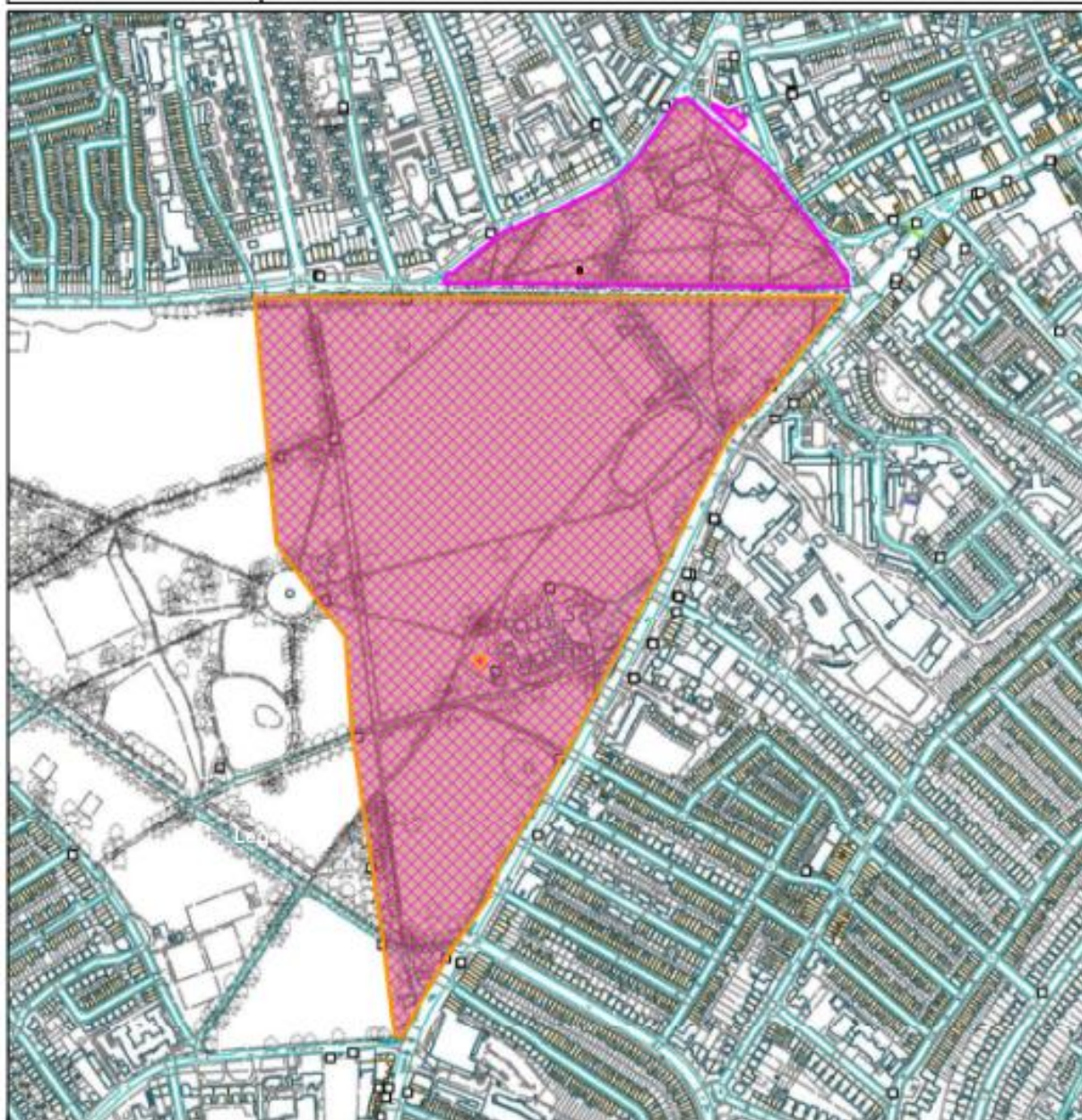


LAMBETH PLANNING APPLICATIONS COMMITTEE



Case Number:	21/00180/RG3
Application Address:	Clapham Common London SW4



Scale: 0 70 140 280 Meters

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L.B. Lambeth LA 100019338

ADDRESS:	Clapham Common, London, SW4	
Application Number: 21/00180/RG3	Case Officer: Jeni Cowan	
Ward: Clapham Common/Clapham Town	Date Received: 18.01.2021	
Proposal: Temporary use of Clapham Common for a range of events in 2021, involving installation and de-installation of temporary infrastructure including fencing, lighting, PA systems, Stages and other temporary structures, and other ancillary works.		
Applicant: EventLambeth Civic Centre, 3rd Floor, 6 Brixton Hill, Brixton, London SW2 1EG		

RECOMMENDATION

1. **Resolve to grant conditional planning permission.**
2. **Agree to delegate authority to the Director of Planning, Transport and Sustainability to finalise the recommended conditions as set out in this report, addendums and/or PAC minutes.**

SITE DESIGNATIONS

Relevant site designations and constraints:	
Listed Buildings	<p>Within application site</p> <ul style="list-style-type: none"> - Deep Tube Shelter and Surface Building (Grade II) [1385901] - Milestone on Common Opposite Junction with Victoria Rise (Grade II) [1080498] <p>Outside application site but located within the London Borough of Lambeth.</p> <ul style="list-style-type: none"> - Church of Holy Trinity (Grade II*) - Clapham Common War Memorial (Grade II) - Ye Olde Windmill Public House (Grade II)
Conservation Area	CA1: Clapham Conservation Area
Archaeological Priority Area	Clapham (Reference: A9)
Flood Zone	Flood Zone 1 (low risk)

LAND USE DETAILS

Site area (ha):	Approx. 35ha / 350,000sqm
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LEGAL SERVICES CLEARANCE

AUDIT TRAIL				
Consultation				
Name/Position	Lambeth department	Date Sent	Date Received	Report Cleared
Susan Boucher	Legal Services	31/03/2021	07/04/2021	07/04/2021

EXECUTIVE SUMMARY

This application seeks full planning permission for the temporary change of use and enclosure of parts of Clapham Common for a schedule of events, as detailed within the Clapham Common Application Site Events Schedule 2021 submitted with this planning application and included in Appendix 3 of this report. This covers the year 2021, specifically between 8th May 2021 and 2nd October 2021, comprising a total of 12 events over 63 “event days” (59 calendar days).

The Council’s Events Strategy 2020-2025 is considered alongside the application, which gives the Council and local community greater control over the scale and management of events on Clapham Common while ensuring a sustainable benefit to parks and local communities. Although the Events Strategy does not form part of the assessment of this application, it is a means of managing the site. Bringing the events within the ambit of planning control enables them to be further managed, which is part of what the Events Strategy seeks to achieve.

Bringing a series of events on an area of public open space under planning control with the grant of planning permission would offer reassurance to event organisers, local residents and communities that any events authorised by Lambeth Council is lawful and subject to appropriate and proportionate planning controls. This application seeks to supplement the robust regulatory controls that exist to protect this key public amenity for the enjoyment of all residents and visitors to the Common.

Similar applications for the Common were approved by the Planning Applications Committee in 2017 (LBL ref.17/02093/RG3), 2018 (LBL ref. 18/00058/RG3), 2019 (LBL ref: 18/05422/RG3), and 2020 (LBL ref. 20/00056/RG3). Matters arising from previous committee meetings regarding those earlier applications have been taken into account and therefore have informed the proposed recommendation.

As in previous years, there will be continued cooperation between Wandsworth and Lambeth Councils and the events’ organisers. This cross-borough and collaborative working approach will continue to be employed to monitor the operation of music events and help resolve issues of concern, if raised during the operation of events.

Officers consider that the principle of the use of the Common for the proposed events is acceptable as there would be no harm to the openness of the Common, which is designated Metropolitan Open Land. In addition, the associated impacts in respect of transport, residential amenity, biodiversity and heritage matters have been fully considered and officers are of the view that the proposal complies with the relevant policies on these matters.

The report includes an assessment of all events that have been applied for within the planning application, however, due to the COVID-19 pandemic, it is expected that some events might be cancelled or postponed.

In conclusion, Officers consider that the development would comply with the development plan for the Borough. Officers are therefore recommending approval of the scheme, subject to conditions, in accordance with the presumption in favour of sustainable development conferred upon Local Planning Authorities by the National Planning Policy Framework.

OFFICER REPORT

Reason for referral to PAC: The application is reported to the Planning Applications Committee in accordance with Section 1 of the Committee's terms of reference:

(1) Applications, other than applications made under S73 or S96A of the Town and Country Planning Act 1990, which are recommended for approval where the development carried out on a site having an area of 1 hectare or more.

1 THE APPLICATION SITE

- 1.1.1 Clapham Common (the Common) is a large public open space, measuring approximately 81.9 hectares (811,899 sqm), situated on the borough's western boundary, adjacent to the London Borough of Wandsworth. The extent of the Common is denoted by a blue line in Figure 1 below. The Common is designated as Metropolitan Open Land (MOL).
- 1.1.2 The Common was originally 'Common Land' for the parishes of Clapham and Battersea until it was converted into public open space via the Metropolitan Commons Act 1878.

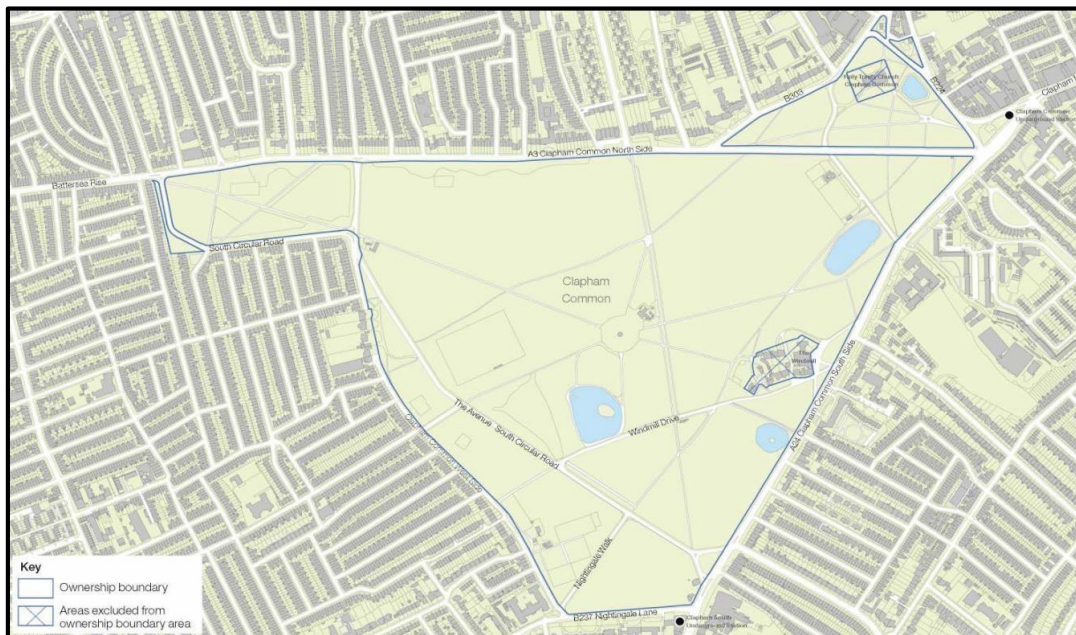


Figure 1: Extent of the LB of Lambeth ownership of Clapham Common

- 1.1.3 The Common is broadly triangular in shape and includes large expanses of open green space, an all-weather games area, tennis courts, a bowling green, grass pitches, a historic bandstand, cafes, ecological areas, as well as two play areas dedicated to children and families. The Common is popular with a wide range of users including cyclists, dog walkers, runners and sports teams as well as those who come to simply enjoy this outdoor space.

1.1.4 The eastern part of the Common is located within the London Borough of Lambeth (hereafter referred to as 'the Lambeth Side') and measures approximately 35 hectares (350,000 sqm). The remaining area to the west is located within the London Borough of Wandsworth (hereafter referred to as 'the Wandsworth Side'). The Common has been wholly managed and maintained by Lambeth Council since 1972. The borough boundary runs vertically and centrally through the Common, as shown in Figure 2 below.

1.1.5 Figure 2 shows the extent of the application site, outlined in red, with two parcels of land that are excluded from the application site shown hatched in red. These parcels of land are excluded from the application site and do not form part of the development proposal. However, they have been taken into account when considering the proposal against development plan policies.



Figure 2: Extent of the application site (wholly within the LB Lambeth boundary)

1.1.6 The outer extent of the Common is bounded by several roads, including Clapham Common South Side to the east, Clapham Common North Side to the north, Nightingale Lane to the south, as well as roads running through the Common.

1.1.7 The London Borough of Lambeth is the local planning authority for the eastern part of the Common and the London Borough of Wandsworth is the local planning authority for the western part of the Common.

1.1.8 The application site has is located within the Clapham Conservation Area (CA1) and contains several statutory listed buildings or structures. The site is also designated as a Site of Borough Nature Conservation Importance (SINC) and an Archaeological Priority Area.

2 REQUIREMENT FOR PLANNING CONSENT AND OTHER APPROVALS

2.1.1 The purpose of this Section is to explain:

- Why planning permission is required to stage an event on Clapham Common,
- What other approvals are required to hold an event on Clapham Common,
- What the relationship is between these different types of assessment/approval processes.

2.1.2 This planning application has been submitted by the Council's event management service (EventLambeth). Planning permission is sought for a diverse programme of temporary events to be held within the Lambeth Side of the Common, which is further expanded upon in Section 3 of this report. Similar applications for the Common were approved by the Planning Applications Committee in 2017 (LBL ref. 17/02093/RG3), 2018 (LBL ref. 18/00058/RG3), 2019 (LBL ref. 18/05422/RG3), and 2020 (LBL ref. 20/00056/RG3).

2.1 Why is planning permission required for an event on Clapham Common?

2.1.1 Planning legislation (The Town and Country (General Permitted Development) (England) Order (2015)) (GDPO) allows for the temporary use of land for any purpose for not more than 28 days in total in any calendar year (except for markets and motor racing). It also allows for the provision on the land any moveable structures to be used in conjunction with this permitted use.

2.1.2 It should be noted that the GDPO has been amended to allow for the temporary use of land for any purpose for an additional 28-day period until the 31st December 2021. This is in addition to the initial permitted 28 days, therefore allowing 56 days in total.

2.1.3 This legislation is generally used by event organisers for fairs, festivals and other temporary events, allowing for the siting of moveable structures in connection with the use (for example, portable toilets, tents, information booths).

2.1.4 Clapham Common has a long and varied history of events taking place on it and currently hosts approx. 30 events a year, ranging from large and major events like music festivals and the Moonwalk, as well as a wide range of small and medium events such as food festivals, fun runs and sports events. This exceeds the 28 day and 56 day permitted development limit under the GPDO and as such full planning permission is required under the Town and Country Planning Act (1990). Planning permission has been applied for and granted in respect of summer events on the Common since 2017.

2.2 What other approvals are required to hold an event on Clapham Common?

EventLambeth Permit

- 2.2.1 The Council's professional events team, EventLambeth, are involved with more than 200 public events that take place across the borough each year. These range from community events, charity events such as the Moonwalk for Breast Cancer and the Great Ormond St. Santa Dash to large commercial events such as SW4 and the Council run Annual Lambeth Country Show.
- 2.2.2 Any event in a Lambeth park, open space or street must be approved by EventLambeth before it takes place and will be issued with a tenancy permit. All events are subject to strict processes from the outset as outlined in the Council's published guide to organising outdoor events in Lambeth, which is available on the Council's planning website (Lambeth Events Policy 2020–2025).
- 2.2.3 This process includes four stages, which all event applicants must comply with in order to be granted approval to use Council land for an event. All event applications can be approved or rejected at any stage of the event.
- Stage 1 – Application and Technical Assessment
 - Stage 2 – Ward Councillor and Community Engagement
 - Stage 3 – Health and Safety Assessment
 - Stage 4 – Final Checks and Permit Approval
- 2.2.4 All organisers of large events and some medium events are required to present to the Lambeth Safety Advisory Group (SAG) before a conditional agreement notice is given by EventLambeth. These meetings take place on a monthly basis. Further information on SAG is discussed in paragraph 2.2.8.
- 2.2.5 The COVID-19 Pandemic and the response to it has changed whether events are able to be held at all and, if so, how they need to be managed. EventLambeth continues to engage with colleagues in Public Health and the Safety Advisory Group (SAG) to ensure that any events that are allowed to take place are in line with the current guidance.
- 2.2.6 Lambeth Council adopted a new Events Strategy for 2020-2025 in September 2020, which seeks to set out a clear systematic approach to the management of outdoor events in Lambeth. In relation to COVID-19, the delivery of the events strategy is conditional upon Government guidelines enabling events to take place, especially those which are large scale which has been impacted the most by COVID-19 requirements. The new Events Strategy is based on the following principles:
- support the balanced use of parks for appropriate community, charity and commercial events and non-event uses;
 - to support local community organisations through training to hold events in their local park;
 - an appropriate fee or charge will be levied on the organiser for the use of the park. The fee will vary dependent on the location and type of event;
 - a percentage of the total fees will be ring-fenced as Park Investment Levy, of which 80 per cent is spent in the park or open space where the event was held, in consultation between the primary stakeholder group and the Parks service;

- recognised Parks Friends groups or Management Advisory Committees (MACs) will be able to hire the park free of charge for free to enter events that they apply for and manage themselves.
- Council officers retain the ability to negotiate with event organisers on the fee for their event to secure bookings that are in line with Council policy;
- Where event organisers enter a multi-year contract with the Council, there will be a requirement to produce an action plan to improve the event: management, delivery, sustainability, volunteering and accessibility over the life of that agreement, as well as the park itself.

Premises' licensing

2.2.7 In addition to applying for an EventLambeth Permit, events that have licensable activities are subject to rigorous scrutiny from the Council's licensing team whilst larger and high-risk events also come under the scrutiny of the Lambeth Events and SAG.

2.2.8 Membership of Lambeth SAG includes the following organisations who oversee public safety:

- London Borough of Lambeth
 - Highways
 - Licensing
 - Community Safety
 - Events
 - Emergency Planning
 - Parks
 - Noise Control
 - Health and Safety
 - Food Safety
- Metropolitan Police Service
- London Fire Brigade
- London Ambulance Service
- NHS England
- Transport for London
- Ad hoc members will be invited as and when necessary and will be invited through the SAG Chairperson.

2.2.9 Lambeth SAG will consider the event proposal in detail and the meeting gives key partners the chance to raise specific objections or concerns on the event proposed.

2.2.10 As part of the event licensing process, event organisers are required to submit for EventLambeth's approval Event Site Management Plans (ESMP) which cover areas such as: organisation of events (event structure, boundaries of sites); crowd management; details of infrastructure and facilities; build and breakdown plans and noise management.

Approvals required to hold the proposed 2021 events

2.2.11 Table 1a below specifies, which types of approval are required to hold each of the 2021 events proposed as part of this planning application. Further details of these events are provided in Section 3 of this report:

2021 event	Approvals required to hold 2021 event		
	Planning permission	EventLambeth permit	Premises' licensing
Festival Republic	X	X	X
Outdoor Cinema	X	X	X
London to Brighton Do it for Charity	X	X	
Cancer Research Race for Life and Pretty Muddy	X	X	
Runthrough Clapham Common	X	X	
Street Child Spring Sprint	X	X	
Bandstand Beds Harvest Feast	X	X	
Colourscape Festival	X	X	
Trinity's Family Walk and Run Day	X	X	

Table 1a: Approvals required to hold the 2021 events

2.2.12 Two events under this application require Premises Licencing: Festival Republic and Outdoor Cinema. Festival Republic has applied for a licence, which is currently going through the application process. Outdoor Cinema has not applied for a licence but will require a licence to operate.

