

1:4,827

- Clapham Common Buildings
- Clapham Common Boundary

# **Common Land Consent Application**

## Clapham Common – Festival Republic Event

### **Heritage Statement**

January 2022

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# 1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Lambeth Council ('the Client') to provide appropriate and proportionate information with regard to heritage impacts arising as a result of the proposed temporary development at Clapham Common, Lambeth, London ('the Site').
- 1.2 The proposed development comprises a variety of dismantlable structures which will accommodate the 4 day public music event produced by Festival Republic. The infrastructure to facilitate this includes numerous stage structures, marquees, tower lights, cabins, toilet facilities, and trailers, which will be bounded by solid security fencing.
- 1.3 By review of the Common Land Consents Policy (November 2015), an assessment of how the proposals fit into the historic context is required to support a Common Land Consent application. This requires applicants to identify local heritage and assess the effects arising to its significance as a result of the proposed development.
- 1.4 The Site is designated within Clapham Conservation Area. There are also a number of designated and non-designated heritage assets within the Site's setting which have the potential to be affected by the propose temporary development.
- 1.5 **Section 3** of this Appraisal therefore identifies the relevant heritage assets within the vicinity of the Site that may be affected by the proposals. A Heritage Asset Plan which identifies the study area and the location of the assets is provided in Appendix 1.
- 1.6 **Section 4** then provides a proportionate summary assessment of the significance of the identified heritage assets. This assessment is carried out on the basis of the special architectural and historic interest of the building, and is undertaken using existing published information, visual surveys and archival research.
- 1.7 **Section 5** provides an assessment of the impacts of the temporary proposals on the heritage significance of the identified heritage assets, as described. These are considered in light of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the Framework and supported by National Planning Practice Guidance (NPPG) 2021, and local planning policy and guidance for the historic environment. This legislative and policy context is summarised in **Section 2** and set out in full at **Appendix 2**.

## 2. Planning Policy and Guidance

2.1 The Planning Policy Framework (NPPF) 2021 defines a heritage asset as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”*

2.2 A ‘designated heritage asset’ is:

*“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.” There are a number of non-designated and designated heritage assets within the application Site and surrounding area. There is potential, therefore, for the significance of the heritage assets to be affected as a result of the proposed development in this location, through change to character and appearance, setting, and views. This is a legislative (The Planning (LB & CA) Act 1990) and national (NPPF 2021) and also local planning policy consideration, and so requires robust and proportionate assessment as part of any application submission.*

2.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to applications for planning permission affecting the setting of listed buildings:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

## 3. Built Heritage Context

### Conservation Areas

- 3.1 Conservation Areas is an area of special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance.
- 3.2 Historic England has published guidance in respect of the designation and management of conservation areas, and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.<sup>1</sup>

### Clapham Conservation Area

- 3.3 The Site is located within Clapham Conservation Area. This area was first designated by the London Borough of Lambeth in 1968, and subsequently extended in 1969, 1976, 1980 and 1997. The boundary was 'redefined' in 2002. A map of the conservation area boundary is included in **Appendix 1**. A character appraisal or management plan for the conservation area has not been prepared or adopted by the London Borough of Lambeth.

### Listed Buildings

- 3.4 No listed buildings are located within the Site/Application Boundary, however, there are a number of statutorily listed buildings that lie within its setting. Those which we consider have the potential to be affected by the proposed development through change within their setting are included below. Owing to the temporary nature of the proposals and the extent and nature of affects considered to arise, a proportionate assessment has been carried out. As a result, whilst the individual significance of the assets has been acknowledged and assessed, a number of the assets have been grouped for the purposes of this assessment:
- Church of Holy Trinity (Grade II\* listed)
  - The Bandstand; Ye Olde Windmill Public House; Linton House and 53 Clapham Common South (Grade II, grouped);
  - York House (Grade II);
  - 32,33, 34,34A, 36,37, and 38 Clapham Common South (Grade II, grouped);
  - Hostel of God, Nurses Home to Hostel of God, Forecourt Wall and Railings to Nos. 29-32 (Grade II, grouped);
  - 48-52 Clapham Common North Side and 43-47 Clapham Common North Side (Grade II)
- 3.5 A Heritage Asset Plan included in **Appendix 1** identifies the asset location. This has been created with reference to Historic England's<sup>2</sup> on-line mapping resource.

<sup>1</sup> Historic England, Advice Note 1: Conservation Area Appraisal, Designation and Management, 2019 (2<sup>nd</sup> edn).

<sup>2</sup> Historic England, The National Heritage List for England (web resource)

3.6 Whilst there are a number of additional designated heritage assets located within the wider setting of the application Site, the significance or appreciation for these assets is not considered to have the potential to be affected by the proposed development. These listed buildings have therefore been scoped out of this assessment.

3.7 These are including in **Table 3.1** below:

**Table 3.1: Table of designated heritage assets which have been scoped out of the assessment.**

Asset	Grade
15 AND 16, THE PAVEMENT	II
17, THE PAVEMENT	II
6,7 AND 8, THE POLYGON SW4	II
39,41 AND 43, OLD TOWN	II*
ENTRANCE BUILDING TO CLAPHAM COMMON TUBE STATION	II
13 AND 14, THE PAVEMENT	II
MISSION ROOM BUILDING AND STABLE BLOCK	II
HOLLYWOOD	II
BYROM HOUSE AND EASTWARD EXTENSION	II
39-46, GRAFTON SQUARE SW4	II
2-32, CRESCENT GROVE SW4	II
FORMER STABLE BUILDING OCCUPIED BY RIBBANS ENGINEERING COMPANY	II
ROMAN ALTAR IN FORECOURT OF NUMBER 1 (PUBLIC LIBRARY)	II
12-21, CLAPHAM COMMON NORTH SIDE SW4	II*
FORECOURT WALLS, RAILINGS AND GATES TO NUMBERS 12 TO 21 (CONSECUTIVE)	II*
MILESTONE ON COMMON OPPOSITE JUNCTION WITH VICTORIA RISE	II
28 AND 29, CLAPHAM COMMON SOUTH SIDE SW4	II

DRINKING FOUNTAIN APPROXIMATELY 500 METRES TO SOUTH EAST OF CHURCH OF HOLY TRINITY	II
12-16, CLAPHAM COMMON SOUTH SIDE SW4	II
78, CLAPHAM COMMON SOUTH SIDE SW4	II
ICEHOUSE TO REAR OF 47/48	II
CLAPHAM SOUTH STATION (INCLUDING ABOVE GROUND STATION BUILDING AND SUB SURFACE PLATFORMS AND PASSAGES)	II
45, OLD TOWN	II
2 PARISH BOUNDARY MARKERS ADJACENT TO CLAPHAM MANSIONS NIGHTINGALE LANE 9 BATTERSEA PARISH BOUNDARY MARKERS PARISH BOUNDARY MARKER ADJACENT TO NUMBER 11 NIGHTINGALE LANE PARISH BOUNDARY MARKER EAST OF THE BANDSTAND PARISH BOUNDARY MARKER NORTH EAST O	II
1, THE POLYGON SW4	II
DENMARK LODGE	II
53, CLAPHAM COMMON SOUTH SIDE SW4	II
CLAPHAM SOUTH DEEP TUBE SHELTER AND SURFACE BUILDING AT LAMBETH ENTRANCE	II
THE LODGE, FORMERLY CLAPHAM OLD FIRE STATION	II
1 and 3, Victoria Rise	II
Clapham Common War Memorial	II
Milestone on Clapham Common South Side Marking 4 1/2 Miles from Whitehall	II
Milestone on Clapham Common South Side Marking 4 Miles from Whitehall	II

3.8 This position is informed by our analysis of the historical, physical, and or visual interrelationships - or lack of - between the Site and the proposed temporary development, and these assets.



## **Non-Designated Heritage Assets**

- 3.9 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).<sup>3</sup> The London Borough of Lambeth maintains a local list of buildings of local architectural or historic interest. No buildings within the Site are included on this list, but a number of them lie within the vicinity of the Site.
- 3.10 The local significance of the non-designated heritage assets is not considered to have the potential to be impacted as a result of the temporary proposed development. The locally listed buildings are therefore scoped out of the assessment of this report. Again, this position is informed by our analysis of the historical, physical, and or visual interrelationships - or lack of - between the Site and the emerging proposals, and these assets.

<sup>3</sup> MDCLG, National Planning Policy Framework (NPPF) 2021 - Annex 2: Glossary.

## 4. The Site and its Context

### Introduction

- 4.1 The application boundary comprises Clapham Common. The Site comprises Clapham Common, a large triangular urban park in south London. It is bounded by Clapham Common North Side to the north, Clapham Common South Side to the south east, and The Avenue to the west.
- 4.2 Clapham Common is a 77-ha open green space of Clapham Common and has functioned as park since the medieval period. As consequence, the principal routes within the area are Clapham Common North, Clapham Common South, The Pavement, Old Town and Rectory Grove. The east side of Clapham Common is open and flat, with relatively sparse vegetation, affording long views across it. Rows of mature deciduous trees line the main cycle and pedestrian routes through the Common, and encircle the key architectural focal points in this part of the park: Holy Trinity Church the bandstand and the Windmill public house. The Common itself is also delineated by mature trees. In addition, there are a number of ponds within the Common, stemming from the historic springs that once existed here.

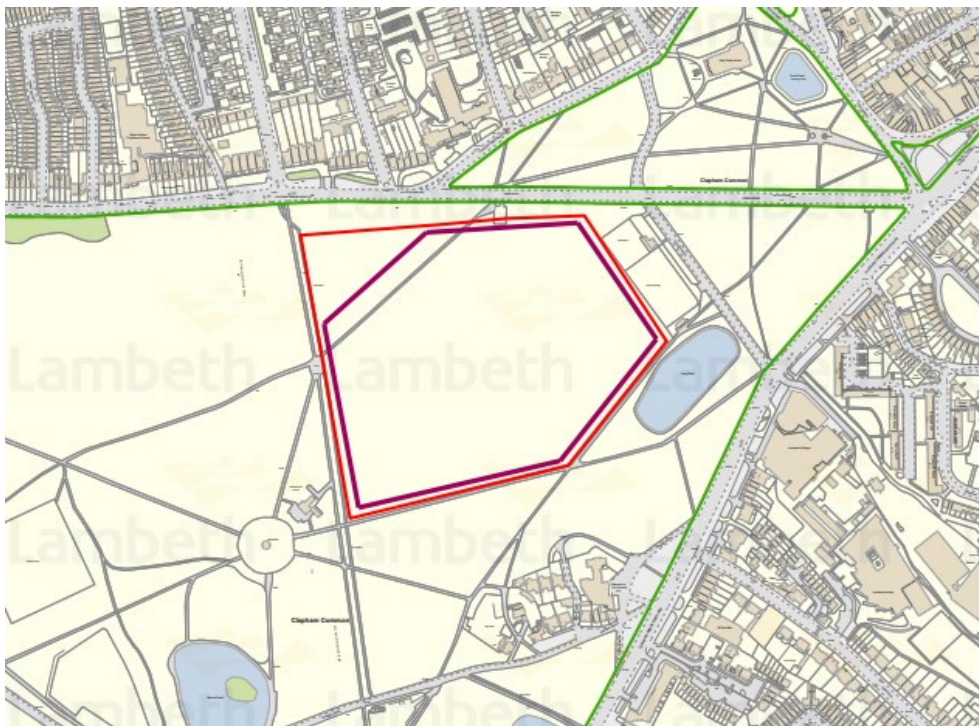


Figure 4.1: Application Boundary in Red, Event Location in Purple

### Historical Development of Clapham

- 4.3 Archaeological, philological and documentary evidence indicate that the settlement of Clapham originated in the Anglo-Saxon period. There was a parish church in Clapham in

the twelfth century, and a manor house is recorded as early as 1326. The earliest buildings in Clapham, however, appear to date from the eighteenth century.<sup>4</sup>

4.4 The original village of Clapham, dedicated to the Holy Trinity, was located around what is today the Church of St Paul, in the northern part of Clapham. In the late seventeenth century, wealthy merchants began to settle in Clapham, attracted by its relative proximity to London. The existence of Clapham Common was likely also a draw – considered unsuitable for farming, it did contain a number of springs, and since the medieval period, Clapham residents had benefited from rights to pasture animals and collect wild fruit, wood, furze and water from the springs.<sup>5</sup>

4.5 The construction of Westminster and Blackfriars Bridges in 1750 and 1769, respectively, made Clapham and areas south of the river far more accessible, and throughout the eighteenth century, the village of Clapham began to spread south towards the Common, as shown in John Rocque's maps of 1741 (**Figure 4.2**). The oldest buildings in Clapham can be found in here, along Old Town.<sup>6</sup>



**Figure 4.2:** Extract from John Rocque's *Plan of London and Environs*, c. 1747.  
Source: City of London Corporation

4.6 Around this time, the old parish church of Clapham was found to be inadequate for the growing population and also inconvenient, as a consequence of the shifting centre of the

<sup>4</sup> Gillain Clegg, *Clapham Past*, 1998.

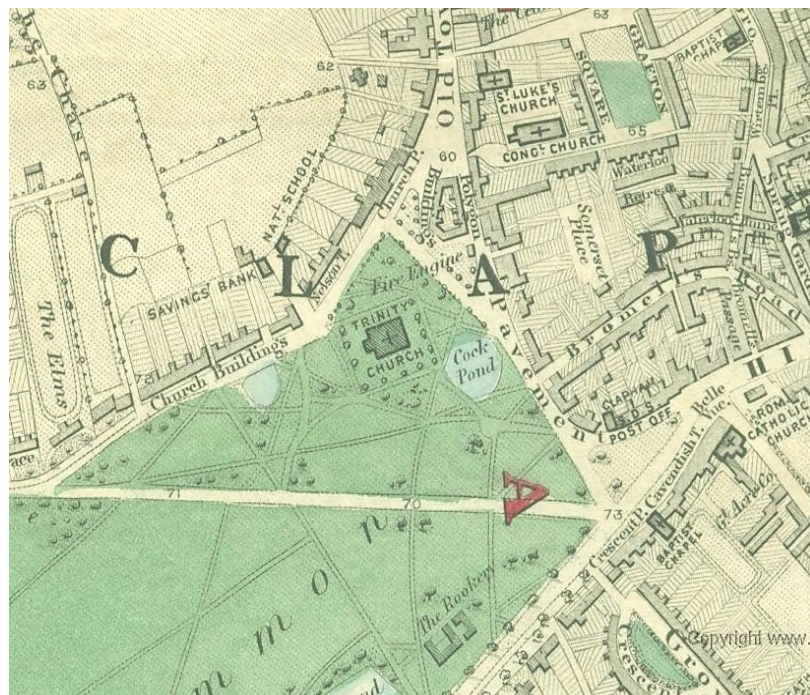
<sup>5</sup> *Ibid.* Alyson Wilson, ed., *The Buildings of Clapham*, 2000.

