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AELTC Proposals for Wimbledon Park Golf Course

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# **Christmas edition 2021**

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Cover page image (extracted from the presentation information on the AELTC website) shows the layout of the proposed new courts and landscaping on the golf course. The red dotted line represents the new proposed parkland area.

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# Chairman's Report

## Integrity, Honesty and Trust

### Integrity

firm [adherence](#) to a code of especially moral or artistic values: [incorruptibility](#) (Merriam- Webster Dictionary)

I was reminded by a friend of mine who has been in the jewellery business for most of his life that, if you are in the business and well known, there is a strict code of conduct. You can approach any jewellery dealer and ask to borrow loose gems or valuable pieces of jewellery (possibly worth hundreds of thousands of pounds) to show your clients. These will be lent to you on a handshake and you will be trusted to return them as promised. If you fail, of course you will never do business in that community again. That still happens today. What an amazing and rare example of trust.

Do you wonder about integrity in public life? About promises made and then ignored? Do you feel there is a general erosion of the high standards that we expect from our leaders in both Government and Corporate life? This of course is grist to the mill of the newspapers and the free press is extremely important when it comes to the issues of holding people to account. There have been numerous worrying examples in recent months.

Closer to home we are facing another example of public statements and assurances being simply ignored. I am of course referring to the historic behaviour of the AELTC and possibly the Council?

In my last chairman's report, I described the situation our predecessors running the WPGA had to deal with in 1993 when the Council decided to sell the Wimbledon Park Golf Course to the AELTC. Such was the intensity of local feeling and effectiveness of the campaign at that time to stop it happening, that the Council went to considerable measures to reassure the public by taking a number of decisions to increase the protection afforded to the land. The following are excerpts from Council minutes at that time.

**31 March 1993 Merton Leisure Services Committee**

Resolution to declare Golf course surplus to Leisure Service requirements

"subject to retention of lake and reservation of access for public at the earliest date."

**27 April 1993 Merton Policy and Resources Committee**

Resolution to declare Golf course surplus to requirements "subject to lake retained and access available to public around the lake at the earliest date and subject to a covenant preventing the use of the land otherwise than for leisure or recreation purposes or as an open space."

**25 August 1993 Merton Proposed changes to Unitary Development Plan policy L16A:** "In considering proposals for the future open space uses of Wimbledon



Park, the Council will ensure that the land will remain open and unbuilt, and its historic landscape protected.”

Justification 8.19A: “Wimbledon Park is one of the few remaining landscapes in London designed by Capability Brown, and it is included in the English Heritage Register of Historic Parks and Gardens. Its open landscape and its range of outdoor leisure activities are to be preserved.”

*NB. the same letter also records a proposal to designate land south of AELTC Centre Court between Church Road and Somerset Road as Metropolitan Open Land to “prevent further permanent built development”.*

9 September 1993 Merton Conservation Areas Advisory Committee

Summarises background, concludes: “Although Wimbledon Park is already afforded considerable protection by virtue of its status as MOL, there may be merits in further designating all or part of the Park as a Conservation Area; by virtue of its essential contribution to the character and appearance of the Wimbledon North Conservation Area.”

Subsequent to these proposed changes the following public statements were made.

23 September 1993 Wimbledon Borough News

John Currie, All England Chairman: “We completely understand and support everyone’s determination to keep the land open and we purchased the land on that basis.”

Tony Colman, Merton Council Leader: “Respecting the wishes of local people, this council is resolute that the land will be retained as open space. All England has bought the land knowing this is our policy and is aware that we would not allow development of the site.”

24 September 1993 The Wimbledon Informer

Tony Colman, Merton Council Leader: “The golf course land will be retained as open space. The whole stretch has been designated Metropolitan Open Land. We have declared it a conservation area and placed strong covenants on the sale.”

John Currie, All England Chairman: “We completely understand and support everyone’s determination to keep the land open and we have purchased the land on that basis.”

*NB. WPRFA feared covenants would not be tough enough to block future expansion by the All England. “I’m sure there will be arm-twisting to allow them to build on the land” said its chairman, John Uden.*

Eventually the sale took place and the transfer deed was signed on the 23<sup>rd</sup> December 1993. The deed contained important covenants to protect the land from being developed and clearly the very modest price of £5m reflected this.

You may also remember the incident in 2014 when Ben Ellery of the Mail on Sunday wrote an article about an interview with the then Chairman Philip Brook about

massive AELTC plans for the future of the Golf Course. The article was accompanied by a detailed plan showing the myriad buildings that would occupy the site. This was quickly refuted by the AELTC in the following statement:

**“The All England Lawn Tennis Club would like to make it clear that the story in the Mail on Sunday (23.6.14) which made claims about a "massive expansion" of the Club on to Wimbledon Park Golf Club was wholly inaccurate and a complete fabrication.**

**“The Club’s vision for the future is published in the Wimbledon Master Plan and we will continue to be open and transparent about our intentions in liaison with the relevant authorities and our neighbours.”**

Subsequent to the sale of the Golf Course in 1993, the Wimbledon Park Golf Club continued with a lease until 2018 when, as we all know, the balance of the lease was bought by the AELTC for circa £65m.

I also understand that in the offer document for the Wimbledon Park Golf Course, there are statements made by Philip Brook the Chairman about providing a Walking and Cycle route around the perimeter of the Lake and more tennis courts with community access. No sign of those in AELTC planning application!

Now we understand from the latest newsletter from Sally Bolton, CEO of the AELTC, that a walk around the lake, which is an obligation they signed up to in the original purchase agreement in 1993, is now not possible because suddenly they have discovered there is not enough land for this to be built! Do they think we are total idiots?