2.3 What is the relationship between a planning permission, EventLambeth permit and Premises' licence?

2.3.1 The general approach in imposing planning controls is to avoid duplication where controls already exist by other means.

2.3.2 This approach is supported by Planning Practice Guidance (PPG) which states "When proposed developments could include activities that would be covered by the licensing regime, local planning authorities should consider whether the potential for adverse noise impacts will be addressed through licensing controls (including licence conditions). Local planning authorities should not however presume that licence conditions will provide for noise management in all instances and should liaise with the licensing authority" (PPG Paragraph: 006 Reference ID: 30-006-20190722).

2.3.3 Paragraph 55 of the NPPF states planning conditions should be kept to a minimum and should only be imposed where they are:

- Necessary;
- Relevant to planning and to the development to be permitted;
- Enforceable;
- Precise and;
- Reasonable in all other respects.

- 2.3.4 Events on the Common already require the consent of the Council. EventLambeth, SAG, and Licensing all provide an existing framework of control over the events, with effective means of enforcement. Together with protection offered under the Environmental Protection legislation dealing with statutory nuisance, a robust enforcement mechanism already exists. These are considered the most efficient method of controlling the operational activity of the events and planning conditions beyond those that are proposed to address these issues would be duplication of control.
- 2.3.5 Large and major events require Event permits and often require premises licencing, to which conditions are attached if granted. These conditions include information required through an Event Site Management Plan (ESMP), stewarding, crowd management, for example. Temporary Event Notices (TENs) are assessed by the Met Police and Council Services, such as licencing and environmental health.
- 2.3.6 EventLambeth require ESMPs, which include detailed information of how the events are run. This process for large and major events has been a successful operation by EventLambeth, and therefore it is not considered necessary to duplicate controls already exercised by EventLambeth. Under the planning application approved last year (20/00056/RG3), a basic ESMP was submitted for Festival Republic, and a condition was added to ensure the submission and adherence to the full ESMP; this is recommended again (condition 17). Although the intention is to avoid duplication of controls, this is required via a planning condition to ensure the ESMP would not be contrary to the terms of the planning permission.
- 2.3.7 Table 1b below shows the various matters that are considered as part of an application for an event on Clapham Common and which of the Council's teams are involved in their assessment and management. A full assessment of these matters is provided in section 7 of this report.

Matter considered as part of application	Application type		
	Planning permission	EventLambeth Licensing	Premises Licensing
Land use	x		
Design and Conservation	x		
Biodiversity and Landscaping	x	x	
Tree protection	x	x	
Ecological management (i.e grass damage)	x	x	
Noise management	x	x	x
Hours of operation	x	x	x
Signage and Way-finding	x	x	
Toilet provision		x	x
Lighting	x	x	
Crowd management	x	x	x
Car Parking	x		
Event access	x	x	x
Delivery and servicing	x	x	
Waste management	x	x	
Cycle parking	x		
Sustainability and air quality	x	x	
Flood Risk and drainage	x		
Public Safety/ Security/ emergency planning	x	x	x
Licensable activities (i.e. sale of alcohol)		x	x

Table 1b: Matters considered as part of application

3 SUMMARY OF THE PROPOSAL

- 3.1.1 Full planning permission is sought for the temporary change of use and installation and de-installation of temporary infrastructure including fencing, lighting, PA systems, Stages and other temporary structures, and other ancillary works where necessary/required to facilitate 12 events. The proposed events are detailed within the Clapham Common Application Site Events Schedule 2021 submitted with this planning application, included in Appendix 4 of this report.
- 3.1.2 Due to the COVID 19 pandemic, some events that would have formed part of the 2021 events calendar have been cancelled. Of the 14 events originally proposed in the application, two events (Runthrough Clapham Common planned for the 13/03/2021 and Spring Performance planned for 28/03/2021) have already been cancelled. It is likely that, of the remaining 12 events, other events may also be cancelled. However, the assessment of this application has been made on the basis that all the remaining 12 events may take place in accordance with the details set out in the applicant's submission, as discussed in this report. Should the applicant wish to propose changes to the 12 events under consideration, such as altering the dates of any of those events, an application would be required, which would enable assessment of the proposed changes.
- 3.1.3 Of the proposed 12 events, 6 events are commercial events, 5 are charity events, and 1 would be a community event. There is a full description of the events in section 3.7 of this report. A full table of events (to which this application relates), is as below:

CATEGORY	EVENT	Duration (including rigging and de-rigging days)	NO. OF EVENT DAYS
Major (1)	Festival Republic	9/8/21 – 6/9/21	29 days
Medium (3)	Outdoor Cinema	27/5/21 – 1/6/21	6 days
	London to Brighton Do it for Charity	19/9/21	1 days
	Cancer Research Race for Life and Pretty Muddy	1/10/21 – 2/10/21	2 days
Small (8)	Runthrough Clapham Common	8/5/21	1 day
	Street Child Spring Sprint	15/5/21 – 16/5/21	2 days
	Runthrough Clapham Common & Chase the Sun 5k & 10K	16/6/21	1 day
	Runthrough Clapham Common	21/7/21	1 day
	Runthrough Clapham Common	15/8/21	1 day
	Colourscape Festival	7/9/21 – 23/9/21	17 days
	Trinity's Family Walk and Fun Day	12/9/21	1 day
	Bandstand Beds Harvest Feast	18/9/21 (TBC)	1 day

Table 2: Event summary for Lambeth

- 3.1.4 Of the 12 events, 5 would be held exclusively in Lambeth, while the remaining 7 would be ‘cross boundary’ events that are held partly within the Lambeth side and partly within the Wandsworth side of the Common. This application relates solely to the 12 events taking place within the application site area, for which Lambeth is the local planning authority (that is, the area denoted by the red line in Figure 2 above). Details about events scheduled to take place exclusively on the Wandsworth side are provided in the wider event schedule to give a complete picture of events proposed for the Common. This is included within Appendix 5 of this report.
- 3.1.5 This year’s major event (“major event” meaning more than 20,000 attendees) will be operated by Festival Republic, in line with a strategy to reduce the number of events requiring individual build and break periods, and therefore reduce the time the event site is closed whilst maximising the income that could be generated from the site.
- 3.1.6 Furthermore, Part 4, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows 56 event days to take place under permitted development. EventLambeth have confirmed that some events will be occurring under permitted development, such as George Irvin’s Annual Funfair and FriendsFest. Events for which the applicant relies on the exercise of permitted development rights are not within the scope of this application.
- 3.1.7 Whilst details of Winterville have been provided, in terms of when this event may take place, this event does not form part of this planning application as the event site for it this year is proposed to be on the Wandsworth side of Clapham Common. It is understood that the event organisers will seek planning permission for this event in due course from LB of Wandsworth.

3.2 Comparison of the number of event days in previous years

- 3.2.1 Similar applications for the Common were approved by the Planning Applications Committee in 2017, 2018, 2019, and 2020. The table below provides a comparison:

2017	Application ref. 17/02093/RG3 proposed a total of 37 events over 165 ‘event days’ or 146 ‘calendar days’ on the Lambeth side of the Common.
2018	Application ref. 18/00058/RG3 proposed a total of 24 events over 201 ‘event days’ or 169 ‘calendar days’ on the Lambeth side of the Common.
2019	Application ref. 18/05422/RG3 proposed a total of 19 events over 91 ‘event days’ or 89 ‘calendar days’ on the Lambeth side of the Common.
2020	Application ref. 20/00056/RG3 proposed a total of 12 events over 86 ‘event days’ or 82 ‘calendar days’ on the Lambeth side of the Common.
2021	This application originally proposed 14 events of which two have already been cancelled, leaving a total of 12 events over 63 ‘event days’ or 59 ‘calendar days’ on the Lambeth side of the Common.

Table 3: Summary comparison of event days proposed in context of previous approved applications.

3.3 Event Categories

- 3.3.1 A detailed events schedule has been submitted with the planning application, which provides details of all events granted permits by EventLambeth in the 2021 calendar year (see Appendix 4 submitted by the applicant – Clapham Common Application Site Events Schedule 2021). These temporary events are categorised as small, medium, large and major events, based on the number of attendees as defined in all EventLambeth reports and brochures. For the purposes of consistency, the same terminology has been adopted for this planning application submission as was used in the previous Planning Applications Committee reports (17/02093/RG3, 18/00058/RG3, 18/05422/RG3, and 20/0056/RG3). The categories are set out as follows:

CATEGORY	NUMBER OF ATTENDEES
MAJOR	Over 20,000 attendees
LARGE	Up to but no more than 20,000 attendees
MEDIUM	Up to but no more than 5,000 attendees
SMALL	Up to but no more than 1,000 attendees

Table 4: Quantity of attendees for each event

3.4 Number of Event Days

- 3.4.1 The small and medium events generally only last a day, take up a small amount of space, require minimal infrastructure and attract a relatively small numbers of people in the context of the overall size of the Common. The impact of these events is relatively minor; this is elaborated upon in the assessment that follows.
- 3.4.2 Major events require more space and infrastructure and set-up and attract large crowds. These events are likely to have more of an impact on the Common, visitors, wildlife, the highway network and neighbouring residents and are the primary focus of this report.
- 3.4.3 The major events would also span multiple event days. For the purposes of this application, an “event day” is defined as any day where an event takes place on the Common, including days required for build (set-up) or de-rigging (removal) of associated infrastructure and enclosures. As such, each event commences when an organiser or operator arrives on site at the Common and starts to set up, through to when de-rigging is completed and the Common is clear of any of the event associated infrastructure or enclosures.

3.4.4 The proposed Festival Republic Concert Series and Festival event is scheduled to be on-site for 29 event days from 9th August 2021 to 6th September 2021. The event would require a premises licence. The application submission states that it would be open to visiting members of the public between 20th and 30th August 2021, with 6 major event days and 1 large event day occurring over the last two weekends of August, which consist of the following 7 days: 20th – 22nd August and 27th – 30th August. Two community days would also occur in between the major events which are scheduled at the weekends (days where a free event would be organised).

Festival Republic Concert Series and Festival Event	No. of Days Onsite	9 - 19 August	20 - 30 August	31 August - 6 September
Build (set-up)	11 days	1 2 3 4 5 6 7 8 9 10 11		
Event operation (public access)	11 days		12 13 14 15 16 17 18 19 20 21 22	
De-rig	7 days			23 24 25 26 27 28 29
Total	<u>29 days</u>			

Table 5: Event schedule showing total number of event days of the Festival Republic Concert Series and Festival Event

3.4.5 The submitted events schedule shows that 12 events over 63 ‘event days’ are proposed either solely on the Lambeth Side or as part of a cross-boundary event during the 2021 calendar year. This figure includes several small events for example, the Clapham Common Runthrough and the Colourscape Music Festival.

3.4.6 However, if an event day of a particular event would overlap with the event day of another, then for the purposes of this application, the days when events overlap will be treated as one single event day, even if more than one event is occurring on the Common on that day. The event schedule indicates that there would be 4 overlapping event days, on 15th August; 13th September; 18th September and; 19th September, which would amount to 59 ‘calendar days’, as opposed to 63 event days.

3.4.7 The proposed schedule involves the overlap of the major event (Festival Republic) with a small event (Runthrough) on one of the set-up days of the major event and, overlaps of a small event (Colourscape Festival) with two other small events (Bandstand Bed Harvest Festival and Trinity’s Family Walk and Fun Day) and a medium event (London to Brighton Do It For Charity). The cumulative impacts of events are considered in the officer assessment.

3.5 Number of Events to take place across Clapham Common

- 3.5.1 The wider events schedule (that is, events across Clapham Common, including the Wandsworth side, and events occurring under permitted development) indicates that there would be a total of 18 events held on the whole of Clapham Common, 5 of which would be solely on the Lambeth side, 8 events would cross the boundary between Lambeth and Wandsworth and 5 events would be solely within Wandsworth.
- 3.5.2 The Ice Rink event is scheduled to occur on the Lambeth side of the Common, but is not included as part of this application. Furthermore, events which take place in Wandsworth do not form part of this planning application. These have been included for information purposes only. A full breakdown based on event categories is shown in Table 6 below:

CATEGORY	LAMBETH ONLY	CROSS BOUNDARY	WANDSWORTH ONLY	TOTAL
Major	1			1
Large				0
Medium	1	2	2	5
Small	3	6	3	12
TOTAL	5	8	5	18

Table 6: Number of events based on category (capacity)

- 3.5.3 Table 5 provides a schedule of the major event, which is scheduled between 9th August 2021 and 6th September 2021.
- 3.5.4 Figure 3 shows the location of the major event site. This site area is located on the north-east side of the Common and is indicated by a purple boundary. The hatched purple line shows an extended site area for the major event (Festival Republic).

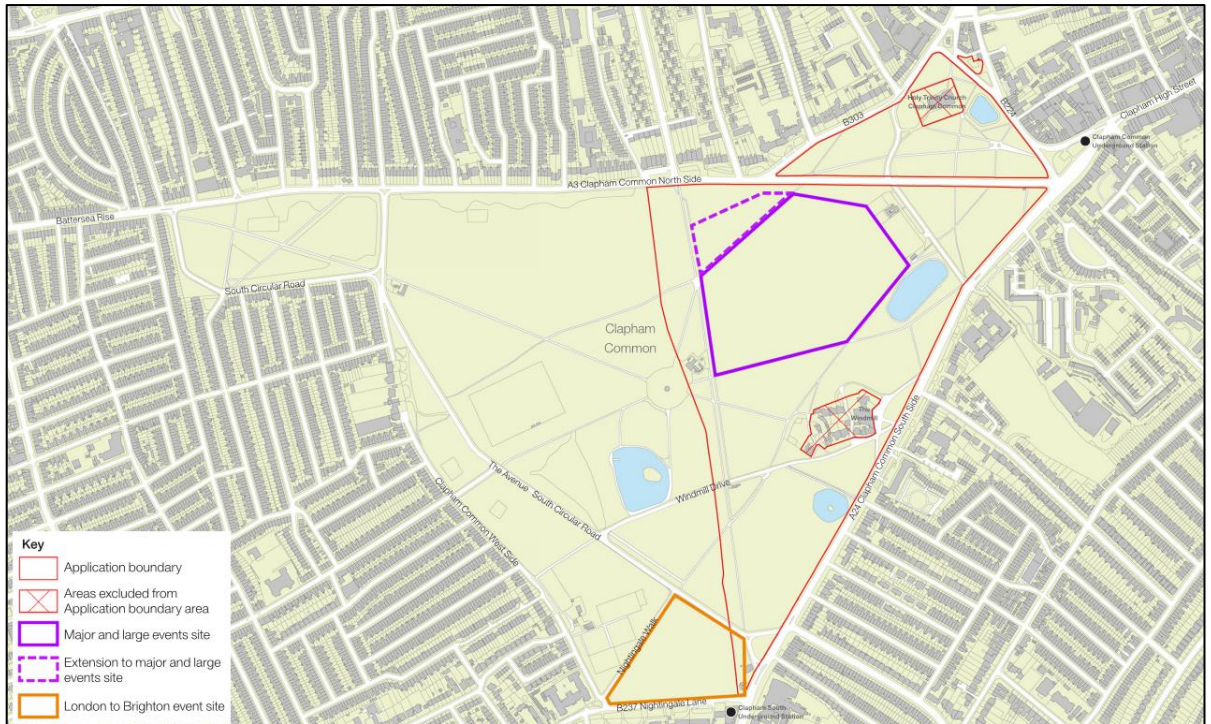


Figure 3: Major event location

3.5.5 The scheduled events solely on the Wandsworth side are detailed in Table 7 below. Whilst these events do not form part of the application submission, they are provided in order to inform consideration of the cumulative impact of the event schedule on the wider Common.

CATEGORY	EVENT	Duration (including building days)	NO. OF EVENT DAYS
Major (0)			0
Large (0)			0
Medium (2)	Circus Extreme (800 daily attendees)	8/10/21 – 24/10/21	17 days
	Winterville 2021 (3,000 daily attendees)	28/10/21 – 6/1/22	72 days
Small (3)	Friendsfest (500 daily attendees)	20/6/21 – 14/7/21	25 days
	Halloween Fair	27/9/21 – 9/11/21	44 days
	George Irvin's Festival Funfair (450 daily attendees)	11/12/21 – 4/1/22	25 days

Table 7: Schedule of events on the Wandsworth Side

3.6 Installation of Temporary Structures

3.6.1 The proposal seeks permission for the erection of temporary structures, including site enclosure fencing, stages, marquees, tents and stalls for temporary periods. The largest of these structures would be located on the 'Events Field' which the Council's Parks and Open Spaces team have stated already receives regular use for large scale commercial events. This is shown in Figure 3 above.

- 3.6.2 The 'Events Fields' is situated between Long Road to its northern boundary, Rookery Road to its north-eastern boundary and Long Pond and the Windmill public house, which is Grade II listed, to its south-eastern boundary. The organisers of large and major events are required to fence off areas of the Common to keep park users clear of construction activity necessary for site set-up and dismantling and to better manage space, people and, for security and reasons. The perimeter fencing would comprise of transparent 'Heras' fencing, which is generally 2 metres high and solid metal fencing, dark green in colour.
- 3.6.3 The largest structures of the proposal, with respect to scale, form and massing, would be associated with the major events. Festival Republic would include a main stage and several smaller stages. It is likely to have the same set up as SW4 2019, therefore an image of the main stage from the SW4 2019 event is shown as an example in Figure 4 below. The main stage height is approximately 15m, with a big top height of 24m, and the perimeter steel-shield would be 3.4m.
- 3.6.4 Details of access arrangements, waste management, delivery/servicing are provided within the Transport section of this report.



Figure 4: Photo of main stage of SW4 2019

3.7 Description of Events in 2021 application

Major Event

Festival Republic: Festival Republic is the only major event and has a total of 29 days (including rigging and de-rigging) allocated, however this would not be a continuous event. It would consist of two weekends of music events over 6 event days, rather than a condensed period of events across two weeks, as demonstrated in table 5 and explained in paragraph 3.4.4. The equipment would be erected on 9 August, then the event would finish on the August Bank Holiday weekend (30 August), with the equipment removed by 6 September.

- 3.7.1 The proposed 6 major event days, when concerts would take place include the following days: Saturday 21 August – Sunday 22 August, and Friday 27 August – Monday 30 August. Between 23 August and 26 August, when the equipment is still in place, this cordoned off area will have two community days.

Medium Events

- 3.7.2 There are three medium events proposed; Outdoor (Luna) Cinema, London to Brighton Do It For Charity, and Cancer Research Race For Life and Pretty Muddy.
- 3.7.3 **Outdoor (Luna) Cinema:** this event consists of an outdoor cinema in the main events site. The equipment would be set up on 27 May and the event would take place on 31 May. The equipment would be removed on 1st June, lasting for a total of 6 days. It would have up to (and no more than) 5,000 participants total, and it is expected to receive 1,000 attendees daily.
- 3.7.4 **London to Brighton Do It For Charity:** this event consists of a bike ride starting at Clapham Common. The equipment would be set up on 19th September and the event would last one day, with the equipment removed the same day. It is expected to have 4,000 participants. It would take place in the southern section of Clapham Common, mostly on the Wandsworth side, but overlapping onto the Lambeth side of the Common.
- 3.7.5 **Cancer Research Race for Life and Pretty Muddy:** this event would take place mainly on the funfair site and redgra, on the Wandsworth side of the Common, however there will be obstacles set up around the Common. It would also have up to (and no more than) 5,000 participants, with 3,000 attendees expected a day. The event set-up would begin on 1st October and the event would take place on 2nd October, with equipment de-rigging taking place on 2nd October. This event consists of a run through the Common through an obstacle course.