<sup>6</sup> Gillain Clegg, *Clapham Past*, 1998.

village. In 1776, the new Holy Trinity Church was built, at the north-east corner of the Common. The old parish church was subsequently torn down and the current Church of St Paul erected c1815.<sup>7</sup>

4.7 In the early years of the nineteenth century, the pace of building accelerated. Much of this development was in the old village, replacing earlier houses or large gardens. The expansion reflects the growth of London as a trading metropolis and the improved transport facilities that made daily travel to London possible.<sup>8</sup> By 1827, fifteen short stage coaches were running from Clapham to the City; these were replaced by omnibuses in 1839. The railway arrived in Clapham in 1863, trams in 1871 and the Underground train in 1900.<sup>9</sup>

4.8 Throughout the nineteenth century and into the early twentieth century, the development of houses and shops continued apace, and new uses began to emerge, including schools, hospitals and libraries. Speculative development became widespread, and many older houses were demolished to make way for newer, denser developments (see **Figure 4.3**). Nevertheless, the area remained affluent, as indicated by Charles Booth's Poverty Map (**Figure 4.4**), which marks much of Clapham out as occupied by 'Upper-middle and upper classes. Wealthy' (yellow), 'Middle class. Well-to-do' (red) and 'Fairly comfortable. Good ordinary earnings' (hatched red).

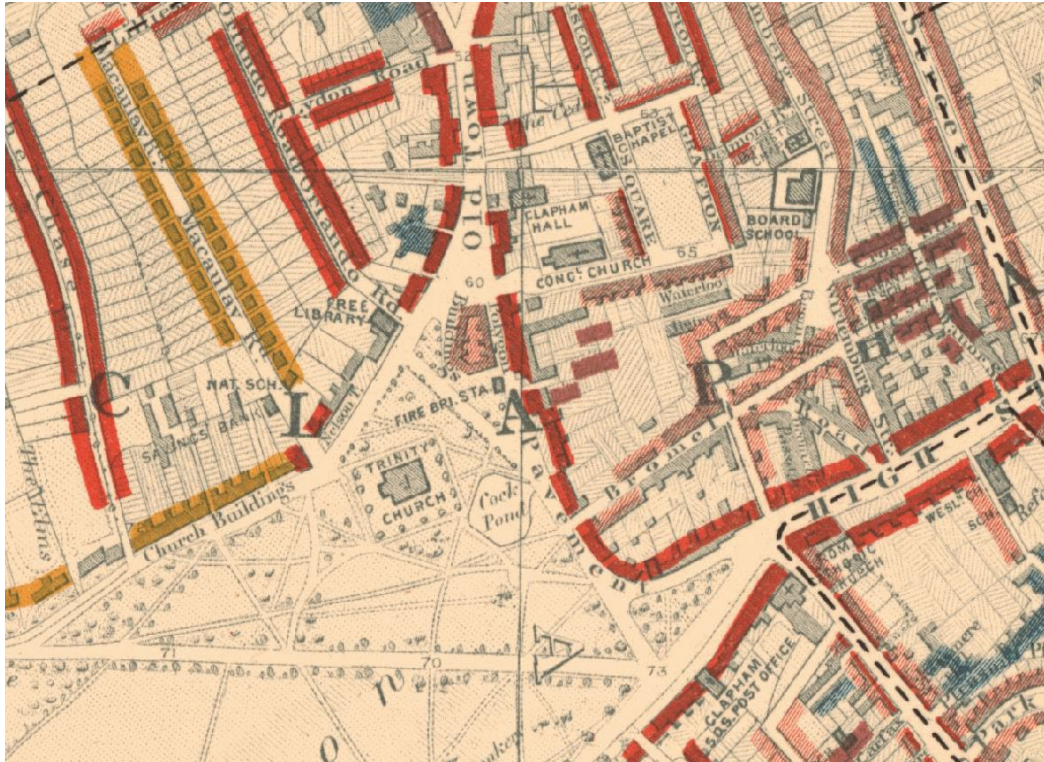


**Figure 4.3:** Extract from Edward Stanford, *Library Map of London and its Suburbs, 1862–72*. Source: London Ancestor (<http://www.mappalondon.com/london/south-west/maps.htm>)

<sup>7</sup> *Ibid.* Alyson Wilson, ed., *The Buildings of Clapham*, 2000.

<sup>8</sup> Alyson Wilson, ed., *The Buildings of Clapham*, 2000.

<sup>9</sup> Gillian Clegg, *Clapham Past*, 1998.



**Figure 4.4:** Extract from Charles Booth, *Descriptive Map of London Poverty*, 1889–90. Source: London School of Economics

- 4.9 Clapham suffered greatly from bombing during the Second World War, and as a consequence, the area began to decline somewhat in prosperity. Substantial rebuilding, as well as new development, occurred, particularly in the form of council housing during the second half of the twentieth century.
- 4.10 By the end of the twentieth century, however, the charms of Clapham had proved irresistible once again, and the area has once again returned to favour.

## 5. Significance of the Heritage Asset

### Introduction

5.1 The NPPF defines the significance of a heritage asset as:

*'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*<sup>10</sup>

5.2 Historic England's Advice Note 12: Statements of Heritage Significance 2019 provides general advice with regard to preparing statements of heritage significance and also the analysing of significance for the full range of heritage assets. This is designed primarily for applicants proposing changes to heritage assets, and accords with the Framework as revised.

5.3 The NPPF defines the setting of a heritage asset as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

5.4 Historic England has published guidance<sup>11</sup> in respect of the setting and views of heritage assets, providing detail on understanding setting and views and the associated assessment of the impact of any changes. This presents a series of attributes of a setting which can be used to help assess its contribution to the significance of a heritage asset. These can comprise the asset's physical surroundings; the experience of the asset; and the asset's associative attributes.

### Assessment of Significance

5.5 The following assessment of significance is proportionate to the architectural and historic interest of the identified heritage asset and the likely impacts arising as a result of the proposals on this. The assessment is based on review of existing published information, focussed archival research and then on-site visual survey and analysis.

<sup>10</sup> MHCLG, National Planning Policy Framework (NPPF) 2019 – Annex 2: Glossary.

<sup>11</sup> Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 (2<sup>nd</sup> Ed.)

## Clapham Conservation Area

### Historical Development

5.6 The historical development of the Clapham area is provided in detail in **Section 2** of this report. This context is not repeated here.

### Character and Appearance

5.7 The Clapham Conservation Area lies at the western end of the London Borough of Lambeth, adjacent to the border with the London Borough of Wandsworth. It includes the eastern side of Clapham Common and most of the buildings overlooking it along Clapham Common North and Clapham Common South. To the north, it also includes Macaulay, Orlando, Littleshall and Broadhinton Roads. It extends up The Pavement, The Polygon, Old Town and Rectory Grove, extending east to include Fitzwilliam, Liston, Offerton and Belmont Roads; Grafton Square; and Bromell's Road. To the south, it includes Crescent Grove, part of Elms Road South West, Wakeford Close and the former South London Hospital.

5.8 The conservation area is defined principally by the 77-ha open green space of Clapham Common (**Figure 5.1**), a de facto public park since the medieval period. As consequence, the principal routes within the area are Clapham Common North, Clapham Common South, The Pavement, Old Town and Rectory Grove. The east side of Clapham Common is open and flat, with relatively sparse vegetation, affording long views across it. Rows of mature deciduous trees line the main cycle and pedestrian routes through the Common, and encircle the key architectural focal points in this part of the park: Holy Trinity Church (**Figure 5.2**), the bandstand and the Windmill public house. The Common itself is also delineated by mature trees. In addition, there are a number of ponds within the Common, stemming from the historic springs that once existed here.



**Figure 5.1: View looking east across Clapham Common**

- 5.9 The conservation area includes the eastern part of the Common (the western part being in the London Borough of Wandsworth's Clapham Common Conservation Area), and the mostly residential developments to the north, east and south of it. It includes a series of grand terraces and villas overlooking the Common, as well as smaller-scale terraces, detached houses and semi-detached houses, and larger-scale mansion blocks and council estates principally to the north and south, as well as the busy commercial area on Clapham Common South where it meets Clapham High Street.



**Figure 5.2: View looking east towards Holy Trinity Church, Clapham**

- 5.10 The appeal of Clapham Common inspired steady, high-quality residential development throughout the eighteenth and nineteenth centuries, and redevelopment in the twentieth century. This has resulted in a wide variety in form, scale and architectural styles, but a general consistency in materials and use.
- 5.11 Buildings in the area date from all periods from the early-eighteenth century to today (see **Figures 4.3–4.7**), but the predominant building material is stock or buff brick, with widespread use of stucco. Classical and Italianate styles dominate among the detached, semi-detached and terraces houses, but Neo-Gothic detailing, particularly overlooking the Common, Art Deco apartment buildings, Modernist council blocks and more recent developments are also found throughout the area.
- 5.12 As indicated above, the principal use of the area is residential, but these terraces, villas and apartment buildings are interspersed with shops, places of worship, schools, public houses, hospitals and entertainment establishments.



- 5.13 Apart from the Common itself, the area contains relatively little green space, its tightly packed housing enjoying only occasional glimpses of green, mostly as part of planned arrangements of terraced housing, as in Grafton Square and Crescent Grove.



**Figure 5.3: View looking south-west along Old Town from the corner with Grafton Square**



**Figure 5.4: View looking west towards the palace-fronted range of Crescent Grove**



**Figure 5.5: View of Cedars Terraces, a mansion block of 1860 overlooking the Common**



**Figure 5.6: View of Trinity Close, an apartment building of 1936**



**Figure 5.7: View along Grafton Square showing Wingate Square, a development from 2009**

- 5.14 Several important views within and out of the conservation area help to define its character. The most important among these are the long views across the Common and of Holy Trinity Church from all directions, particularly west from The Pavement and south along Old Town. Other key views include the view east along Clapham High Street, the roofscape punctuated by the steeple of the Church of St Mary (**Figure 5.8**) and the view north up Old Town from The Pavement, which is terminated by the evolving Battersea Power Station (**Figure 5.9**).
- 5.15 The principal element of the setting of the Clapham Conservation Area to the west is the adjacent Clapham Common Conservation Area within the London Borough of Wandsworth, which is of similar character. To the north, the area is bounded by Wandsworth Road, along with an extensive network of railway lines interspersed by industrial parks and post-war housing developments. To the east, is the more modern and commercial parts of Clapham and Battersea, centred on the Clapham Junction railway station. To south is Clapham Park, an extensive of area of late-Victorian terraces, gently sloping down slightly towards Abbeville Road before ascending sharply towards Streatham Hill and Tulse Hill.



Figure 5.8: View from Clapham Common South along Clapham High Street



Figure 5.9: View along Old Town towards Battersea Power Station

### **Summary of Significance**

- 5.16 The significance of the Clapham Conservation Area is derived from its architectural and historic interest as a record of the evolution of affluent Clapham from the early eighteenth century to the present, which is evidenced by the survival of historic built forms from all of these periods.
- 5.17 The buildings of the Clapham Conservation Area provide evidence of changing architectural styles and construction methods, as well as living standards and social practices through the design and forms of the residential building, as well as the existence of places of worship, schools, public houses and community facilities.
- 5.18 The area also has an aesthetic appeal in the juxtaposition of meticulously planned terraces and squares, and more the more picturesque qualities appreciated in views across the Common towards Holy Trinity Church and up Old Town and Rectory Grove.

### **Contribution of the Site to the Significance of the Conservation Area**

- 5.19 The Site encompasses roughly half of Clapham Common to the east and its component buildings and landscape elements; and comprises a large part of the Clapham Conservation Area. The Site makes a positive contribution to the significance of the conservation area, where it includes many of its key components, in particular the historic parkland and public open space; the landmark buildings of the Church of Holy Trinity; and a large part of the axial views north and south through the park
- 5.20 The Site also makes a positive contribution to the significance of the conservation area where it provides a verdant, picturesque backdrop / setting to the surrounding buildings, many of which are listed, that surround the parkland as an integral part of this architectural composition, helping to amplify an appreciation of this predominantly 19<sup>th</sup> century architectural composition.

### **Bandstand (Grade II Listed)**

#### **Special Architectural and Historic Interest**

- 5.21 The bandstand in Clapham Common was installed in the late-19<sup>th</sup> century, following its relocation from the Royal Horticultural Society's Garden in South Kensington during a period when these structures were being erected in public parks across London and England. It was designed by Captain Francis Fowke, an Irish Engineer and architect who was known for designing in the Renaissance style.
- 5.22 The structure is of also historic interest for its origins as part of a widespread effort to establish greater public enjoyment of the outdoors, in the face of rapid urbanisation. It is an attractive and well-preserved example of a relatively common park structure, and its communal use is of historic interest where it reflects the role of Clapham Common as a public open space; and the intensification of public use of park spaces in the 19<sup>th</sup> century. The listed bandstand enjoys group value with the other municipal park structures and features in Clapham Common, such as railings, and a war memorial.

#### **Contribution of Setting and Significance to Significance**

- 5.23 The setting of the listed bandstand comprises the surrounding Clapham Common. This picturesque landscape is integral to the bandstand's origins and function as part of one of an important public open spaces, within a conservation area and therefore makes a

strong, positive contribution to its particular heritage significance. As the site forms part of the wider Clapham Common Landscape it is considered to make a positive contribution to the significance of the listed building as an element of setting.

### **Ye Olde Windmill Public House (Grade II listed)**

#### **Special Architectural and Historic Interest**

- 5.24 The Ye Olde Windmill is a public house which dates from the early 19<sup>th</sup> century with later 19<sup>th</sup> century alterations. It sits within a group of mostly mid- to late-19<sup>th</sup> century houses, which have later been heavily altered and within Clapham Common. It is four bays wide, and two storeys high, with attic. It features gauged flat brick arches to sash windows and has a slate-covered roof. There are four sash windows across for the first floor, and a later 19<sup>th</sup> century extension to the south side of the building.
- 5.25 This building is of special architectural and historic interest because it provides insight into the social practices of late-Victorian Clapham residents, illustrating the growth of the public house as a typology during this period, and also into the evolution of public house design. In this way, it also illustrates the evolution of architectural design more generally. In addition, the Ye Olde Windmill provides evidence of the core function of public houses as places for entertainment and socialising within the community.

#### **Contribution of Setting and Significance to the Site**

- 5.26 The Ye Olde Windmill is located within a small grouping of domestic curtilage to the south eastern edge of Clapham Common. The principal elevation of the building fronts onto Windmill Drive which connects with Clapham Common South, and its location just off of his main avenue through the landscape strengthens an understanding of the building's role as part of the historic park, and as part of the interface between the park, and the surrounding townscape.
- 5.27 More widely, the setting of the public house comprises the open space of Clapham Common to the north, south and west together with the wider 18<sup>th</sup> and 19<sup>th</sup> century development in Clapham and other local townscapes. These further elements of setting are more removed from the public house in terms of distance and origin, and therefore make no particular contribution to its significance; albeit they act as an appropriate historical backdrop to amplify an understanding of the building's role as part of the 19<sup>th</sup> century development of the local area.
- 5.28 As the site forms part of the wider Clapham Common Landscape it is considered to make a positive contribution to the significance of the listed building as an element of setting.

### **Listed Building Group: Linton House and 53 Clapham Common South Side (Grade II Listed)**

#### **Special Architectural and Historic Interest**

- 5.29 This listed building group predominantly comprises early to mid-19<sup>th</sup> century residential development to the east side of Clapham Common South, and high status detached villas interspersed with some later development or infill. Despite later alterations, these listed buildings are of architectural and historic interest as good examples of the early and mid-19<sup>th</sup> century townscape, following the increased popularity of this area as an attractive

residential quarter due to improved transport infrastructure. The shared character, form and materiality of the buildings make a positive contribution to the townscape character of this area of Clapham and also provide evidence of changing architectural trends. The buildings also indicate the aspirations and tastes of the professional and middle classes for whom these houses were intended.

