



The GLA's Officers Stage 3 Planning Report - what it means and what we can do next

Agenda

1. Introductions
2. Summary of GLA Officer's Report
3. Key Planning Points
4. Q&A
5. What Happens Next? – Friday's Hearing and beyond



Don't Believe Everything You Read in *The Daily Mail!*

- Its not a done deal
- Decision not yet taken
- We have excellent grounds to oppose the GLA Officers Report





The GLA Planners Officers Report has recommended Accepting the proposals submitted by AELTC on the following grounds:

1. A very significant economic benefit to the London and UK-wide economy.
2. The proposal would support and enhance the Championships, securing its future in this location.
3. 11.1ha of accessible public open space
4. High levels of sustainability
5. Avoid and minimise heritage harm
6. Substantial level of tree planting
7. Desilting of Wimbledon Park Lake
8. Adverse amenity impacts are very limited whilst the construction impacts would not unacceptably affect neighbourhood amenity
9. Public transport orientated event
10. No unacceptable effects on the environment that would warrant refusal of the application
11. Very significant public open space and recreational, community, cultural, heritage, ecology, and biodiversity, economic and employment, design, and transport related public benefits.
12. Support the AELTC in their funding of the Lawn Tennis Association (LTA)
13. Planning obligations to ensure environmental impacts are mitigated (S106 agreement)



Key Planning Policy Points.

Is this an independent, thorough review, on advice, for
“*one of the most complex applications the GLA has ever dealt with*”?

1. Metropolitan Open Land

- VSC: See next slides
- Urban Sprawl: Merton’s Local Plan.

2. Environmental

- Irreplaceable Habitat
- Bio Diversity Net Loss

3. Economic Benefits

- Loss of economic activity at Roehampton?
- Where is the “All England” in AELTC?

4. Day v Shropshire: Public Trust

- The GLA’s legal opinion agrees with us!

Very Special Circumstances 1



- The GLA have not proved the case for Very Special Circumstances (VSC) to develop in the MOL.
- They have **accepted the AELTC argument wholesale** that this scale of development is needed without questioning it in any way
- They have **not answered any of the points** raised by Richard Rees in the paper submitted with the SWP evidence. These included:
- The fact that Wimbledon will **always be the Premiere Grand Slam Tournament** because of its history
- The fact that as **it is a grass tournament** makes it unique and impossible to supplant.
- **Why the overall court numbers of 39** - which RR stated were not necessary - to run the Championships in the future, e.g. new courts included 7 with 'other uses'?
- Wimbledon is already comparable in **premium seat numbers and size** with the other Grand Slams. They do not have any room to expand but Wimbledon wishes to double its site area by taking over MOL

Very Special Circumstances 2



- The scale of all the new **courts** being championship size and why it is necessary when most **could be much smaller**?
- The need for an **8,000 - seat number 2 court** with a roof that is **bigger than the Albert Hall** and could be used as an indoor event arena all year around?
- The safety issues on the existing site of **adding 8,000 spectators a day** who will naturally gravitate towards it.
- The **impact on Southfields station** of adding these 8,000 spectators and an estimated 5,000 new public transport users displaced from the parking
- **Trebling** the site area (ie 200% increase) for a **20%** increase in foot fall
- As the **VSC is the most vital issue** in terms of planning, not answering it leaves the GLA open to challenge

Arrangements for Friday 27th September

Why? We need a visible presence at the hearing to make our presence felt

Where? City Hall, The Chamber, Kamal Chunchie Way, London E16 1ZE

Nearest tube? Canning Town (Jubilee Line) then one stop on DLR to Royal Victoria

Time? Doors open at 0830, hearing starts at 1000

No. of seats? 140 (there may be more on the day)

Security? Airport style, large fixed banners will have to be left outside

Dress code? SWP T-shirts and anything that looks good in a photo shoot

Online? Yes, via <https://webcasts.london.gov.uk/Assembly>

So.....Who is coming ?

See you on Friday!