Small Events

- 3.7.6 **Runthrough Clapham Common and Chase the Sun:** Five events taking place will be running events, which will take place for one day only (including rigging and de-rigging). They will take place on the funfair site, with some structures setup around the Common to aid the runners. The events will occur on 8 May, 16 June, 21 July, and 15 August.

- 3.7.7 **Street Child Spring Sprint:** This small event is a new charity event for 2021. The rigging will begin on 15 May, and the event will take place on 16 May, with de-rigging happening the same day. It will be located on the Funfair site, with small infrastructure setup across the Common to help the runners.
- 3.7.8 **Bandstand Beds Harvest Feast:** This small event will be the Bandstand Beds Harvest Feast; this will take place on 18 September (no additional rigging and de-rigging days). The bandstand is located on the Wandsworth side of the Common however, it is close to the boundary with Lambeth so there is likely to be an overlap. This is a community event.
- 3.7.9 **Colourscape Festival:** The event is the Colourscape Festival, which consists of colourful tunnels around the Common with music events. Equipment setup will commence on 7 September, with the event starting on 11 September. The event would continue until 19 September with de-rigging completed by 23 September; lasting for an overall total of 17 days. It is likely that this event will not take place on the Common because another site has been identified for the event at an earlier date. There is a contingency plan in place should the event take place on the Common in the event that there is bad weather. This event overlaps with London to Brighton Do It For Charity bike ride, the Bandstand Beds Harvest Feast, and Trinity's Family Walk and Fun Day.

4 RELEVANT PLANNING HISTORY

- 4.1.1 This application follows on from four previously approved planning applications (ref. 17/02093/RG3, ref. 18/00058/RG3, ref. 18/05422/RG3, and ref. 20/006/RG3) for events on Clapham Common for 2017, 2018, 2019, and 2020 respectively.
- 4.1.2 Application ref 17/02093/RG3 was approved on 04.07.2017 for the "Temporary use of parts of Clapham Common for a range of small, medium, large and major events in 2017, including installation and de-installation of temporary infrastructure including fencing, lighting, PA systems, stages, temporary structures and other ancillary works."
- 4.1.3 Application ref: 17/02507/RG4 was approved on 17.10.2017 for the "Temporary installation and use of an area of Clapham Common for Winterville 2017 festival operational from 23/11/2017 to 01/01/2018, including an ice rink, cinema, indoor miniature golf, entertainment tents, fairground rides, catering and market stalls, production cabins, lighting, and other associated structures including perimeter fencing, vehicular servicing and temporary display of signage comprising graphic/artistic displays and way finding signs."
- 4.1.4 Application ref: 17/02508/ADV was approved on the 17.10.2017 for the "Temporary display of signage comprising graphic/artistic displays and way finding signs".
- 4.1.5 Application ref. 18/02758/RG4 was approved on 09.10.2018 for the "Temporary installation and use of an area of Clapham Common for Winterville 2018 festival, operational from 15/11/2018 and 23/12/2018, including an ice rink, roller disco, cinema, indoor miniature golf, entertainment tents, fairground rides, catering and market stalls, production cabins, lighting, and other associated structures including perimeter fencing, vehicular servicing". (Town Planning consent ref: 18/02758/RG4 and Advertisement Consent ref: 18/03753/ADV applications received).

- 4.1.6 Application ref: 18/00058/RG3 was approved on 17.04.2018 for the “Temporary use of parts of Clapham Common for a range of events in 2018, including installation and de-installation of temporary infrastructure, including fencing, light, PA systems, stages, temporary structures and other ancillary works.”
- 4.1.7 Application ref: 18/05422/RG3 was approved on 23.04.2019 for the “Temporary use of parts of Clapham Common for a range of events in 2019, including installation and de-installation of temporary infrastructure including fencing, lighting, PA systems, stages, temporary structures and other ancillary works.”
- 4.1.8 Application ref: 18/05422/RG3 was approved on 23.04.2019 for the “Temporary use of parts of Clapham Common for a range of events in 2019, including installation and de-installation of temporary infrastructure including fencing, lighting, PA systems, stages, temporary structures and other ancillary works.” The Planning Applications Committee resolved to grant conditional planning permission, subject to the following additional informatives:
- An informative to condition 9 requesting that where possible, delivery vehicles be consolidated and the use of electric vehicles be considered;
 - An informative suggesting that event organisers publicise details of cycle parking on ticket email confirmation and on the event websites;
 - An informative requesting that event attendees be asked why they did not travel by bicycle;
 - An informative to encourage the event organisers to continue working with Lambeth Cyclists.

The above points have been taken into account in this assessment and are discussed in the relevant sections of this report.

- 4.1.9 Application ref: 19/04694/DET was approved on 20.02.2020 for the “Approval of details pursuant to conditions 14 (transport monitoring report) and 15 (track pad details) of planning permission ref. 18/05422/RG3 (Temporary use of parts of Clapham Common for a range of small, medium, large and major events in 2019, including installation and de-installation of temporary infrastructure including fencing, lighting, PA systems, stages, temporary structures and other ancillary works.). Granted on 18.06.2019.”
- 4.1.10 Application ref: 20/00056/RG3 was approved on 12.05.2020 for the “Temporary use of parts of Clapham Common for a range of small, medium, large and major events in 2020, including installation and de-installation of temporary infrastructure including fencing, lighting, PA systems, stages, temporary structures and other ancillary works.” The Planning Applications Committee resolved to grant conditional planning permission.

5 CONSULTATIONS

5.1 Statutory External Consultees

Environment Agency – 2 February 2021

No comment

Historic England – 2 February 2021

No comment

Natural England – 15 February 2021

No objection

Greater London Authority – 23 March 2021

No objection.

London Plan 2021 policies on Metropolitan Open Land, heritage and transport are relevant to this application. The application complies with these policies, for the following reasons:

- Principle of development: The installation of temporary structures for outdoor recreation use for a temporary period on Metropolitan Open Land constitutes appropriate development and is therefore acceptable in land use terms. Mitigation measures are proposed to ensure that the land is returned to its existing or a better condition.
- Heritage: The proposed events site within Clapham Common would not harm nearby listed buildings or the Clapham Conservation Area owing to its siting within the Common and the temporary nature of the structures proposed.
- Transport: There are no strategic transport concerns. TfL has representation on the Lambeth Events and Safety Advisory Group and will continue to liaise with the applicant with respect to events management.

The Mayor does not need to be consulted again on this application.

Transport for London – 18 March 2021

No objection subject to the following:

- It is important that vehicles do not stop on the cycle lane to drop-off or pick up passengers. TfL requests that this is better enforced during events.
- It is understood that cycle parking will be provided, this is welcomed.
- TfL would welcome the promotion of active and sustainable modes of transport for people attending the festival.
- It is understood that in the previous events, delivery vehicles which arrived early or missed their delivery slot were held on the funfair site, off street. This is supported.
- The applicant should note that TfL has a scheme to introduce a new signalised pedestrian crossing on the A205 The Avenue near the junction with the A24 Clapham Common.
- TfL welcomes the recommendation for the signage and wayfinding from public transport modes to the festival to be improved.
- The footway and carriageway on the A3 Long Road and the A24 Clapham Common South Side must not be blocked during the installation and removal of infrastructure. Temporary obstructions during the works must be kept to a minimum and should not

encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A3 Long Road and the A24 Clapham Common South Side.

- All vehicles associated with the works must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.
- No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>

Officer's response: *There is a double red line along most of the cycle highway on the A24; stopping at any time on the double red lines is not permitted and this is enforced by traffic wardens and civil enforcement officers. Officers brought this to the attention of TfL, who withdrew their objection to this, stating the current measures are sufficient. Condition 10 will address taxi-drop-off locations, signage and way-finding and cycle parking provision. Informatives 10 -14 are included to address the other comments.*

5.2 Internal Consultees

LBL Design and Conservation – 17 March 2021

Given that we are not being asked to comment on the majority of the events being held on the Wandsworth side of the common, it seems only two events will last longer than a week and are in line with previous years' duration.

No objections to the events proposed by this planning application.

Officer's response: *Noted. This will be assessed within section 8.*

LBL Transport – 15 February 2021

As a result of review of data from last year events, it was requested that the mini-cab and taxi management strategy is revised to incorporate the recommendations submitted in the applicant's Transport Monitoring Report.

No objections subject to conditions relating to: a revised signage strategy (condition 10); reversing restrictions (condition 8); delivery restrictions (condition 9); use of track pads (condition 15); cycle parking (condition 10) and monitoring report of cycling (condition 14) and *the submission of Event Site Management Plan (ESMP), Travel Plan and Delivery and Servicing Plan for all large and major events and the use of banksmen for servicing.*

Officer's response: *The submission of Event Site Management Plan (ESMP), Travel Plan and Delivery and Servicing Plan for all large and major events and the use of banksmen for servicing will be secured as part of licensing application, as it has been done in previous years. However, a full ESMP for the major event, will be secured via condition 17, which will include details of Delivery and Servicing*

Parks and Open Spaces – 5 February 2021

We have no objections to this application with respect to biodiversity or public open space matters.

If any large and major events are proposed for other locations (areas outside the main events location) on Clapham Common that, as identified in the ecological impact assessment, are of higher ecological sensitivity and where the risks of adverse ecological harm are greater, then we would expect additional information and assessments to be undertaken and submitted to us for comment and approval before these can take place.

We would also expect there to be an appropriate ground protection and reinstatement strategy for any events in these ecologically sensitive locations which we would need to see and approve prior to the event being accepted and delivered.

Officer's response: *A condition to secure a further Ecological Mitigation and Management Plan (EMMP) is recommended should any large and major event locations move to areas outside the main events location. This would ensure appropriate mitigation take place to limit potential ecological implications (Condition 13). Condition 1 will require the all events to be operated in accordance with the submitted information, including the ecological management and mitigation Plan. Condition 15 would secure the final details of track pads.*

LBL Policy – 24 February 2021

No objection. The temporary use of open space for performance and creative work is supported by ED11 (d) of the Lambeth Local Plan. However, this is subject to compliance with other policy.

The site is protected as open space and MOL and it must be demonstrated that the temporary development does not harm the MOL. The impact on the openness of the MOL must be considered; regard should be had to the Planning Practice Guidance which states the courts have identified a number of matters, which may need to be taken into account in making this assessment. Although the policy has limited weight at this stage, regard should also be had to policy ED13e) of the DRLLP Proposed Submission Version which states open space will be expected to be returned to its previous use and improvements made to the quality of the open space.

Officer's response: *Noted. The assessment will include the impact of the openness of the MOL in terms of DRLLP policy and measures to ensure the protections of the open space are included.*

Refuse and Waste (Veolia Waste Management) – 19 February 2021

No objection. Temporary waste arrangements will be made for each event nearer the time between the Parks team and the LBL waste contractor.

Officer's response: *Events held on the Common are required to be accompanied by a waste management plan approved by Event Lambeth as part of the event applications process. Further details of waste management are provided within the report (paragraph 7.5.22-7.5.26).*

Bioregional – 17 February 2021

No objection. Noted that many of the sustainability requirements within Lambeth Local Plan Policies EN3 and EN4 and the London Plan 2021 should not apply due to temporary nature of the events. Recommended a condition to encourage event organisers to comply with the guidance set out in the "Lambeth Green Events Guide" document.

Officer's response: *This is addressed in section 7.3. An informative rather than condition is recommended to address this (informative 7).*

Regulatory Support Services [Noise Pollution] – 14 February 2021

The licensing of the proposed events is the principal mechanism for ensuring that potentially adverse impacts on the neighbourhood are appropriately controlled. All events are required to comply with the EventLambeth Guidance on the control of sound at outdoor events (2016) and other measures to minimise disturbance to local residents and the wider locality.

It is considered that the major and large events have the greatest potential for causing off-site noise impacts due to their scale and duration. As with previous applications, it is recommended conditions are imposed to support the licensing of events involving music performances or other amplified sound.

Officer's response: *This is addressed in section 7.4. Condition 16 is included to ensure an additional (fourth) noise monitoring point is used.*

Regulatory Support Services [Food and Health & Safety Team] – 5 February 2021

No objection

5.3 Other Consultees

Clapham Society – 18 February 2021

As in previous years, the Clapham Society objects to this 'blanket' approval process, which is designed solely to reduce the scrutiny that individual events receive. Large scale events on Clapham Common are hugely controversial and extremely impactful on the local environment and residents. Lambeth has a duty to ensure each event is properly assessed by the PAC through the planning process. Having observed the PAC consider this 'blanket' application in person in previous years, I can say that the quality of discussion and oversight was very poor with key issues simply not even discussed. If Lambeth wants local 'buy in' to its Events strategy it needs openness and transparency and, this planning application is the opposite of that. What does Lambeth have to hide? If efficiency is what is driving this 'blanket' approval, we propose a tiny increase in the levies charged to commercial event organisers to cover the costs (which we suspect are in reality de-minimus) of permitting proper event-by-event PAC scrutiny.

Officer's response: *The application includes details of each event, which allows for individual scrutiny and has included all events for 2021 to ensure the cumulative impacts can also be taken into account and highlighting where any further applications are proposed to be made.*

Clapham Common Management Advisory Committee (CCMAC)

No comments received.

5.4 Adjoining owners/occupiers

- 5.4.1 A total of 7 (seven) site notices were displayed from 10 February 2021 and a further 5 (five) site notices were displayed from 21 March 2021. The application was advertised in the local paper on 3 February 2021. The formal consultation period ended 14 March 2021.
- 5.4.2 318 representations were received during the consultation period; 315 were in objection, 1 was in support, and 2 were neutral. A summary of the concerns raised is set out below:

Summary of objections	Response
<p>Use of the Common:</p> <p>Fencing off a section of the Common for events means less space for local residents of Clapham Common.</p> <p>This is following on from the closure of a section of the Common for the rejuvenation of the grass.</p>	<p>A maximum of 10% of the Common will be unavailable at any one time, as demonstrated on the site plan for the major event; 90% of the Common would be available for use by the local community.</p>
<p>Amenity/Noise:</p> <p>Noise pollution, including lack of clarity on Festival Republic (the major event).</p>	<p>It is considered that amenity impacts would be appropriately managed and mitigated. Please refer to Section 7.4 for full assessment of the noise associated with the proposals. It is considered that sufficient information has been submitted with the application to enable it to be determined in planning terms.</p>
<p>Anti-social behaviour</p>	<p>As part of the licensing process, all events are required to submit information relating to security, health and safety. All large and major events are required to submit very detailed Security Plans which are reviewed by the Lambeth Event Safety Advisory Group (SAG). Membership of SAG includes the Metropolitan Police who will continue to engage with the event organiser regarding security measures as part of the licensing process. EventLambeth would continue to liaise with the Metropolitan Police during the operation of Events as per previous years through the SAG process.</p> <p>Please refer to Section 7.8 for a detailed discussion of crime mitigation measures including engagement with the Metropolitan police.</p>

<p>Litter</p>	<p>The control of waste management will be secured as part of the terms and conditions of a subsequent Event Lambeth permit to be issued to each separate event organiser.</p> <p>These requirements are set out in a document titled: 'Park Event terms and conditions for the hire of a Lambeth Park or other open Space for Events (2017)'. The Event Lambeth permit is issued in accordance with this documents, which secures certain requirements for the management of litter, bins, and recycling for events to be carried out within the borough's parks and open spaces. These conditions require that each event organiser to be responsible for:</p> <ol style="list-style-type: none"> 1. The provision of suitable refuse receptacles; 2. Litter picking on the event ingress and egress routes; 3. Additional picking in the local area, if required 4. The organising of litter picking, sweeping and collection services <p>Section 7 of the planning statement 'Clapham Common Planning Application for Temporary Events 2021' confirmsthat if additional street cleaning by the Council's contractor is brought in for the events then this charge will be taken from the event organisers' damage deposit to reimburse the Council. If residents report issues of litter the cleaning crews are sent to those locations. This is also secured via the terms and conditions of the Event Lambeth permit.</p>
<p>Excessive Duration/impact on open space:</p> <p>Duration of events are excessive, when considering the rigging and re-rigging time.</p>	<p>The impact of the time periods associated with the events is assessed in section 7.2 below.</p>
<p>Loss of access to open space</p>	<p>Officers are of the view that the proposal is consistent with policies relating to the use of open space. This is discussed in further detail at section 7 of this report.</p>
<p>Impact on the aesthetics of the Common, especially following the rejuvenation of the grass in parts of the Common</p>	<p>The proposed structures are temporary. It is considered that there would be no harm to heritage assets, and this is assessed in more detail in the Design and Conservation assessment at section 7.2.</p> <p>The Council's ecologist has raised no objection to the application. Officers have given full consideration to the</p>

	<p>impact of events on biodiversity, please refer to section 7.3 of this report</p>
<p>Impact on the soft landscaping</p>	<p>The Council's ecologist has raised no objection to the application. Officers have given full consideration to the impact of events on biodiversity, please refer to section 7.3 of this report.</p>
<p>Transport:</p> <p>Additional traffic</p>	<p>The Council's Transport officer has raised no objection to this application and noted that monitoring data from previous years demonstrates the transport impacts to be within acceptable limits.</p> <p>A full assessment of transport impacts is included in section 7.5 of this report.</p>
<p>Environment:</p> <p>Impact on newly rejuvenated grass</p>	<p>The control of any damage to the common will be secured as part of the terms and conditions of a subsequent Event Lambeth permit to be issued to each separate event organiser.</p> <p>A damage deposit is taken from all event organisers and this is held against any damage caused by the event. Where reinstatement is required following an event, this is agreed in consultation with the parks team who undertake the work. The event organiser pays for all the requisite reinstatement as part of the terms and conditions of the Event Lambeth permit to hold the event.</p> <p>EventLambeth works with colleagues in the Parks team to look at works that can be done to prepare and maintain areas pre and post event season. This is discussed and agreed upon at the start of the year and is not linked to any event reinstatement requirements.</p> <p>Landscape management, include a Grounds Management plan that contains information on how damage to the existing parkland will be prevented, is also required as part of the permit application.</p>

Impact on climate change	<p>The proposed development is for temporary installations and structures that will be in operation for approximately 29 days for Festival Republic. Therefore, due to the temporary nature of the application the sustainability requirements within LLP Policies EN3 and EN4 and the LP do not apply. This includes all of policy EN3 (the requirement to connect to a decentralised energy network where possible) and LP Policy SI 2 C (meeting a 35% reduction in carbon emissions).</p> <p>Regarding LLP policy EN4 (sustainable design and construction), a BREEAM assessment will not be required due to the temporary nature of the development, neither would measures to address climate change adaptation be necessary.</p> <p>The Sustainability officer has recommended a condition addressing the suggested ways to reduce the environmental impacts of events, as set out in the “Lambeth Green Events Guide”. As compliance with the essential requirements set out in this document form part of the event licencing process, a condition is not required as it would duplicate processes already in place. However, an informative is recommended to encourage meeting higher (‘desirable’) sustainability measures set out in the “Lambeth Green Events Guide” where possible.</p>
<p>Procedural/Consultations:</p> <p>‘Blanket’ approval for a period of twelve months reduces the amount of scrutiny of each event.</p>	<p>Permission is sought for a limited number of events, which have been detailed above. Each event is scrutinised within this application. The proposal comprises events within the Lambeth part of the Common between 13 March 2021 and 2 October 2021 only.</p>
<p>Consultation with/approval of the Secretary of State required.</p>	<p>It is acknowledged that approvals under other legislation may be required but this is not a material planning consideration.</p>
<p>Lack of consultation</p>	<p>The LPA has undertaken a full consultation in line with the Statement of Community Involvement, with letters sent to local dwellinghouses, site notices being displayed around the Common, and an advert of the application placed in the local press.</p>

Information missing from application	All documents submitted for this application have been made available, with the exception of the plan for the stage set up for Festival Republic, which is confidential due to safety reasons. Documents relating to this application have been made available from the start of the consultation process and remain publicly available to date.
Other Matters: Objections to Winterville event	Winterville is not included within this application and is only shown on the event schedule for reference of the potential full calendar year of events.
The planning application is solely for monetary gain/ commercialisation of the Common	The public benefits associated with proposals are set out at paragraph 7.1.9 of this report
Conflict of interest between Lambeth as the LPA and as owner of the site.	In line with the Town and Country Planning Act 1990 (Section 316) the application is to be determined by Lambeth Council in its capacity as the local planning authority. The application has been assessed against the relevant policies of the development plan in the same manner as any other application would be assessed.
Legal right to fence off Common land	Assessment of the application is concerned only with the planning merits of the proposed use of land, not with whether other consents may be required for the land to be used in the manner proposed.
Impact on COVID-19 pandemic	While there is no planning policy which deals with the impact of COVID-19, the applicant will be required to comply with general law. This is explained further in paragraph 7.8 – Crime Prevention, Visitor Management, and Public Safety. Furthermore, the applicant will be required to submit further details on the safety of visitors in this regard, which is secured via condition 18.