- 5.30 This grouped development is typified by long stretches of terraced residential properties as well as detached villas, each two to three storeys facing Clapham Common. These detached villas, Linton House, in yellow stock brick and No. 53 with a rendered ground floor with red brick above, still share a common architectural language, with sash windows under gauged flat brick or segmental arches with stucco detailing, including some brick string between floors. No. 53 holds particular historic interest as the former residence of the well-known architect Lewis Vulliamy.

#### **Contribution of Setting and Significance of the Site**

- 5.31 The immediate setting of this listed building group is the small garden area followed by the busy Clapham Common south Side with the landscaped park beyond. Although built the significance of these historic buildings are best appreciated in closer views along and from the street that they address, and are located within the conservation area designation.
- 5.32 More widely, the surviving elements of early to mid-19th century townscape along Clapham Common South make a positive contribution to this listed building. Otherwise, the streetscape and wider townscape has a fragmented and evolved character, reflective of ongoing development in this area of London. This includes development of contrasting forms, scale and materials. The Site forms part of the wider townscape setting of the listed building group as part of the wider landscape of Clapham Common and is only partially appreciable in any shared views due to distance, intervening built forms and screening of mature plantation. As the Site forms part of the wider Clapham Common landscape it is considered to make a positive contribution to the significance of the listed building group as an element of setting.

#### **Listed Building Group: York House; 32,33, 34,34A, 36,37, and 38 Clapham Common South (Grade II listed buildings)**

##### **Special Architectural and Historic Interest**

- 5.33 This group of listed buildings at along Clapham Common South are of special architectural and historic interest as they are fine examples of early-mid 19<sup>th</sup> century residential development, which illustrate the development of the London terraced house typology. The architectural significance of these buildings is derived largely from the townscape value of their principal elevations, as part of the wider early-mid 19<sup>th</sup> century townscape in this area around Clapham Common South; from which they derive group value.
- 5.34 The listed terrace is predominately constructed in brown brick, and is three storeys in height (over basements) with mansard additions above. Despite some later or phased alterations, the properties in this group generally share a common materiality, style and scale and most have brick dressings including stucco door surrounds. York House stands out, constructed in yellow brick with a large bay window addition at ground floor level,

however, despite variations, there is a clear commonality to the development. The residential development here belongs to one of the earlier developments of this area of London following its expansion and growth and improved transport infrastructure in this area. The shared character, form and materiality of the buildings make a positive contribution to the townscape character of this area around along Clapham Common South and provide evidence of changing architectural trends. The buildings also indicate the aspirations and tastes of the professional and middle classes for whom these houses were intended.

#### **Contribution of Setting and Significance to the Site**

- 5.35 The immediate setting of the listed buildings comprises the relatively large front gardens, some with soft landscaping. The boundary treatments are primarily iron fencing. The houses are also set back from this wide road main road and along with mature street trees, help to soften the experience between them. The significance of these historic terraced buildings are best appreciated in closer views along and from the street that they address.
- 5.36 The streetscape setting of the listed buildings within this group is varied and comprises, predominantly, later 19<sup>th</sup> and early 20<sup>th</sup> century redevelopment as well as some infill development in to the north south and east with the large open expanse of Clapham Common to the west. This later development predominantly respects the architectural forms and scale of the listed building group but demonstrably contrasts with the earlier streetscape. This varied and much evolved townscape is part of the ongoing development of this area of London is not considered to make a positive contribution to the significance of the group of listed building by way of setting. However, the historic views and access to the neighbouring Clapham Common is considered to positively contribute to the significance of the listed building group. As the Site forms part of the wider Clapham Common landscape, it is considered to make a positive contribution to the significance of the listed building group as an element of setting.

#### **Church of Holy Trinity (Grade II\* listed building)**

##### **Special Architectural and Historic Interest**

- 5.37 This classically designed church in stock brick was constructed in 1774-76 by Kenton Couse, with the west porch completed in 1812 by Francis Hurlbatt. The Lady Chapel to the south and vestry and offices to the north were later constructed by Beresford Pite in 1902-03. The significance of the listed building derives from its special architectural interest as a high quality example of a late 18<sup>th</sup> century evangelical Christian church; built on a deliberately prominent location at the north end of Clapham Common and in a distinctive classical style. This interest is illustrated not only through its external appearance and prominence within the local townscape, but also through its historic fabric, plan form and architectural features / interior design and decoration.
- 5.38 Significance also derives from historic association more broadly in the way the church provides evidence for the importance of Christian worship as part of community life in this period. It forms a key element of the once independent settlement of Clapham. The five bays with projection at first floor level completes a distinctive design of the church which makes this listed building a local landmark within street views of the area, and



also underlines its historic role. This is how the significance of the listed building is best appreciated (in conjunction with the experience of entering the church itself).

#### **Contribution of Setting and Significance to the Site**

5.39 The Church of Holy Trinity is located at the north end of Clapham Common, at the focal point of the Old Town Road Junction. The Church's position at this prominent location in the public open space amplifies its aesthetic interest, by reinforcing an appreciation of its special architectural and historic interest as an important community building. The setting within the public park also amplifies its role as a local landmark, which is a key element of a popular view point and entry to the park.

5.40 The immediate setting of the church comprises its immediate grounds with an iron boundary fence surrounding. This element of setting amplifies an appreciation of the Church's high status. Beyond the immediate curtilage, the Church of Holy Trinity is positioned on the edge of Clapham Common. This privileged location exploits the status and character of the landscaped parkland, which further assists in an understanding of the important status of the church. More widely, the location of the listed building on the boundary of Clapham Common, which would have been a well-to-do settlement in the late 18<sup>th</sup> century, and again speaks to its origins and role as Clapham developed in the late 18<sup>th</sup> and 19<sup>th</sup> centuries. As the Site forms part of the wider Clapham Common landscape, it is considered to make a positive contribution to the significance of the listed building as an element of setting.

#### **Listed Building Group: Hostel of God, Nurses Home to Hostel of God, Forecourt Wall and Railings to Nos. 29-32 (Grade II Listed Buildings)**

##### **Special Architectural and Historic Interest**

5.41 The significance of this listed building complex derives from its architectural interest as a representative example of Georgian semi-detached Houses of a high standard in terms of its design and use of materials and detailing. The Georgian houses, which have now been amalgamated into use for the hospice, demonstrate an important phase of growth in the early 20<sup>th</sup> century of the wider area, which is characterised by their Georgian architectural style with stucco features, cill bands, and sash windows. As such, the buildings are also of special architectural and historic interest where they represent this earlier phase of development, following the established architectural language of the streetscape.

5.42 The complex was first completed in the late 20<sup>th</sup> century and is also of interest through direct association with the renowned landscape architect Lanning Roper. The complex also includes a number of later phase additions and alterations. The building complex is set neatly behind the existing Georgian streetscape and as such does not overwhelm the local townscape with the key views along Clapham Common North and from within Clapham Common itself. Its historic interest derives principally from the association with the well-known architect Charles Barry who lived at No. 29 (Hostel of God) and died there in 1860.

##### **Contribution of Setting and Significance to the Site**

5.43 The immediate setting of the listed buildings comprises the relatively large front gardens, some with soft landscaping. The boundary treatments (separately grade II listed) are a large hedge over iron railings and gateway. The complex is also set back from

this wide road main road and along with mature street trees, helping to soften the experience between them. The significance of these historic houses are best appreciated in closer views along and from the street that they address.

- 5.44 The streetscape setting of the listed buildings within this group is varied and comprises, predominantly, later 19th and early 20th century residential redevelopment as well as some infill development in to the north, west and east with the large open expanse of Clapham Common to the south. This later development predominantly respects the architectural forms and scale of the listed building group but demonstrably contrasts with the earlier streetscape. This varied and much evolved townscape is part of the ongoing development of this area of London but is not considered to make a positive contribution to the significance of the listed building group by way of setting. However, the historic views and access to the neighbouring Clapham Common is considered to positively contribute to the significance of the listed building group. As the Site forms part of the wider Clapham Common landscape, it is considered to make a positive contribution to the significance of the listed building group as an element of setting.

### **Listed Building Group: 48-52 and 43-47 Clapham Common North Side (Grade II Listed Buildings)**

#### **Special Architectural and Historic Interest**

- 5.45 Together, these two buildings make up two large Victorian Terraces at the junction of Cedars Road and Clapham Common North. The terraces were designed in 1860 by the architect JT Knowles and are five storeys in height, with the end houses as pavilions with tall slated French renaissance roofs. The large scale of the buildings dwarf all others on this side of the Clapham Common and make then a visual standout. The fine materials and design, with grey brick with stucco dressings including deep moulded and modillioned eaves cornice, strings, and balconies with leafy openwork panels at first floor level and openwork foliage screens to heads of doors and windows make them an attractive example to the north end of the park.
- 5.46 The shared character, form and materiality of the buildings make a positive contribution to the townscape character of this area around along Clapham Common North and provide evidence of changing architectural trends. The buildings also indicate the aspirations and tastes of the professional and middle classes for whom these houses were intended.

#### **Contribution of Setting and Significance to the Site**

- 5.47 The immediate setting of the listed buildings comprises the relatively large front gardens, some with soft landscaping. The boundary treatments are cast iron railings. The buildings are also set back from this wide road main road and along with mature street trees to Nos. 43-47, helps to soften the experience between them.
- 5.48 The streetscape setting of the listed buildings within this group is varied and comprises, predominantly, later 19th and early 20th century residential redevelopment as well as some infill development in to the north, west and east with the large open expanse of Clapham Common to the south. This later development predominantly respects the architectural forms and scale of the listed building group but demonstrably contrasts with the earlier streetscape. This varied and much evolved townscape is part of the

ongoing development of this area of London but is not considered to make a positive contribution to the significance of the listed buildings by way of setting. However, the historic views and access to the neighbouring Clapham Common is considered to positively contribute to the significance of the listed buildings. As the Site forms part of the wider Clapham Common landscape, it is considered to make a positive contribution to the significance of the listed buildings through setting.

## 6. Heritage Impact Assessment

6.1 This section provides a review of the temporary proposed development and assesses the likely impact arising to the significance of the identified heritage asset(s). These impacts are set out in accordance to relevant heritage legislation, planning policy and guidance included below (Detailed in **Appendix 2**):

- The statutory duty of the Planning (Listed Buildings & Conservation Areas) Act 1990
- National policy set out in the National Planning Policy Framework 2021
- Local policy for change within the historic environment, including the Development Plan for London Borough of Lambeth, and other relevant material considerations.

### **Proposed Development**

6.2 The proposed development comprises a variety of dismantlable structures which will accommodate the 4 day public music event produced by Festival Republic. The infrastructure to facilitate this includes numerous stage structures, marquees, tower lights, cabins, toilet facilities, and trailers, which will be bounded by solid security fencing.

6.3 The proposed development is temporary and will have no material impact on existing buildings or landscape features of Clapham Common. All effects arising are temporary.

### **Site Location and Visibility of Proposed Development**

6.4 The location of the proposed development has been carefully considered as to limit effects upon the local heritage context and visual amenity. The event location is therefore confined within the eastern portion of the park, partially obscured from view by existing trees which align its north and west boundary. In addition to this existing physical screening, the proposed development will also benefit from being in close proximity to the sports facilities and main vehicular thoroughfares to its north eastern boundary which will further reduce visibility from the surrounding area. The visibility of the structures within the Site will also be limited from the surrounding area as a result of the security fencing which is proposed to its boundary.

### **Assessment of effects upon the identified heritage assets**

#### **Clapham Conservation Area**

6.5 Whilst it is anticipated that the visibility of the infrastructure within the Site boundary will be limited, the hoarding erected to the perimeter of the Site will be experienced during the short period the structure will be in place. As a result, direct impact to the character and appearance of the conservation area will arise. This impact will predominantly arise through change in character and visual amenity whereby the long-distanced views through the park will be affected.

- 6.6 However, due to the scale of the park and the conservation area itself, this impact would be localised and would not materially impact its significance. The expanse of the remaining park and conservation area would remain accessible and appreciable during the temporary event.
- 6.7 The proposed development is unlikely to be experienced from within the wider conservation area due to distance, intervening built form, and existing vegetation. This is most significant when considering the development would take place during summer months when leaf cover is at its fullest.
- 6.8 To summarise, the proposed development would have a direct impact upon the character and appearance of Clapham Conservation Area, however, this impact would be localised and temporary in nature. Overall, no adverse effects will arise.

#### **Listed Buildings**

- 6.9 The proposed Event and associated structures are not considered to adversely impact the significance of the nearby listed buildings through introducing temporary development within their setting. Whilst change to their setting would arise, this change would be localised and limited to a prescribed period only (no longer than 4 days), after which the temporary structures would be removed.
- 6.10 Further, the physical presence of the temporary structures within local views to, from and between the designated heritage assets and their settings would be highly constrained by existing boundary treatments around Clapham Common, including mature vegetation throughout the summer months, and vehicular thoroughfares.
- 6.11 Although it's possible that glimpsed views of the proposed structures, predominantly the boundary hoarding, would be experienced within the wider setting of the listed buildings, it would be experienced in the context of the built development of this settlement and its nearby eastern edge. The temporary visual / experiential effects of the proposals would not be so prominent as to distract from the existing understanding and appreciation of the significance of the buildings, or the appreciation for the historical development or character and appearance of the area. No harm to the significance of the nearby listed buildings is therefore considered to arise and, overall, no adverse effects will arise.

#### **Landscape Features**

- 6.12 Trees within the event boundary will not be accessible and will be protected by fencing. Trees that are located within the event boundary that contribute to the local heritage will therefore be preserved. No adverse effects will arise.

