED DESIGN CHANGES			
Demolitions Sheet 1	51365-LUC-XX-XX-DR-L- 02131 P02	51365-LUC-XX-XX-DR-L- 02131 P03	LUC
General Arrangement Plan	51365- LUC-XX-XX-DR-L- 02062 P02	51365- LUC-XX-XX-DR-L- 02062 P03	LUC
Hard Landscape General Arrangement Sheet 1	51365- LUC-XX-XX-DR-L- 02211 P04	51365-LUC-XX-XX-DR-L- 02211 P05	LUC
Hard Landscape General Arrangement Sheet 3	51365- LUC-XX-XX-DR-L- 02213 P03	51365- LUC-XX-XX-DR-L- 02213 P04	LUC
Operational Plan Championships Mode	51365-AAM-WXX-XX-DR-A- 00071 P02	51365-AAM-WXX-XX-DR-A- 00071 P03	Allies and Morrison
Operational Plan Year- Round	51365-AAM-WXX-XX-DR-A- 00070 P03	51365-AAM-WXX-XX-DR-A- 00070 P04	Allies and Morrison
Phasing Contract Zones	51365-AAM-XX-XX-DR-A- 00080 P01	51365-AAM-XX-XX-DR-A- 00080 P02	Allies and Morrison
Proposed Cut and Fill Site Plan	51365- BHE-XX-XX-SU-C- 01300 P04	51365- BHE-XX-XX-SU-C- 01300 P05	Buro Happold
Proposed Earthworks Sheet 1	51365- LUC-XX-XX-DR-L- 02301 P04	51365-LUC-XX-XX-DR-L- 02301 P05	LUC
Proposed Tree Planting & Transplants Sheet 1	51365- LUC-XX-XX-DR-L- 02401 P04	51365- LUC-XX-XX-DR-L- 02401 P05	LUC
Public Access Gates and Paths Plan	51365-LUC-WXX-XX-SK-L- 21006 P02	51365-LUC-WXX-XX-SK-L- 21006 P03	LUC
Site Context Section BB – Existing and Proposed	51365-AAM-WXX-XX-DR-A- 00051 P03	51365-AAM-WXX-XX-DR-A- 00051 P04	Allies and Morrison
Site Layout Plan	51365- AAM-XX-XX-DR-A-	51365- AAM-XX-XX-DR-A-	Allies and Morrison

	00002 P04	00002 P05	
Soft Landscape General Arrangement Sheet 1	51365- LUC-XX-XX-DR-L-02411 P04	51365- LUC-XX-XX-DR-L-02411 P05	LUC
Soil Works Sheet 1	51365-LUC-XX-XX-DR-L-02311 P04	51365-LUC-XX-XX-DR-L-02311 P05	LUC
Tree Protection Plan Sheet 1	51365-TEP-XX-XX-DR-L-02151 P01	51365-TEP-XX-XX-DR-L-02151 P02	Treework Environmental Practice
Tree Removals Sheet 1	51365-LUC-XX-XX-DR-L-02121 P02	51365-LUC-XX-XX-DR-L-02121 P03	LUC
Grass & Soil Stripping Works	51365-LUC-XX-XX-DR-L-02140 P02	51365-LUC-XX-XX-DR-L-02140 P03	LUC
GA Planning Apr 22 vs Planning Apr 24	N/A	51365-LUC-XX-XX-DR-L-02067 P01	LUC
Existing Site Ownership and Use Plan	N/A	51365-AAM-WXX-XX-DR-A-01012 P01	Allies and Morrison
Proposed Site Ownership and Use Plan	N/A	51365-AAM-WXX-XX-DR-A-01013 P01	
Church Road General Arrangement Sheet 1 of 4	51365-BHE-XX-YY-DR-C-02001 P04	51365-BHE-XX-YY-DR-C-02001 P04	Buro Happold
Church Road General Arrangement Sheet 2 of 4	51365-BHE-XX-YY-DR-C-02002 P04	51365-BHE-XX-YY-DR-C-02002 P04	Buro Happold
Church Road General Arrangement Sheet 3 of 4	51365-BHE-XX-YY-DR-C-02003 P04	51365-BHE-XX-YY-DR-C-02003 P05	Buro Happold
Church Road General Arrangement Sheet 4 of 4	51365-BHE-XX-YY-DR-C-02004 P04	51365-BHE-XX-YY-DR-C-02004 P05	Buro Happold