5.4.3 The comments submitted in support of the proposal are summarised as follows:

- Events bring visitors to Lambeth, benefiting the local community and businesses, as well as showcasing the borough's arts, culture, music, diversity and charitable causes.
- Events provided revenue for the borough and supports local businesses.
- The levy generated to support the ongoing maintenance of the Common is welcome.

6 POLICIES

6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material

considerations indicate otherwise. The development plan in Lambeth is the new London Plan (2021) (LP) and the Lambeth Local Plan (September 2015) (LLP). This application is also subject to the heritage statutory provisions as set out in the agenda pack and heritage analysis of the report.

- 6.1.2 Following the successful completion of the Examination process and formal consent to publish by the Secretary of State, on 2 March 2021 the Mayor of London formally published the new London Plan which now has full weight in planning decisions.
- 6.1.3 The LLP is currently under partial review to ensure it complies with amendments to the National Planning Policy Framework (NPPF) and the new London Plan. The Draft Revised Lambeth Local Plan (DRLLP) underwent public consultation under Regulation 19 of the Town and Country Planning (Local Plans) (England) Regulations 2012 between 31 January and 13 March 2020 and was submitted to the Secretary of State for examination on 22 May 2020. The examination hearing took place between the 27 October and 13 November 2020. The Inspector's proposed main modifications will be made available for public consultation between 15 February and 29 March 2021. Those draft policies that are unaffected by proposed main modifications can be considered to have significant weight at this point, with moderate weight afforded to those policies that are subject to proposed main modifications.
- 6.1.4 The latest NPPF was published in 2018 and updated in 2019. This document sets out the Government's planning policies for England including the presumption in favour of sustainable development and is a material consideration in the determination of all applications.
- 6.1.5 The current planning application has been considered against all relevant national, regional and local planning policies as well as any relevant guidance. A full list of relevant policies and guidance has been set out in Appendix 3 to this report.

7 ASSESSMENT

7.1 Land Use

- 7.1.1 Policy G3 of the LP (2021) relates to Metropolitan Open Land (MOL) and seeks to give the strongest protection of MOL from inappropriate development, giving the same level of protection as that proffered to the Green Belt. Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL.
- 7.1.2 When considering an application involving MOL, reference to the 'Green Belt' needs to be read as reference to MOL. Paragraphs 133-147 of the National Planning Policy Framework (NPPF 2019) relate to protecting Green Belt land. It states within paragraph 133 that *"the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*. Paragraph 144 further states that *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt". "Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations"*.

7.1.3 Policy EN1 (Open space and biodiversity) of the LLP states that the Council will meet the requirements for open space by maintaining open spaces and their function. Development which would involve the loss of existing public or private open space will not be supported unless certain criteria is met. Paragraph 9.2 of explanatory text of this policy discusses MOL and refers to the criteria set out by LP Policy G3. Policy EN1 of the DRLLP reiterates this approach. While the DRLLP is emerging policy and would therefore have some weight, the adopted policy has full weight. .

7.1.4 Clapham Common is a large public open space bounded by main roads and mature trees. The Common has a long history and tradition of sports, recreation and cultural uses and, contains purpose-built structures such as the Bandstand to host events. Supporting text to Policy PN5 of the LLP at paragraph 11.50 recognises that the Common is:

“...an extremely popular community space and venue for formal and informal leisure and recreational activities. The Common’s sports facilities include football, rugby and lacrosse/hockey pitches, tennis and basketball courts, and a bowling green; all of which are used for local sports participation. It also hosts festivals and music events, some of which draw up to twenty thousand participants and spectators, with people coming across the capital and beyond.”

7.1.5 The use of the borough’s open spaces for cultural activities is supported by LLP Policy ED11(d) which states *“Temporary use of vacant commercial premises, open space, and public realm for performance and creative work will be supported, subject to the nature of the proposed activity and the requirements of other policies.”* As such, it is considered that the principle of the proposed temporary use of parts of the Common for events complies with Policy ED11.

7.1.6 As noted in LLP Policy ED11, the nature of the proposed activity must also be considered. A broad range of events is proposed within the application and those falling within the major and large category include a music festival, which would take place on the events site located in the northern part of the Common. The Clapham Common Application Sites Events Schedule 2021 outlines each event and its size/space taken up. This would involve the temporary closure of approximately 8ha of land, which is less than 10% of the Common. Whilst this is a large area of land, it is not considered to be significant in the context of the whole of the Common. Furthermore, the temporary enclosures associated with major event would be in place for relatively short periods of time: Festival Republic (29 days), with no large events proposed. The Festival Republic will have 6 days when actual events take place spread across 2 weekends, as opposed to a compressed 2-week programme.

7.1.7 No more than 10% of the Common would be enclosed by temporary fencing for use for events at any one time. Whilst the proposal includes several medium and small events, minimum infrastructure would be required for many of them, for example, a few tables (charity runs), which would not occupy more than a few square metres. Furthermore, whilst a large proportion of the proposed events would take place between March and October, the public would continue to have access to at least 90% of the Common at any one time, including the summer when the demand for public access is likely to be the greatest.

7.1.8 Overall, given the relatively small area of MOL land that would be enclosed by temporary fencing at any one time and the temporary nature of the proposed uses and associated structures, officers consider that the proposals do not represent an inappropriate form of development within the MOL and, would preserve the openness of the Common. As such, the proposals are considered to comply with Policy EN1, ED11 and PN5 of the LLP (2015), EN1 of the DRLLP, and Policy G3 of the LP (2021).

7.1.9 Should Members conclude that the proposal would cause a degree of harm to the MOL, officers are of the opinion, (having regard to the fact that the strongest protection should be given to the MOL) that the benefits accruing from the proposed events would clearly outweigh any harm to the MOL. These benefits are outlined below:

Community:

- EventLambeth has advised that, in line with the adopted Lambeth Events Strategy, part of the income from the events would be allocated to the parks service budget to administer and spend in consultation with local stakeholders. This includes grants allocated through the Community Events Fund and Training Programme, which recently provided financial support to events organised by local organisations such as Clapham Park Project, Friends of Clapham Common, Studio Voltaire and Bandstand Beds Association.
- All events held on Clapham Common pay a Park Investment Levy (PIL). The PIL paid by event organisers is reinvested back into the Common by the LB Lambeth Parks team and used for material improvements. Some of this money also goes into a funding 'pot' for locations that cannot generate income independently – this is decided by the LBL Parks service. In recent years, PIL has been used to pay for the installation of footpaths around the Bandstand Beds, additional bins, storage containers, improvements to the water supply around the Event Site and replacing the perimeter fencing to prevent vehicle incursions onto the Common.
- Due to the COVID-19 pandemic, the Park Infrastructure Levy (PIL) for 2020/2021 is forecasted to be £6,000. By comparison, the PIL from 2018/2019 was £128,474 and in 2019/2020 this was £60,258. The fall in expected PIL for 2019/2020 is largely due to Winterville festival not having taken place last year. It is forecasted that the PIL for 2021/2022 will be approximately £200,000 however, this depends on restrictions on leisure and sporting activity due to COVID-19. The increase in the forecast from 2020 onwards is related to the method of PIL calculation, which changed in 2020 and is now linked to the overall charges for the event received by the Council rather than number of attendees. These figures are outlined within the submitted document titled 'Appendix 4 – New Contract for Clapham Common'.

Sports:

- London to Brighton Do It For Charity event includes 'grass root' sporting events which allow for sports teams to partake in sports days on existing outlined pitches on the Common.

Economic:

- The influx of attendees into the area would increase the potential users of nearby commercial operators within Clapham District Centre and Clapham South Local Centre. Policy PN5 of the LP and accompanying text in paragraph 11.48 recognises that leisure and hospitality play an important role in Clapham's economy.

Cultural:

- The large number of events proposed including performance of acts and creative works would add to the cultural offer available to residents and is supported by Policy PN5 of the LLP which seeks to encourage provision for cultural, creative, visual and performing arts.

7.2 Design and Conservation

- 7.2.1 The beginning of the Agenda Pack contains a summary of the legislative and national policy context for the assessment of the impact of a development proposal on the historic environment and its heritage assets. This is in addition to Lambeth Local Plan and London Plan policies.
- 7.2.2 In considering the application of the legislative and policy requirements referred to above, the first step is for the decision-maker to consider each of the designated heritage assets (referred to hereafter simply as “heritage assets”) which would be affected by the proposed development in turn and assess whether the proposed development would result in any harm to the heritage asset.
- 7.2.3 The decision of the Court of Appeal in *Barnwell Manor* confirms that the assessment of the degree of harm to the heritage asset is a matter for the planning judgement of the decision-maker.
- 7.2.4 However, where the decision-maker concludes that there would be some harm to the heritage asset, in deciding whether that harm would be outweighed by the advantages of the proposed development (in the course of undertaking the analysis required by s.38(6) PCPA 2004) the decision-maker is not free to give the harm such weight as the decision-maker thinks appropriate. Rather, *Barnwell Manor* establishes that a finding of harm to a heritage asset is a consideration to which the decision-maker must give considerable importance and weight in carrying out the balancing exercise.
- 7.2.5 There is therefore a “strong presumption” against granting planning permission for development which would harm a heritage asset. In the *Forge Field* case the High Court explained that the presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But a local planning authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 7.2.6 The case-law also establishes that even where the harm identified is less than substantial (i.e. falls within paragraph 196 of the NPPF), that harm must still be given considerable importance and weight.
- 7.2.7 Where more than one heritage asset would be harmed by the proposed development, the decision-maker also needs to ensure that when the balancing exercise is undertaken, the cumulative effect of those several harms to individual assets is properly considered. Considerable importance and weight must be attached to each of the harms identified and to their cumulative effect.

- 7.2.8 What follows is an officer assessment of the extent of harm which would result from the proposed development to the nearby heritage assets; this includes Conservation Areas and neighbouring Listed Buildings.

Impact on heritage assets: Conservation Areas

- 7.2.9 Paragraph 196 of the NPPF states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.” In this instance, the designated heritage asset is the Clapham Conservation Area and the adjoining conservation area within the LB Wandsworth side of Clapham Common.
- 7.2.10 Policy Q22 of the LLP 2015 and DRLLP 2020 (Conservation areas) states that development proposals affecting conservation areas will only be permitted where they preserve or enhance its character and appearance, which is achieved by respecting and reinforcing the established, positive characteristics of the area, including building line, siting, design and overall form.
- 7.2.11 The application site is located within the Clapham Conservation Area (CA1). Figure 6 shows the extent of the Clapham Conservation Area. The Clapham Conservation Area is centred on Clapham Common which is levelled wide open space bounded by main roads and mature trees. The historic Clapham Village Old Town is included within the conservation area and has some of the oldest properties in Lambeth dating back to 1706. As the area began to develop in the late 1700s, properties were built away from the village on land overlooking the Common; an assortment of Georgian terraces, Victorian villas and mansion blocks survive today. The roads radiating from the Common, are an eclectic mix of development which characterise the development of the area, ranging from grand Crescents and Squares to more modest Georgian workers’ cottages. The Clapham Common Conservation Area is a wide, open space of Clapham Common with historic grand houses that front onto it. It is noted that the Wandsworth side of the Common is also designated as a Conservation Area.

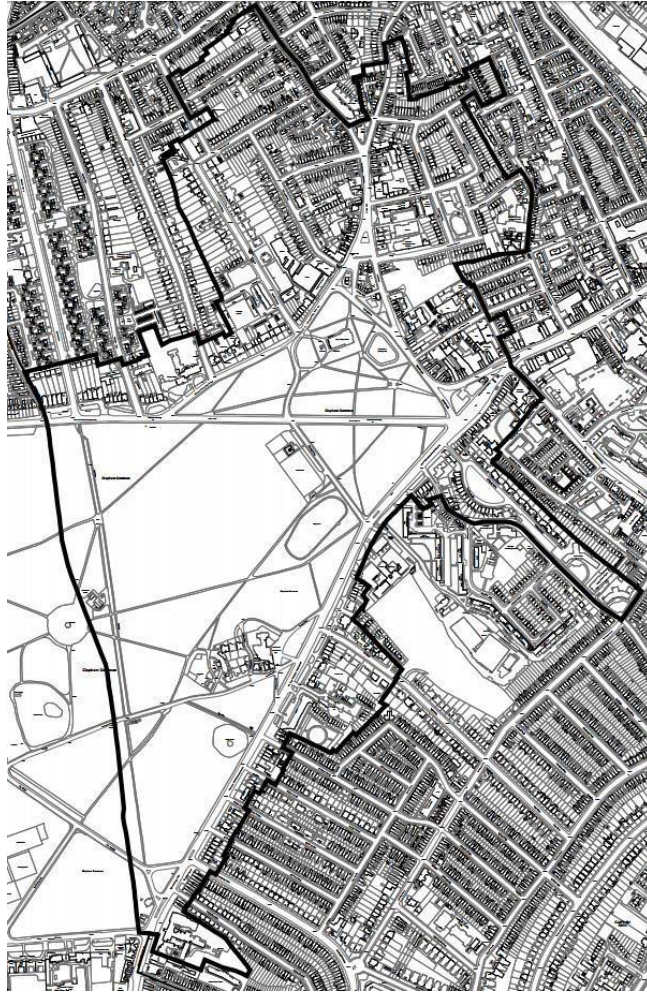


Figure 6: The extent of the Clapham Conservation Area, outlined in bold black.

7.2.12 The following map (figure 6a) show the conservation areas that incorporate the Common. There are also other Conservation Areas nearby in Lambeth, but these do not derive their special interest from the Common itself and are not affected by the proposed development.

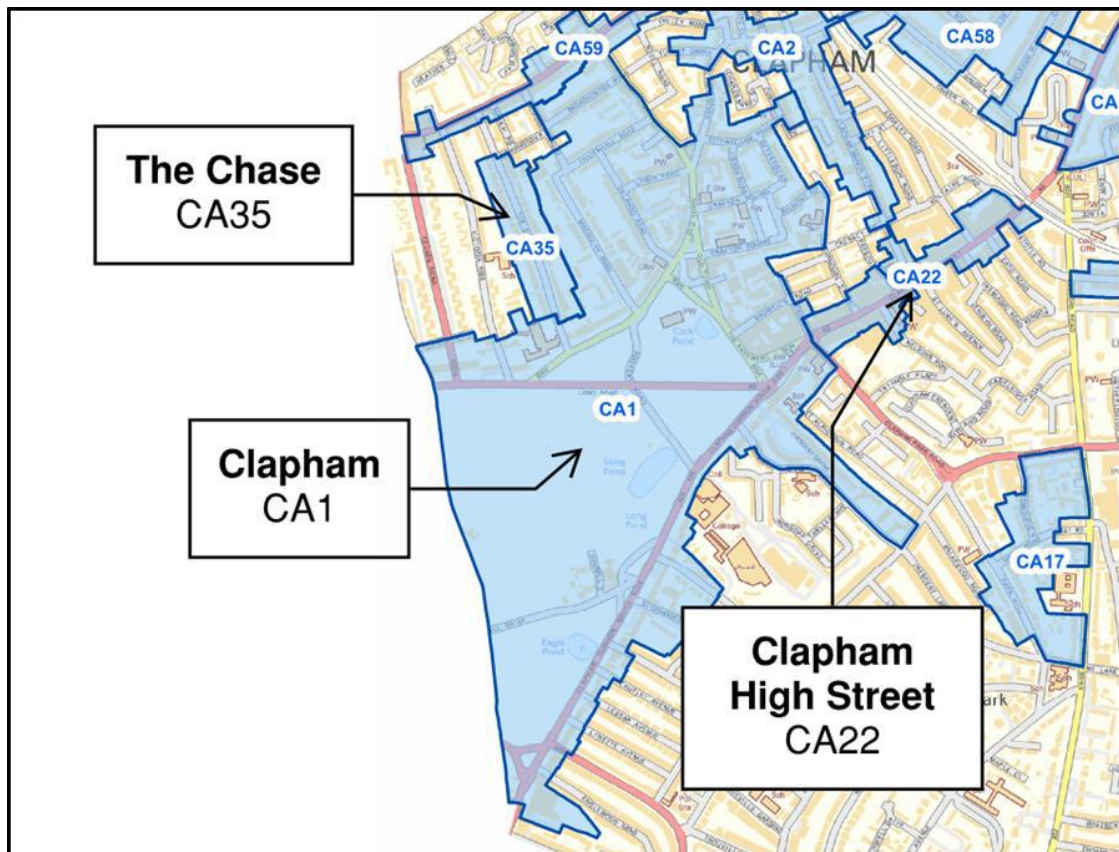


Figure 6a: Conservation Areas surrounding Clapham Common (Lambeth)

- 7.2.13 **CA35: The Chase CA** – The heritage significance of the CA is informed by its history as a drive linking Wandsworth Road and Clapham Common North Side. Developed from the 1870s with large housing of varying styles. The trees that line the road contribute to significant mature landscaping, and either end is terminated by views of mature trees. The character of the CA is not dependent on the common itself. The views into and out of the CA will not be harmed by the proposal and the proposed festival will not impact on the character of the CA or its setting.
- 7.2.14 **CA22: Clapham High Street CA** – The heritage significance of the CA is the character as a high street evolved from 18th Century and 19th Century residential properties to commercial. There is variation in the townscape with single-storey projections to the front housing the later Victorian and Edwardian shops. Although views out of the CA to the south-west are terminated by the Common, the character of the CA is not dependent on the Common itself. The views into and out of the CA will not be harmed by the proposal and the events will not impact on the character of the CA or its setting.

7.2.15 **CA1: Clapham CA** – The heritage significance of the CA is its character as a levelled wide-open space bounded by main roads and mature trees. The common itself forms the heart of the Clapham Conservation Area. The historic Clapham village Old Town (north east of the common) is included within the conservation and has some of the oldest properties in Lambeth dating back to 1706. The common is a flat grassed open land with mature trees tracking the boundary of the common and public paths. The open common itself is a significant part of the significance of the CA, with it defining the surrounding pattern of development. The common has a long history of recreation use and hosting temporary events with associated temporary structures.