More recently when I wrote to Ian Hewitt, Chairman of the AELTC, reminding him of the assurances made by the AELTC back in 1993, he responded:

**“As to the assurances made in 1993, I am sure you can appreciate that the requirements of the club and the community have developed in the resulting 28 years and that the AELTC has needed to work to ensure that The Championships remain a preeminent tennis tournament and continue delivering significant and improved socioeconomic benefits to the local area. It has been our stated aim for many years that purchasing the golf course and especially the freehold was done with the intention of moving our Qualifying event onsite, but our proposals also mean that Wimbledon Park will be as open as it is now in terms of verified views and will in fact, through the creation and opening up of parkland previously occupied solely by a private golf course, be substantially more openly accessible to the public in the future.”**

Clearly the AELTC is not bothered in the least about assurances they gave in the past or the fact that they signed up to Covenants. It is plainly obvious that they consider their ambitions and needs are far more important than legal obligations

entered into in the past. Is this the sort of behaviour we expect from such a famous local body sitting on our doorstep?

What are the Covenants in the Sale agreement/transfer deed?

Transfer 23 December 1993. The All England covenanted for the benefit of Merton's freehold:

*1. Not to use the [Golf Course] other than for leisure or recreational purposes or as an open space.*

*2. No building shall be erected on the [Golf Course] other than a building or buildings the use of which is ancillary to the recreational or open space use referred to in para 1 and which building, or buildings shall not impair the appreciation of the general public of the extent or openness of the property.*

*3. As soon as practicable after golf course use ceases, AELTC are to dedicate a public walkway. [A detailed drawing showed this as a path on the All England's own land around the perimeter of the Lake, not in fact as now proposed on stilts within Merton's Lake].*

In our view The All England's proposed use of all of the new tennis and other

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facilities breaches paragraph 1; their stadium and other buildings breach paragraph 2.

Our research has recently discovered the case of Thames Water v Oxford City Council (1999 1 EGLR 167) which directly concerned a restrictive covenant limiting use to recreational purposes which a Council wanted to circumvent by building a stadium. The judge stated at p170: *“The commercial exploitation of the game of football by hiring players and charging spectators is not itself a recreational purpose. Nor is it merely ancillary to the recreational purpose of the spectators.”* Substitute tennis for football and it is clear that the All England’s proposal breaches the covenant.

Very recently we have seen much greater interest being shown by the local press in what is happening with the AELTC application; in particular the South London News/My London.

At the last full Council meeting on the 17<sup>th</sup> November, Covenant related questions were asked by Jeremy Hudson, Chairman of the Wimbledon Society and Cllr Paul Kohler (Lib Dem). The following was the question and answer.

From Cllr Paul Kohler to the Cabinet Member for Housing, Regeneration and the Climate Emergency

*Will the Cabinet member confirm, regardless of the outcome of the Planning Applications concerning the land in question, that the Council will enforce the restrictive covenants, to which the AELTC agreed, when Merton sold the freehold of the Wimbledon Golf Club land to them in 1993?*

**Reply**

*The Council as the landowner with the benefit of this restrictive covenant takes this matter extremely seriously. At present there is no requirement for the Council to take any enforcement action since there is no breach or immediate pending breach of any of the restrictive covenants that were placed on this land in 1993. The Council will ensure that appropriate legal consideration is given to this matter as and when necessary and will act appropriately.*

This is not an unequivocal answer from the Council that they will enforce the Covenant.

AELTC is an exclusive, members-only, club whose main facilities are only used effectively for two weeks every year but generates huge cash flow particularly in the areas of attendance and broadcasting rights.

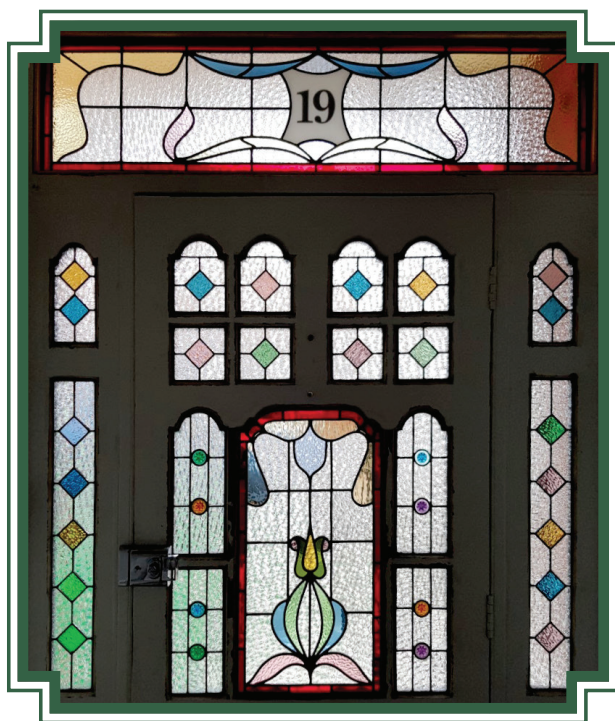
As you will see, there is a steady theme evident throughout the statements I have listed from 1993 to the present. Now we are faced with the true nature of the AELTC intentions through the application they have submitted. Residents and the public have been deceived about their intentions. Why should we believe anything they say?

I will leave you to be the judge.

Best wishes for Christmas and the New Year. Iain Simpson, Chairman



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## **Update from Stephen Hammond MP**

As we near the end of the year – 2021 will be recorded as an extraordinary year. This year started with a lockdown in the winter months, which was a depressing and challenging experience, but that gloom has been alleviated by the arrival of the vaccine. The rollout and general acceptance of the vaccine has been impressive and transformative. Even though we have seen infections rise once more, the level of hospitalisations and deaths has thankfully remained much lower than in previous waves. I can only reiterate what I have written previously in WPRA newsletters. I encourage everyone to get the jabs – first, second, booster and flu. The vaccine is safe, it is effective, and it is the responsible course of action for you and your community.

