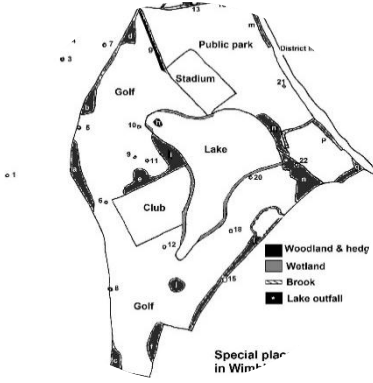
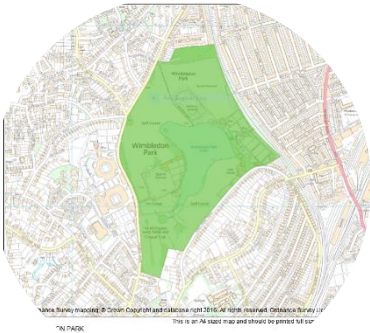


Friends of Wimbledon Park

Friendsowimbledonpark.org



SGRA 2023-11-28

AELTC \$106 in Public Park

WPP Section 106 Obligations Wimbledon Park

- 1) The AELTC will make an overarching financial contribution of
 - a) £8,620,440.88
 - b) for works considered to be the likely interventions in Wimbledon Park (part of the RPG) identified in the 'Wimbledon Park Strategic Landscape and Heritage Conservation, Enhancement and Management Plan'.
- 2) This is in addition to the estimated
 - a) £7,500,000
 - b) of costs associated with de-silting Wimbledon Park Lake; also to be delivered by the AELTC.
- 3) Total £16,120,440.90

This presentation considers these proposals but not the planning Issues it raises.

Section 106 Agreements

Our understanding of a Section 106 agreement is:

- 1) Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally binding agreement or planning obligation with a landowner as part of the granting of planning permission. The obligation is termed a section 106 agreement.
- 2) An application for modification or discharge of s106 agreement can be made to the local planning authority after the expiry of the 'relevant period', and the “relevant period” is defined as five years since the beginning with the date that the s106 agreement is entered.