PREVIOUSLY SUBMITTED DOCUMENTS AND DRAWINGS WHICH STILL FORM PART OF THE WPP PLANNING APPLICATIONS SUBMISSION			
Wimbledon Park Project Road Closure Security Parameters	51365-AEL-XX-XX-RP-T-00002 P01	N/A – No Change	AELTC
Borehole Site Plan	51365-BHE-WXN-YY-DR-0001 P01	N/A – No Change	Buro Happold
GLA Energy Memo Response	51365-BHE-WXX-XX-SH-H-00001 P01	N/A – No Change	Buro Happold
Lake De-Siling Strategy Statement	51365-BHE-WXL-XX-RP-U-00007 P01	N/A – No Change	Buro Happold
Boundary and Ashen Grove Railing Detail	51365-LUC-XX-XX-DR-L-18002 P02	N/A – No Change	LUC
Boundary and Ashen Grove Path	51365-LUC-XX-XX-DR-L-18001 P03	N/A – No Change	LUC
Boardwalk Wimbledon Park Interface	51365-LUC-XX-XX-DR-L-18011 P02	N/A – No Change	LUC
Tea Lawn Details – Bleacher Seat Section	51365-LUC-XX-XX-DR-L-02642 P01	N/A – No Change	LUC
Management of Church Road during The Championships	0044623 8 th November 2022	N/A – No Change	Buro Happold
Planning Statement Addendum	51365-RJP-XX-XX-RP-T-00004 P01	N/A – No Change	Rolfe Judd Planning
Surface Water Drainage Statement Addendum	51365-BHE-WXX-XX-RP-C-00011 P01	N/A – No Change	Buro Happold
Foul Water Drainage Statement Addendum	51365-BHE-WXX-XX-RP-C-00010 P01	N/A – No Change	Buro Happold
Utilities Statement Addendum	51365-BHE-WXX-XX-RP-C-00012 P01	N/A – No Change	Buro Happold
Energy Statement Addendum	51365-BHE-WXX-XX-RP-E-00001 P01	N/A – No Change	Buro Happold
Planning Addendum: Illustrative Views	51365-AAM-WXX-XX-RP-A-00201 P01	N/A – No Change	Allies and Morrison
JAM Review Responses 23/05/2022	51365-LUC-XX-XX-RP-T-10003 P01	N/A – No Change	LUC

Construction Traffic – Estimated Vehicle Movements	0044623 Rev 01 (dated 21/10/2022)	N/A – No Change	Buro Happold
Environmental Impact Assessment Addendum [Chapters 20 and 21 – October 2022]	51365-LUC-XX-XX-RP-T- 10003	N/A – No Change	Buro Happold
Parameter Plan 01 Outline Development Zones	51365-AAM-XX-XX-DR-A- 00010 P04	N/A – No Change	Allies and Morrisons
Parameter Plan 02 Building Lines	51365-AAM-XX-XX-DR-A- 00011 P04	N/A – No Change	Allies and Morrisons
Parameter Plan 03 Maximum Below Ground Extent	51365-AAM-XX-XX-DR-A- 00012 P04	N/A – No Change	Allies and Morrisons
Parameter Plan 04 Maximum Building Heights	51365-AAM-XX-XX-DR-A- 00013 P04	N/A – No Change	Allies and Morrisons
Proposed Court Layout Plan Single	51365-AAM-XX-XX-DR-A- 00060 P05	N/A – No Change	Allies and Morrisons
Proposed Court Layout Plan Double	51365-AAM-XX-XX-DR-A- 00061 P04	N/A – No Change	Allies and Morrisons
Design Code	51365-AAM-XX-XX-RP-A- 00200 P04	N/A – No Change	Allies and Morrisons
Flood Risk Assessment	51365-BHE-XX-XX-RP-C- 00014 P07	N/A – No Change	Buro Happold
GLA Whole Life Carbon Spreadsheet	51365-BHE-XX-XX-CA-Y- 00018 _P05	N/A – No Change	Buro Happold
Whole Life Carbon Statement	51365-BHE-XX-XX-RP-Y- 00007 P07	N/A – No Change	Buro Happold
Circular Economy Statement	51365-BHE-XX-XX-RP-Y- 00008 P08	N/A – No Change	Buro Happold
Sustainability Statement	51365-BHE-XX-XX-RP-Y- 00009 P06	N/A – No Change	Buro Happold
Environmental Impact Assessment (Vol One and Two)	51365-LUC-XX-XX-RP-T- 10002 P02	N/A – No Change	LUC