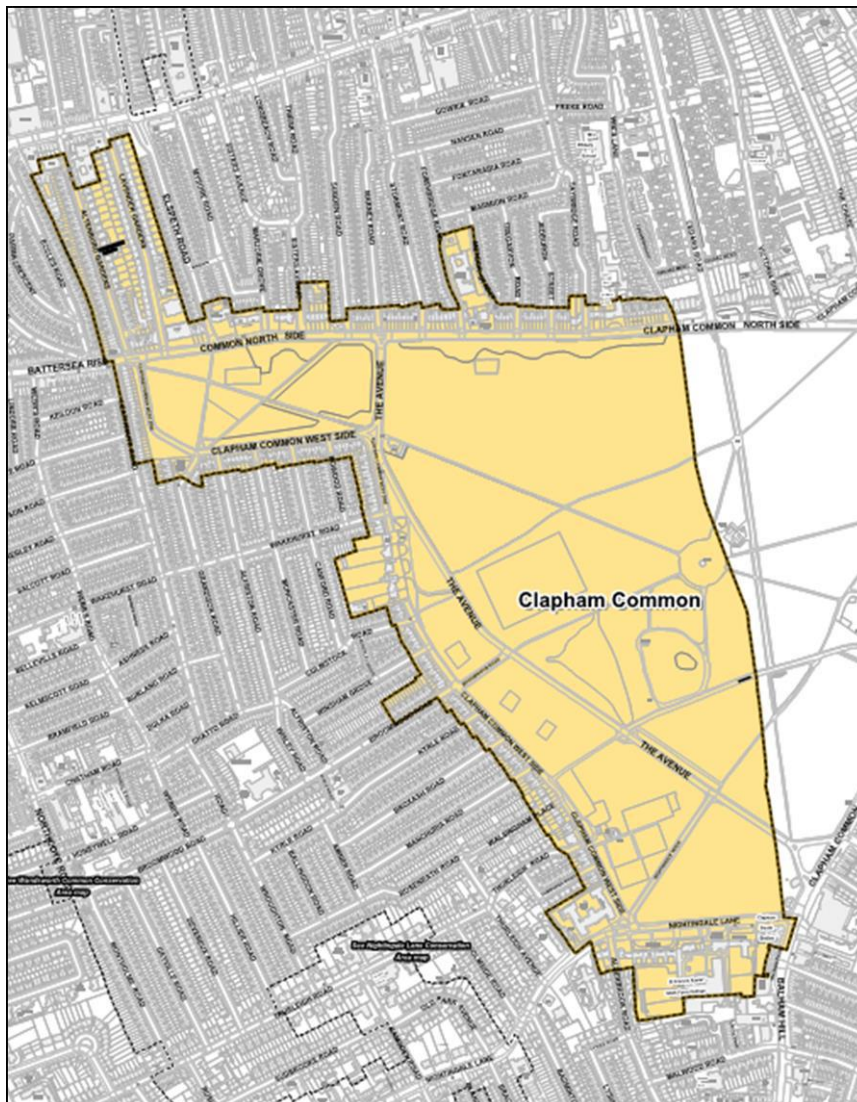


Figure 6b: Conservation Area Boundary (Wandsworth)

7.2.16 **Clapham Common CA (Wandsworth)** – As with Clapham CA, this CA is characterised by the wide, open space of Clapham Common and the often grand houses that front onto it. There are several listed buildings and some fine churches within the conservation area. Interesting buildings such as the Clapham South tube station and the bandstand on the common itself ensure a varied architectural scene.

- 7.2.17 As discussed above, whilst some of the structures associated with major event will be relatively large, given their temporary nature, it is considered that there would be no harm to the character or appearance of the Clapham Conservation Area or the adjoining conservation area within the London Borough of Wandsworth. The LB Wandsworth Clapham Common character appraisal states that the dominant feature of the conservation area is clearly the Common itself. However, the (LB Wandsworth) character appraisal also states that there are other green elements that make an important contribution to the character of the conservation area which include the 19th Century houses and gardens which face onto the Common. It is noted that the submission includes details of the largest structures and while the detailed design of the structures is not considered to influence significantly on the overall visual impact of the proposals, it is considered necessary to restrict their maximum height to no more than 30m to ensure that there is no harm to the wider area. This would be secured through a condition (condition 3).
- 7.2.18 The medium and small events involve significantly smaller structures and their individual impact and the cumulative impacts on the character and appearance of the Clapham Conservation Area and the adjoining conservation areas of the Chase and Clapham High Street is considered acceptable.
- 7.2.19 The events would take place in various areas of the Common and some events overlap. Festival Republic is a major event and overlaps with Runthrough, which is a small event taking place on 15 August. The Colourscape Festival is a small event and overlaps with 3 other events, 2 of which are small events and 1 is a medium event; Trinity's Family Walk and Fun Day (12 September); Harvest Feast (18 September); and London to Brighton Cycle (19 September). It is acknowledged that additional events are scheduled to take place on the Wandsworth side of the Common, and some of them involve relatively large structures.
- 7.2.20 Nevertheless, the proposal would not harm the character or appearance of the Clapham Conservation Area and adjoining conservation areas of the Chase, Clapham High Street, and Clapham (Wandsworth), and would therefore accord with Policies Q18 and Q22 of the LLP (2015) and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.2.21 The proposal also complies with DRLLP policy Q22 also, which is given significant weight in this assessment as it is not affected by proposed main modifications.

Impact on heritage assets: Statutory Listed Buildings

- 7.2.22 Policy 20 of the LLP and DRLLP (Statutory listed buildings) seeks to ensure that development affecting statutory listed buildings will be supported where they would (i) conserve and not harm the significance/special interest; (ii) not harm the significance/setting (including views to and from); and (iii) not diminish its ability to remain viable in use in the long term.
- 7.2.23 There are several statutory listed buildings and structures within the Common and the surrounding streets. To the north of the application site is the Church of Holy Trinity which is Grade II* Listed. To the east of the Church of Holy Trinity is the Grade II Listed 'stout polished granite column' drinking fountain. To the northern part of the application site, just to the south of Clapham Common North Side road and opposite the junction with Victoria Rise, is the Grade II Listed early C18 Milestone. To the centre of the Common, on the

Lambeth side, on Windmill Drive, is the Grade II Listed Ye Olde Windmill Public House. To the south, on the corner close to the junction with Clapham Common South Side and The Avenue, is the Grade II Listed Tube Shelter and Surface building, a single storey structure erected as an entrance to the deep underground shelter as an extension to Clapham South Underground Station.

7.2.24 They are also several listed buildings and structures on the Wandsworth side of the Common:

- To the west of the application site, and in the centre of Clapham Common, is the Grade II Listed Bandstand, a two-storey circular bandstand. To the west of the application site, and within Clapham Common, is the Grade II Listed fluted cast iron posts and rails separating the north side of Windmill Drive and the south side of Mount Pond.
- To the north-west of the application site, and within Clapham Common, is the two parish boundary markers between Battersea and Clapham.

7.2.25 The Common is also surrounded by several listed buildings and structures which face onto the Common, to the north of Clapham Common North Side, to the east of Clapham Common South Side and to the south of Nightingale Lane.

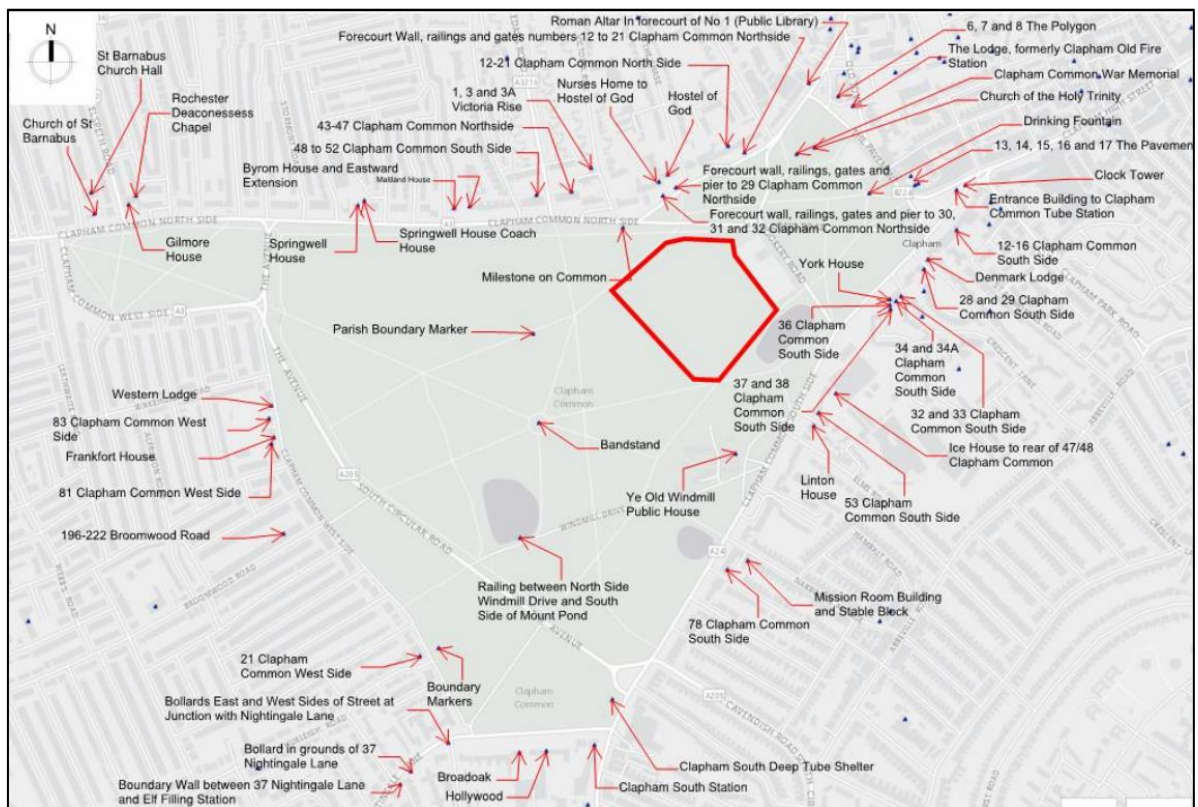


Figure 6c: Map of statutory listed building and structures with the red outline showing the main area for large and major events.

- 7.2.26 The proposed scheme, and in particular the major event, includes relatively large structures such as stages, which would be located within the events site shown in Figure 3. It is considered that due to the temporary nature of the proposals, the distance of the events site to the listed buildings and structures and, in some cases, the presence of natural shielding from mature trees surrounding the edges of the Common, the proposal would not harm the setting or significance of the identified Grade II and Grade II* statutory listed buildings.
- 7.2.27 Events falling within the medium and small category involve significantly smaller structures and enclosures such as small tents and gazebos. These events may take place significantly closer to listed buildings and structures such as the Band Stand. However, given the relatively minor scale of the proposed structures and their very temporary nature which in most cases is restricted to 1 or 2 days, it is considered that the proposal would not harm the setting or significance of the identified Grade II and Grade II* statutory Listed buildings. Overall, the proposal would accord with Policy Q20 of the LLP and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.2.28 The proposal also complies with DRLLP policy Q20. This is given significant weight in this assessment as it is subject only to proposed minor modifications to the explanatory text which do not affect the parts of the draft policy relevant to the current application.

Impact on heritage assets: Archaeological Priority Area

- 7.2.29 The northern part of the application site falls within a designated Archaeology Priority Area. This is a significant distance from the events site for major and large events, and the proposals do not include removal of topsoil. As such it is considered that the proposal complies with Policy HC1 of the LP.
- 7.2.30 This also complies with DRLLP policy Q23, which states that the Council will resist the destruction of assets on the local heritage list (or harm to their settings) and expects applicants to retain, preserve, protect, safeguard and, where desirable, enhance them when developing proposals that affect them; and apply London Plan policy HDC1D.

Assessment of Harm versus Benefit

- 7.2.31 Officers have concluded that no harm would be caused to the identified designated heritage assets because of the development. An assessment of harm versus benefits regarding heritage assets is not required as there is no harm identified.
- 7.2.32 However, should Members come to a different view, they must consider the impact of the proposed development on the significance of each designated heritage asset, and should also consider any cumulative impact if harm to more than one such asset is identified. Great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (as per paragraph 193 of the NPPF).

- 7.2.33 If Members come to a view that there would be substantial harm to or total loss of the significance of a designated heritage asset, consent should be refused, unless it is demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the identified harm or loss (as per paragraph 195 of the NPPF).
- 7.2.34 If Members come to a view that there would be less than substantial harm to the significance of a designated heritage asset, the identified harm must still be given considerable importance and weight when weighed against the public benefits of the proposal, including where appropriate, securing the heritage asset's optimum viable use (as per paragraph 196 of the NPPF). In this case, officers consider that the public benefits the development provides (as outlined in paragraph 7.1.9) constitute significant public benefits that would outweigh any harm to heritage assets.

7.3 Biodiversity, Landscaping and Tree Protection

Biodiversity and Landscaping

- 7.3.1 Policy EN1 of the LLP and Policy G6 of the LP encourage development to make a positive contribution to protection, enhancement, creation and management of biodiversity. Part b) of Policy EN1 seeks to prevent development which would result in loss, reduction in area or significant harm to the nature conservation or biodiversity value of an open space including any designated or proposed Local Nature Reserves (LNR) or Sites of Importance for Nature Conservation (SINC) such as Clapham Common unless adequate mitigation or compensatory measures are included appropriate to the nature conservation value of the assets involved.
- 7.3.2 All medium and major events would take place in areas of amenity grassland or hard standing, which would minimise their impact. Some smaller running events, which don't have a fixed site boundary may pass through the more biodiverse areas of the Common, such as on/near the ponds or the edges of woodland/meadow grassland. Any temporary lighting installed as part of the events would need to comply with the 'Bats and Lighting in the UK Guidance' produced by the Bats Conservation Trust.
- 7.3.3 The applicant's submission includes a biodiversity report which has been reviewed by the Council's ecologist who has raised no objection to the application. However, the Council's ecologist has requested a condition (condition 13) to secure an ecological management and mitigation plan (EMMP); this would be required to be submitted if any event is proposed on an area of the Common which has higher ecological values. It is considered that subject to this condition there would be appropriate mitigation measures in place to ensure that there would be no harm or damage to the Common's biodiversity.

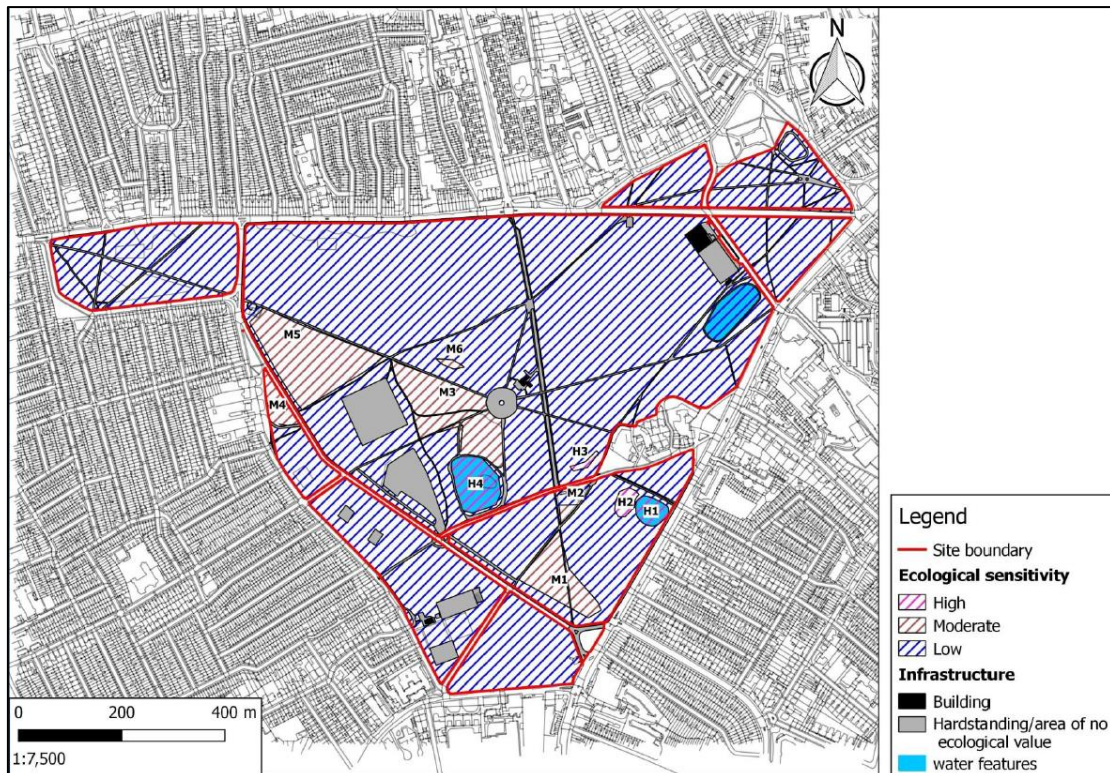


Figure 7: Ecological constraints in Clapham Common

7.3.4 For each event, the level of any damage is determined during a site walk with the event organiser, the Council’s Parks team, and the Events team. Damage is assessed based on pre and post-event surveys and is discussed when areas of impact are reached. Following this, all areas are reviewed, and a proposed programme of reinstatement is drawn up. This discussion informs aspects of the proposal that could be improved in the future, and further measures that may be considered necessary. A variety of factors affect whether damage is done to the Common, for example, the impact of the weather, which happened at some events in 2019. On signing the contract for the event, the organiser of the event submits a bond to EventLambeth which allows some of this money to be held in bond to cover the costs of any reinstatement.

Tree Protection

7.3.5 Policy Q10 of the LLP 2015 states that proposals for new development will be required to take account of existing trees on site and on adjoining land. It further states that development will not be permitted that would result in the loss of trees of significant amenity, historic or ecological/habitat conservation value, or give rise to a threat, immediate or long term, to the continued wellbeing of such trees.

7.3.6 Policy Q10 of the DRLLP largely reiterates the existing adopted policy as above.

7.3.7 No excavation or removal of trees is proposed as part of the scheme. To mitigate against the risk of any trees in or adjacent to event sites suffering damage, events of any size are required to abide by a number of rules set out in Chapter 13 of the of the planning statement (Clapham Common Planning Application for Temporary Events (20 December 2019)). This document outlines how events are managed by EventLambeth, which includes giving due consideration to maintaining an adequate Tree Protection Zone (TPZ) and ensuring that that barriers are put around any relevant trees. Event organisers are not

allowed to locate temporary structures or vehicles in the TPZ or attach anything to trees. Compliance with the above measures would be secured by a condition (condition 1).

- 7.3.8 The Council's Parks team have raised no objection. EventLambeth have confirmed that there have been no reports of tree damage in the past year. As such, the proposals would comply with Policy Q10 of the LLP.

Protection and Regrowth of Grass

- 7.3.9 Although there can be damage to grass areas because of events (large and major events), this is partly mitigated with the use of track pads for vehicles for larger events. Repair to grassed areas after events is undertaken by officers in Lambeth Landscapes team and funds to undertake this work is secured through the event application process.
- 7.3.10 The Council's Park team have advised previously that the track pads have had a positive impact on the Common, and that they have "radically" reduced the severity of impacts resulting from constant and widespread compaction and tyre damage. It is therefore recommended that a condition is imposed (Condition 15) to secure the final details of track pads.
- 7.3.11 Over the Winter of 2020/2021, the grass where the major event will be held has undergone regeneration. The Event team will carry out checks of the grass following the event and carry out repair works where necessary. The survey of the grass is also included in the site walk through as described in paragraph 7.3.4 above.