I would like to highlight three issues currently affecting Wimbledon Park.

### **AELTC Planning Application**

As I am sure many of you will know, the All England Club have submitted an application as a result of their purchase of Wimbledon Park Golf Club. If approved, it would lead to the redesign of the golf course into a community park, the building of several maintenance buildings, 38 grass courts, and a new 8000-seat show court.

There are two processes that will run concurrently; the planning application and the legal consideration of the covenant agreed in 1994.

Whilst many people will reflect that the Golf Club did little for the local community and that the establishment of the new park could be a substantial benefit – there are issues over stewardship and the building of the large maintenance centre adjacent to Home Park Road that need to be resolved. The application is, of course, seeking to build on Metropolitan Open Land, which is usually not allowed. The other principal objections lie in the number of new grass courts, which will not be available to the public at any point, the scale of the new show court, and the closure of Church Road for three to four weeks every year.

Attending a meeting with the All England your local Wimbledon Park councillors asked the AELTC many searching questions and suggested that the number of courts should be reduced. Your Residents' Association has been instrumental in

the campaign of objection and has met the CEO and Chairman to express their views. If you wish to comment or object to the application, you can still do so by emailing [planning.representations@merton.gov.uk](mailto:planning.representations@merton.gov.uk) quoting reference 21/P2900 as Merton Borough Council is still taking objections.

Alongside the planning process there will be a legal process. In 1994 Merton Borough Council and the AELTC agreed a covenant, which effectively protected the land from being built upon. Therefore, the legal interpretation of what will be/ is allowed will be vital as to whether anything is built, regardless of whether the application passes or not. All sides, including your Residents' Association, are taking legal opinion and I believe this could very well be the determining factor as to what, if anything, is built.

### **Mucky Merton**

Wherever I go in Wimbledon, the issue of litter, dirty streets and poor refuse collection is raised. At this time of the year the lack of street sweeping means many pavements are dangerous due to the volume of wet leaves. Last week I was speaking to Wimbledon Park residents and it was raised endlessly with me and my team. If you wish to report rubbish here's the link: <https://tinyurl.com/5z2c5ae9>

### **Safer Streets**

We are lucky to live in a relatively safe borough, but, after the awful murder of Sarah Everard, it shows that no one should be complacent. I will be discussing with the local police what can be done to ensure that Wimbledon remains a safe place for anyone to walk around and live in. I am particularly concerned that parts of Wandle Park remain unlit, and Merton Council seems reluctant to act. So, if you think that street safety is important, please let me know. I will be launching a petition soon so keep up to date with my social media and website to learn more.

I think this is likely to be the last edition of the Newsletter before Christmas and New Year, so can I wish you all a Merry Christmas, and can I wish us all a safe, healthy and prosperous New Year.

## DURNSFORD RECREATION GROUND

Many thanks to all those who turned out the weekend of 2<sup>nd</sup> and 3<sup>rd</sup> October to lend a hand pruning the fruit hedge in the Rec. You all did a fantastic job and the hedge is now looking in much better shape. Hopefully we should get lots of fruit again next year.

**Before**



**After - The Sunday crew**



The dead tree on the boundary of the Rec has been felled. The trunk will be left in situ to rot and should encourage insects and, in particular, the wood stag beetle.







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## An update from your Wimbledon Park Councillors – Christmas 2021

Dear residents, a few updates for you on our various projects:

### Haydons Road Shopping Parade Regeneration



Our project to do up the brickwork and shopfronts on the parade of shops at the top of Haydons Road is now finally underway! We raised hundreds of thousands of pounds for the regeneration. Works to restore the brickwork above the shops on the Plough Lane side of the Parade should complete by Christmas, with work on the shop fronts, pavements and new trees following during 2022. This is such great news for the part of Wimbledon Park ward most in need of regeneration and investment. Take a look at the attached plans. Thank you for the support also from

the Haydons Road North community website.



### **New Toilet Block – Wimbledon Park**

This is nearly complete and should be open by the time you read this. Our funding project was a success and hopefully this will now improve the key facilities in our park. Do take a look at the new design and let us know your thoughts. There will be smart new cubicles and a new kids' WC in the baby change room. We are also working on projects to reopen the top two levels of tennis courts in Wimbledon Park and also help Hercules Athletics restore its running track and community facilities.

### **New Pocket Park – Gap Road Gardens**

We have now planted the new ornamental grasses from RHS Wisley, so we now have "Wisley in Wimbledon"! We arranged the funding for this wonderful new pocket park from central government with the support of the Wimbledon Park Community Trust, the Council contractor idverde, the Co-op, Galliard Homes and Merton Council. Thank you to everyone, and especially to our gardener volunteers led by Patrick!

### **Launch of the Walk & Talk Group in Wimbledon Park**

We were also delighted to support the launch of the new 'Walk & Talk' initiative in Wimbledon Park in September. Local residents Alison Palmer and Andy Yates approached Wimbledon Park Councillors in summer and we were delighted to help get this excellent group started. We all know the health benefits of exercise and fresh air, but this group has the added benefit of meeting your neighbours and the opportunity to talk as you walk.



Do join in the fun - the group is free for all ages and fitness levels and meets every Saturday at 10.30am by the Cafe Pavilion in Wimbledon Park. Drop by and join us!

We wish you and your families a wonderful and happy Christmas!