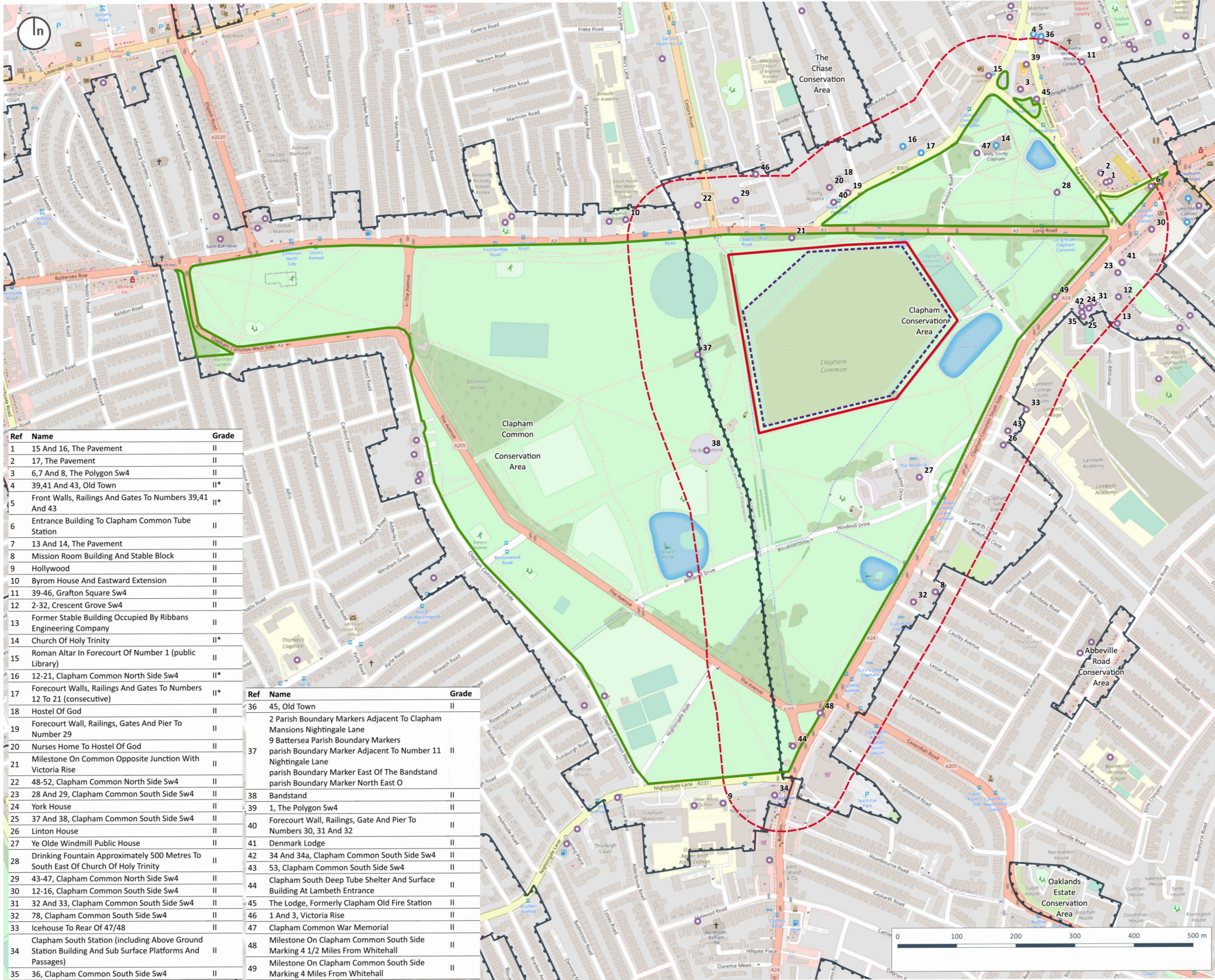
#### **Other Indirect Effects**

- 6.13 It is also acknowledged that temporary acoustic and lighting impacts will arise as a result of the proposed development. Whilst some change is likely to arise to how the local heritage will be experienced and appreciated as a result, this change is temporary and not considered to detrimentally impact the special architectural and historic interest of the heritage assets identified. Further, these indirect effects will be temporary and have been subject to independent assessments from specialist consultants.

## **Summary**

- 6.14 To summarise, the proposed development is considered to have been carefully designed to limit temporary effects upon the significance of the local heritage. Whilst change to the setting of the identified heritage assets will arise, this change will not materially harm the heritage context. The proposals would not adversely impact the significance of the identified heritage assets, neither during nor after the erection of the temporary structures.
- 6.15 The Common Land Consent is therefore compliant with national and local policy concerning the historic environment, including Policy Q20 Statutory Listed Buildings, Policy Q22 Conservation Areas of the Lambeth Local Plan, and the NPPF (2021).

## **Appendix 1: Heritage Asset Map**



Ref	Name	Grade
1	15 And 16, The Pavement	II
2	17, The Pavement	II
3	6,7 And 8, The Polygon Sw4	II
4	39,41 And 43, Old Town	II*
5	Front Walls, Railings And Gates To Numbers 39,41 And 43	II*
6	Entrance Building To Clapham Common Tube Station	II
7	13 And 14, The Pavement	II
8	Mission Room Building And Stable Block	II
9	Hollywood	II
10	Byrom House And Eastward Extension	II
11	39-46, Grafton Square Sw4	II
12	2-32, Crescent Grove Sw4	II
13	Former Stable Building Occupied By Ribbons Engineering Company	II
14	Church Of Holy Trinity	II*
15	Roman Altar In Forecourt Of Number 1 (public Library)	II
16	12-21, Clapham Common North Side Sw4	II*
17	Forecourt Walls, Railings And Gates To Numbers 12 To 21 (consecutive)	II*
18	Hostel Of God	II
19	Forecourt Wall, Railings, Gates And Pier To Number 29	II
20	Nurses Home To Hostel Of God	II
21	Milestone On Common Opposite Junction With Victoria Rise	II
22	48-52, Clapham Common North Side Sw4	II
23	28 And 29, Clapham Common South Side Sw4	II
24	York House	II
25	37 And 38, Clapham Common South Side Sw4	II
26	Linton House	II
27	Ye Olde Windmill Public House	II
28	Drinking Fountain Approximately 500 Metres To South East Of Church Of Holy Trinity	II
29	43-47, Clapham Common North Side Sw4	II
30	12-16, Clapham Common South Side Sw4	II
31	32 And 33, Clapham Common South Side Sw4	II
32	78, Clapham Common South Side Sw4	II
33	Icehouse To Rear Of 47/48	II
34	Clapham South Station (including Above Ground Station Building And Sub Surface Platforms And Passages)	II
35	36, Clapham Common South Side Sw4	II

Ref	Name	Grade
36	45, Old Town	II
37	2 Parish Boundary Markers Adjacent To Clapham Mansions Nightingale Lane 9 Battersea Parish Boundary Markers parish Boundary Marker Adjacent To Number 11 Nightingale Lane parish boundary Marker East Of The Bandstand parish Boundary Marker North East O	II
38	Bandstand	II
39	1, The Polygon Sw4	II
40	Forecourt Wall, Railings, Gate And Pier To Numbers 30, 31 And 32	II
41	Denmark Lodge	II
42	34 And 34a, Clapham Common South Side Sw4	II
43	53, Clapham Common South Side Sw4	II
44	Clapham South Deep Tube Shelter And Surface Building At Lambeth Entrance	II
45	The Lodge, Formerly Clapham Old Fire Station	II
46	1 And 3, Victoria Rise	II
47	Clapham Common War Memorial	II
48	Milestone On Clapham Common South Side Marking 4 1/2 Miles From Whitehall	II
49	Milestone On Clapham Common South Side Marking 4 Miles From Whitehall	II

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- Clapham Common Boundary
  - Lambeth Event Site
  - Festival Republic Event Site
  - Study Area
  - Conservation Area
- Listed Buildings**
- I
  - II\*
  - II
  - Locally Listed Buildings

CLIENT:  
 London Borough of Lambeth

PROJECT:  
 Temporary Events at Clapham Common

DRAWING:  
 Heritage Asset Plan - Clapham Common

PROJECT NUMBER:  
 LONH3043

DRAWING NUMBER: GIS\_10  
 CHECKED BY: EC

REVISION: 1.0  
 STATUS: Draft

DATE: January 2022  
 SCALE: 1:6,000 @ A3



## **Appendix 2: Heritage Planning Legislation, Policy and Guidance**

## Statutory Duties

### **The Planning (Listed Buildings and Conservation Areas) Act 1990**

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for;

*'(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...'*

In determining such applications the following duty is placed upon the decision maker:

*'s.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

With regard to applications for planning permission within conservation areas, it is set out that:

*'s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

Recent case law<sup>12</sup> has confirmed that Parliament's intention in enacting section 66(1) of the 1990 Act was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings, where "preserve" means to "to do no harm" This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. Case law has confirmed that this weight can also be applied to the statutory tests in respect of

<sup>12</sup> Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18<sup>th</sup> February 2014

conservation areas<sup>13</sup>. The Secretary of State has confirmed<sup>14</sup> that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

Importantly, the meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.

## **National Policy**

### **National Planning Policy Framework (NPPF) 2021**

The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. A revised National Planning Policy Framework was published in July 2018. A revision was issued in July 2021, which replaced the previous versions published in March 2012, revised in July 2018 and updated in February 2019. Chapter 16 of the NPPF outlines the Government’s guidance regarding conserving and enhancing the historic environment in more detail.

The glossary of the NPPF (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Paragraph 194 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

Paragraph 195 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 197 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 further outlines that local planning authorities should give great weight to the asset’s conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be.

Paragraph 200 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Paragraph 201 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.

Paragraph 202 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 206 states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance), should be treated favourably. It outlines that local planning authorities should also look for opportunities for new development within conservations areas and the setting of heritage assets to enhance or better reveal their significance.

## **Local Policy**

### **The London Plan 2021**

The new London Plan 2021 was recently adopted in March 2021, and replaces the previous London Plan (2016 with alterations since 2011) and relevant policies. Policy HC1 of the new London Plan which states:

Policy HC1 of the draft London Plan relates to heritage conservation and growth. It states:

*“A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.*

*B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:*

- 1. setting out a clear vision that recognises and embeds the role of heritage in place-making*
- 2. utilising the heritage significance of a site or area in the planning and design process*
- 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*

*C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

*D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological*

<sup>13</sup> The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

<sup>14</sup> APP/H1705/A/13/2205929

*assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.*

*E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.”*

### **The Development Plan**

The development plan for the London Borough of Lambeth comprises the London Plan 2021, and the Lambeth Local Plan 2021. These documents provide local guidance with regard to development affecting heritage assets.

### **Lambeth Local Plan 2020–2035 (2021)**

The Lambeth Local Plan 2020–2035 was adopted on 22 September 2021. Section 10: Quality of the built environment includes information on design and heritage. Within this section, the policies relevant to this application in terms of heritage are:

Policy Q5 Local Distinctiveness:

Policy Q7 Urban design: new development

Policy Q20 Statutory listed buildings:

Policy Q22 Conservation areas:

### **Other Guidance and Material Considerations**

#### **National Planning Practice Guidance (NPPG) 2014**

National Planning Practice Guidance (PPG) was first issued by the Government in 2014 as a web based resource and living document. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF. The most recent updates date from 2019.

#### **Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015**

GPA Note 2 provides information to assist in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, and marketing.

#### **Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (2<sup>nd</sup> Edition)**

GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets, and also now views analysis. This also provides a toolkit for assessing the implications of development proposals affecting setting and views. A series of stages are recommended for assessment, these are:

- *Step 1: identifying the heritage assets affected and their settings*
- *Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*
- *Step 3: assessing the effect of the proposed development*
- *Step 4: maximising enhancement and minimising harm*
- *Step 5: making and documenting the decision and monitoring outcomes.*

**Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2019 (2<sup>nd</sup> Edition)**

This Historic England Advice Note supports the NPPF and NPPG, and is intended to set out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management. It seeks to offer advice to all those involved in managing conservation areas so that the potential of historic areas worthy of protection is fully realised, the need for community and owner consultation examined, and the benefits of management plans to manage change, and achieve regeneration and enhancement, fully exploited. Advice on appraisal of conservation areas is also given, as assistance in demonstrating special interest and articulating character, guiding investment, and in developing a management plan.

**Historic England: Advice Note 2: Making Changes to Heritage Assets 2016**

This advice note provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone. This covers different types of heritage assets, including buildings and other structures; standing remains including earthworks; buried remains and marine sites; as well as larger heritage assets including conservation areas, registered landscapes, and World Heritage Sites.

**Historic England: Advice Note 12: Statements of Heritage Significance 2019**

This Historic England Advice Note provides general advice with regard to preparing statements of heritage significance and also the analysing of significance for the full range of heritage assets. This is designed primarily for applicants proposing changes to heritage assets, and accords with the Framework as revised.

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# Ecological Impact Assessment for Clapham Common

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# Identification of Ecologically Sensitive Areas of Clapham Common, London Borough of Lambeth

## 1.0 Background

- 1.1.1 A number of public events involving large numbers of people are planned for selected parks and open spaces in Lambeth over the summer period including Clapham Common. In order to safeguard the ecology of these areas, the London Borough of Lambeth commissioned Salix Ecology to establish which areas of the Common are likely to be particularly ecologically sensitivity and thus adversely impacted on by such public activities.
- 1.1.2 A walkover ecological survey of Clapham Common was undertaken by Salix Ecology on 6th July 2018. The surveyor was Paul Losse MCIEEM, an experienced ecologist. The purpose of the survey was to identify areas / features of the park which might be particularly susceptible to public use and where a corresponding reduction in ecological value might be anticipated. Decisions regarding which areas might be particularly sensitive and the degree of impact expected, was arbitrary and heavily dependent on the experience of the surveyor.

## 2.0 Method

- 2.1.1 Ecologically sensitive areas of the common were identified using a combination of a Greenspace Information for Greater London data search, aerial photography and field study. These sensitive areas generally had attributes which support / probably support breeding birds, have potential to harbour bat roosts and / or are particularly susceptible to disturbance or trampling. In the light of this, particular features and habitat types were sifted into the following categories:
  - Low ecological sensitivity: little significant impact would be expected on these areas regarding the occasional large scale public event.
  - Moderate ecological sensitivity: casual park uses would have a limited impact on current biodiversity value. However large crowds should be discouraged from the area (particularly during the bird breeding season - March to August inclusive).
  - High ecological sensitivity: Public should not be allowed to enter these areas which should be fenced off during events (if no fencing is currently in place). Additionally, large public crowds should not be encouraged around the periphery of these areas.
- 2.1.2 Other land use categories depicted in Figure 7 are buildings, hardstanding and other areas of little or negligible ecological value.

## 3.0 Results

### 3.1 Data search

#### Statutory Sites and Local Nature Reserves

3.1.1 There are no statutory designated sites within the area of search.

#### Non- statutory designations

3.1.2 Clapham Common is a site of Borough Importance for Nature Conservation. The main habitats of note listed in the citation for the site are the ponds and associated habitats. Mount Pond within the Wandsworth part of the common supports a reasonable range of wildfowl and fish. Eagle Pond, the smallest of the three ponds on the common, was recently restored and now features a number of areas with reeds and other plants at the edges. The pond provides important areas for wildlife, which balance its alternative use for coarse fishing.

3.1.3 An area of woodland to the north of Mount Pond consists mostly of exotic trees, but has developed a reasonable structure and supports common birds.

#### Protected species and Species of Principle Importance for the Conservation of Biodiversity (in England)

3.1.4 The Greenspace Information for Greater London data search confirmed a number of records of rare species, protected species and Species of Principal Importance within 1km of the site. See appendix 1 for species status.

#### Reptiles and amphibia

3.1.5 There are no records of reptiles within 1km of the site.

3.1.6 There are records of common frog *Rana temporaria* and common toad *Bufo bufo* within the area of search. There is potential for these species to breed within the ponds on site and to use surrounding terrestrial habitat. These species are protected from selling and trade under the Wildlife and Countryside 1981(as amended). The common toad is also species of Principle Importance.

#### Birds

3.1.7 There are numerous bird records within the area of search. Note that all species of wild birds are protected under the Wildlife and Countryside act 1981(as amended). Rare, London Biodiversity Action Plan species and Species of Principal Importance are listed in table 2 below. A number of mostly common bird species are likely breed within mature trees at the site.