7.4 Amenity for Neighbouring Occupiers/Event Management

- 7.4.1 The main potential impacts on residential amenity caused by this application are: noise, crowd-management (way finding/signage and toilet facilities), and lighting.

Noise

- 7.4.2 Policy Q2 of the LLP supports development that does not harm the amenity of neighbouring residents and uses, which includes ensuring that there is an acceptable level of noise.
- 7.4.3 The Festival Republic event proposes concerts which would require PA systems. The proposed scheme includes restrictions on the maximum sound levels permitted, which follows the guidance as set out in the 'EventLambeth Guidance on the control of sound at out-door events (2016)'.
- 7.4.4 Festival Republic consists of 6 major event days, which is less than the 8 days permitted by the Lambeth Event Strategy. For a major event, the sound levels approved by the Lambeth Event Strategy are:

"The maximum Music Level (MNL) shall be 75dB L(A) eq 15 minutes (free field) outside any noise sensitive premises. The maximum low frequency Music Noise Level (LFMNL) shall be 90 dB L(C) e.q. 15 minutes (free field) outside any noise sensitive premises."

7.4.5 It is considered useful to cite the acoustic terminology provided within the ‘EventLambeth Guidance on the control of sound at out-door events (2016)’ which is as follows:

- *The human ear can detect a very wide range of pressure fluctuations, which are perceived as sound. In order to express these fluctuations in a manageable way, a logarithmic scale called the decibel or dB scale is used. The decibel scale typically ranges from 0dB (the threshold of hearing) to over 120dB;*
- *dB (decibel) – The scale on which sound pressure is expressed;*
- *dB(A) A-weight decibel – This is a measure of the overall level of sound across the audible spectrum with frequency weighting (‘A’ weighting) to compensate for the varying sensitivity of the human ear to sound at different frequencies;*
- *dB(C) C-weighted decibel – This is a measure of the overall sound taking into account the low (bass) frequencies;*
- *LAeq – This can be described in simplistic terms as the ‘average’ sound level over a given time period;*
- *FMNL – Music Noise Level – This is the (A-weighted) monitoring sound level of the music played at an event and is normally determined off-site, for example, outside the nearest residential premises;*
- *LFMNL – Low Frequency Music Noise Level – This is the (C weighted) monitoring sound level of the music played at an event and is normally determined off-site, for example outside the nearest residential premises.*

7.4.6 The figure below shows the sound levels in the context of common sounds and as a reference point of the threshold of pain is the pain at which sound becomes painful for the listener.

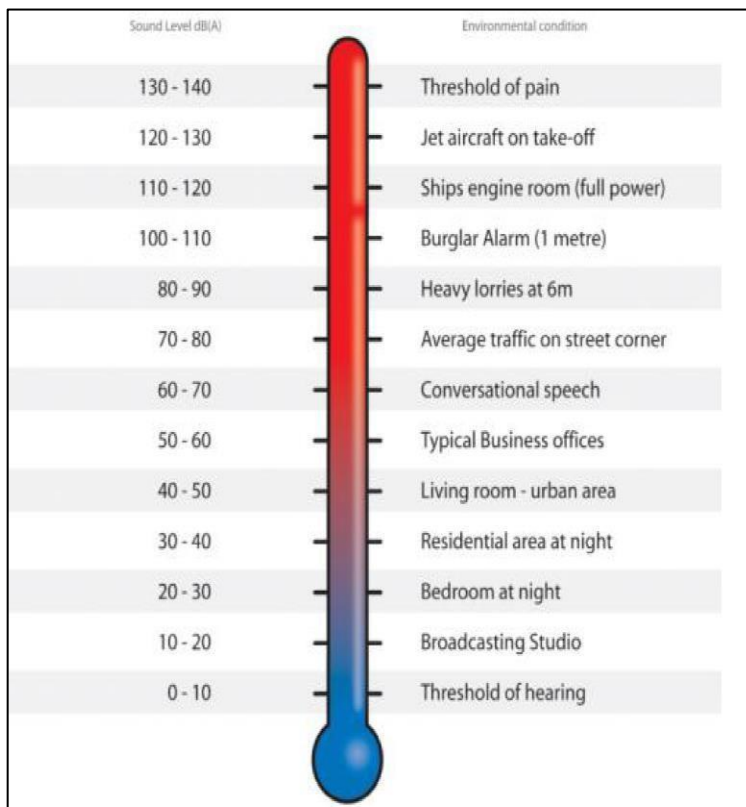


Figure 8: Sound Levels Guide

- 7.4.7 It is noted that the LB Wandsworth has not formally commented on this year's planning application, nor did they comment on the planning applications submitted over the last two years. However, they formally objected to the 2018 application on the grounds of noise nuisance. However, the 2018 EventLambeth SW4 post event report, which was created by EventLambeth as a summary of how the event was carried out, states that Lambeth Council and Wandsworth Council are now working cooperatively and are both on-site during music events and liaise with each other if complaints are received from their respective contact centres.
- 7.4.8 The Council appointed an acoustic consultant to monitor off-site noise levels for the Lets Rock and SW4/House of Common Events in 2017, 2018 and 2019. The consultant was not responsible for controlling or managing sound levels. It was noted that only two significant breaches in 2017 for Lets Rock were recorded and five breaches were recorded for the 2018 event. These breaches were referred to the LBL manager who has the authority that if the levels of noise continue to be in breach of the LB Lambeth Noise Guidance (2016) after the hirer has been warned, then the source of the noise would be shut down. The offsite noise levels for SW4 were compliant with LB Lambeth Noise Guidance (2016) and no breach of the 2016 guideline.
- 7.4.9 In 2019, Event Lambeth created a post-event assessment, which demonstrated that in relation to the SW4/House of Common event, 10 noise complaints from 7 individuals on the Saturday, 2 individual complaints on the Sunday and none were recorded on the Monday. A total 9 complaints were received post-event by Lambeth and 8 were received by Wandsworth. However, no breaches were recorded at the event, by neither the Acoustic Consultant employed by SW4, nor the acoustic consultant employed by EventLambeth, nor from colleagues from Wandsworth Council Environmental Health Team.
- 7.4.10 As part of the EventLambeth licencing, all organisers are required to submit ESMPs which include a Noise Management Plan. This report will need to demonstrate that the event noise levels will be in accordance with the levels set out in the Council's Guidance on the control of sound at out-door events (2016), and details of how any breaches will be dealt with. In previous years these documents were submitted as part of the planning application documentation and the Council's noise consultants were satisfied with the details provided.
- 7.4.11 Last year's temporary permission differed from this approach, in that a basic ESMP was submitted for Festival Republic. This year, the ESMP for the Festival Republic has not been submitted, and therefore the Council's noise consultant has recommended that this is secured through a condition (condition 17). It is recommended that the Noise Management Plan includes four monitoring points (8a Windmill Drive, 14 Clapham Common West Side, 30 Clapham Common North Side and Notre Dame Estate.

- 7.4.12 The maximum noise levels permitted at monitoring points for a major event are comparable to average traffic on street corner or conversational speech. In this case, this would be for 6 major event days, which is considered acceptable. In line with the EventLambeth Guidance on the control of sound at out-door events (2016)', the noise levels during the large event days will have lower levels set than those set out above for major events. Compliance with the above is secured by condition 1 and will inform the Noise Management Plan as required by condition 17.
- 7.4.13 The licensing of public events is the primary mechanism for ensuring that potentially adverse impacts on the neighbourhood are appropriately controlled. The PPG states that conditions may not be relevant to planning if they duplicate controls outside planning legislation that provide an alternative means of managing certain matters. In this case, the compliance with measures and maximum noise levels set out in those management plans would be controlled through licensing and as such it is considered that additional planning conditions (other than those discussed in the report) are not necessary and therefore would not meet the relevant statutory test.
- 7.4.14 The impact of the Festival Republic event, which is the major event planned, would not result in unacceptable impacts on the amenities of the neighbouring residents subject to its compliance with the recommended conditions. Furthermore, given the nature and scale of the other events, it is not considered that they would result in any significant noise levels either individually or cumulatively. Overall, it is considered that the proposals comply with Policy Q2 of the LLP and Q2 of the DRLLP.
- 7.4.15 Noise and disturbance associated with events is caused not only by sounds created as part of the event production but also by the comings and goings of visitors. It is therefore recommended that a condition relating to customer opening hours is imposed to ensure that the major event days do not take place outside the hours of 11:00 and 23:00. This will be secured under condition 5.

Signage and Way-finding

- 7.4.16 Signage and way-finding strategies are included within the Transport Assessments submitted to LB Lambeth's Events team as part of the event licensing application process. These Transport Assessments are submitted to SAG, which includes input from TfL, Metropolitan Police and relevant statutory bodies, for comment. This is to ensure each event is acceptable in terms of crowd management.
- 7.4.17 The major event would include the use of stewards to direct attendees and the public, whilst there is also the use of small-scale temporary signage, such as posters within tube stations and stand-alone structures, specifically related to the event. Smaller events rely on the already existing signage and way-finding infrastructure in around the Common, and within Clapham, to assist visitors in navigating. Information is also provided on websites created by many events. It is considered that the effective use of signage assists in hastening egress of events away from the Common as attendees make their exit.
- 7.4.18 Within the event site themselves, EventLambeth would ensure that event organisers provide signs for all safety and welfare facilities on site, such as first aid, toilets, drinking water, ancillary sales, etc. This is secured through event licencing.

7.4.19 The Transport team have requested a review of signage and way-finding to ensure that more measures are taken at critical points, for example, around Clapham Common Station to prevent event attendees from turning left at the top of the stairs which exits onto the A24. This will be secured with a condition to have further details prior to the large and major events (condition 10).

Toilet Facilities

7.4.20 As part of the Licensing assessment, all events are required to provide public toilets in line with national guidance in the “Purple Guide to Health, Safety, and Welfare at Music and Other Events”, which specifies the requirements for different events and different numbers of attendees.

7.4.21 In order to obtain an Events permit, major and large events are required to provide temporary toilets both inside and outside the event, to also cater for those attendees who are queuing to gain entry to the event site. Medium and small events may not be required to provide temporary toilet facilities. This would be decided up on outside of the planning system, as part of the event licensing applications.

Lighting

7.4.22 The majority of events held on the Common take place during daylight hours and do not require any lighting from the existing temporary provision. For large and major events, which require egress to Clapham South Underground station, lighting is provided from tower lights for safety. They are positioned across the Common and will be turned on at an agreed time before the main egress commences. The lights will be turned off when egress is completed.

7.4.23 All events that need additional lighting are required to provide these details as part of the licensing application process. To avoid unreasonable impacts, Lambeth Events expects a number of guidelines to be followed and these are outlined in the submitted Lighting Strategy, which is set out in section 15 of the approved planning statement (Clapham Common Planning Application for Temporary Events 20 December 2019). Officers consider that the measures proposed in the Lighting Strategy would ensure that the proposals comply with Policy Q2 of the LLP and Q2 of the DRLLP.

7.5 Transport

7.5.1 Policy T6 of the LLP states that all planning applications will be supported where they do not have unacceptable transport impacts, including cumulative impacts on highway safety; traffic flows; congestion of the road network; on-street parking; footway space, desire lines and pedestrian flows, and all other transport modes, including public transport and cycling.

7.5.2 Furthermore, Policy T8 of the LLP states that servicing will be expected to be on-site unless demonstrated it can take place on street without affecting highway safety or traffic flow. This is reiterated in DRLLP policy T8.

- 7.5.3 The transport officer has agreed that the submission of a comprehensive monitoring survey is not necessary this year, as previous applications for events in Clapham Common (example, 18/05422/RG3) have shown that events were successfully managed; this was also the approach in 2020. There are aspects of the transport assessment which need to be reviewed, specifically, the cycle parking, the signage and way-finding and taxi management. These will be included in one condition with information to be submitted prior to the major event to ensure these are adequately addressed (condition 10). The Transport Assessment is included within condition 1, to ensure measures incorporated within it are enforceable.
- 7.5.4 Due the COVID-19 pandemic related travel and work restrictions, the most recent surveys which are detailed below are from the events in 2019; this is because no events took place in 2020.

Location and Accessibility

- 7.5.5 The application site has a public transport accessibility level (PTAL) rating of between 4 (good) and 6a (excellent), with the higher level located to the north-east and south-east corners of the Common. These are the locations of Clapham Common and Clapham South Underground stations, respectively. A further Underground station, Clapham North, is located approximately 600m to the north-east of the Common.
- 7.5.6 In addition, Clapham High Street Overground Station is located approximately 600m north-east of the Common. Clapham Junction rail station is located approximately 650m north-west of the Common and provide National Rail connections to the wider region.
- 7.5.7 The Common is well served by local bus routes. Several routes run along Rookery Road, which traverses the Common, while others run along its northern, eastern and western edges.

Traffic, Transport and Crowd Management Impacts

- 7.5.8 The use of the Common for temporary events has a history extending back over 10 years. The major event would take place in August. Events associated with Festival Republic are scheduled for two weekends in August, including the late bank holiday, which will be similar to SW4 which has taken place previously. Transport for London have raised no objection to the proposal. Furthermore, the planning application from 2019 included a condition requiring detailed monitoring reports to be submitted. The supporting information to discharge this condition was reviewed by transport officers and was approved under application ref. 19/04694/DET. The review of this data showed that events are well managed and, it informed the assessment of the current application. The monitoring report, however, outlined recommendations for a more successful approach to signage and way-finding which is discussed in paragraphs 7.4.16-19, and taxi management, which is included within the Parking section below, in paragraphs 7.5.12-15.
- 7.5.9 The transport officers have recommended that a full transport monitoring assessment does not need to be attached again in its previous form and instead further monitoring required should focus on cycling which is further discussed below.

- 7.5.10 The egress of pedestrians also requires careful management and event management plans will ensure that no overcrowding would occur at any part of the site, thereby achieving an even flow of people at ingress and egress points. This is important because the layout of the 'island' platforms at Clapham Common Underground station make it unsuitable for large scale egress. TfL have advised that they will be introducing a new signalised pedestrian crossing on the A205 The Avenue, near the junction with A24 Clapham Common. TfL will also be consulted as part of their representation on the SAG. This approach to scrutinise events through the licensing application process has been used in previous years and will be presented to and agreed by SAG as part of its consideration of the event licence application and would be included with the ESMP.
- 7.5.11 As such, there is no in principle objection to the proposal in respect of traffic, transport and crowd management impacts.

Parking

- 7.5.12 The local Controlled Parking Zone (CPZ) (Clapham L and Clapham C within LB Lambeth) is operational Monday – Friday 08:30 / 09:00 – 18:30 / 20:00. Therefore, visitors will be able to park for free on surrounding roads at any time during weekend events. However, the numbers of visitors choosing to do so are expected to be small, given the nature of some of the events (late night, involving the consumption of alcohol, target demographic, etc...), and the excellent public transport accessibility to the site.
- 7.5.13 A post-event car parking survey was carried out as part of the 2019 Transport Monitoring condition (19/04694/DET). This was to determine the levels of car parking available in the surrounding area in order to accommodate any visitors choosing to drive to the events. The survey covered all roads in LB Lambeth and LB Wandsworth surrounding the Common, and was undertaken at 11am, 3pm and 6:30pm on all event days. A total of 57 roads were surveyed. The results of the survey demonstrate that there was an increase of cars throughout the day, however, the peak parking stress (recorded at 6:30pm on Bank Holiday Monday) was still relatively low, at 51%. Transport officers consider some of the spaces unusable, which were included within this statistic; for example, bus stops, dropped kerbs, etc. However, they consider that whilst this is high, there were 61 parking spaces available, which is considered to be sufficient. Below is a map of the extent of roads surveyed:



Figure 9: Extent of Parking Stress Survey

7.5.14 It is also important to note that the parking survey was undertaken on a normal (i.e. not bank holiday) weekend, and that the weather was very good, meaning the Common may have attracted a particularly large number of visitors. By contrast, the major event to be held on the Common is scheduled for a bank holiday weekend, when it is expected that levels of parking stress would be lower as London tends to be quieter at these times. Furthermore, it is anticipated that the event will have less attendees than previous years due to the COVID-19 pandemic; therefore, the information submitted is considered a worst-case-scenario.

7.5.15 The transport monitoring report recommended that Windmill Drive should be made either one way, or parking should be suspended. To ensure the management of this is reviewed prior to the start of the first opening of each medium and major event, a condition is recommended to secure revised details of signage as set out above (condition 10).

Event Access Arrangements

7.5.16 Vehicle entry points to Clapham Common for event access are detailed below and presented in visual form in the accompanying aerial photo in Figure 10. These are as listed below. This year's large and major events would again have a condition requiring the use of track pads during large and major events. This would require vehicles to drive only on track pads, which would minimise damage to the Common.

- Access to the main event site (denoted in purple in Figure 11 below), where the Major event (Festival Republic) takes place, is situated just off Long Road (A3). This is a dedicated vehicle entrance with a track pad just inside it.
- For the Festival Republic event the vehicle entrance is off Rookery Road.
- Events at the bandstand and the fields in that location would use the Windmill Drive entrance.
- The funfair/circus site would be accessed off the Avenue (A205) at the junction with Windmill Drive.
- The London to Brighton bike ride would use the entrances off the Avenue (A205) and Nightingale Lane (B237).
- Holy Trinity uses the Common for their Fayre and vehicles enter via the church access off the B303.
- Should there be an emergency or health & safety requirement, other access points may need to be considered on a case-by- case basis.



Figure 10: Access locations for events

- 7.5.20 The Transport officer advised that the major event is likely to have significant servicing demands in terms of the build-out, catering and waste management prior to and after the event. A condition is proposed to ensure that no deliveries or collection are undertaken on the public highway (Condition 9). A condition is proposed to ensure that all vehicles enter and exit the site in forward gear (Condition 8). It is also noted that the Park Events terms and conditions require the use of a banksman for all vehicle movements onto Lambeth park land, and therefore this be secured through compliance with event licensing. Similar, to last year's recommendations, an informative is recommended to encourage the use of electric vehicles and, where possible, consolidate deliveries. It is noted that the use of electric servicing vehicles is also encouraged through the Lambeth Green Events Guide.
- 7.5.21 Subject to these recommended conditions officers do not raise any objections to the delivery and servicing arrangements.

Waste Management Arrangements

- 7.5.22 Application for events held on the Common are required to be accompanied by a waste management plan, which is assessed by EventLambeth as part of the event applications process.
- 7.5.23 EventLambeth terms and conditions provide guidelines for the management of litter, bins, and recycling for events carried out within the borough's parks and open spaces. These conditions require that the event organiser is responsible for:
- The provision of suitable refuse receptacles;
 - Litter picking on the event ingress and egress routes;
 - Additional picking in the local area, if required;
 - The organising of litter picking, sweeping and collection services.
- 7.5.24 As part of the licensing process for larger events held on the Common, the Waste Management Plans are submitted to SAG and passed on to the relevant statutory bodies for comment. This is to ensure each event is acceptable in terms of impact on the local waste management provision.
- 7.5.25 Officers are satisfied that these measures provide appropriate safeguards to ensure that waste generated by events is appropriately managed. A condition is recommended to ensure that all waste, refuse and recycling is removed from the relevant event site by the end of one day after completion of de-rig for each event (condition 6).