Cllr Ed Gretton

Cllr Janice Howard

Cllr Oonagh Moulton



### **Autumn '21 FOWP Park News**

Autumn has arrived and the park landscape colours are changing into hues of amber, auburn and crimson. We have been busily finishing off work in the park in preparation for winter and spring. Our thanks to members/volunteers who did sterling work in the meadow in Horse Close Wood recently. Armed with shears, secateurs, forks and a scythe they cut and strimmed parts of the glade as the bramble 'invasion' was becoming a little overwhelming! They collected two crane bags of brambles and tree branches which were moved to the log area to deter anti social gatherings in the wood at night. The work has now been completed – let's see what grows there next year!

### **Tackling the overgrowth!**

Our hardy volunteers also planted daffodil bulbs 'round the ole oak tree'. They did a great job despite the rain! The bulbs were gifted to us by idverde via



Councillor Ed Gretton, so many thanks to them too. Bulbs were planted around the outside of the fencing which surrounds and protects our veteran oak tree. Hopefully, the bulbs will prosper/bloom and enchant park visitors with their cheerful beauty and vibrant colour come springtime. With thanks to our dedicated gardening team.



## Response to AELTC plans

We, like many other local organisations, submitted our response to the AELTC Wimbledon Park Project. This was sent to both Wandsworth and Merton Councils on 30 September 2021. Here is the link if you would like to read it.

<https://www.friendsofwimbledonpark.org/fowp-response-to...>

We have been contacted by a number of journalists since submitting our response to the AELTC plans and our concerns re. the show court and 38 new grass courts etc. were highlighted in a 'My London' article by Ertan Karpazli. Both Nick Steiner, our Chair, and Dave Dawson, our environmental adviser, are quoted. Please see link

<https://www.mylondon.news/.../1000-objections-wimbledon...>

## Meeting up with Councillor Natasha Irons

It was lovely to meet up with Councillor Natasha Irons (Cabinet Member for Local Environment and Green Spaces in Merton) on 15, October. We were able to air our views and concerns with the AELTC planning application and offer other ideas for improving the park. We were also able to give her the petition, with 909 signatures, to open Wimbledon Park earlier - at 7 am daily.

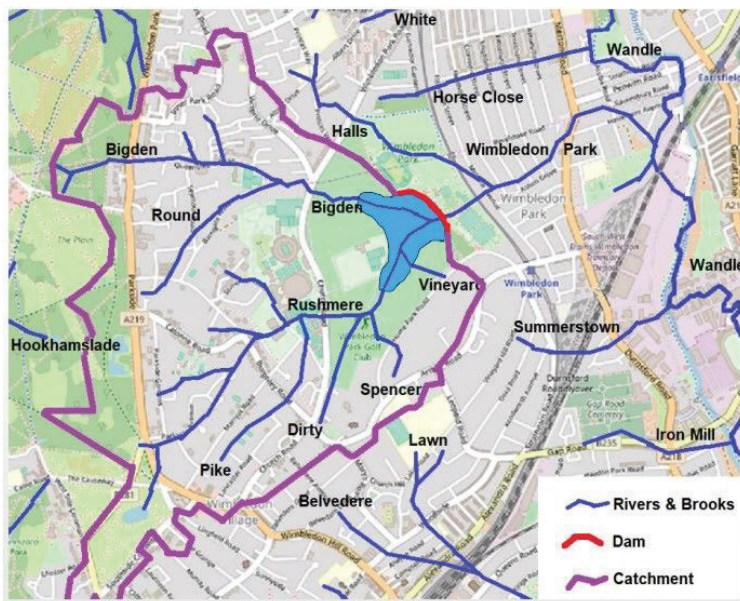


It takes a bit of time to open all the gates so some will be opened sooner than others. This should now be happening in practice. If you are an early park user please can you let us know if the park is being opened from 7am onwards. Your feedback would be really helpful, thank you.

Counillor Natasha Irons with Nick Steiner, Chair of FOWP

## Water in the park

Heavy downpours and overtopping of the dam resulted in more flooding in the park recently. Here is a map showing the rivers and brooks in the park. The brooks are mostly in culverts (underground water drains). Some of the brooks will be deculverted (more commonly known as daylighting) as part of the Lake's Dam Safety works. This means that some culverts will be removed and the water-courses restored to a more natural state and open to general view. Daylighting can create new habitats for both plants and animals, improve water quality and, potentially, reduce flood risks. The Dam Safety project was given the go ahead by Merton's Planning Committee on 23 September. Work is expected to begin this November, not October, as previously stated. It is likely that there will be some disruption to lakeside walks whilst these works take place.



Map showing the rivers and brooks in the park

## Toilet upgrades

The improvements to the main toilet block began in September. We're not sure how long this renovation project will take but we are told that work is progressing well. Even the colour scheme has been chosen! Unfortunately, the remaining toilets in the water sports' building have experienced various difficulties and the men's toilets have been closed periodically. We have asked if portable toilets could be set up in the interim period but we have had no response. We look forward to having better, upgraded toilet facilities in the near future.

## Pines and Needles have arrived

We have had a number of conversations with Merton officers over the year about the use of alternative sites for Pines and Needles, e.g. using the Wimbledon Park

Road car park or other hard standing areas. However, it seems that Pines and Needles have already started setting up their site on the grass again and boarded it over with plastic boards which will damage/kill off the grass. Grass friendly matting which allows some light through would have been preferable albeit more costly. This is very disappointing given that the grass had only just recovered from the tennis and hadn't been too badly affected after the fireworks display/funfair. We have been told by Merton that the contract is up for renewal from next year and that they will mandate use of hard standing rather than grass. Merton also says that this year the grass will be repaired by idverde as soon as Pines and Needles have vacated the site, weather permitting.