Environmental Impact Assessment (Vol Three (Non-Technical Summary))	51365-LUC-XX-XX-RP-T-10002 P03	N/A – No Change	LUC
Hard Landscape General Arrangement Sheet 2	51365-LUC-XX-XX-DR-L-02212 P03	N/A – No Change	LUC
Hard Landscape General Arrangement Sheet 4	51365-LUC-XX-XX-DR-L-02214 P03	N/A – No Change	LUC
Proposed Earthworks Sheet 2	51365-LUC-XX-XX-DR-L-02302 P03	N/A – No Change	LUC
Proposed Earthworks Sheet 3	51365-LUC-XX-XX-DR-L-02303 P03	N/A – No Change	LUC
Proposed Earthworks Sheet 4	51365-LUC-XX-XX-DR-L-02304 P03	N/A – No Change	LUC
Soil Works Sheet 2	51365-XX-XX-DR-L-02312 P03	N/A – No Change	LUC
Soil Works Sheet 3	51365-XX-XX-DR-L-02313 P03	N/A – No Change	LUC
Soil Works Sheet 4	51365-XX-XX-DR-L-02314 P03	N/A – No Change	LUC
Proposed Tree Planting & Transplants Sheet 2	51365-LUC-XX-XX-DR-L-02402 P03	N/A – No Change	LUC
Proposed Tree Planting & Transplants Sheet 3	51365-LUC-XX-XX-DR-L-02403 P03	N/A – No Change	LUC
Proposed Tree Planting & Transplants Sheet 4	51365-LUC-XX-XX-DR-L-02404 P03	N/A – No Change	LUC
Soft Landscape General Arrangement Sheet 2	51365-LUC-XX-XX-DR-L-02412 P03	N/A – No Change	LUC
Soft Landscape General Arrangement Sheet 3	51365-LUC-XX-XX-DR-L-02413 P03	N/A – No Change	LUC
Soft Landscape General Arrangement Sheet 4	51365-LUC-XX-XX-DR-L-02414 P03	N/A – No Change	LUC
Application Form	N/A	N/A – No Change	Rolfe Judd Planning
Site Location Plan	51365-AAM-XX-XX-DR-A-00006 P04	N/A – No Change	Allies and Morrisons
Maintenance Hubs	51365-AAM-XX-XX-DR-A-	N/A – No Change	Allies and Morrisons

Location Plan	00200 P01		
Maintenance Hub 1	51365-AAM-XX-XX-DR-A-00201 P03	N/A – No Change	Allies and Morrisons
Maintenance Hub 2	51365-AAM-XX-XX-DR-A-00202 P03	N/A – No Change	Allies and Morrisons
Maintenance Hub 3	51365-AAM-XX-XX-DR-A-00203 P03	N/A – No Change	Allies and Morrisons
Maintenance Hub 4	51365-AAM-XX-XX-DR-A-00204 P03	N/A – No Change	Allies and Morrisons
Maintenance Hub 5	51365-AAM-XX-XX-DR-A-00205 P03	N/A – No Change	Allies and Morrisons
Maintenance Hub 6	51365-AAM-XX-XX-DR-A-00206 P03	N/A – No Change	Allies and Morrisons
Maintenance Hub 7	51365-AAM-XX-XX-DR-A-00207 P03	N/A – No Change	Allies and Morrisons
Site Context Section AA – Existing and Proposed	51365-AAM-XX-XX-DR-A-00050 P03	N/A – No Change	Allies and Morrisons
Design and Access Statement	51365-AAM-XX-XX-RP-A-00100	N/A – No Change	Allies and Morrisons
Wimbledon Park Lake Proposed Lake Bed and Lake Depth Layout Plan	51365-BHE-XX-YY-SU-C-01401 P01	N/A – No Change	Buro Happold
Wimbledon Park Lake – Proposed Lake Bed and Cut & Fill Layout Plan	51365-BHE-XX-YY-SU-C-01402 P01	N/A – No Change	Buro Happold
Existing Lake and Lake Depth Layout Plan	51365-BHE-XX-YY-SU-C-01400 P01	N/A – No Change	Buro Happold
Geotechnical and Geo-Environmental Desk Study	51365-BHE-XX-XX-RP-U-00001 P01	N/A – No Change	Buro Happold
Basement Impact Assessment	51365-BHE-XX-XX-RP-U-00002 P03	N/A – No Change	Buro Happold
Energy Statement	51365-BHE-XX-XX-RP-Y-00006 P06	N/A – No Change	Buro Happold
Surface Water Drainage Statement	51365-BHE-XX-XX-RP-D-00010 P05	N/A – No Change	Buro Happold
Utilities Statement	51365-BHE-XX-XX-RP-M-	N/A – No Change	Buro Happold