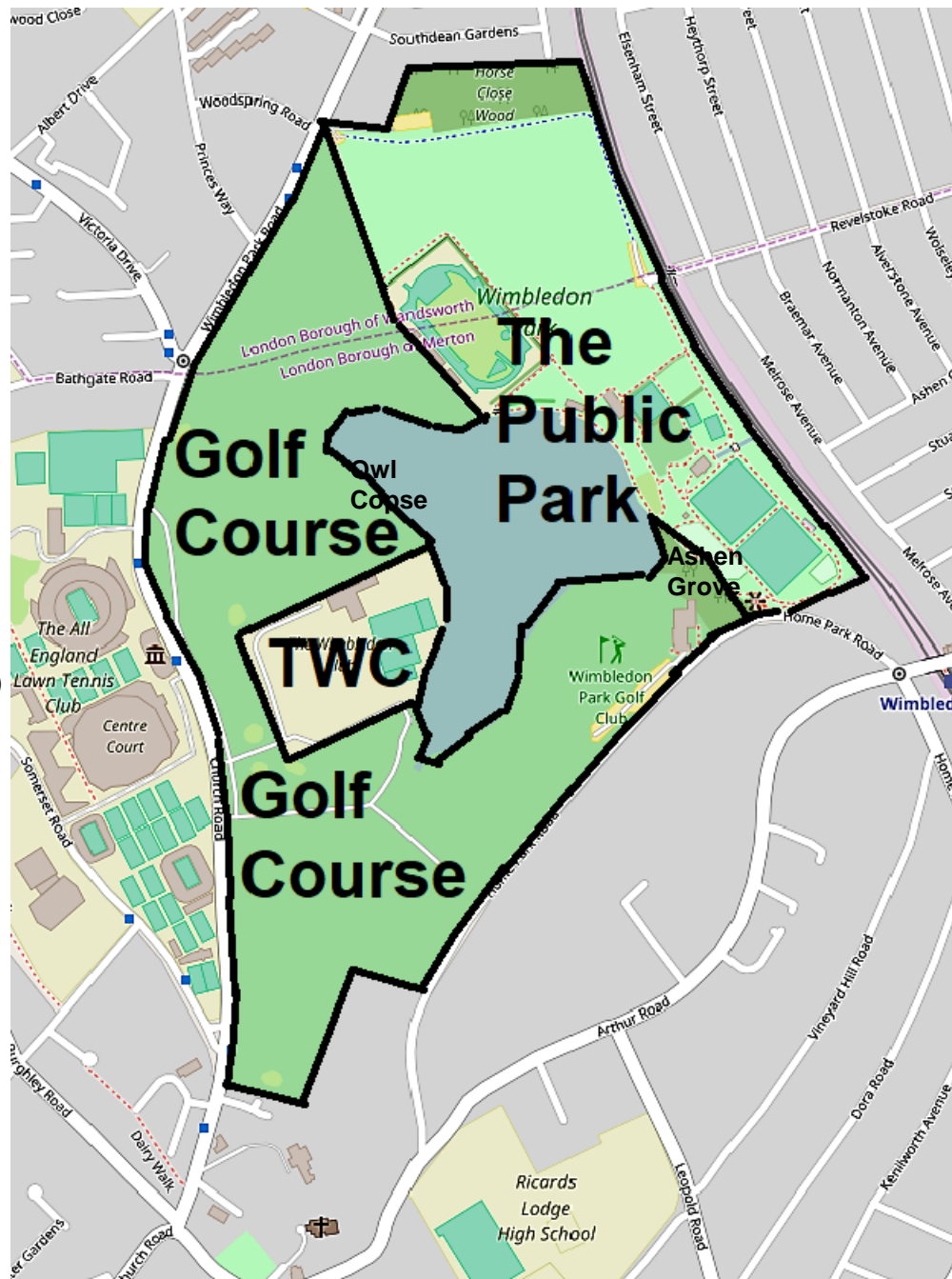
Consideration needs to be given to how this permission can be undone. This is likely to come about after a period when personnel change or a new owner decides so to do for a pressing reason. The applicant's casual disregard of obligations it gave within living memory does not augur well for a “perpetual” obligation from the applicant about anything.

Historic England 'At Risk Register'

- **The Grade II* Registered Park and Garden (RPG) has been included in the Heritage at Risk (HAR) Register for London due to the following issues:**
 - *Uncertainty around the future [of the entire historic landscape];*
 - *The impacts of divided ownership on landscape management;*
 - *Obscured designed views; and*
 - *The deterioration of the Lake.*

The Golf course is owned by the All England Lawn Tennis Club (30ha)

The Wimbledon Club own the area marked TWC (4ha)



Capability Brown's Wimbledon Park (Only 61ha of the original 374ha remain) now in three ownerships.

Transport for London own the land under Revelstoke Road Bridge

The Public park is owned by the LB Merton (27ha including 9ha lake)