**Table 1: Relevant bird records within 1km of the site**

Species	Status/protection
Skylark <i>Alauda arvensis</i>	Species of Principal Importance BAP Priority London Bird – red
Kingfisher <i>Alcedo atthis</i>	Wildlife and Countryside Act Schedule 1
Lesser spotted woodpecker <i>Dendrocopos minor</i>	BAP Priority London Bird – red

Species	Status/protection
Yellowhammer <i>Emberiza citronella</i>	Species of Principal Importance BAP Priority London Bird – red
Reed bunting <i>Emberiza schoeniclus</i>	Species of Principal Importance BAP Priority London
Brambling <i>Fringilla montifringilla</i>	Wildlife and Countryside Act Schedule 1
Herring Gull	BAP Priority London Bird – red
Common crossbill <i>Loxia curvirostra</i>	Wildlife and Countryside Act Schedule 1
Red kite <i>Milvus milvus</i>	Wildlife and Countryside Act Schedule 1
Yellow wagtail <i>Motacilla flava</i>	BAP Priority London Bird – red
Spotted flycatcher <i>Muscicapa striata</i>	BAP Priority London Species of Principal Importance
Wood warbler <i>Phylloscopus sibilatrix</i>	Species of Principal Importance BAP Priority London Bird – red
Firecrest <i>Regulus ignicapilla</i>	Wildlife and Countryside Act Schedule 1
House sparrow <i>Passer domesticus</i>	Bird – red BAP Priority London Species of Principal Importance
Starling <i>Sturnus vulgaris</i>	Bird – red BAP Priority London
Redwing <i>Turdus iliacus</i>	Wildlife and Countryside Act Schedule 1 Bird – red
Fieldfare <i>Turdus pilaris</i>	Wildlife and Countryside Act Schedule 1 Bird – red
Dunnock <i>Prunella modularis</i>	Bird – Amber BAP Priority London
Song thrush <i>Turdus philomelos</i>	Bird – Red BAP Priority London

## Mammals

- 3.1.8 Common pipistrelle *Pipistrellus pipistrellus*, Nathusius's pipistrelle *Pipistrellus nathusii*, soprano pipistrelle *Pipistrellus pygmaeus*, Daubenton's bat *Myotis daubentonii* and noctule *Nyctalus noctula* bats have been recorded in the area of search. All species of bat have a high level of protection under the Habitat regulations (2010) as well as the Wildlife and Countryside Act 1981 (as amended). There are some bat roosting opportunities, particularly within mature trees at the site.
- 3.1.9 Hedgehog *Erinaceus europaeus* has also been recorded within the area of search. The species is a London BAP species and a Species of Principle Importance. There is potential for hedgehogs to use the less intensively managed areas of the site, especially woodlands, woodland edge and less intensively managed areas of grassland. They may also forage within the amenity grassland areas.

## Invertebrates

3.1.10 There are a number of invertebrate records within the area of search. Rare, London Biodiversity Action Plan species and Species of Principal Importance are listed in table 2 below.

**Table 2: Relevant invertebrate records within 1km of the site**

Species	Status/protection
Stag beetle <i>Lucanus cervus</i>	Species of Principal Importance Nationally notable B BAP Priority London
Hawthorn jewel beetle <i>Agrilus sinuatus</i>	Nationally notable A
<i>Sepedophilus bipunctatus</i> (a beetle)	Nationally notable B
Buff ermine <i>Spilosoma lutea</i>	Species of Principal Importance BAP Priority London
Brindled beauty <i>Lycia hirtaria</i>	Species of Principal Importance BAP Priority London
Brown ant <i>Lasius brunneus</i>	Nationally notable A

## Plants

3.1.11 Records of plant records which could be found at Clapham Common include mistletoe (London BAP priority). This species will not be affected by any events at Kennington Park.

## 3.2 Field survey

### High ecological sensitivity

#### H1: Eagle Pond

3.2.1 Eagle pond is located adjacent to the eastern boundary of the site. The pond has an island supporting breeding waterfowl. There were good stands of marginal vegetation including purple loosestrife, yellow iris, soft rush, lesser pond sedge, pendulous sedge, greater willowherb, yellow loosestrife and hemlock water-dropwort. Surrounding trees include crack willow.



Figure 1: Eagle Pond

## H2: Small pond

3.2.2 This small pond lies immediately adjacent and to the west of Eagle Pond. The pond was almost dry at the time of survey, however it supported marginal soft rush, lesser pond sedge and emergent bulrush. The pond was surrounded by rough grassland and tall herbs. Surrounding vegetation included young willow, goat willow and buddleia. Grassland species included cock's-foot, wild carrot, rosebay willowherb, common knapweed and common ragwort.



Figure 2: Small pond and associated vegetation

## H3: Area of wildflower planting/seeding

3.2.3 An area of seeded corn field annuals located immediately to the north of Windmill drive. The area is particularly sensitive to trampling.



Figure 3: Area of wildflower seeding

#### H4: Mount Pond

- 3.2.4 Mount pond is located toward the centre of the site just north of Windmill Drive in the Wandsworth side of the site. The lake had good marginal vegetation including lesser pond sedge, great willowherb, bulrush, reed canary grass, gypsywort, marsh woundwort and pendulous sedge. There were also stands of common reed, young alder and grey willow. There was an island with mature trees with potential to support breeding birds



Figure 4: Mount Pond

#### Moderate ecological sensitivity

##### M1: Nursery Wood

- 3.2.5 Nursery wood is located immediately to the north of the South Circular Road south of the common. This was a small block of dense woodland with London plane, mature hawthorn, English elm, horse chestnut, yew, ash, wild cherry, common lime, field maple and sweet chestnut. **Note:** some oaks were infested with oak processionary moth, a human health hazard.
- 3.2.6 Immediately adjacent to the mature woodland was an area of young plantation woodland with cherry tree, rowan and tall herbs dominated by creeping thistle with some greater willowherb, hemlock and common nettle. There was also a veteran alder with large amounts of dead wood. This tree has bat roost potential.



Figure 5: Nursery Wood

## **M2: Area of shrubs and trees**

3.2.7 An area of shrubs and trees with breeding bird potential. Species include garden privet, elder, bramble and English elm.

## **M3: Parkland with scattered trees**

3.2.8 An area of parkland with scattered trees towards the centre of the site. The grassland was relatively species poor improved grassland dominated by perennial rye-grass with yarrow, wall barley, mugwort, black horehound, white clover and creeping cinquefoil. However the area does have value for foraging birds and invertebrates.



Figure 6: Parkland with scattered trees

#### **M4: Semi-improved neutral grassland**

- 3.2.9 An area of semi-improved irregularly mown neutral grassland with scattered mature trees on the western boundary of the site. Species include cock's-foot, abundant perennial rye-grass, ribwort plantain and creeping bent. The grassland has value for foraging birds and invertebrates.

#### **M5: Woodland**

- 3.2.10 An area of woodland along the western boundary of the site. There was a canopy of London plane, sycamore and alder with some field maple, rowan, false-acacia, common lime and beech. The understory comprised hawthorn and hazel. The ground flora was relatively poor.

#### **M6: Area of tall herbs**

- 3.2.11 A small area of tall herbs located towards the centre of the site. Species included white campion, common knapweed, musk mallow, black medick, oxeye daisy, birds-foot-trefoil and broad-leaved dock. The plants here are likely to provide an important nectar source for invertebrates.



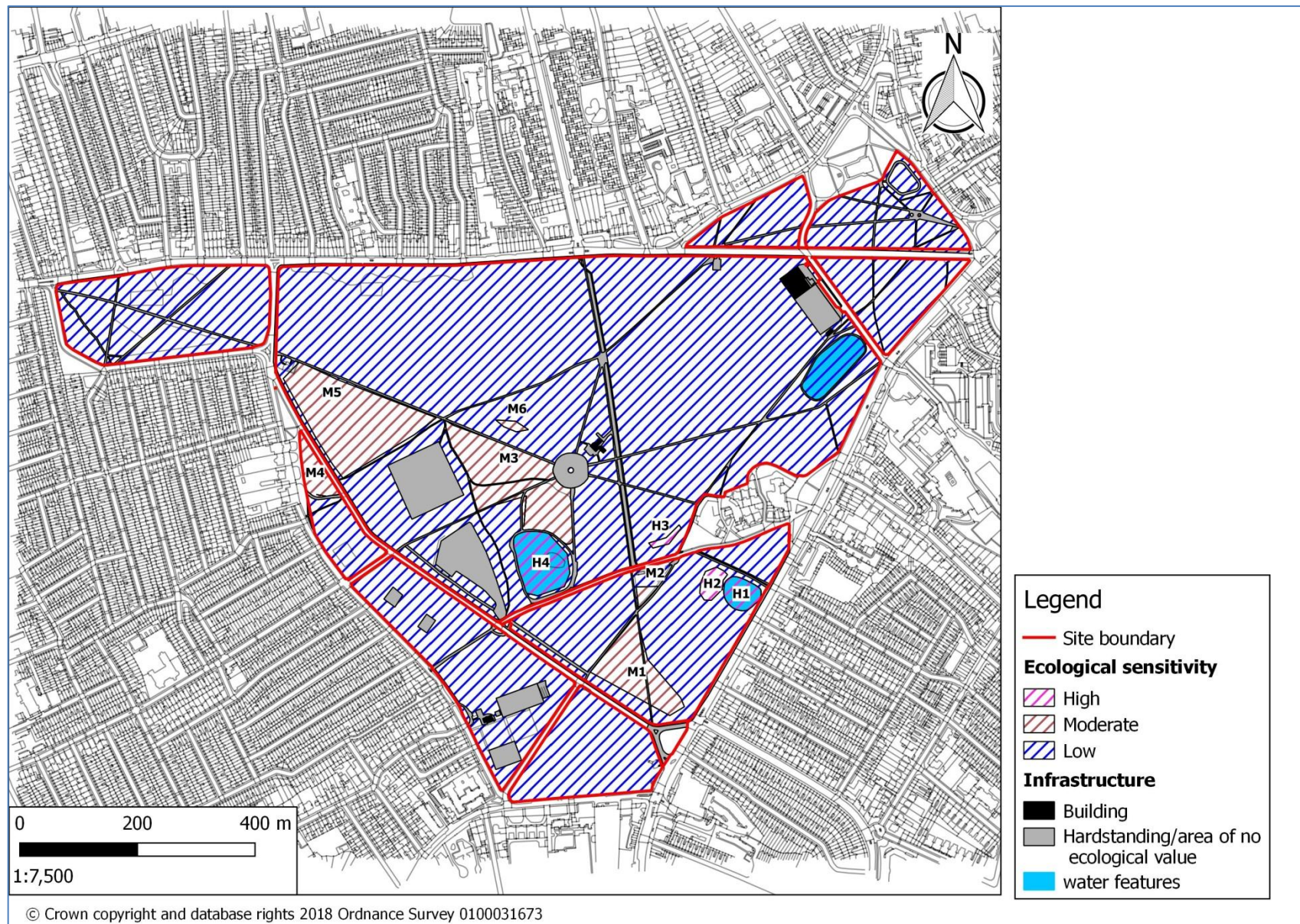


Figure 7: Ecological constraints for Clapham Common events

## **Conclusions**

Areas H1-4 are highly sensitive ecological areas which should be avoided in planning large scale public events and remain closed-off to the public or fenced off during the events.

Areas M 1- M6 are moderately sensitive ecological areas which should be avoided in planning large scale public events unless appropriate ecological management measures are in place and present before, during and after the event, so as to avoid and/or mitigate for any potential ecological impacts.

Areas of low ecological sensitivity are likely to be robust to the occasional large scale public event. However, tree protection measures should be in place in all areas and floodlights should be directed away from any trees, areas of shrubs or hedge lines.

The above measures will minimise the risk of impacts to species protected under the Wildlife and Countryside Act 1981 (as amended) as well as the Conservation of Habitats and Species Regulations (2010). Natural England protected species licences will therefore not be required subject to the implementation of this precautionary approach.

## **Appendix 1: Relevant Legislation and species status**

## Natural Environment and Rural Communities Act 2006 - Species of Principal Importance in England

Species “of principal importance for the purpose of conserving biodiversity” covered under section 41 (England) of the NERC Act (2006) and therefore need to be taken into consideration by a public body when performing any of its functions with a view to conserving biodiversity.

### National legislation afforded to species and habitats

The objective of the EU Habitats Directive is to conserve the various species of plant and animal which are considered rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2010 and is commonly referred to as the Habitats Regulations.

The Wildlife and Countryside Act 1981 (as amended) is a key piece of national legislation which implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Wild Birds Directive) in Great Britain. Since the passing of the Act, various amendments have been made, details of which can be found on [www.opsi.gov.uk](http://www.opsi.gov.uk). Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000) and Nature Conservation (Scotland) Act 2004.

Other legislative Acts affording protection to wildlife and their habitats include:

- The Protection of Badgers Act 1992
- The Countryside and Rights of Way (CRoW) Act 2000
- Natural Environment & Rural Communities (NERC) Act 2006
- Wild Mammals (Protection) Act 1996

### Herpetofauna (amphibians and reptiles)

Species of herpetofauna which have the potential to occur at Brockwell are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). The common lizard and slow-worm are listed in respect to Section 9(1) & (5). For these species, it is prohibited to:

- Intentionally (or recklessly in Scotland) kill or injure these species
- Sell, offer or expose for sale, possess or transport for purpose of sale these species, or any part thereof.

The common toad and smooth newt are protected by law from sale and trade only.

### Mammals

All species of bat are fully protected under The Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended) and have the same protection as great crested newts.

Badgers are protected under the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act (1992). It is an offence:

- To willfully kill, injure, take, possess or cruelly ill-treat a badger;
- To attempt to do so; or
- To intentionally or recklessly interfere with a sett.

### Birds

With certain exceptions, all birds, their nests and eggs are protected under Sections 1-8 of the Wildlife and Countryside Act 1981 (as amended). Among other things, this makes it an offence to:

- Intentionally (or recklessly in Scotland) kill, injure or take any wild bird
- Intentionally (or recklessly in Scotland) take, damage or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy an egg of any wild bird.
- Sell, offer or expose for sale, have in his possession or transport for the purpose of sale any wild bird (dead or alive) or bird egg or part thereof.

Certain species of bird, for example the barn owl, black redstart, hobby, bittern and kingfisher receive additional special protection under Schedule 1 of the Act and Annex 1 of the European Community Directive on the Conservation of Wild Birds (79/409/EEC). This affords them protection against:

- Intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young.
- Intentional or reckless disturbance of dependent young of such a bird

### Plants

With certain exceptions, all wild plants are protected under the Wildlife and Countryside Act 1981 (as amended). This makes it an offence for an 'unauthorised' person to intentionally (or recklessly in Scotland) uproot wild plants. An authorised person can be the owner of the land on which the action is taken, or anybody authorised by them.

### Bird status

- **Red list** - High Conservation Concern. Red list species are those that meet any of the following criteria. A) Global Conservation Status. Species listed by BirdLife International as being Globally Threatened using IUCN criteria. B) Historical Decline. A severe decline in the UK between 1800 and 1995, without substantial recent recovery. C) Breeding Population Decline. Severe decline in the UK breeding population size, of more than 50%, over 25 years or the entire period used for assessments since the first BOCC review, starting in 1969 ("longer-term"). D) Non-breeding Population Decline. Severe decline in the UK non-breeding population size, of more than 50%, over 25 years or the longer term. E) Breeding Range Decline. Severe decline in the UK range, of more than 50%, as measured by number of 10 km squares occupied by breeding birds, over 25 years or the longer-term.
- **Amber** - Medium Conservation Concern. Species meet any of the following criteria, but none of the red list criteria, are amber listed: A) European Conservation status. Categorized as a Species of European Conservation Concern (SPEC 1, 2 or 3). B) Historical Decline – Recovery. Red listed for Historical Decline in a previous review but with substantial recent recovery (more than doubled in the last 25 years). C) Breeding Population Decline. As for red list criteria but with moderate decline (by more than 25% but less than 50%). D) Non-breeding Population Decline. As for red list criteria but with moderate decline (by more than 25% but less than 50%). E) Breeding Range Decline. As for red list criteria but with moderate decline (by more than 25% but less than 50%). F) UK breeding population of less than 300 pairs or nonbreeding population of less than 900 individuals. G) Localisation. At least 50% of the UK breeding or non-breeding population found in 10 or fewer sites. H) International Importance. At least 20% of the European breeding or non-breeding population found in the UK.