Cycle Parking

- 7.5.26 LLP Policy T3(c) requires the provision of appropriate secure and covered cycle parking facilities in accordance with LP standards for development proposals that would generate additional trips. There are no LP standards for temporary events of this nature. DRLLP policy T3(e) outlines that the council will require the provision of appropriate secure and covered cycle parking facilities in accordance with minimum standards outlined in LP policy T5 and LLP policy Q13; however, there are no standards for temporary events.
- 7.5.27 Last year's Events application secured temporary Sheffield stands for the Large and Major Events on the Common and 100 cycle parking spaces (or 50 Sheffield stands) was considered appropriate.
- 7.5.28 The results of the SW4 Travel Survey show that the cycling mode share was very low, at 1%. However, the surveys found that only 11% of respondents were aware that cycle parking would be available and 14% said they had not cycled because they had not seen the adverts informing them that cycling was encouraged, or that cycling parking would be available. Although cycling will not be a viable option for all (for those travelling long distances or planning to drink alcohol for example), event applicants should ensure that for future events, the availability of cycle parking is clearly advertised on the website and within booking confirmation, to ensure that those who would like to cycle are not discouraged. A further issue with cycle parking is that attendees to events are not permitted to have bags larger than A5 within the event site, therefore this impedes the storage of helmets/lights in bags. Therefore, where attendees' bag size is restricted, suitable secure storage for cyclists' gear should be provided and promoted.
- 7.5.29 The applicant has suggested that pedestrian barriers could be used to provide cycle parking, rather than temporary Sheffield stands, which may be acceptable subject to the barriers being sufficiently secure and, in an area where they would be seen by security staff, for example. A condition is recommended to secure further details of temporary cycle parking, for all medium, large and major events for the duration of the event. This shall include details of publicity and, where necessary, storage facilities for cycling gear. Furthermore, it is considered that the monitoring of cycling should continue this year to enable a review of the effectiveness of the above measures. This is secured by condition 14.
- 7.5.30 Based on the submitted information, there are no objections on transport and highways grounds to the proposal. The proposal would not result in unacceptable impacts that would be of detriment to highway users. The scheme therefore complies with Policies T6 and T8 of the LLP, and DRLLP policy T8.

7.6 Sustainable Design and Air Quality

- 7.6.1 Paragraph 181 of the NPPF states that planning policies and decisions should sustain and contribute towards compliance relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts on air quality from individual sites in local areas.

- 7.6.2 LP Policy SI 1 states that development proposals should minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Focus Areas and where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people). However, the requirement for Air Quality Assessment in the Mayor's SPG is primarily to mitigate the impacts of construction and demolition. The nature of the modular assembly on site means that there is likely to be no significant impact in this regard.
- 7.6.3 The proposed development is for temporary installations and structures that will be in operation for approximately 29 days for Festival Republic. Therefore, due to the temporary nature of the application the sustainability requirements within LLP Policies EN3 and EN4 and the LP do not apply. This includes all of policy EN3 (the requirement to connect to a decentralised energy network where possible) and LP Policy SI 2 C (meeting a 35% reduction in carbon emissions). With regard to LLP policy EN4 (sustainable design and construction), a BREEAM assessment will not be required due to the temporary nature of the development, along with measures to address climate change adaptation.
- 7.6.4 The Sustainability officer has recommended a condition addressing the suggested ways to reduce the environmental impacts of events, as set out in the "Lambeth Green Events Guide". As compliance with the essential requirements set out in the document form part of the event licencing process, a condition is not required as it would duplicate processes already in place. However, an informative is recommended to encourage meeting higher ('desirable') sustainability measures set out in the "Lambeth Green Events Guide" where possible.
- 7.6.5 Most visitors to the site will use public transport, which will assist in offsetting negative air quality impacts from the development. Furthermore, condition 12 is recommended to ensure that no non-road mobile machinery (NRMM) would be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register). This would ensure that all machinery to be used on site would be non-polluting to improve air quality.

7.7 Flood Risk and Drainage

- 7.7.1 The National Planning Policy Framework (NPPF) requires all development to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere [paragraph 160].
- 7.7.2 Policy EN6 of the LLP relates to sustainable drainage systems and water management and states that development should seek to ensure that the layout and design of development does not have a detrimental impact on floodwater flow across the site. This is reiterated in DRLLP policy EN5.
- 7.7.3 The application site is designated within Flood Risk Zone 1, as set by the Environment Agency, therefore indicating that flooding from the rivers or sea is unlikely (at a likelihood of 0.1% or 1 in 1000).

7.7.4 There are two bodies of water located within the application site: Long Pond to the east of the site, and Eagle Pond to the south. A further body of water, Mount Pond, is located on the Common but outside the application site to the west.

7.7.5 There is no objection in terms of policies EN5 of the LLP (2015) and SI 12 of the LP (2021).

7.8 **Crime Prevention, Visitor Management and Public Safety**

Security

7.8.1 Policy Q3 of the LLP states that the Council will expect development to utilise good design to design out opportunistic crime, antisocial behaviour and fear of crime in a site-specific manner, based on an understanding of the locality and likely crime and safety issues it presents. This requirement is contained within Section 17 (2) of The Crime and Disorder Act 1998, which imposes an obligation on the Local Planning Authority to consider crime and disorder reduction in the assessment of planning applications.

7.8.2 DRLLP policy Q3 (Safety, crime prevention, and counter terrorism) outlines that in order to create a safe borough for all, the council will expect good design to design out opportunistic crime, anti-social behaviour, violence, and fear of crime in a site-specific manner, based on an understanding of the locality and likely crime and safety issues it presents; and pay particular regard to shared public space and communal areas (particularly cycle stores and refuse stores).

7.8.3 As part of the licensing process, all events are required to submit information relating to security, health and safety. All large and major events are required to submit detailed Security Plans, which are reviewed by SAG. Membership of SAG includes organisations such as Metropolitan Police, London Fire Brigade and London Ambulance Service. The Council's Events team would liaise with the Metropolitan Police Service, which would continue up to the event delivery through the Safety Advisory Group. It should be noted that this ongoing monitoring between the event organiser and the Met Police for last year's event was also finalised outside of planning control through the licensing application for each event. The Metropolitan Police, through their Borough Operations team, review each event on a case-by-case basis taking in to account the current threat level, specific concerns and intelligence. If any concerns are raised, then it is referred to their Central Operations team.

7.8.4 If, during the operation of any event, organisers are told about the location of anti-social behaviour or drug use, they can notify the police. There will be police officers and police community support officers onsite at large and major events. It is noted that the event organisers have stated that the Police have not raised the issue of street crime or robberies with EventLambeth.

7.8.5 Given the above, it is considered that the proposals incorporate safety and security measures compliant with Policy Q3 of the LLP and Q3 of the DRLLP.

Public Safety

- 7.8.6 In the light of the global coronavirus (COVID-19) pandemic, legislation including the Coronavirus Act 2020, the Health Protection (Coronavirus) Regulations 2020 and the Health Protection (Coronavirus, Restrictions) (England) Regulations 2020 has been enacted. Alongside the legislation, the government has issued guidance covering a range of matters including social distancing.
- 7.8.7 Social distancing guidelines are a national requirement and fall outside of the remit of planning controls. As such, the applicant will be required to conduct events in accordance with any restrictions contained in general law. Additionally, a possible consequence of legislation stemming from the coronavirus pandemic may be that an event cannot take place at all or may only take place in certain circumstances. Such legislative controls are outside the scope of planning control.
- 7.8.8 The applicant has submitted a document ('COVID-19 and Events') outlining the relevant steps that have been added to the event application process. As a result, Public Health are consulted on all event applications when they are submitted and before they are issued with a permit, to ensure adequate measures are incorporated into the proposals. The applicant would continue to work with SAG to ensure events will comply with coronavirus pandemic restrictions.
- 7.8.9 If an event can go ahead, in some cases it may be necessary for an applicant to seek an amendment to the terms of an existing planning permission to enable the event to go ahead in such a way as to comply with coronavirus-related legislation and/or government guidance. In other cases, an amendment to the permission may not be necessary, but the way in which the event will have to operate may have consequences for issues such as visitor management.
- 7.8.10 It is recommended to impose an additional condition that requires the applicant to demonstrate to the satisfaction of the local planning authority that an event which goes ahead is able to satisfactorily absorb the impact in planning terms of any additional steps relating to the way in which the event will need to operate that arise from adherence to coronavirus legislation/guidance. Examples of the type of impacts that may need to be mitigated against are management of public safety in queues for events or facilities such as public toilets. The proposed additional condition is included as Condition 18.

8 CONCLUSION

- 8.1.1 In summary, officers consider the proposed temporary change of use and the erection of temporary structures and fencing on parts of the Common to represent an appropriate and acceptable use of the Metropolitan Open Land with public retaining normal access to at least 90% of the Common at any one time. It is considered that there would not be any harm caused to the openness of the Common, the character or appearance of the Clapham Conservation Area and the adjoining conservation areas or the setting of listed buildings and structures.
- 8.1.2 In terms of residential amenity, officers are satisfied that the supporting information submitted with the application and the licensing requirements of Event Lambeth adequately address issues relating to noise control, visitor management and other operational issues pertaining to the proposed uses.
- 8.1.3 The proposals would be acceptable on transport and highway grounds.

- 8.1.4 Having regard to the above assessment it is considered that subject to the conditions set out below, the proposed development would comply with the relevant policies of the development plan. Accordingly, the application is considered appropriate and acceptable for the reasons in this report and is therefore recommended for approval.
- 8.1.5 A copy of the Draft Decision Notice with the recommended conditions, reasons and informatives is provided in Appendix 1

9 EQUALITY DUTY AND HUMAN RIGHTS

- 9.1.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).
- 9.1.2 In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impacts have been considered, with particular reference to Article 1 of the First Protocol (Protection of property), Article 8 (Right to respect for private and family life) and Article 14 (Prohibition of discrimination) of the Convention.
- 9.1.3 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

10 RECOMMENDATION

- 10.1.1 Resolve to grant conditional planning permission
- 10.1.2 Agree to delegate authority to the Director of Planning, Transport and Sustainability to finalise the recommended conditions as set out in this report, addendums and /or PAC minutes.

APPENDICES

Appendix 1: Draft Decision Notice

List of Approved Drawings and Documents:

Covering Letter (18/1/21); Lambeth Events Strategy 2020-2025; Lambeth Green Events Guide 2020-2025; Clapham Common Planning Applications for Temporary Events 18 January 2021; Clapham Common Planning Applications; Appendix 3- Clapham Common Application Site Events Schedule 2021; Appendix 4- New Contract for Clapham Common; COVID-19 and Events; Event Lambeth Guidance on the control of sound at out-door events (2016); 5667/001; 5667/002; Assessing the Ecology Impact of Events; Bats and Artificial Lighting in the UK; Calendar of All Events; Consultation on Lambeth's Event Strategy Consultation Report January 2020; Ecological Impact Assessment for Clapham Common July 2018; Ecological Impact Assessment for Clapham Common July 2020 update; Ecology Management Plan: Large and major events on Clapham Common 2020; Event Access Arrangements; Lambeth Council guidelines for animals at events; Lambeth Events Policy 2020-2025; Lambeth Outdoor Events Terms & Conditions; Transport Monitoring Report December 2019; Appendix 2- Transport and Parking; Site Plan.

Conditions

1. The development hereby permitted shall be carried out in accordance with the approved documents, plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The temporary structures hereby permitted shall be removed from the land and the temporary uses discontinued, in accordance with the dates set out within the Clapham Common Application Site Events Schedule 2021 and the land restored to its former condition as open common on or before completion of de-rig.

Reason: The nature and duration of the temporary uses and structures are acceptable, but the use of these parts of the common on a continuous and permanent basis, would cause unacceptable harm to the character and appearance of the common and conservation area and the openness of the Metropolitan Open Land (Policies EN1, Q2 and Q22 of the London Borough of Lambeth Local Plan (2015)) and EN1, Q2, and Q22 of the Draft Revised Lambeth Local Plan (2020).

3. No structure associated with the temporary events hereby approved shall exceed 30m in height.

Reason: To minimise the impact of the temporary structures on the character appearance of the common and conservation area (Policies EN1, Q2 and Q22 of the London Borough of Lambeth Local Plan (2015)) and EN1, Q2, and Q22 of the Draft Revised Lambeth Local Plan (2020).

4. In addition to the approved documents, plans and drawings listed in this decision notice, the events hereby approved must not operate other than in accordance with all documents submitted and accepted by EventLambeth.

Reason: To protect the character and value of the common and conservation area, to protect trees and landscaping, to limit impact on amenity of adjoining occupiers and users of the area, and to minimise the transport and highways impact of the development (Policies EN1, EN5, EN6, Q2, Q3, Q9, Q10, Q12, Q22, ED7, T1, T6 and T8 of the London Borough of Lambeth Local Plan (2015)), and EN1, EN5, EN6, Q2, Q3, Q9, Q10, Q12, Q22, ED8, T1, T3, T8 of the Draft Revised Lambeth Local Plan (2020).

5. The major events days hereby approved shall not be open to members of the public (attendees) other than within the following times:

11:00 Hours to 23:00 Hours

Reason: To limit nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally (policies Q2, ED7 and T6 of the London Borough of Lambeth Local Plan (2015)), and Q2 and ED8 of the Draft Revised Lambeth Local Plan (2020).

6. All waste, refuse and recycling will be removed from the relevant event site, and the area within 10m of the perimeter of the event site, by the end of one day after completion of de-rig for each event.

Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the area (policies Q2 and Q12 of the London Borough of Lambeth Local Plan (2015)), and policies Q2 and Q12 of the Draft Revised Lambeth Local Plan (2020).

7. The vehicular access to the site shall be provided and used in accordance with the Event Access Arrangements document.

Reason: To minimise danger, obstruction and inconvenience to users of the highway (policies T1, T6 and T8 of the London Borough of Lambeth Local Plan (2015)) and T3, T7, T8, and T9 of the Draft Revised Lambeth Local Plan (2020).

8. No vehicles shall enter or leave the events sites other than in a forward direction.

Reason: To minimise danger, obstruction and inconvenience to users of the highway (policies T1, T6 and T8 of the London Borough of Lambeth Local Plan (2015)) and T3, T7, T8, and T9 of the Draft Revised Lambeth Local Plan (2020).

9. For all events hereby approved, no deliveries or collections from vehicles arriving at or leaving the site shall be undertaken on the public highway.

Reason: To minimise danger, obstruction and inconvenience to users of the highway (policies T1, T6 and T8 of the London Borough of Lambeth Local Plan (2015)) and T8 of the Draft Revised Lambeth Local Plan (2020).

10. Prior to the first opening of each Medium, Large, and Major event(s) hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- The provision to be made for cycle parking. The details shall include specification of cycle stands and their location; storage lockers for cyclists and details of how cycling parking will be promoted;
- A review of the signage and way-finding;
- A review of the taxi-drop-off.

All details shall be implemented in full accordance with the approved details prior to the first opening of the event.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport, ensure pedestrian and other highway users' safety and amenity of the area (policies T1, T3, T6, Q2 and Q13 of the London Borough of Lambeth Local Plan (2015)) and T2, T3, T7, and T9 of the Draft Revised Lambeth Local Plan (2020).

11. The Major event hereby approved shall only occur within the purple boundary of the events site as shown on drawing number '5667/002/Large and Major Events Locations', and in no other part of the site whatsoever.

Reason: To mitigate the impact on the biodiversity value of the open space (policy EN1 of the London Borough of Lambeth Local Plan (2015)), and EN1 of the Draft Revised Lambeth Local Plan (2020).

12. No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in line with London Plan policy SI 1 and the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition.

13. Prior to first opening any event(s) proposed for other locations on Clapham Common that, as identified in the ecological impact assessment, are of higher ecological sensitivity and where the risks of adverse ecological harm are greater, then the applicant shall submit an updated ecological mitigation and management plan (EMMP) for these areas to the Local Planning Authority for approval. This (EMMP) shall detail measures to be put in place to mitigate any potential ecological implications of each Event within the areas identified above.

Reason: To ensure adequate mitigation or compensatory measures are in place to prevent harm to the biodiversity value of the open space (Policies Q22 and EN1 of the Lambeth Local Plan 2015 along with Policy G3 (Metropolitan Open Land) of the London Plan 2021) and Q22 and EN1 of the Draft Revised Lambeth Local Plan (2020).

14. Within 3 months of the major event hereby approved, the applicant shall submit a monitoring report to the Local Planning Authority for approval. The report shall include the following details:

Monitoring of the use of cycle parking (to include details of security and advertising / promotion (both in promotional materials, booking information and on site)).

Reason: To promote sustainable modes of transport and to minimise danger, obstruction and inconvenience to users of the highway (Policies Q2, Q13, T1, T3, T6, T7 and T8 of the London Borough of Lambeth Local Plan (2015)) and Q2, Q13, and T3 of the Draft Revised Lambeth Local Plan (2020).

15. Prior to the first opening of the major event hereby approved, where track pads are to be used, details of the track pads including layout plans and detailed product specifications shall be submitted to the local planning authority for approval. All details shall be implemented in full accordance with the approved details.

Reason: In order to reduce the impact of heavy vehicle movements on the amenity grass, and to reduce recovery time for its reuse as public amenity space (Policies Q2, EN1 and PN5 of the London Borough of Lambeth Local Plan (2015)) and Q2, EN1, and PN5 of the Draft Revised Lambeth Local Plan (2020).

16. The noise monitoring locations for the major event shall include the locations as identified in appendix B of the 'EventLambeth Guidance on the control of sound at out-door events (2016)' and an additional noise monitoring station on the Notre Dame Estate, to be located at the point outside the residential property closest to the event site boundary, unless otherwise agreed in writing by the local planning authority.

Reason: In order to monitor the impact of noise on residential properties on the estate (Policy Q2 and PN5 of the London Borough of Lambeth Local Plan (2015)) and Q2 and PN5 of the Draft Revised Lambeth Local Plan (2020).

17. The major event shall not commence until an Event Site Management Plan and a Noise Management Plan has been submitted to the local planning authority for approval. The event shall occur in accordance with the approved documents.

Reason: To limit nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally (policies Q2, ED7 and T6 of the London Borough of Lambeth Local Plan (2015)) and Q2, ED8, and T7 of the Draft Revised Lambeth Local Plan (2020).

18. Prior to the opening to the public of any event(s) hereby permitted, the applicant shall submit for the written approval of the LPA the following details:

- A) Any impacts on the event(s) in relation to considerations of visitor management and public safety that derive from any applicable coronavirus-related law and/or government guidance (and if no such impacts are anticipated, a statement with reasons to that effect); and
- B) Where any impacts are identified at (A) above, any measures in addition to any measures that have previously been approved that are proposed to be put in place in order to manage/mitigate those impacts and if no such additional measures are proposed, an assessment of the adequacy of any existing approved measures in relation to visitor management and public safety.

The event(s) shall operate in accordance with any details approved pursuant to this condition (and for the avoidance of doubt a single submission made in respect of this condition may relate to more than one event).

Reason: To ensure safe management of visitors and that the development does not have a detrimental impact on the surrounding area including amenity and pedestrian/highway safety (Policies EN1; ED11; Q1; Q2; Q3; Q20, Q22 and T6 of the Lambeth Local Plan (2015)) and EN1; ED13; Q1; Q2; Q3; Q20, Q22 and T7 of the Draft Revised Lambeth Local Plan (2020).

Informatives

1. For the avoidance of doubt, the following terms have been used within this decision notice:

Build - the time from when the event is on-site, including the period to set up the items and equipment necessary to operate the event, running from arrival of items and equipment on site, to the "Event start".

Event start - The start of the event being open to attendees.

Event end - The end of the event being open to attendees.

De-rig - the time ending with when the event is off-site, including the period to remove items and equipment, running from the "Event end" to completion of full site clearance.

Small Events - less than 1,000 attendees

Medium Events - from 1,000 to 4,999 attendees

Large Events - from 5,000 to 19,999 attendees

Major Events - 20,000 attendees or more and shall mean the Festival Republic event which is to occur between the 9th August 2021 and 6th September 2021.