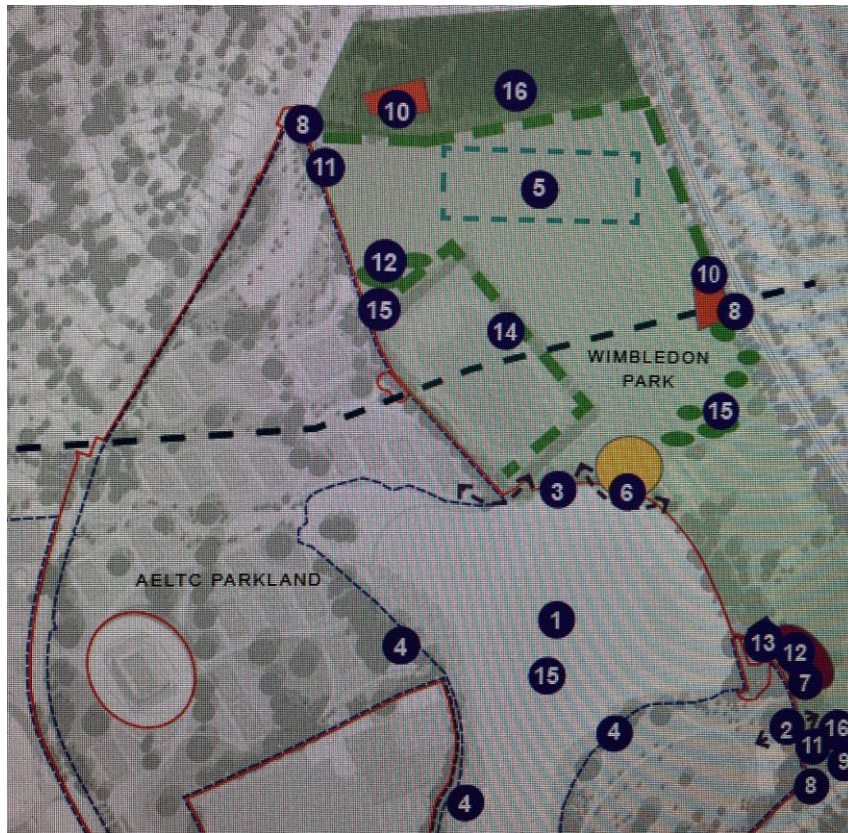
Dave Dawson

What are the priorities?

- 1) Landscape: restoration of Vistas
 - a) Can you glimpse the lake from WPR entrance?
 - b) Ugly structures on the lakeside opposite the dam promenade need to be relocated!
- 2) Special places for nature such as:
 - a) Horse Close Wood - Ashen Grove Wood - Owl Copse.
- 3) Participation sport
 - a) Wimbledon Park Arena – MUGA - Beach volleyball
- 4) Free to use space (about 56% of WP is pay to use).
 - a) Creation of a water garden and better walks
- 5) Café expansion

AELTC WPP Section 106 Obligations Wimbledon Park

AELTC plan



AELTC List

- 1) De-Silting Wimbledon Park Lake
- 2) Public Access between AELTC Parkland and Wimbledon Park
- 3) Boardwalk around Wimbledon Park Lake
- 4) New Angling Pontoons
- 5) Drainage Improvements to the Northern Field
- 6) Replacement Wimbledon Park Watersports and Outdoor Centre and improvements to pedestrian flow around the centre
- 7) Improvements to Play provision
- 8) New Entrance Gates and Boundary Treatment
- 9) Improvements to equal access and the Home Park Road Entrance Pavilion
- 10) New Paths and Car Parking Surface treatment across Wimbledon Park
- 11) New signage across Wimbledon Park
- 12) New drinking fountains
- 13) New public toilets
- 14) Removal of the Leylandii Hedge
- 15) New Tree Planting, and Landscape, heritage and ecology improvements.
- 16) Management Plans for Horse Close Wood and Ashen Grove.

Response to a few of AELTC proposals

- 1) Desilting: the lake has lost only 1/3rd of its depth over 250 years. Most of the lake edge is over 30cm deep and so will not soon silt up.
 - 1) Quote from angler: *The Lake is not deep in silt and one can walk on the bottom, typically on a sand-based surface, without sinking into some deep ooze or slime*
- 2) Case Officer (LBM) consideration of harm to the RPG 6.4.43 (extract) **The introduction of the boardwalk.** *The proposed boardwalk represents a foreign feature in respect of the landscape as envisioned by “Capability” Brown contrary to the naturalistic experience of the lake. This would harm the aesthetic and illustrative value of the lake.*
- 3) We have planning approval for Revelstoke Road entrance improvements
- 4) The Horse Close Wood Management Plan was agreed with LBM Tree Officer in 2015 and over 2500 trees planted since then.
- 5) Toilets need to be moved into an enlarged café
- 6) North-western section of Great Field needs work on drainage.

The 3 owners need to collaborate!