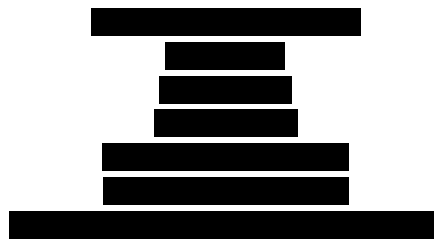
### London BAP species

London Biodiversity Action Plan species are species which have been identified as a priority for conservation action in the capital. They include:

- Species that are globally threatened
- Species that are rapidly declining in the UK
- Nationally threatened species
- Species which are known to have undergone a decline in London

# Ecological Impact Assessment for Clapham Common

July 2020 Update



W – [www.salixecology.co.uk](http://www.salixecology.co.uk)

# Identification of Ecologically Sensitive Areas of Clapham Common, London Borough of Lambeth

## 1.0 Background

- 1.1.1 A number of public events involving large numbers of people are planned for selected parks and open spaces in Lambeth over each summer period including in Clapham Common. Although these events were unfortunately cancelled in 2020 as a result of the Covid-19 Coronavirus lockdown restrictions, they will take place in 2021 and subsequent years. In order to safeguard the ecology of these particular event sites, the London Borough of Lambeth commissioned Salix Ecology to establish which areas of Brockwell Park are likely to be particularly sensitive in ecological terms and thus could be potentially adversely affected by such public events or activities associated with them.
- 1.1.2 A walkover ecological survey of Clapham Common was undertaken by Salix Ecology on 6th July 2018. The surveyor was ██████████ MCIEEM, an experienced ecologist. The purpose of the survey was to identify areas / features of the park which might be particularly susceptible to public use and where a corresponding reduction in ecological value might be anticipated. Decisions regarding which areas might be particularly sensitive and the degree of impact expected, was arbitrary and heavily dependent on the experience of the surveyor.
- 1.1.3 The survey was repeated on 10<sup>th</sup> July 2020 to establish if there had been any gross changes to previously identified sensitive areas.

## 2.0 Method

- 2.1.1 Ecologically sensitive areas of the common were identified using a combination of a Greenspace Information for Greater London data search, aerial photography and field study. These sensitive areas generally had attributes which support / probably support breeding birds, have potential to harbour bat roosts and / or are particularly susceptible to disturbance or trampling. In the light of this, particular features and habitat types were sifted into the following categories:
  - Low ecological sensitivity: little significant impact would be expected on these areas regarding the occasional large-scale public event.
  - Moderate ecological sensitivity: casual park uses would have a limited impact on current biodiversity value. However large crowds should be discouraged from the area (particularly during the bird breeding season - March to August inclusive).
  - High ecological sensitivity: Public should not be allowed to enter these areas which should be fenced off during events (if no fencing is currently in place). Additionally, large public crowds should not be encouraged around the periphery of these areas.
- 2.1.2 Other land use categories depicted in Figure 7 are buildings, hardstanding and other areas of little or negligible ecological value.
- 2.1.3 Areas identified as being of moderate or high ecological sensitivity were re-visited in 2020. The 2020 survey focussed on those more sensitive habitats which were most likely to have been impacted by increased visitor pressure, particularly grassland habitats. Although increased disturbance in woodland areas may have had an impact on associated species, any impacts would not be measurable in the absence of detailed faunal surveys. In addition, the surveys were carried out in July on each occasion. Although this is a suitable time for surveying grasslands, it is sub-optimal for woodlands as much of the ground flora is no longer evident.





## 3.0 Results

### 3.1 Data search

#### Statutory Sites and Local Nature Reserves

3.1.1 There are no statutory designated sites within the area of search.

#### Non- statutory designations

3.1.2 Clapham Common is a site of Borough Importance for Nature Conservation. The main habitats of note listed in the citation for the site are the ponds and associated habitats. Mount Pond within the Wandsworth part of the common supports a reasonable range of wildfowl and fish. Eagle Pond, the smallest of the three ponds on the common, was recently restored and now features a number of areas with reeds and other plants at the edges. The pond provides important areas for wildlife, which balance its alternative use for coarse fishing.

3.1.3 An area of woodland to the north of Mount Pond consists mostly of exotic trees, but has developed a reasonable structure and supports common birds.

#### Protected species and Species of Principle Importance for the Conservation of Biodiversity (in England)

3.1.4 The Greenspace Information for Greater London data search confirmed a number of records of rare species, protected species and Species of Principal Importance within 1km of the site. See appendix 1 for species status.

#### Reptiles and amphibia

3.1.5 There are no records of reptiles within 1km of the site.

3.1.6 There are records of common frog *Rana temporaria* and common toad *Bufo bufo* within the area of search. There is potential for these species to breed within the ponds on site and to use surrounding terrestrial habitat. These species are protected from selling and trade under the Wildlife and Countryside 1981(as amended). The common toad is also species of Principle Importance.

#### Birds

3.1.7 There are numerous bird records within the area of search. Note that all species of wild birds are protected under the Wildlife and Countryside act 1981(as amended). Rare, London Biodiversity Action Plan species and Species of Principal Importance are listed in table 2 below. A number of mostly common bird species are likely breed within mature trees at the site.

**Table 1: Relevant bird records within 1km of the site**

Species	Status/protection
Skylark <i>Alauda arvensis</i>	Species of Principal Importance BAP Priority London Bird – red
Kingfisher <i>Alcedo atthis</i>	Wildlife and Countryside Act Schedule 1
Lesser spotted woodpecker <i>Dendrocopos minor</i>	BAP Priority London Bird – red

Species	Status/protection
Yellowhammer <i>Emberiza citronella</i>	Species of Principal Importance BAP Priority London Bird – red
Reed bunting <i>Emberiza schoeniclus</i>	Species of Principal Importance BAP Priority London
Brambling <i>Fringilla montifringilla</i>	Wildlife and Countryside Act Schedule 1
Herring Gull	BAP Priority London Bird – red
Common crossbill <i>Loxia curvirostra</i>	Wildlife and Countryside Act Schedule 1
Red kite <i>Milvus milvus</i>	Wildlife and Countryside Act Schedule 1
Yellow wagtail <i>Motacilla flava</i>	BAP Priority London Bird – red
Spotted flycatcher <i>Muscicapa striata</i>	BAP Priority London Species of Principal Importance
Wood warbler <i>Phylloscopus sibilatrix</i>	Species of Principal Importance BAP Priority London Bird – red
Firecrest <i>Regulus ignicapilla</i>	Wildlife and Countryside Act Schedule 1
House sparrow <i>Passer domesticus</i>	Bird – red BAP Priority London Species of Principal Importance
Starling <i>Sturnus vulgaris</i>	Bird – red BAP Priority London
Redwing <i>Turdus iliacus</i>	Wildlife and Countryside Act Schedule 1 Bird – red
Fieldfare <i>Turdus pilaris</i>	Wildlife and Countryside Act Schedule 1 Bird – red
Dunnock <i>Prunella modularis</i>	Bird – Amber BAP Priority London
Song thrush <i>Turdus philomelos</i>	Bird – Red BAP Priority London

## Mammals

- 3.1.8 Common pipistrelle *Pipistrellus pipistrellus*, Nathusius's pipistrelle *Pipistrellus nathusii*, soprano pipistrelle *Pipistrellus pygmaeus*, Daubenton's bat *Myotis daubentonii* and noctule *Nyctalus noctula* bats have been recorded in the area of search. All species of bat have a high level of protection under the Habitat regulations (2010) as well as the Wildlife and Countryside Act 1981 (as amended). There are some bat roosting opportunities, particularly within mature trees at the site.
- 3.1.9 Hedgehog *Erinaceus europaeus* has also been recorded within the area of search. The species is a London BAP species and a Species of Principle Importance. There is potential for hedgehogs to use the less intensively managed areas of the site, especially woodlands, woodland edge and less intensively managed areas of grassland. They may also forage within the amenity grassland areas.

## Invertebrates

3.1.10 There are a number of invertebrate records within the area of search. Rare, London Biodiversity Action Plan species and Species of Principal Importance are listed in table 2 below.

**Table 2: Relevant invertebrate records within 1km of the site**

<b>Species</b>	<b>Status/protection</b>
Stag beetle <i>Lucanus cervus</i>	Species of Principal Importance Nationally notable B BAP Priority London
Hawthorn jewel beetle <i>Agrilus sinuatus</i>	Nationally notable A
<i>Sepedophilus bipunctatus</i> (a beetle)	Nationally notable B
Buff ermine <i>Spilosoma lutea</i>	Species of Principal Importance BAP Priority London
Brindled beauty <i>Lycia hirtaria</i>	Species of Principal Importance BAP Priority London
Brown ant <i>Lasius brunneus</i>	Nationally notable A

## Plants

3.1.11 Records of plant records which could be found at Clapham Common include mistletoe (London BAP priority). This species will not be affected by any events at Clapham Common.

## 3.2 Field survey

3.2.1 A description of each habitat is given below in one of three categories: High, Medium and low ecological sensitivity. Notes are provided for the 2018 survey as well as the 2020 survey. An ecological sensitivity map is shown in figure 7 below.

### High ecological sensitivity

#### H1: Eagle Pond

3.2.2 **2018 survey:** Eagle pond is located adjacent to the eastern boundary of the site. The pond has an island supporting breeding waterfowl. There were good stands of marginal vegetation including purple loosestrife, yellow iris, soft rush, lesser pond sedge, pendulous sedge, greater willowherb, yellow loosestrife and hemlock water-dropwort. Surrounding trees include crack willow.

3.2.3 **2020 survey:** The marginal vegetation had been retained in 2020. Species recorded included lesser pond sedge, pendulous sedge, yellow iris, soft rush and greater willowherb. Rosebay willowherb was rare. Trees included ash and horse chestnut saplings and mature crack and goat willows.



Figure 1: Eagle Pond

## H2: Small pond

- 3.2.4 **2018 survey:** This small pond lies immediately adjacent and to the west of Eagle Pond. The pond was almost dry at the time of survey, however it supported marginal soft rush, lesser pond sedge and emergent bulrush. The pond was surrounded by rough grassland and tall herbs. Surrounding vegetation included young willow, goat willow and buddleia. Grassland species included cock's-foot, wild carrot, rosebay willowherb, common knapweed and common ragwort.
- 3.2.5 **2020 survey:** In 2020 the small pond was partially full of water but supported little associated vegetation apart from a margin of lesser pond sedge. The area of rough grassland and tall herbs covered approximately the same area as in 2018. Here the main grasses included sterile brome, common couch, creeping bent, false oat-grass and cock's-foot. Smaller cat's-tail was rare. Frequent herbs included common knapweed, ribwort plantain, wild carrot and yarrow. Bird's-foot-trefoil, common ragwort, black medick, dandelion, creeping thistle and rosebay willowherb were occasional. Soapwort, wild onion, rough hawkbit, field scabious, broad-leaved everlasting-pea and lady's bedstraw were rare.



Figure 2: Small pond and associated vegetation

### H3: Area of wildflower planting/seeding

- 3.2.6 **2018 survey:** An area of seeded corn field annuals located immediately to the north of Windmill drive. The area is particularly sensitive to trampling.
- 3.2.7 **2020 survey:** In 2020 the seeded area had been retained over approximately the same area as in 2018. Although individual species were not recorded, the area did appear to be less species rich compared to 2018.



Figure 3: Area of wildflower seeding

### H4: Mount Pond

- 3.2.8 **2018 survey:** Mount pond is located toward the centre of the site just north of Windmill Drive in the Wandsworth side of the site. The lake had good marginal vegetation including lesser pond sedge, great willowherb, bulrush, reed canary grass, gypsywort, marsh woundwort and pendulous sedge. There were also stands

of common reed, young alder and grey willow. There was an island with mature trees with potential to support breeding birds.

- 3.2.9 **2020 survey:** The marginal vegetation had been retained intact. Species recorded included common reed, bulrush with frequent marsh woundwort, reed sweet-grass, greater spearwort and purple loosestrife. Gypsywort was occasional. Yellow loosestrife was rare. Trees included grey willow and crack willow.



Figure 4: Mount Pond

### **Moderate ecological sensitivity**

#### **M1: Nursery Wood**

- 3.2.10 **2018 survey:** Nursery wood is located immediately to the north of the South Circular Road south of the common. This was a small block of dense woodland with London plane, mature hawthorn, English elm, horse chestnut, yew, ash, wild cherry, common lime, field maple and sweet chestnut. **Note:** some oaks were infested with oak processionary moth, a human health hazard.
- 3.2.11 Immediately adjacent to the mature woodland was an area of young plantation woodland with cherry tree, rowan and tall herbs dominated by creeping thistle with some greater willowherb, hemlock and common nettle. There was also a veteran alder with large amounts of dead wood. This tree has bat roost potential.
- 3.2.12 **2020 survey:** No obvious changes in the extent or structure of this woodland area were noted during the 2020 survey. The area of tall herbs had also been retained in 2020. Dominant species here were hemlock, common nettle and creeping thistle. Other herbs included yarrow and great willowherb. The most frequent species of grass were common bent and common couch. There was also a large stand of Bramble.



Figure 5: Nursery Wood

## **M2: Area of shrubs and trees**

3.2.13 **2018 survey:** An area of shrubs and trees with breeding bird potential. Species included garden privet, elder, bramble and English elm.

3.2.14 **2020 Survey:** No obvious changes in the extent or structure of this woodland area were noted during the 2020 survey.

## **M3: Parkland with scattered trees**

3.2.15 **2018 survey:** An area of parkland with scattered trees towards the centre of the site. The grassland was relatively species-poor improved grassland dominated by perennial rye-grass with yarrow, wall barley, mugwort, black horehound, white clover and creeping cinquefoil. However, the area does have value for foraging birds and invertebrates.

3.2.16 **2020 survey:** No obvious changes in the extent or structure of this parkland area were noted during the 2020 survey.





Figure 6: Parkland with scattered trees

#### **M4: Semi-improved neutral grassland**

- 3.2.17 **2018 survey:** An area of semi-improved irregularly mown neutral grassland with scattered mature trees on the western boundary of the site. Species included cock's-foot, abundant perennial rye-grass, ribwort plantain and creeping bent. The grassland has value for foraging birds and invertebrates.
- 3.2.18 **2020 survey:** The area of semi-improved neutral grassland had been retained in 2020. The main grasses included creeping bent and perennial ryegrass which were both abundant. Cock's-foot was frequent, with wall barley and smaller cat's-tail occasional. Ribwort plantain and yarrow were the most frequent forbs. Other species included lesser stitchwort, dandelion, dove's-foot-cranesbill and common cat's-ear which were occasional. Hedge bedstraw was locally frequent. Common ragwort was rare. The scattered mature trees including sycamore, horse chestnut, small-leaved lime and London plane were all still present here.

