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3rd January 2019

Dear Sir/Madam

Merton Local Plan 2020 Consultation

**Representations on behalf of David Lloyd Leisure Ltd (David Lloyd), Raynes Park,
Bushey Rd, London SW20 8TE**

Introduction

Cushman and Wakefield act for David Lloyd Leisure Ltd (David Lloyd), owners of the Raynes Park Club.

David Lloyd is Europe's premier health, racquets and fitness provider and has operated for over 30 years. The business owns some 99 David Lloyd clubs in the UK and a further 15 across Europe.

David Lloyd's racquets facilities are unrivalled in the UK, with over 1,000 tennis courts, including 554 indoor courts, 234 badminton courts and 185 squash courts and 29 padel courts. In addition to these racquets facilities, David Lloyd has over 180 swimming pools and offers more than 13,000 exercise classes every week.

The business has some 610,000 members and is a significant employer in the health and fitness market, employing over 8,600 people, including an expert health and fitness team of over 2,000 professionals alongside more than 680 tennis coaches.

David Lloyd also provides significant coaching programmes for children, both as part of the operation of the club and as an 'outreach' to local schools, colleges and other organisations. It is estimated that every week some 25,000 children swim and some 16,000 are coached to play tennis at David Lloyd clubs.

In addition to the core activities of racquets and health and fitness, a number of clubs also benefit from health and beauty spas, lounges, food and beverage, crèches, nurseries and specialist sports shops.

David Lloyd, Raynes Park

The David Lloyd Raynes Park Club is an important asset in the David Lloyd portfolio, given its location within Merton as 'The Home of Tennis', and given its proximity to the All England Lawn Tennis Association (AELTA) facilities at Raynes Park.

The existing David Lloyd club in Raynes Park is a significant building visible from Bushey Road and includes both tennis and badminton racquets-based facilities, alongside an indoor pool, large gym, group exercise / spin studios, spa facilities, café/bar and restaurant, bowling, a pure gym sports physio/rehabilitation centre, creche facilities and a small sports shop.

Externally, the club also provides outdoor tennis court facilities, an outdoor pool with external seating, significant car parking and childrens' play area.

Merton 2020 Plan Allocations

Although there appears to be no detailed proposals maps released with the 2020 plan, we understand that the David Lloyd falls under the following designations:

Open Space: which includes the whole of the David Lloyd land and over washes the car park, club building itself and all hard surface areas; and

Metropolitan Open Land (MOL): which excludes the buildings and some of the hard-standing areas, but which includes other hard standing areas, tennis courts and car parking areas in what appears to be an arbitrarily drawn line.

Open Space

Whilst we understand from the Council, that a review of all Open Spaces in the Borough is pending, we consider that the Club building / hard standing and external areas should be taken out of the open space allocation, and that a more defensible boundary is achieved in redrawing the MOL boundary around the tennis courts / car park and hard standing areas.

Para 8.2.7 of the draft Plan recognises that the designation of Open Space typically consists of parks, playing fields, MOL and allotments. The DLL club and its car park / external areas fits none of these categories and, as a private members club, public access is restricted.

Whilst the subsequent paragraph 8.2.8 notes many designations have existing buildings within them, including some leisure facilities and changing rooms, the scale and significance of the DLL club building and its operation suggests that this is not coterminous with a designation as 'open space'.

The removal of the designation would clearly not alter the protection of the wider designation which, by para 8.1.11, protects Open Space as an amenity which needs to be considered / respected by adjacent uses and occupiers.

We therefore request this designation is removed from the club buildings and external hard areas, including the car park and external courts / swimming pool.

Metropolitan Open Land

The boundaries of Metropolitan Open Land (MOL) are designed to endure.

The exact boundary of the David Lloyd Club with the MOL is not clear and appears to follow an arbitrary line which excludes the main building and part of the car park for the club, alongside some external areas, but then appears to include part of the car park, and elements of the external areas, including tennis courts.

A straight and defensible boundary can be achieved, which runs North-South, and which excludes all the car park and hard surface areas. This will avoid the arbitrary delineation of the existing boundary and will endure. We would be happy to discuss and agree the exact alignment of this with the Council.

Summary

As presently defined, the 2020 Plan designates the David Lloyd Club, Raynes Park:

Open Space: which includes the whole of the David Lloyd land and over washes the car park, club building itself and all hard surface areas.

Metropolitan Open Land (MOL): which excludes the buildings, some car parking and some hard-standing areas, but which then includes other hard standing areas, tennis courts and car parking in what appears to be an arbitrarily drawn line.

We consider that the Open Space allocation should be removed from the David Lloyd building and car park / external areas and that the MOL boundary should be redrawn in a defensible



manner, with a straight line running North-South to exclude all the car park areas, pool and external facilities. This will create a boundary to the MOL which is more likely to endure.

We would be happy to clarify any aspect of this representation. Similarly, if you have any comments or queries, or require clarification of any of the issues raised in this letter, then please do not hesitate to contact Ian Anderson on 020 3296 2283 / ian.anderson@cushwake.com.

Yours faithfully

Ian Anderson
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Cushman and Wakefield