- *4.5.650 The Wimbledon Club has offered up the opportunity of replacing its large green sports hall, ground staff's building on the lake shore and cottage with a more aesthetically pleasing sports centre in a different position away from the lake edge. The AETLC could use this building, removing some of its proposed seven maintenance buildings.*
- *6.13.16 Inclusion of Wimbledon Club – The ES notes options were explored that would have involved a 'land swap' with the Wimbledon Club to enable a more efficient use of land within the Site. However, these options were all discounted as unviable.*
- **LBM appear to be too busy.**
- **The difference between the offer from the Wimbledon Club and the dismissive comment of non-viability from AELTC is stark. This is a site of national importance which will be subject to harm. Impacts of divided ownership is a significant reason for our heritage being placed on Historic England's 'At Risk Register'. Owner discussions need to take place and if there are problems then these should be made public.**

State of Nature in England Report

2023

- 1) The UK, like most other countries worldwide, has experienced a significant loss of biodiversity. The trends in nature presented here cover, at most, 50 years, but these follow on from major changes to the UK's nature over previous centuries. As a result, **the UK is now one of the most nature-depleted countries on Earth.**
- 2) The rate of ecosystem restoration must increase to meet the agreed nature and climate targets, although the full benefits of some restoration projects may not be realised for decades or centuries. **Restoration projects co-developed locally** are likely to lead to better outcomes for both people and the environment.
- 3) **Both LB Merton (10/07/2019) & LB Wandsworth (17/07/2019) have declared a Climate Emergency**
 - a) **Wimbledon Park has many special places for nature such as its ancient and historic woodlands, hedges, and lake (lake could be enclosed within a nature reserve).**
 - b) **These can be enhanced for the benefit of species and visitor enjoyment.**
 - c) **Our approach of improving landscape, biodiversity & habitat can assist in a small way.**

A tree and woodland strategy for Wimbledon Park, March 2022.

Dave Dawson



- 1) This strategy aims to provide a framework to assist the tree, shrub and woodland initiatives in the public Wimbledon Park (“park” below).
- 2) It starts with the headlines of the framework and then moves on to the background, history and the principles underpinning the strategy.
- 3) Comments are sought on this strategy, so that a programme can be taken forward with community support

Public Lakeside Walk

Request to Merton Council

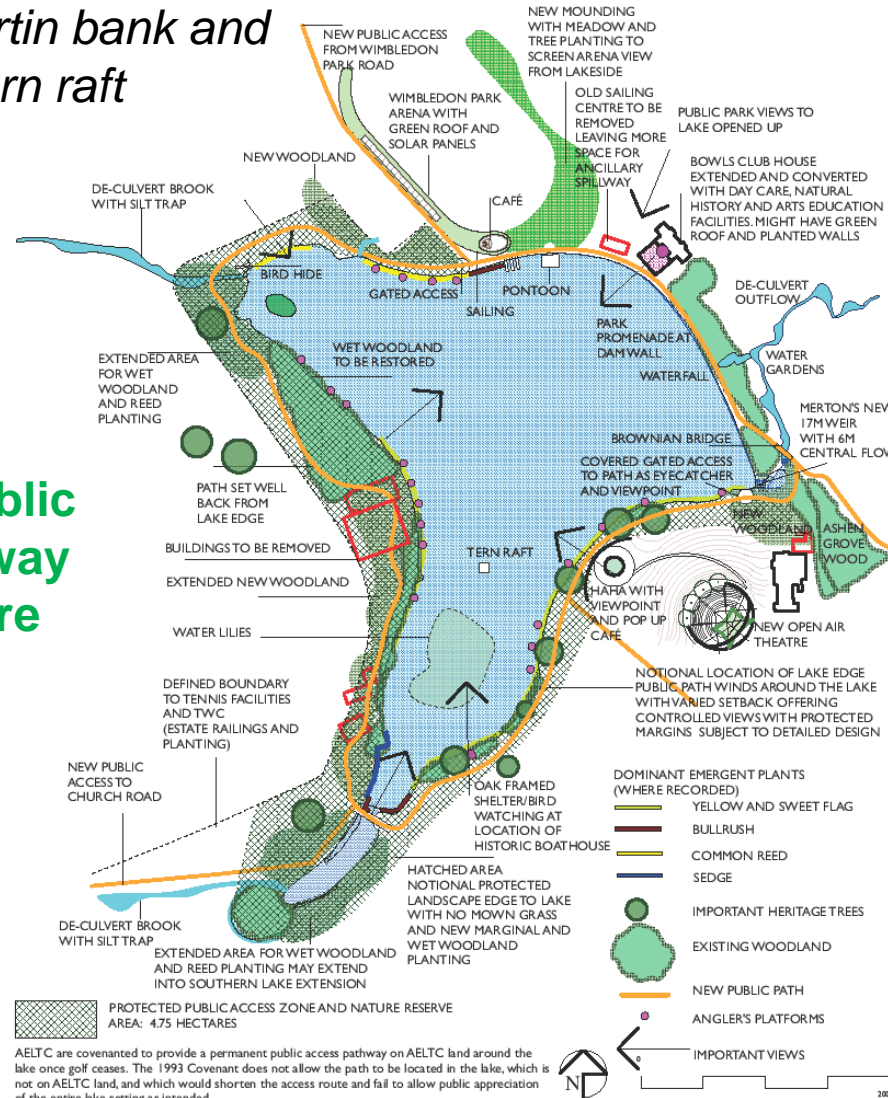
- 1) Regarding the covenant which relates to a public walkway around the Wimbledon Park Lake. Over the entire summer the golf course heritage land has deteriorated and the community wonders whether the AELTC will do anything to improve the environment. We have noted that they want to busy themselves removing trees and would like to encourage them through you to create the long-promised lakeside walkway now.
- 2) The Friends of Wimbledon Park strongly urge that **Merton Council** engage with the AELTC to challenge **their intention to delay dedicating the area until 2041**. We request, on behalf of the Community, that the public lakeside path should be dedicated now, immediately.
- 3) We also have suggestions about improvements to the layout which will truly enhance the environment which everyone is concerned about.