	00011 P04		
Delivery, Servicing, Waste and Recycling Plan	51365-BHE-XX-XX-RP-Y- 00012 P02	N/A – No Change	Buro Happold
Foul Water Drainage Statement	51365-BHE-XX-XX-RP-D- 00013 P05	N/A – No Change	Buro Happold
Irrigation Strategy Design Note	51365-BHE-XX-XX-RP-C- 00016 P01	N/A – No Change	Buro Happold
Water Resource Management Design Note	51365-BHE-XX-XX-RP-C- 00017 P03	N/A – No Change	Buro Happold
Transport Assessment	51365-BHE-XX-XX-RP-Y- 00020 P02	N/A – No Change	Buro Happold
Outline Construction Logistics Plan	51365-BHE-XX-XX-RP-Y- 00022 P02	N/A – No Change	Buro Happold
Exterior Lighting Strategy Report	51365-BHE-XX-XX-RP-Y- 00023 P04	N/A – No Change	Buro Happold
Car Parking Management Plan	51365-BHE-XX-XX-RP-Y- 00024 P02	N/A – No Change	Buro Happold
Fire Statement	51365-BHE-XX-XX-RP-YF- 00001	N/A – No Change	Buro Happold
Demolitions Sheet 2	51365-LUC-XX-XX-DR-L- 02132 P02	N/A – No Change	LUC
Demolitions Sheet 3	51365-LUC-XX-XX-DR-L- 02133 P02	N/A – No Change	LUC
Demolitions Sheet 4	51365-LUC-XX-XX-DR-L- 02134 P02	N/A – No Change	LUC
Existing General Arrangement Sheet 1	51365-LUC-XX-XX-DR-L- 02011 P02	N/A – No Change	LUC
Existing General Arrangement Sheet 2	51365-LUC-XX-XX-DR-L- 02012 P02	N/A – No Change	LUC
Existing General Arrangement Sheet 3	51365-LUC-XX-XX-DR-L- 02013 P02	N/A – No Change	LUC
Existing General Arrangement Sheet 4	51365-LUC-XX-XX-DR-L- 02014 P02	N/A – No Change	LUC
Existing General Arrangement Site Wide	51365-LUC-XX-XX-DR-L- 02001 P02	N/A – No Change	LUC
Lake Edge Reed Bed	51365-LUC-XX-XX-DR-L-	N/A – No Change	LUC

Sections	02601 P02		
Tree Removals Sheet 2	51365-LUC-XX-XX-DR-L-02122 P02	N/A – No Change	LUC
Tree Removals Sheet 3	51365-LUC-XX-XX-DR-L-02123 P02	N/A – No Change	LUC
Tree Removals Sheet 4	51365-LUC-XX-XX-DR-L-02124 P02	N/A – No Change	LUC
Ecological Mitigation Strategy	51365-LUC-XX-XX-RP-YE-00011 P01	N/A – No Change	LUC
Extended Phase 1 Habitat Survey	51365-LUC-XX-XX-RP-YE-00001 P01	N/A – No Change	LUC
Outline Landscape Management Plan	51365-LUC-XX-XX-RP-YL-00001 P02	N/A – No Change	LUC
Badger Survey Baseline	51365-LUC-XX-XX-RP-YL-00002 P01	N/A – No Change	LUC
Economic, Social and Community Benefits Final Report	51365-QUO-XX-XX-RP-Z-00001 P04	Quod	Economic, Social and Community Benefits Final Report
CIL Form	N/A	N/A – No Change	Rolfe Judd Planning
Statement of Community Involvement	51365 – RJP – XX – XX – RP – T – 00001 P01	N/A – No Change	Rolfe Judd Planning
Planning Statement	51365 – RJP – XX – XX – RP – T – 00002 P01	N/A – No Change	Rolfe Judd Planning
Tree Constraints Plan Sheet 1	51365-TEP-XX-XX-DR-L-02111 P01	N/A – No Change	Treework Environmental Practice
Tree Constraints Plan Sheet 2	51365-TEP-XX-XX-DR-L-02112 P01	N/A – No Change	Treework Environmental Practice
Tree Constraints Plan Sheet 3	51365-TEP-XX-XX-DR-L-02113 P01	N/A – No Change	Treework Environmental Practice
Tree Constraints Plan Sheet 4	51365-TEP-XX-XX-DR-L-02114 P01	N/A – No Change	Treework Environmental Practice
Tree Protection Plan Sheet 2	51365-TEP-XX-XX-DR-L-02152 P01	N/A – No Change	Treework Environmental Practice

Tree Protection Plan Sheet 3	51365-TEP-XX-XX-DR-L-02153 P01	N/A – No Change	Treework Environmental Practice
Tree Protection Plan Sheet 4	51365-TEP-XX-XX-DR-L-02154 P01	N/A – No Change	Treework Environmental Practice
Arboricultural Impact Assessment	51365-TEP-XX-XX-RP-X-00001 P01	N/A – No Change	Treework Environmental Practice
Outline Arboricultural Method Statement	51365-TEP-XX-XX-RP-X-00002 P01	N/A – No Change	Treework Environmental Practice
LUC Ecology GLA Response	51365-LUC-WXX-XX-RP-YE-00013 P01	N/A – No Change	LUC
Landscape Addendum Report	51365-LUC-XX-XX-RP-L-02001 P01	N/A – No Change	LUC