2. Please contact our Environmental Health Team to make sure you meet all other requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990.

3. As part of the licensing requirements, you are required to comply with the "Guidance on the control of sound at out-door events (2016)".

The maximum Music Noise Level (MNL) shall be 75dB L(A) eq 15 minutes (free field) outside any noise sensitive premises.

The maximum low frequency Music Noise Level (LFMNL) shall be 90 dB L(C) eq 15 minutes (free field) outside any noise sensitive premises.

All other events will be expected to operate at lower sound levels, which will be determined on a case-by-case basis by EventLambeth Operations in consultation with approved acoustic consultants. All events shall be operated in accordance with the relevant Event Management Plans and Noise Management Plans as approved by the Local Planning Authority.

4. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".
5. You are advised to monitor the numbers and modal splits of event attendees to support transport measures to be undertaken for future events.
6. You must operate events in accordance with the approved Tree Protection Plan (section 13 of the Clapham Common Events Report dated 18/12/2018) and not fix any items to trees using invasive methods.
7. The Council's Sustainability Officer has recommended that event organisers shall endeavour to comply with guidance provided within the Lambeth Green Events Guide
8. With regard to condition 9 above, it is requested that where possible, the use of delivery vehicles is consolidated and, the use of electric vehicles be considered.
9. The applicant is encouraged to work with Lambeth Cyclists to increase the numbers of people cycling to events and to provide secure cycle parking where possible. More information can be found at <http://www.lambethcyclists.org.uk/>

10. TfL support the use of the funfair site (off street) as a holding site for delivery vehicles which arrived early or missed their delivery slot
11. The applicant should note that TfL has a scheme to introduce a new signalised pedestrian crossing on the A205 The Avenue near the junction with the A24 Clapham Common.
12. The footway and carriageway on the A3 Long Road and the A24 Clapham Common South Side must not be blocked during the installation and removal of infrastructure. Temporary obstructions during the works must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A3 Long Road and the A24 Clapham Common South Side.
13. All vehicles associated with the works must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.
14. No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>

Appendix 2: List of consultees (statutory and Other Consultees)

Statutory and External Consultees

Greater London Authority
Ward Councillors
Clapham Society
Parks & Open Spaces
Natural England
London Ecology Unit
London Wildlife Trust
Transport Lambeth
Transport for London
Conservation & Urban Design
Historic England
Veolia Waste Lambeth
Bioregional
Design Out Crime
Environment Agency
Flooding - SUDS
Thames Water
Sewers Major Development Thames Water
Regeneration Team Brixton, Clapham Areas
Friends Of Clapham Common
Clapham Business Improvement District (CBID)
Brixton Town Centre Manager
Clapham Common Management Advisory Committee (CCMAC)
London Borough of Wandsworth
Planning Policy
Met Office And Licensing
Arboricultural Officer
Public Health, Animal Welfare, Pest Control
Regulatory Services - Food Safety
EHST Noise Pollution
Marsha De Cordova MP

Neighbours Consulted

44 Alfriston Road Battersea SW116NN
Conservative Group Office Lambeth Town Hall London SW2
Flat 18, The Woodlands London Sw4 0RJ
27 Comyn Road London SW111QB
46 Lessar Avenue London SW4 9HQ
36 Clapham Common North Side London SW4 0RW
19 Childebert Road London SW17 8EY
31 Crescent Grove Clapham SW4 7AF
116 Clapham Common Westside London SW4 9ba
2B The Chase Clapham Common London SW4 0NH
Flat 10 57 Orlando Road London SW4 0LH

40 Lillieshall Road London Lambeth SW4 0LP
20 Clapham Common Northside London SW4 0RQ
31, LILLIESHALL ROAD London SW4 0LN
8 The Polygon Clapham Common London SW4 0JG
85 Wroughton Road LONDON SW11 6AS
99 Sugden Road LONDON SW11 5ED
8A Windmill Drive London SW4 9DE
51D Lillieshall Road London SW4 0LW
21 Lambourn Road London SW4 0LS
The Open Spaces Society 25A Bell Street Henley-on-Thames RG9 2BA
24 Orlando Road CLAPHAM London SW4 0LF
117 Thurleigh Road Balham SW12 8TY
89 Clapham Common North Side London SW4 9SF
20A Grandison Rd London SW11 6LW
Lock N Load Events, Royal Oak Yard Sycamore Court London SE1 3ER
62 Nansen Road London SW11 5NT
20 Clapham Common Northside London SW4 0RQ
42 Alfriston Road London SW11 6NN
21 Shandon Road London SW4 9HS
20 Macualay Road London SW4 0QP
514P Wandsworth Rd London SW8 3LT
78 Park Hill London Sw4 9pb
16 Grafton Square Clapham Sw40da
27 Longbeach Road London SW11 5SS
24 The Chase THE CHASE London SW4 0NH
39 Glycena Road Battersea London SW11 5TP
91A Clapham Common North Side London SW4 9SG
20 Pickets Street London SW128QB
Flat 3, 29 Clapham Common Northside London SW4 0RW
5 Navy Street London SW46ET
46 The Chase London SW40NH
42 Alfriston Road London SW11 6NN
27 The Chase London SW4 0NP
Flat 25 31 Macaulay Road London SW4 0QP
81 Sisters Avenue London SW11 5SW
Flat 17, 5 Porteus Place Macaulay Walk Clapham SW4 0AP
34 Clapham Common North Side London Sw4 0rw
56 Jedburgh St London Sw11 5qb
210 Broomwood Road London SW116JY
180 Broomwood Road London SW11 6JY
11 Hunter Close Balham London SW12 8EQ
7 Jedburgh Street London SW11 5qa
79 Kyrle Road Battersea SW11 6BB
42 Alfriston Road London SW11 6NN
94 Sugden Road Battersea SW11 5EE
The Spinney Windmill Drive London SW4 9DE
Flat A Hallam House 7 Windmill Drive London SW4 9DE
Flat B Hallam House 7 Windmill Drive London SW4 9DE
Residential Accommodation Ye Olde Windmill Windmill Drive London SW4 9DE
5 Hallam House 7 Windmill Drive London SW4 9DE

Flat 6 10 Windmill Drive London SW4 9DE
Flat 1 10 Windmill Drive London SW4 9DE
Flat 1 3 Windmill Drive London SW4 9DE
Flat 2 6 Windmill Drive London SW4 9DE
Flat 4 6 Windmill Drive London SW4 9DE
The Windmill On The Common Windmill Drive London SW4 9DE
Flat 8 9 Windmill Drive London SW4 9DE
Flat 3 9 Windmill Drive London SW4 9DE
9A Windmill Drive London SW4 9DE
Flat 5 6 Windmill Drive London SW4 9DE
10A Windmill Drive London SW4 9DE
Flat 5 10 Windmill Drive London SW4 9DE
Flat 3 10 Windmill Drive London SW4 9DE
Flat 6 9 Windmill Drive London SW4 9DE
Flat 4 9 Windmill Drive London SW4 9DE
2 Windmill Drive London SW4 9DE
Flat 3 Heathview 8 Windmill Drive London SW4 9DE
Flat 9 9 Windmill Drive London SW4 9DE
8A Windmill Drive London SW4 9DE
Flat 4 10 Windmill Drive London SW4 9DE
Flat 2 10 Windmill Drive London SW4 9DE
Flat 2 3 Windmill Drive London SW4 9DE
Flat 3 3 Windmill Drive London SW4 9DE
Flat 7 9 Windmill Drive London SW4 9DE
Flat 5 9 Windmill Drive London SW4 9DE
Flat 2 9 Windmill Drive London SW4 9DE
Flat 1 9 Windmill Drive London SW4 9DE
Holly Lodge 5 Windmill Drive London SW4 9DE
Flat 3 6 Windmill Drive London SW4 9DE
Flat 5 8 Windmill Drive London SW4 9DE
9 Hallam House 7 Windmill Drive London SW4 9DE
10 Hallam House 7 Windmill Drive London SW4 9DE
8 Hallam House 7 Windmill Drive London SW4 9DE
Garden Flat 1A 8 Windmill Drive London SW4 9DE
Flat 2 Heathview 8 Windmill Drive London SW4 9DE
Flat 1 Heathview 8 Windmill Drive London SW4 9DE
11 Hallam House 7 Windmill Drive London SW4 9DE
7 Hallam House 7 Windmill Drive London SW4 9DE
6 Hallam House 7 Windmill Drive London SW4 9DE
4 Hallam House 7 Windmill Drive London SW4 9DE
3 Hallam House 7 Windmill Drive London SW4 9DE
2 Hallam House 7 Windmill Drive London SW4 9DE
1 Hallam House 7 Windmill Drive London SW4 9DE
Flat 6 6 Windmill Drive London SW4 9DE
Flat 1 6 Windmill Drive London SW4 9DE
1 Windmill Drive London SW4 9DE
4 Windmill Drive London SW4 9DE
Flat 6 8 Windmill Drive London SW4 9DE
Flat 4 Heathview 8 Windmill Drive London SW4 9DE
60 Gaskarth Road London SW12 9NL

16 Old Town Clapham London SW4 0JY
44 Clapham Common West Side London SW4 9AR
94 Kyrle Road London SW11 6BA
Gaskarth Road London SW12 9NN
78 London Sw116nw
110 Gaskarth Road London SW12 9NW
LB Wandsworth Wandsworth SW18 1DA
45 Rodenhurst Road London SW4 8AE
193 Victoria Rise London SW4 0PF
25 Malwood Road London SW12 8EN
8 Altenburg Gardens London SW11 1JJ
22 Criffel Avenue London SW2 4AZ
109A Sugden Road London SW11 5ED
91 Narbonne Avenue London SW4 9LQ
36 Rodenhurst Road London SW4 8AR
56 Clapham Common Westside London SW4 9AT
20 Malwood Road London SW12 8EN
99 Sugden Road Battersea SW11 5ED
94 Clapham Common Northside London SW49SG
90 Abbeville Road London SW4 9NA
14 Welmar Mews London Sw4 7dd
15 Tregarvon Road London SW11 5QD
34A Hayter Road London SW25AP
4 Sudbrooke Road London SW12 8TG
78 Tennyson Street London Sw8 3sx
42 Muncaster Rd London Sw11 6nu
5 Shaftesbury Mews Clapham SW49BP
46 Lessar Avenue London SW4 9HQ
21 Kyrle Road London SW116BD
Flat 2 31 Hemberton Road London SW9 9LF
34 Clapham Common North Side London Sw4 0rw
47 Rudloe Road London SW12 0DR
33 Red Post Hill London SE24 9JJ
14 Malwood Road London Sw12 8en
35, Churchmore Road London SW16 5UY
PO Box 25035 London SW4 0WP
32 Broxash Road London Sw11 6ab
35, Clapham Common South Side London SW4 9BS
28 Salcott Road London Sw11 6de
82 Woodfield Avenue SW16 1LD
Flat 1 8 Englewood Road London SW12 9NZ
60C Clapham Common South Side, Clapham London SW4 9DA
3 Windmill Drive Clapham SW4 9DE
18 Elms Road London Sw4 9ex
1 Lessar Avenue London SW4 9HL
Flat 4 1 Wharncliffe Mews London SW4 8DP
33 Heron House SW 11 4DU London SW11 4RJ
111 The Chase London Sw40nr
180 MacMillan Way London SW176AU
11B Clapham Common South Side London SW4 7AA

2 Poynder's Road Clapham London SW4 8NX
11 Houghton Square London SW99AN
85 Abbeville Road Clapham London SW4 9JL
3 Woodland Common Rodenhurst Road London Sw48ab
61A Balham Park Road London SW128DZ
Flat 4, 43 Cavendish Road London Sw120bh
75 Victoria Rise Lambeth SW4 0pb
4 Thurleigh Court Nightingale Lane Balham Sw12 8ap
44 Eland Road London SW11 5JY
16 Malwood Road London SW12 8EN
18 Elms Road London SW4 9EX
64 Elms Crescent London SW4 8QY
41 Longbeach Road London Sw11 5SS
43A Lynette Avenue London SW49HF
7 Lessar Avenue London SW4 9HL
5 Broxash Road London SW11 6AD
60C Clapham Common South Side London Sw4 9da
69 The Chase London SW4 0NP
54 Riggindale Road London SW16 1QJ
193 Victoria Rise London SW4 0PF
14 Lessar Avenue London SW4 9HJ
52 The Chase London SW40NH
24 Sugden Road London SW11 5EF
Flat 3 1 Fairbourne Road London SW4 8DG
7 Broxash Road London Sw11 6ad
16 Cresset Street London SW4 6BP
100 Bonneville Gardens London SW4 9LE
91 Clapham Common North Side London SW4 9SG
143 Hambalt Road London SW4 9EL
G413 Du Cane Court London SW17 7JR
93 Marney Road London SW11 5EW
71 Narbonne Avenue London Sw4 9jp
51 Roseneath Rd London Sw11 6 Ag
18 Lynette Avenue London SW4 9HD
141 Taybridge Road London SW11 5PY
19 Klea Avenue London SW4 9HG
14 Clapham Common Westside London SW49AJ
3 Klea Avenue London SW4 9HG
1 Orlando Road London Sw4 0le
22 Alfriston Road LONDON SW11 6NN
48 The Chase, London London SW4 0NH
59 Elms Road Clapham London SW4 9EP
36 Clapham Common Southside London Sw49Bs
21A Lavander Gardens Lonfon SW11 1DH
23 Abbeville Road London SW4 9LA
9 Killyon Rd London SW8 2XS
Flat 202 Maritime House Old Town London SW4 0JW
Basement Flat 120 Cavendish Road London Sw120de
27 Mayflower Road London Sw9 9jy
17 Malwood Road London SW128EN

18 Lynn Rd London Sw12 9la
3 Rosebery Road London Sw2 4dq
32 Broxash Road London Sw116ab
Flat 1 30 Altenburg Gardens London SW11 1JJ
52 The Chase London SW40NH

Appendix 3: List of relevant policies in London Plan, Lambeth Local Plan. Reference to SPGs, SPD and other relevant guidance

London Plan (2021)

GG1 Building strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city
GG5 Growing a good economy
D8 Public Realm
D14 Noise
S1 Developing London's social infrastructure
S6 Public toilets
E9 Retail, markets and hot food takeaways
E10 Visitor infrastructure
HC1 Heritage conservation and growth
HC5 Supporting London's culture and creative industries
HC6 Supporting the night-time economy
G1 Green infrastructure
G3 Metropolitan Open Land
G4 Open Space
G6 Biodiversity and access to nature
G7 Trees and woodlands
SI 1 Improving air quality
SI 2 Minimising greenhouse gas emissions
SI 7 Reducing waste and supp
SI 12 Flood risk management
T1 Strategic approach to transport
T3 Transport capacity, connectivity and safeguarding
T4 Assessing and mitigating transport impacts
T5 Cycling
T6 Car parking
T7 Deliveries, servicing and construction

Lambeth Local Plan (2015)

Policy D2: Presumption in favour of sustainable development
Policy D3: Infrastructure
Policy ED7: Evening economy and food and drink uses
Policy ED11: Visitor attractions, leisure, arts and culture uses
Policy T1: Sustainable Travel
Policy T2: Walking
Policy T3: Cycling
Policy T4: Public Transport Infrastructure
Policy T6: Assessing impacts of development on transport capacity
Policy T7: Parking
Policy T8: Servicing
Policy EN1: Open Space and biodiversity
Policy EN4: Sustainable design and construction

Policy EN5: Flood risk
Policy EN6: Sustainable drainage systems and water management
Policy EN7: Sustainable Waste Management
Policy Q1: Inclusive Environments
Policy Q2: Amenity
Policy Q3: Community safety

Draft Revised Lambeth Local Plan (2021)

ED8 Evening Economy and Food and Drink Uses
ED13 Visitor Attractions, Leisure, Arts and Culture Uses
T1 Sustainable Travel
T2 Walking
T3 Cycling
T4 Public Transport Infrastructure
T7 Parking
T8 Servicing
EN1 Open Space and Biodiversity
EN5 Flood Risk
EN7 Sustainable waste management
Q1 Inclusive environments
Q2 Amenity
Q3 Community Safety
Q4 Public Art
Q5 Local Distinctiveness
Q6 Urban design: public realm
Q10 Trees
Q20 Statutory Listed Buildings
Q22 Conservation Areas

Relevant Supplementary Planning Guidance (SPG's) from the GLA:

Accessible London: Achieving an Inclusive Environment SPG (2014)
Culture and Night-Time Economy SPG (2017)
Planning for Equality and Diversity in London SPG (2007)

Local Guidance / Supplementary Planning Documents (SPDs)

Refuse & Recycling Storage Design Guide (2013)
Waste & Recycling Storage and Collection Requirements (2013)

Appendix 4: Clapham Common Application Site Events Schedule 2021 (Lambeth side of the common only)

Event	Type	Size	Start Date	End Date	Duration (days)	Location
Runthrough	Commercial	Small	8/5/21	8/5/21	1	Across borough
Street Child Spring Sprint	General	Small	15/5/21	16/5/21	2	Across borough
Luna Cinema	Commercial	Medium	27/5/21	1/6/21	6	Events site
Runthrough	Commercial	Small	16/6/21	16/6/21	1	Across borough
Runthrough	Commercial	Small	21/7/21	21/7/21	1	Across borough
Runthrough	Commercial	Small	15/8/21	15/8/21	1	Across borough
Festival Republic	Commercial	Major	9/8/21	6/9/21	29	Events site
Trinity's Family Walk and Fun Day	Community	Small	12/9/21	12/9/21	1	No infrastructure
Colourscape	Community	Small	7/9/21	23/9/21	17	Across borough
London to Brighton Cycle	Commercial	Medium	19/9/21	19/9/21	1	Across borough
Bandstand Beds Harvest Feast	Community	Small	18/9/21	18/9/21	1	Bandstand
Race for Life/Pretty Muddy	Community	Medium	1/10/21	2/10/21	2	Across borough

Appendix 5: Wider event schedule (entire common)

Event	Type	Size	Start Date	End Date	Duration (days)	Location
George Irvin's Funfair	Community	Small	27/3/21	4/5/21	39	Funfair Site
Runthrough	Commercial	Small	8/5/21	8/5/21	1	Across borough
Street Child Spring Sprint	General	Small	15/5/21	16/5/21	2	Across borough
Luna Cinema	Commercial	Medium	27/5/21	1/6/21	6	Events site
Runthrough	Commercial	Small	16/6/21	16/6/21	1	Across borough
Friendsfest	Commercial	Small	20/6/21	14/7/21	25	Wandsworth
Runthrough	Commercial	Small	21/7/21	21/7/21	1	Across borough
Runthrough	Commercial	Small	15/8/21	15/8/21	1	Across borough
Festival Republic	Commercial	Major	9/8/21	6/9/21	29	Events site
Trinity's Family Walk and Fun Day	Community	Small	12/9/21	12/9/21	1	Potentially no infrastructure
Colourscape	Community	Small	7/9/21	23/9/21	17	Across borough
London to Brighton Cycle	Commercial	Medium	19/9/21	19/9/21	1	Across borough
Bandstand Beds Harvest Feast	Community	Small	18/9/21	18/9/21	1	Bandstand
Halloween Fair	Commercial	Small	27/9/21	9/11/21	44	Funfair Site
Circus Extreme	Commercial	Medium	8/10/21	24/10/21	17	Funfair Site
Race for Life/Pretty Muddy	Community	Medium	1/10/21	2/10/21	2	Across borough
Winterville	Commercial	Medium	28/10/21	6/1/21	72	Wandsworth
Ice Rink	Commercial	Small	18/11/21	2/1/21	46	Lambeth