Reply from Merton Council

- a) *We are not in a position to dedicate a publicly accessible pathway immediately, (I believe the current golfing lease is still extant) but we do intend to obtain stronger public access around the lake if the opportunity arises. You are quite right to place emphasis on preserving habitat biodiversity and provisionally, subject to expert advice, agree with the suggestion outlined under Future Opportunities at a) below that any future footpath should include generous setbacks to protect wildlife and shrubbery at the water's edge.*
- b) *I note your comments about what you term 'blots on the lakeside landscape.' The Council will do what it can in future to enhance views, though not all factors mentioned are within the Council's power to change. Naturally, any future proposals by Merton of significance will be consulted upon.*

*Hérons, egrets may start nesting.
Perhaps a sand martin bank and
a common tern raft*

**Example of public
lakeside walkway
within a nature
reserve.**



AELTC are covenant to provide a permanent public access pathway on AELTC land around the lake once golf ceases. The 1993 Covenant does not allow the path to be located in the lake, which is not on AELTC land, and which would shorten the access route and fail to allow public appreciation of the entire lake setting as intended.

To protect the lake margin and existing trees, and to comply with planning policy, the public access path must be set back from the lake shore on AELTC land. Land between the Wimbledon Club and the lake edge is very restricted. The Wimbledon Club should be offered a land exchange along with new improved facilities with the removal of eyesore structures close to the lake shore so that the historic Capability Brown setting and lake profile is safeguarded and enhanced.

PROTECTION OF THE LAKE EDGE AT WIMBLEDON PARK

Plans for a phased approach to improve our park!

- 1) FOWP have met all 3 owners and requested them to meet and take a holistic approach to the design of our Grade II* Heritage Park.
- 2) The disparate characteristics and needs of the 3 owners suggests a joint approach is unlikely to happen without continuous pressure from the Community.
- 3) FOWP therefore have provided plans and opposite are those for the public park. Ignored by owners so far but we will persevere!
- 4) Revelstoke Road parking access phase has received planning permission, and we are hoping to start work soon
- 5) Other phases have been circulated but are still in consultation stage. We intend to progress these so that the Community have a say in improving the public park
- 6) and also, for delivering Wimbledon Park from the 'At Risk Register'.