Our new website is here!

We are delighted to announce that we have a new website! It underwent 'refurbishment' and we now have a much improved, sleeker and more attractive website. You will find lots of details about us, as an organisation, what we do, our plans for the future as well as information relating to the park and the lake. We had a fabulous response from the public when we asked for photos of Wimbledon Park and many of these can be found in our new Gallery section. Do have a look at our new website and let us know what you think - feedback is welcomed.

Find us at [friendsofwimbledonpark.org](http://friendsofwimbledonpark.org)



And finally, an image of autumnal days in the park.

We hope you have enjoyed reading our updates in 2021. If you would like to be more involved in helping us in our efforts to improve our local park please contact us on [Membership.FOWP@gmail.com](mailto:Membership.FOWP@gmail.com)

The FOWP would very much welcome your support and input. We love welcoming new faces!

Do follow us on Facebook and Twitter

([FriendsofWimbledonPark](https://www.facebook.com/FriendsofWimbledonPark))

Wishing you all a very happy Christmas and festive season. 2022 here we come!

## **TREE LOSS IN THE AELTC PROPOSALS FOR WIMBLEDON PARK**

Local residents, in particular, but anybody, and I think that's most people, that care about the environment need to know the facts surrounding AELTC's plans in regard to the proposed development on the former golf course.

While the scheme includes the planting of 1,500 new trees, the planned felling of 296 is 'not acceptable' as new planting takes decades to replace those lost. I am a tree warden and it is generally accepted that the retention and protection of mature trees is of greater priority than planting more. The removal of mature trees, which provide essential canopy cover to combat CO2 emissions and help mitigate climate change, is utterly reprehensible at this time of climate emergency, and the reasons given in the AELTC proposal for doing so are unfounded.

I spoke to Jennette Emery-Wallis, the Landscape Architect for the Wimbledon Park project, who informed us that they were propagating oaks so that tiny whips could be planted that she claimed would 'replace' the mature trees felled. However, she should know that planting whips (40-125 cm) will not replace mature trees and the tree canopy cover would not recover for 50-100 years. Bear in mind that's how long it will take for the area to look like their lovely CGI drawings!

She is correct that smaller trees have a better chance of surviving than planting larger trees. This applies particularly to semi-mature trees which need intense management over several years to even survive. Such large specimens rarely thrive and are typically outgrown by smaller stock.

In addition, the proposal to plant semi-mature trees contradicts the fact that the AELTC are also intending to transplant some of the very mature trees - so, in fact, by the AELTC's own admission, those transplanted trees actually have little chance of survival and therefore it is irrational to propose they should be moved.

We were also informed that mature trees close to Heritage trees would be removed to give the Heritage trees more room. This is a spurious reason - the trees have all existed together for many decades and have thrived. Indeed they are



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more likely to continue to thrive in the more natural conditions of growing in association with other vegetation rather than in isolation. Vegetation under the Heritage trees, rather than closely mown grass, should be welcomed as it would avoid the need for heavy mowing machinery which would be likely to damage the root protection area that extends in many cases beyond the extent of the tree canopy.

The Landscape Architect's assertion that tree numbers will be doubled giving a net gain is also risible as the numbers, particularly of the small stock proposed, are irrelevant when the priority of the scheme should be to retain tree canopy cover and add to it.

**Don't say you haven't been warned!**

**JANE PLANT**

**Retired Landscape Architect and Tree Warden**

## PROPERTY DEVELOPMENTS

There are several developments all surrounding the Durnsford Recreation Ground that we are currently keeping a close eye on.

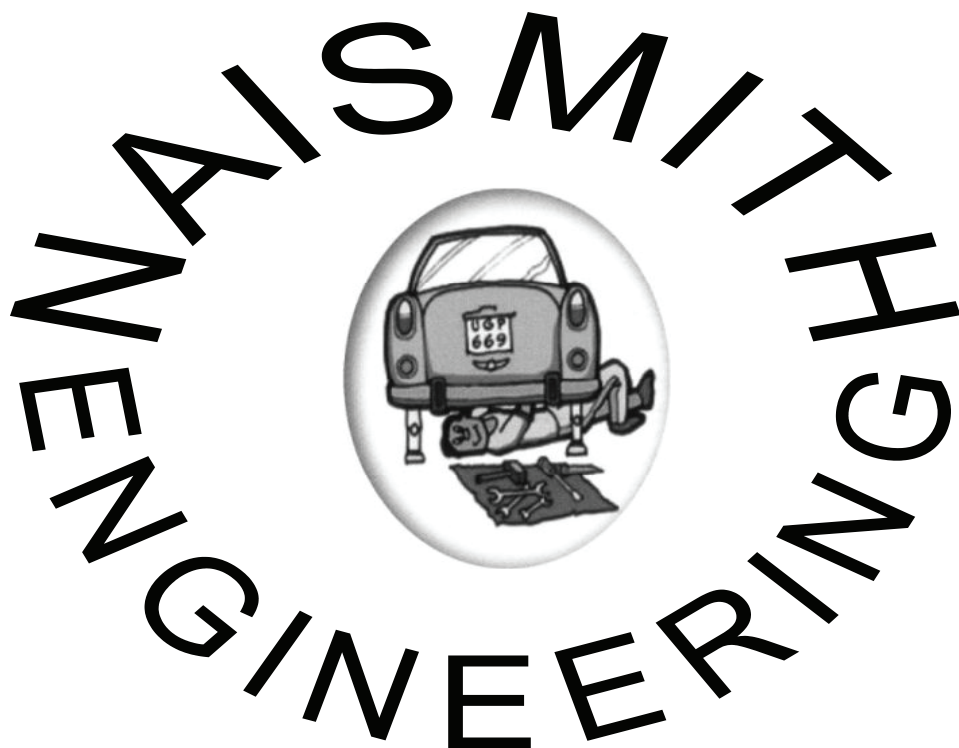
Wellington Works Industrial Site Units 1-6, which runs the full length of the Rec and contains a number of workshops, has just gone on the market for offers over £3.9mn. This could be a potential site for redevelopment into flats, although the site is very narrow with the only access being from Wellington Road.

