



## The St John's Area Residents' Association

Berkeley Place, Denmark Avenue, Denmark Road, Hillside, Murray Road (south of Ridgway), Ridgway Gardens, Ridgway Place, Ridgway (south side between Ridgway Gardens and Ridgway Place), Savona Close, Spencer Hill, St John's Road, Thackeray Close, Thornton Hill, Thornton Road (including Corbiere Court and Thornton Road East).

[www.sjara.org.uk](http://www.sjara.org.uk)

The Planning Officer  
London Borough of Merton  
Civic Centre  
London Road  
Morden  
SM4 5DX

06.02.2022

Dear Sir,

### Application 21/P2900

Expansion of the All England Lawn Tennis Club grounds onto Wimbledon Park Golf Course including the construction of new tennis courts, tennis related infrastructure and new buildings

We write to add our objections to the large number that have already been lodged against this application.

The proposed development is not directly within the St John's Area of Wimbledon. However, the destruction, disruption and pollution caused would affect Wimbledon residents over a wide area, directly or indirectly. As far as we know there would be no compensation for this.

We would like to restate these considerations:

1. Wimbledon Park is a Grade II\* landscape. This would be largely damaged or destroyed as would the iconic view toward St Mary's Church. Merton's own draft Local Plan states that any "development proposal must respect the site's historic setting including the views to St Mary's Church and the surrounding area and the views from the Grade II listed Wimbledon Park."
2. Wimbledon Park is a Site of Importance for Nature Conservation. The proposals would result in the destruction of hundreds of mature trees, and the embedding of tens of thousands of tonnes of concrete on the site.
3. Wimbledon Park is a heritage asset within the meaning of the National Planning Framework. The application flatly contravenes several important provisions of the Framework, to quote:
  - Paragraph 189: "Heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."
  - Paragraph 199: "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation."

- Paragraph 200: “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss to... grade I and II\* registered parks and gardens ... should be wholly exceptional.”

Surely there is no “wholly exceptional” justification for this proposed development which would be used for only a few weeks a year. Wimbledon is already the most prestigious tennis tournament in the world. The facilities which the application seeks to provide already exist, at Roehampton.

4. The application runs contrary to the AELTC’s binding promise “to keep the land open”. If the AELTC is to disregard this undertaking then presumably it will disregard others it may give in relation to the development. Merton Council has also stated that it is “resolute that the land will be retained as open space. All England ... is aware that we would not allow development of the site.”

In summary, approval of these proposals would be so perverse that, in our view, there would be prima facie grounds for judicial review and/or reference to the Local Authority Ombudsman.

The application should be rejected.

Yours sincerely

**Colin Paterson**

Chairman, St John’s Area Residents’ Association  
chairman@sjara.org.uk