#### **M5: Woodland**

- 3.2.19 **2018 survey:** An area of woodland along the western boundary of the site. There was a canopy of London plane, sycamore and alder with some field maple, rowan, false-acacia, common lime and beech. The understory comprised hawthorn and hazel. The ground flora was relatively poor.
- 3.2.20 **2020 survey:** No obvious changes in the extent or structure of this woodland area were noted during the 2020 survey.

#### **M6: Area of tall herbs**

- 3.2.21 **2018 survey:** A small relatively species-rich area of tall herbs located towards the centre of the site. Species included white campion, common knapweed, musk mallow, black medick, oxeye daisy, birds-foot-trefoil and broad-leaved dock. The plants here are likely to provide an important nectar source for invertebrates.
- 2020 survey:** This area appeared to have a greater cover of grasses than herbs compared to the 2018 survey and should be re-classified as semi-improved neutral grassland rather than an area of tall herbs. The main grasses were wall barley,

perennial ryegrass, creeping bent and cock's-foot. Forbs included frequent common knapweed, bird's-foot-trefoil, white champion, yarrow and white clover. Black medick, white campion, musk mallow, curled dock and hedge mustard were occasional. Red clover and broom were rare. Signs of trampling since 2018 survey were noted with a path through the middle of the sward.

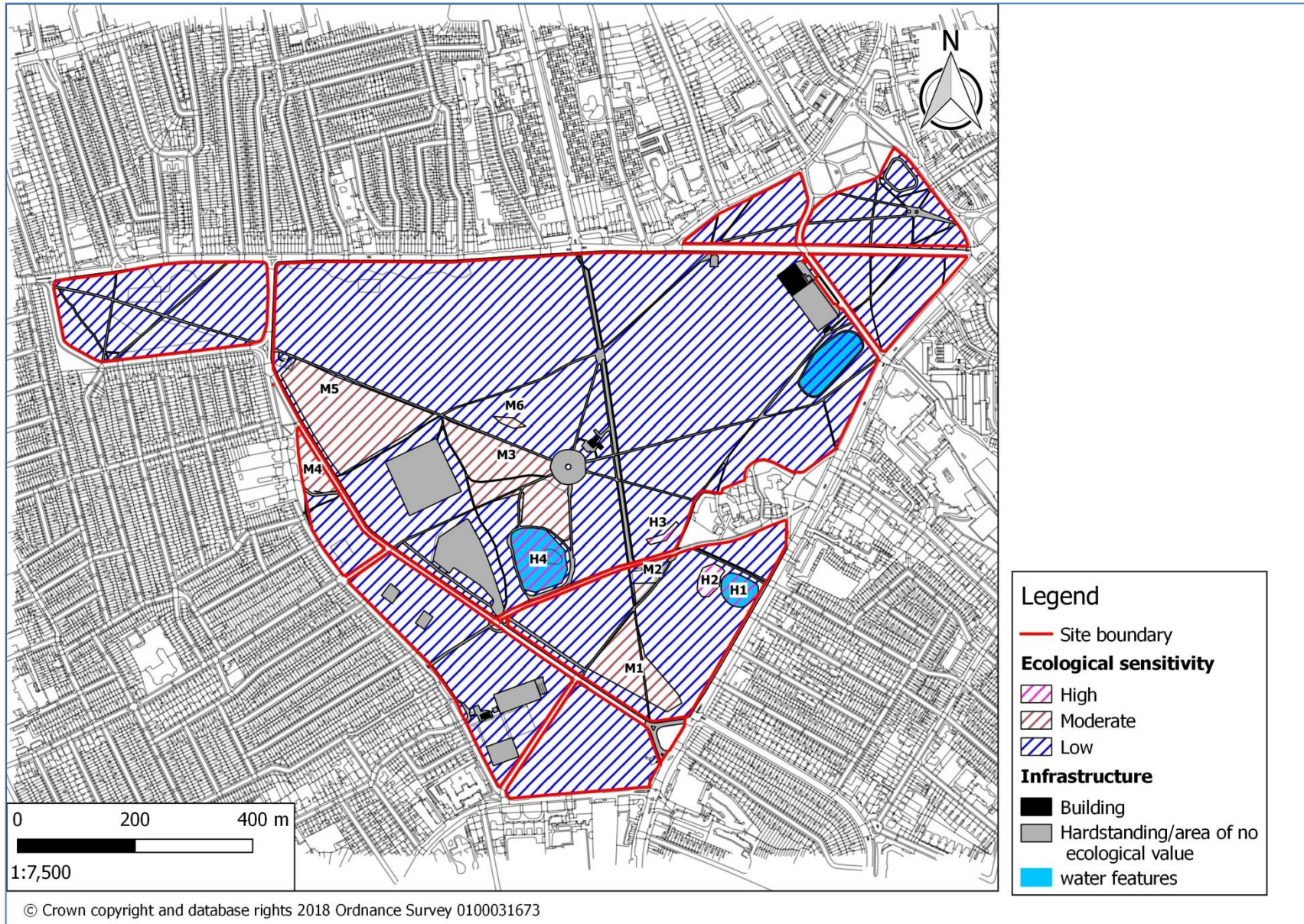


Figure 7: Ecological constraints for Clapham Common events

## **4.0 Discussion**

### **4.1 Areas of high sensitivity**

- 4.1.1 Areas H1-4 were identified in the 2018 survey as highly sensitive ecological areas which should be avoided in planning large scale public events and remain closed-off to the public or fenced off during the events.
- 4.1.2 No gross changes to the vegetation associated with the ponds (H1 & H4) were noted between surveys. Similarly, the habitat extent and species composition of the grassland area H2 in 2020 were similar to records from the 2018 survey.
- 4.1.3 The wildflower seeded area (H3) was still present in 2020, however this area appeared to be less species-rich than in 2018. These changes cannot be attributed to the holding of events on the site or visitor pressure and are more likely associated with soil conditions and/or climate. It is common for wildflower areas to decline in interest over time where soil conditions are sub-optimal.

### **4.2 Areas of medium sensitivity**

- 4.2.1 Areas M 1- M6 were identified in the 2018 survey as moderately sensitive ecological areas which should be avoided in planning large scale public events unless appropriate ecological management measures are in place and present before, during and after the event, so as to avoid and/or mitigate for any potential ecological impacts.
- 4.2.2 No gross changes in woodland composition or extent (M1, M2, M3 or M5) were noted between surveys, however disturbance affecting fauna including breeding birds and roosting bats cannot be ruled out.
- 4.2.3 No clear changes were noted in the species composition of the semi-improved grassland (M4). However there appeared to be signs of trampling and greater grass cover at M6. This may be due to increased visitor numbers to this part of the site.

### **4.3 Areas of low ecological sensitivity**

- 4.3.1 Areas of low ecological sensitivity are likely to be robust to the occasional large-scale public event.

## **5.0 Conclusions and recommendations**

- 5.1 The walkover surveys carried out in 2018 and then again in 2020 were designed to assess the potential adverse impacts of large public events on sensitive areas of the site; they were not designed to detect specific or subtle changes in vegetation composition or habitat extent/quality over time. A different approach of survey methodology, and over an extended time period, would be required to provide the information necessary to answer these questions. In addition, these surveys were not designed to detect any potential adverse impacts of events on selected sensitive fauna using the habitats present on site. Such impacts therefore cannot be fully eliminated, and may require additional surveys, such as focusing on particular groups of fauna (e.g. bats or nesting birds), in order to fully quantify any potential effects and any appropriate mitigation strategies.
- 5.2 No obvious impacts resulting from the actual holding of events, or users associated with them, were detected in any of the areas of high ecological sensitivity. The only

area of medium sensitivity which appears to have declined due to visitor pressure was the small area of semi-improved grassland, M6.

- 5.3 It is recommended that protection of the areas highlighted as being of high and medium ecological sensitivity is continued, including before and during any large events. The small area of relatively species-rich grassland at M6 could be fenced off in the summer months to reduce trampling.
- 5.4 Tree root and canopy protection measures should be in place in all areas; any floodlights should be directed away from any trees, areas of shrubs or hedge lines, and only turned on during an event or when this is deemed essential for public safety or safe entry/egress – outside these times they should be turned off, especially where they are close to any of the more ecologically sensitive areas.
- 5.5 The above measures will minimise the risk of adverse impacts to species which are protected under the Wildlife and Countryside Act 1981 (as amended) as well as the Conservation of Habitats and Species Regulations (2010). Natural England protected species licences will therefore not be required subject to the implementation of this precautionary approach.

## **Appendix 1: Relevant Legislation and species status**

## Natural Environment and Rural Communities Act 2006 - Species of Principal Importance in England

Species “of principal importance for the purpose of conserving biodiversity” covered under section 41 (England) of the NERC Act (2006) and therefore need to be taken into consideration by a public body when performing any of its functions with a view to conserving biodiversity.

### National legislation afforded to species and habitats

The objective of the EU Habitats Directive is to conserve the various species of plant and animal which are considered rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2010 and is commonly referred to as the Habitats Regulations.

The Wildlife and Countryside Act 1981 (as amended) is a key piece of national legislation which implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Wild Birds Directive) in Great Britain. Since the passing of the Act, various amendments have been made, details of which can be found on [www.opsi.gov.uk](http://www.opsi.gov.uk). Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000) and Nature Conservation (Scotland) Act 2004.

Other legislative Acts affording protection to wildlife and their habitats include:

- The Protection of Badgers Act 1992
- The Countryside and Rights of Way (CRoW) Act 2000
- Natural Environment & Rural Communities (NERC) Act 2006
- Wild Mammals (Protection) Act 1996

### Herpetofauna (amphibians and reptiles)

Species of herpetofauna which have the potential to occur at Brockwell are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). The common lizard and slow-worm are listed in respect to Section 9(1) & (5). For these species, it is prohibited to:

- Intentionally (or recklessly in Scotland) kill or injure these species
- Sell, offer or expose for sale, possess or transport for purpose of sale these species, or any part thereof.

The common toad and smooth newt are protected by law from sale and trade only.

### Mammals

All species of bat are fully protected under The Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended) and have the same protection as great crested newts.

Badgers are protected under the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act (1992). It is an offence:

- To willfully kill, injure, take, possess or cruelly ill-treat a badger;
- To attempt to do so; or
- To intentionally or recklessly interfere with a sett.

### Birds

With certain exceptions, all birds, their nests and eggs are protected under Sections 1-8 of the Wildlife and Countryside Act 1981 (as amended). Among other things, this makes it an offence to:

- Intentionally (or recklessly in Scotland) kill, injure or take any wild bird
- Intentionally (or recklessly in Scotland) take, damage or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy an egg of any wild bird.
- Sell, offer or expose for sale, have in his possession or transport for the purpose of sale any wild bird (dead or alive) or bird egg or part thereof.

Certain species of bird, for example the barn owl, black redstart, hobby, bittern and kingfisher receive additional special protection under Schedule 1 of the Act and Annex 1 of the European Community Directive on the Conservation of Wild Birds (79/409/EEC). This affords them protection against:

- Intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young.
- Intentional or reckless disturbance of dependent young of such a bird

### Plants

With certain exceptions, all wild plants are protected under the Wildlife and Countryside Act 1981 (as amended). This makes it an offence for an 'unauthorised' person to intentionally (or recklessly in Scotland) uproot wild plants. An authorised person can be the owner of the land on which the action is taken, or anybody authorised by them.

### Bird status

- **Red list** - High Conservation Concern. Red list species are those that meet any of the following criteria. A) Global Conservation Status. Species listed by BirdLife International as being Globally Threatened using IUCN criteria. B) Historical Decline. A severe decline in the UK between 1800 and 1995, without substantial recent recovery. C) Breeding Population Decline. Severe decline in the UK breeding population size, of more than 50%, over 25 years or the entire period used for assessments since the first BOCC review, starting in 1969 ("longer-term"). D) Non-breeding Population Decline. Severe decline in the UK non-breeding population size, of more than 50%, over 25 years or the longer term. E) Breeding Range Decline. Severe decline in the UK range, of more than 50%, as measured by number of 10 km squares occupied by breeding birds, over 25 years or the longer-term.
- **Amber** - Medium Conservation Concern. Species meet any of the following criteria, but none of the red list criteria, are amber listed: A) European Conservation status. Categorized as a Species of European Conservation Concern (SPEC 1, 2 or 3). B) Historical Decline – Recovery. Red listed for Historical Decline in a previous review but with substantial recent recovery (more than doubled in the last 25 years). C) Breeding Population Decline. As for red list criteria but with moderate decline (by more than 25% but less than 50%). D) Non-breeding Population Decline. As for red list criteria but with moderate decline (by more than 25% but less than 50%). E) Breeding Range Decline. As for red list criteria but with moderate decline (by more than 25% but less than 50%). F) UK breeding population of less than 300 pairs or nonbreeding population of less than 900 individuals. G) Localisation. At least 50% of the UK breeding or non-breeding population found in 10 or fewer sites. H) International Importance. At least 20% of the European breeding or non-breeding population found in the UK.

### London BAP species

London Biodiversity Action Plan species are species which have been identified as a priority for conservation action in the capital. They include:



- Species that are globally threatened
- Species that are rapidly declining in the UK
- Nationally threatened species
- Species which are known to have undergone a decline in London

# **ECOLOGY MANAGEMENT PLAN**

**Large and Major Events on Clapham Common 2020**

## Site Overview

The location of Large and Major Events on Clapham Common is detailed below:



**Lambeth Temporary Events**  
Large and major events locations

Drawing number 5667/002 / Large and major events locations  
Scale 1:5,000 @ A3  
Date 28/12/2017

0 50 200 m

The majority of these events take place on the dedicated events site which is in the North East of the Common and indicated by the Purple outline plan. The area to the south is used for the London to Brighton Bike rides only.

According to the Ecological Impact Assessment both of these areas fall within areas of low ecological sensitivity. The more sensitive areas such as the ponds, woods and wild flower meadow land are outside of the event footprints. Any events that take place outside of these areas or not on the hardstanding areas of the Common are raised with the Parks Service to discuss the impacts and any mitigating steps that would need to be taken.

Vehicles accessing the site will do so via designated vehicle entrances as detailed in the access plans document. At the vehicle entrance to the event site there is an area of “Grasscrete” that is then used as the base for the trackway for the event. Where possible vehicles drive along pathways and there will be areas of trackway to provide ground protection for those areas that are likely to have greater levels of vehicle movement. There is direct vehicle access on to the south field minimizing the impact of vehicles at wider locations. Where vehicles may need to travel around the site they will drive along designated park pathways and there will be areas of trackway to provide ground protection for those areas that are likely to have greater levels of vehicle movement.

### 1.1. Flora

The designated event site has trees around the edges and some isolated trees within the footprint. The south field has trees around the edge of the site only. The habitats that fall within both event locations are amenity grassland. The newly planted wildflower meadow is near to the Event area but not within the perimeter nor any of the egress routes from the site.

It should be noted that all areas are open to the public when events are not taking place.

## 1.2. Fauna

The data for fauna found on or near Clapham Common can be found in the sensitive areas assessment.

In addition there are other species more typical to Metropolitan Park or open space locations which include: foxes, squirrels, pigeons, owls, bats, aquatic birds, bees and other insects.