7 Wellington Works, which is at the far end of the site, was sold a number of years ago to Goldcrest who have been looking to develop the site into a 4-storey block of flats, with either 16 or 23 residential units plus ground floor office space. The application was refused by Merton Council for several reasons, the main one being access to the site. This would be by a narrow winding lane running from the back of Dawlish Avenue. This was found to be unsuitable, as it would fail to provide a safe and secure environment for pedestrians, cyclists and vehicles. Goldcrest have now appealed this decision to the Planning Inspectorate. Along with local residents we have reiterated our objections to this development to the Inspectorate.

Rufus Business Centre, which sits at the back of the Rec at the end of Earlsfield Place (formerly the Haslemere Industrial Site), have put in an application to build 96 flats in a staggered block ranging from 8 floors by the railway embankment down to 3 floors at the rear of Dawlish Avenue. This would consist of 4 x 3 bed, 16 x 2 bed for 3 people, 22 x 2 bed for 4 people and 54 x 1 bed. Of the one-bedroom flats 49 of them are 50sqm, which is the absolute minimum size permitted. Whilst we recognise that more homes need to be built, we feel that the Council should be ensuring that the accommodation is of a high standard and not little boxes. We have lodged our objections to this development on a number of issues: over development of the area, size and dominance of the proposed block, the impact on the surrounding area, construction traffic, air pollution and flooding.

Wandle Footbridge – When permission to develop 12a Ravensbury Terrace was granted, the Community Infrastructure Levy of £51k was set aside to build a new footbridge across the Wandle. Merton has been in discussion with Wandsworth Council and both have agreed to it being built. However, despite monies being available from both Councils, there is still no sign of the bridge. This new footbridge would help to alleviate pressure on the narrow footpath at the junction of Penwith Road and Garrett Lane by directing pedestrians from Ravensbury Terrace across the footbridge and through Groton Road to Garrett Lane. I have recently written to the Council requesting an update as to when the construction work will commence.

Pamela Healy



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## THE AELTC WIMBLEDON PARK PROJECT: YOUR VIEWS

As extensively covered already in this issue and in previous WPRA Newsletters, the All England Lawn Tennis Club (AELTC) lodged its hybrid planning application to the London Boroughs of Merton and Wandsworth (LBM & LBW) for their proposals for the expansion of their facilities onto the Wimbledon Park Golf Course grounds.

After a generally acknowledged sub-standard public consultation exercise of their proposals by the AELTC, the application was registered by LBM on 24 August 2021. Following standard planning application procedures for consultation, LBM invited the public to submit their representations about the proposals up to a date initially set for 16 September 2021.

The WPRA and other local Resident Associations and Societies, in parallel to raising their own representations in this extremely tight schedule for such a large and significant application for Merton, actively encouraged residents to submit their own representations directly to LBM & LBW, to get the widest possible set of views from our neighbourhood about the AELTC WPP.

On Merton's Planning Explorer it is possible to peruse through the comments/responses received from the compulsory consultees and those comments from local organisations. However, despite our requests when we go to print, it is still not possible for the public to view the representations submitted from individual residents.

The WPRA received copies of several of these individual representations, indicating the main topics of concern raised by our neighbours:

### WPRA SUMMARY OF REPRESENTATIONS TO THE AELTC WPP

PERCENTAGE OF SUPPORT REPRESENTATIONS TO THE AELTC WPP 4.7%

PERCENTAGE OF OBJECTION REPRESENTATIONS TO THE AELTC WPP 95.3%

COMMENTS PER MAIN TOPICS	NUMBER	PERCENTAGE
STADIUM (scale, location, visual impact on MOL, etc)	12	27.9%
INTENSIFICATION OF LAND USE (over-development, density, 38 courts, etc)	25	58.1%
ENVIRONMENT (historic parkland, against NPPF-London Plan-Local policies, etc)	27	62.7%

Continued on page 26



# New

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<b>CLIMATE CHANGE</b> (against Merton climate change agenda, increased emissions, etc)	<b>12</b>	<b>27.9%</b>
<b>COMMUNITY RELATED</b> (public access in perpetuity; benefits safeguarded, etc)	<b>35</b>	<b>81.3%</b>
<b>CHURCH ROAD</b> (closure affects character of the area, not justified, avoidable, etc)	<b>9</b>	<b>20.9%</b>
<b>OTHER</b> (breaks legal covenants, disruption during construction and operation, etc)	<b>22</b>	<b>51.1%</b>

**This Summary highlights on one hand the main topics of concern of the residents in respect of the shortcomings of the current AELTC WPP proposals, and on the other the overwhelming number of objections to the proposals as they stand.**

**Most of these constructive objections had been voiced before in the pre-submission, three-phased “Consultation” process undertaken by the AELTC. To general disappointment, none of the representations made at the time were considered in guiding the AELTC proposals towards a XXI century conscious project in tune with the challenges posed by the historic background of the site and its surroundings; nor by the value of this green open land with all its designations and protection afforded by existing national, regional and local policies; nor by and most importantly, the critical challenge of our time, our contribution towards reversing the effects of climate change.**

**Does COP26 ring any bells within the AELTC?**

**Quotations from your representations:**

- **“The proposals breach the applicant’s promise and legal covenant not to develop land that is a designated Grade II\* Registered Park & Garden, MOL, a SINC & Green Corridor.”**
- **“A project completely against agreed intergovernmental policies to confront climate change.”**
- **“How does this project fit with Merton Council’s carbon reduction plans?”**

**We invite you to continue monitoring the progress of the AELTC application and to raise your voice again, when necessary, to scrutinise revised proposals if these are eventually forthcoming before determination by our local Councils, or after, when the application may be referred for consideration by the Greater London Authority or Central Government.**

**The WPRA will be present to voice your opinions.**

**Mario L Avendano, RIBA**





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## *#FollowTheAdventTrailSW19*

*6-20th December*

*Follow the Christmas story.*

*Use the trail map to find 11 advent windows.*

*Have a go at the wordsearch  
and post entries in the St Luke's Church letterbox.*

*[www.wimbledonchurch.co.uk](http://www.wimbledonchurch.co.uk)*



12

23

# **Why should I support the Residents' Association?**

There has been a form of Residents' Association in Wimbledon Park since 1906. It provides a forum for discussing important local issues and a platform for action.

Since its inception, the Residents' Association has helped hundreds, probably thousands of local residents, irrespective of religion, race or creed who have turned to the committee for guidance and support.

We regularly check local planning applications and have been very successful in opposing unsuitable developments. We promote planting and improvements in local parks and green areas. We work with the local police to help fight crime in your street and publish the crime statistics in our newsletter.

We led the initiative to redevelop Wimbledon Park Hall in Arthur Road so that once again we have our own community centre and community Café. We have put on fairs and shows in the past and supported numerous local campaigns, individuals and families faced with tragedy.

The Residents' Association has given the Wimbledon Park Community a solid and respected voice when dealing with Merton Council. An individual can achieve only so much, but as a team we can and do achieve so much more.

This area is growing and improving all the time. We are happy to put in time and effort on your behalf. But we cannot function without funds.

We need you to support your local Residents' Association ideally for 3 years, which is only £12. Twelve pounds for a 3 year period will help us pay for printing and stationery to publish this newsletter, computer and IT software to run the website, materials and equipment to keep the flowerboxes blooming in Arthur Road and other improvements.

Please take a moment to fill in the very brief form opposite.

We regret that unless an email address is supplied, we are unable to acknowledge receipt.

If you are already a member but are not sure of your current status, email [wimbledonparkra@gmail.com](mailto:wimbledonparkra@gmail.com) and we will check it for you.

Thanks in advance for your support. It is hugely appreciated.

Iain Simpson  
Chairman



## To Join the Wimbledon Park Residents' Association

Please complete this form and return it to us with your payment:

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**Address** \_\_\_\_\_

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**Post Code** \_\_\_\_\_

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or

drop your subscription through the door of the Chairman, Iain Simpson, at 56 Home Park Road.

**Email\*\*\* If you would like to be included on an e-mail list for crime alerts, WPRA updates and information on other important local issues, please tick here**

☐

**Please date...../...../.....**

Wimbledon Park	Theft/Taking of M/V	Vehicle stolen from driveway without keys	VINEYARD HILL ROAD	02/10/2021 02:20:00	02/10/2021 02:20:00
Wimbledon Park	Theft From M/V	Suspect has gained entry to locked vehicle by method unknown and stolen property left in-side	VINEYARD HILL ROAD	03/10/2021 02:00:00	
Wimbledon Park	Theft From M/V	Window smashed and property stolen	VINEYARD HILL ROAD	03/10/2021 05:00:00	03/10/2021 05:00:00
Wimbledon Park	Theft From M/V	Victim has had sunglasses and loose change from his vehicle whilst unlocked.	HOME PARK ROAD	03/10/2021 02:00:00	03/10/2021 03:00:00
Wimbledon Park	Theft From M/V	By persons unknown drilling a hole in the rear side sliding door lock and taken power tools from within the van.	STRATHEARN ROAD	08/10/2021 15:00:00	
Wimbledon Park	Burglary - Residential	Suspect has accessed victim's home as a trespasser, causing damage and stealing power tools.	HAVELOCK ROAD	08/10/2021 00:01:00	09/10/2021 08:00:00
Wimbledon Park	Theft/Taking of M/V	Unknown suspect has picked up car to fix it but car is now missing.	HASLEMERE AVENUE	01/10/2021 13:00:00	01/10/2021 14:00:00
Wimbledon Park	Theft From M/V	By informant reporting theft from his work van by unknown suspect(s)	WALDEMAR ROAD	07/10/2021 22:00:00	12/10/2021 11:30:00
Wimbledon Park	Burglary - Residential	Believed attempted residential burglary	WEIR ROAD	11/10/2021 12:00:00	11/10/2021 18:30:00
Wimbledon Park	Theft From M/V	Unknown suspects have gained access to victim's vehicle and stolen some items.	BRAEMAR AVENUE	14/10/2021 20:00:00	15/10/2021 07:15:00
Wimbledon Park	Burglary - Residential	By suspect unknown entering victims garage and taking bike.	HOME PARK ROAD	08/10/2021 07:00:00	09/10/2021 18:00:00
Wimbledon Park	Theft From M/V	Unknown suspects have stolen the catalytic converter from victim's vehicle.	HOME PARK ROAD	11/10/2021 22:00:00	12/10/2021 07:00:00
Wimbledon Park	Theft/Taking of M/V	Victim alleged unknown suspect stolen his vehicle from the location. No trace	PLOUGH LANE	16/10/2021 18:00:00	17/10/2021 11:45:00
Wimbledon Park	Theft/Taking of M/V	Victim states vehicle has been stolen.	DURNSFORD ROAD	19/10/2021 06:50:00	19/10/2021 16:00:00
Wimbledon Park	Theft/Taking of M/V	Unknown suspects have stolen victims vehicle from the incident location by unknown means	DORA ROAD	19/10/2021 23:00:00	20/10/2021 06:00:00
Wimbledon Park	Theft/Taking of M/V	Unknown suspects have stolen victim's vehicle.	KENILWORTH AVENUE	20/10/2021 07:00:00	20/10/2021 07:00:00



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**littlelearnersinthepark@gmail.com**

**[www.littlelearnersnurseries.com](http://www.littlelearnersnurseries.com)**

# **Notice of Annual General Meeting**

**Date: Tuesday 18<sup>th</sup> January 2022**

**Time 8.00 pm**

**Venue: Wimbledon Park Hall**

**170 Arthur Road**

## **Agenda**

**Minutes of last meeting (2019)**

**Matters arising**

**Chairman's Report**

**Treasurer's Report**

**Election of Officers**

**AOB**

## **Panel Discussion**

**Immediately after the close of the formal agenda there will be a Panel discussion on the AELTC Planning Application for the development of Wimbledon Park Golf Course.**

**Panel members will be representatives of the various residents' associations and the Wimbledon Society who form the Umbrella group which has been campaigning to persuade the AELTC to rethink their plans.**

**Refreshments will be provided at the end of the meeting**



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If you want to be kept up to date with the key issues and other useful information on what your WPRRA committee members are involved with, why don't you subscribe to our information updates on email? We do not overburden you with emails (we all probably have too many already), and only send out what we think is really useful information.

Just send an email to [wimbledonparkra@gmail.com](mailto:wimbledonparkra@gmail.com) and request to be added to the general email list.

+++++

The Umbrella group of Residents' Associations, which also includes the Wimbledon Society, are campaigning to urge the AELTC to rethink their plans for Wimbledon Park Golf Course.

They are on Twitter and Instagram, so, if you want to help support the campaign and are on Twitter or Instagram, please FOLLOW

The #hashtag is the same for both.

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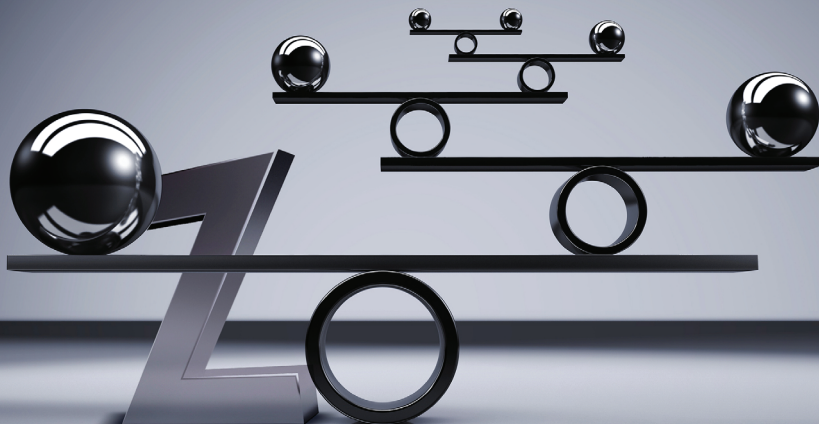
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# **The Wimbledon Park Community Trust**

**The Wimbledon Park Community Trust was incorporated in October 2013 and subsequently registered as a charity.**

**The objects of the charity are:**

**‘The promotion of the benefits of the inhabitants of Wimbledon Park and the neighbourhood thereof (hereinafter called the area of benefit) without distinction, by the advancement of education and the provision of facilities in the interests of social welfare for recreation and leisure time occupation, with the object of improving the conditions of life for the said inhabitants.’**

**The Trust has a lease (99 years from 2013) from The London Borough of Merton, on the space known as Wimbledon Park Hall including the adjoining Arthur’s Café at 170 Arthur Road.**

**The main income of the Trust is derived from renting the hall and café.**

**We would like to encourage local residents to contact us if they feel they can identify a person, organisation or project that would benefit from our support. It can either be a project that would benefit the local area or an organisation that is involved in work that would be of benefit to residents in the local area. We are particularly interested in supporting an apprentice who lives in the local area.**

## **General Guidelines:**

- The total limit of awards will be £10,000 for the current financial year.**
- The maximum grant size that can be applied for is £5,000.**
- The minimum grant size that can be applied for is £500, except in exceptional circumstances.**
- The Trustees will have total discretion on awarding grants.**
- All applications must give proper detail of the intended use of the grant money and what the ultimate benefit/outcome will, or is expected to, be.**
- No grants will be given for general revenue purposes; only for specific or capital spending projects.**

**Applications can be made at any time.**

**Please send them in writing to:**

**Wimbledon Park Community Trust,**

**56 Home Park Road, SW19 7HN.**

**All applications will be acknowledged.**

**The latest available accounts for the charity can be found at**

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Spike Clarke	Home Park Road
Pamela Healy - <b>Advertising/Planning</b>	Brooklands Avenue
Nigel Israel	Ryfold Road
Mamoona Jahangir	Durnsford Road
Paresh Modasia	Home Park Road
Michael Tyler - <b>Planning</b>	Cromwell Road
Iain Simpson - <b>Chairman &amp; Newsletter Editor</b>	Home Park Road
Peter West - <b>Planning</b>	Cromwell Road
Cllr Janice Howard, ex officio	Dora Road
Cllr Oonagh Moulton, ex officio	Melrose Avenue
Cllr Ed Gretton, ex Officio	Braemar Avenue

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