## 1. Existing Activity Impact

There are no other event activities that take place during large or major events. However, the following activities take place in the common on a regular basis, and are likely to take place while events are onsite:

- **Park Run** (Saturday) - Might look to changing their route but will always stick to footpaths. Also may cancel on the event weekends themselves as they have on other occasions.
- **General Use** - This will continue during the event period. At other event sites this has continued to the same level as if there wasn't an event taking place, however there will be a smaller area (not less than 90%) of the common available and so it may mean that some users choose to use other parks in the local area instead. It is this footfall that may impact on the locations that are traditionally quieter in the common.
- **Regular Sporting Activities** – Take place on the designated and bookable pitches managed by GLL. There are also ad-hoc non booked activities that take place on the event site, and personal training such as British Military Fitness, managed by the sports team. Where necessary, these will find other locations while the events are taking place.

## 2. Ground Management

Event Lambeth works with Lambeth Landscapes, the parks service, to ensure that there is ongoing management of the ground, before, during and after event season and outside of the post event reinstatement that takes place.

### 3. Impact and Action Table

Activity or Process	Potential Impacts	Severity if Unmitigated	Target Species or Habitat	Mitigation Actions	Responsible
Litter	<p>Litter may spread to more sensitive areas by meteorological conditions, or from being moved by birds and animals.</p> <p>If ingested litter can cause damage to wild fauna and dogs.</p> <p>Litter could get in to water courses if not properly managed.</p>	Medium	The wider common and surrounding areas.	<ul style="list-style-type: none"> <li>• A comprehensive Waste Management Plan is required for all events taking place on the Common.               <ul style="list-style-type: none"> <li>○ This includes the event location, ingress and egress routes</li> <li>○ Where necessary wider waste management plans involving additional street cleaning are put in place.</li> </ul> </li> <li>• Event, park and Lambeth bins will be emptied regularly to prevent the build-up of litter and food-waste, which may attract unwanted attention from the park's fauna.</li> </ul>	<p>Event Organisers (waste management)</p> <p>Event Lambeth (waste management wider areas through the council's contract with Veolia)</p> <p>Lambeth Landscapes (waste management of parks bins)</p>

Footfall	<p>There could be greater footfall through traditionally quieter areas, and impact the flora and fauna in those areas.</p> <p>Compaction in areas of dense crowds.</p> <p>Urination can create areas of unhygienic ground conditions and damage flora.</p>	Medium	<p>The wooded areas around the Common.</p> <p>Less frequently cut grassland.</p> <p>Planted young trees.</p> <p>Planted beds.</p> <p>Planted Wildflower Areas.</p>	<ul style="list-style-type: none"> <li>• Other areas of the park may be subject to a higher level of footfall once the event takes possession of their footprints. This may result in unusually high levels of wear and tear from general park users. This will be difficult to assess, but events will work with EventLambeth and Lambeth Parks service to monitor developments, identify any high-risk areas, and agree on an approach to mitigate the effects should it be necessary.</li> <li>• Events will not use more than 10% of the Common leaving 90% for non-event use. The majority use significantly less than this. This includes large areas of amenity grassland/low ecological sensitivity. So users are not being driven to the more ecologically sensitive areas.</li> <li>• There are designated pitches for sports use and these are not impacted by events use.</li> <li>• Events to have sufficient toilets for their patrons inside the site and where necessary a provision outside the site to prevent urination in other areas.</li> <li>• Sapling trees, within the event footprint, will be fenced off to prevent damage and compaction around root areas.</li> <li>• Trees within the event footprint will be fenced off to prevent damage from vehicles and footfall.</li> </ul>	<p>EventLambeth /Lambeth Landscapes (verti- drain treatment )</p> <p>Site team (site design and fencing)</p>

Vehicles	<p>Heavy vehicles can cause compaction.</p> <p>Vehicle movement can cause damage and create rutting and areas of bear earth.</p> <p>Tree root damage can be caused by vehicles driving over, or parking on top of them.</p> <p>Air quality impacts from vehicle movements.</p>	High	<p>Mature trees within the event sites</p> <p>Less frequently cut grassland.</p> <p>Planted young</p>	<ul style="list-style-type: none"> <li>• The event site will undergo a verti-drain treatment before the event season commences, during season as necessary/possible and at the end of the event season. This will reduce the risk of excessive vehicle damage to the ground following adverse weather.</li> <li>• The event sites will be designed to allow for vehicle access to all working areas using the existing tarmac pathways of the park where possible. Additional vehicle routes are made possible with trakway, which will be laid at the beginning of the build. No heavy vehicles will be allowed to drive on unprotected turf, as referenced in the contractor pack: <ul style="list-style-type: none"> <li>○ No vehicles should drive on the grass unless with express permission from the Site Manager.</li> <li>○ The speed limit on site is 5mph. Hazard lights must be on.</li> <li>○ There should be no vehicle movements (without</li> </ul> </li> </ul>	<p>EventLambeth (verti- drain treatment contractor)</p> <p>Event Organisers (site design, logistics and fencing)</p>
----------	--	------	---	---	--

			trees.	<p>Permission from the event organisers) while the site is open to the public, and all vehicles must arrive and leave the site by identified routes.</p> <ul style="list-style-type: none"> <li>○ Large vehicles or those with limited visibility must where practicable not reverse unless assisted by a banks man.</li> <li>○ All plant to have grass tyres when used ongrassed areas.</li> <li>○ No idling. All engines to be turned off when waiting to move between locations.</li> </ul> <ul style="list-style-type: none"> <li>● Tree roots, within the event footprint, will be protected by fencing off the area surrounding the base of mature trees, preventing vehicles from driving over, or parking on the sensitive ground.</li> <li>● Young tree saplings, within the event footprint, will be fenced away from public access.</li> <li>● Low lying tree branches will be lifted to prevent damage from high-sided vehicles, where necessary. The work will be undertaken by a qualified tree surgeon, as agreed with the Parks department. Appropriate routes will be made clear to all drivers on arrival.</li> </ul>	
Lighting	<p>Damage to sensitive flora.</p> <p>Preventing dark areas that fauna require.</p>	Low	<p>Veteran trees.</p> <p>Young planted</p>	<ul style="list-style-type: none"> <li>● This type of lighting used to illuminated working areas must be positioned and set-up in a very directional manner, minimising light spill into the surrounding area.</li> <li>● In order to avoid unreasonable impacts, the following lighting guidelines will be followed: <ul style="list-style-type: none"> <li>○ All lighting should be turned off when not required.</li> </ul> </li> </ul>	Site team (lighting)



			trees.	<ul style="list-style-type: none"> <li>○ No lighting will be directed towards the foliage of trees, bat roosts, or other sensitive wildlife.</li> <li>○ The height of lighting columns in general should be as short as is possible as light at a low level reduces the ecological impact.</li> <li>● The site should be designed in such a way to maintain areas of dark within the event footprint.</li> </ul>	
Noise	Disturbing fauna.	Low	Lakes and ponds (outside footprint).	<ul style="list-style-type: none"> <li>● During the build and break periods, work that creates significant amounts of noise should be limited to between 08:00 and 20:00.</li> <li>● On the show days, where necessary, a noise management team should be contracted to ensure that on and off-site levels remain compliant with the license levels and any other restrictions that may be in place.</li> <li>● Speaker systems should be used to control the spill of sound.</li> <li>● It is worth noting that the fauna is used to a higher level of background noise due to the Common's urban setting.</li> <li>● Generators and other noisy machinery will be turned off when not in use.</li> </ul>	<p>Production team (on-site sound levels)</p> <p>Event Organisers Acoustic Contractor (noise management)</p> <p>LBL Noise team (sound levels and agreed noisy working hours)</p>

<p>Infrastructure</p>	<p>Ground damage from structures and fixings.</p> <p>Compaction from structures.</p> <p>Increased footfall in sensitive areas from displaced crowds.</p>	<p>Medium</p>	<p>Trees within the event sites</p> <p>Amenity Grassland</p>	<ul style="list-style-type: none"> <li>• The event organiser to ensure that site has been designed to position large-scale infrastructure avoiding sensitive areas of flora and any natural habitats for fauna.</li> <li>• Event organisers to ensure that all contractors and staff are thoroughly briefed on the natural assets that would need to be protected.</li> <li>• The existing tarmac pathways and temporary trackway roadways installed by event organisers offer plant and vehicle access to the location of all large structures to avoid ground damage during the build and break.</li> <li>• The arena design to take in to account capacity, expected attendance and to offer room for crowds to disperse.</li> </ul>	<p>Site team (site design and logistics)</p>
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## MOONWALK LONDON 2020 - WALK THE WALK AGRONOMY REPORT

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All recommendations are offered free of bias. Agrostis has no commercial connections or obligations to any manufacturer, supplier or contractor.



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23 August 2019

TAL

**MOONWALK LONDON 2020 - WALK THE WALK  
AGRONOMY REPORT**

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# 1 INTRODUCTION

An agronomy report was requested to assess the general ground and surface conditions of the area of a public park to be used for a significant outdoor event, Moonwalk 2020. The event is to take place next May 2020. Site construction will commence on 6 May 2020 and the site is to be cleared by 21 May 2020.

The event is to take place over an area of Clapham Common, London. Appraisal of ground conditions before the event was necessary partly in order to pre-determine what measures, if any, should be undertaken beforehand and to anticipate what renovation procedures are likely to be required to restore the ground conditions to their previous state afterwards.

Agrostis' client is...

Walk the Walk Worldwide  
6 Genesis Business Park,  
Woking, Surrey, England,  
GU21 5RW

... and the report was commissioned by Ian Baker, Health and Safety consultant,

Tel: 01483 740881  
Mob: 0 7760575455  
E: [ian@walkthewalk.org](mailto:ian@walkthewalk.org)  
  
[www.walkthewalk.org](http://www.walkthewalk.org)

## 1.1 Site Location

The site forms part of Clapham Common, south London.

Nat. Grid: TQ290751  
OS X (Eastings) 529060, OS Y (Northings) 175130  
Nearest Postcode: SW4 9DD  
Latitude: N 51 : 27 : 38 (51.460441)  
Longitude: W 0 : 08 : 37 (-0.143668)



Figure 1-1 Location of Winterville event, Clapham

## 2 EXISTING CONDITIONS

### 2.1 The Event

The Event, known as 'Moonwalk, requires the enclosure of a part of the Park shown in the Google Earth image of Figure 2-1. This represents an area of approximately 5.5 hectares.



**Figure 2-1 Area occupied by the Event**

The Event plan, shown in Figure 2-2, was provided. This indicates the location of various features to be incorporated including a stage, bars, eating establishments, toilets, etc.

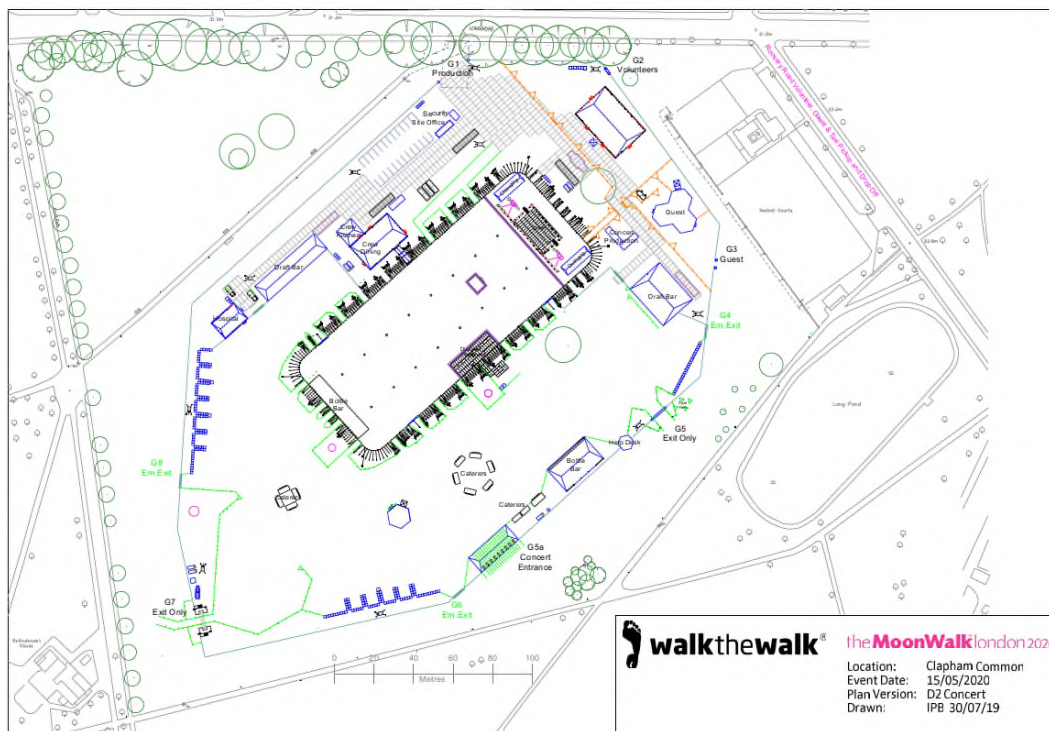


Figure 2-2 Event plan (reduced version of provided drawing)

## 2.2 The assessment

The assessment of ground conditions was undertaken by means of a walk over the area of the Event, noting features of the ground cover and possible soil-related factors.

In addition to the general observations made during the walk itself, ground cover and species composition was assessed by eye and photographed at different points over the area with example pictures shown in Figure 2-3.





Figure 2-3 Ground cover assessment

## 2.3 Ground cover

The ground cover of areas subject to regular mowing were examined. In general, the ground cover was very well established and maintained. During the visit the effects of some aeration works (probably verti-draining) that had been carried out recently were noted. This suggested that the park was being maintained appropriately.



Figure 2-4 Aeration holes

### 2.3.1 Grass coverage

Examples of the appearance of the sward are shown in Figure 2-5.

The great majority of the site supported a full cover of healthy grass, often growing quite vigorously, as determined by the stripes left by the last mowing operation. Some areas provided better cover than others due to different factors as footfall, water movement and retention in the soil, differing grass species, nutrient availability and so on, but in general, the coverage was good for a public park.



Figure 2-5 Example ground cover samples

The species represented included perennial ryegrass which was by far the most abundant. Annual meadow grass tended to be found in the mown areas of reduced ground cover. Other species occurred in a scattered distribution across the site.

### 2.3.2 Broad-leaved species

There were not many broad-leaved species and those that were found tended to be in areas where the grass cover had slightly less density. These areas were placed mostly in the southern part of park where sward density was lower. Pineapple weed (*Matricaria matricariodes*) was the most common weed found across the area



Figure 2-6 Pineapple weed

### 2.3.3 Other points

Some long-established fairy rings were noted as shown in Figure 2-5. This disease, created by a fungus, is very common in old amenity grassland and pasture. There are different kinds of fungus forming such rings and these have varying degrees of impact on the turf. The effects are brought about chiefly by the water repellence which the fungus imparts to the soil and thereby prevents the grass from absorbing sufficient moisture. The consequences therefore tend to be most apparent in late summer when the soils generally are at their driest.



**Figure 2-7 Fairy rings**

There was some evidence of locally reduced growth of grass. This may be due to a variety of causes, uneven fertiliser distribution being one possible cause. The issue is unlikely to be persistent, however, and is readily resolved with subsequent fertiliser applications.



**Figure 2-8 Yellow grass**

## 2.4 Soil conditions

An excavation was carried out to determine the topsoil conditions. The soil was very compacted, and it was hard to hand excavate beyond 200 mm due to the nature of materials, a great deal of landfill with stones, bricks, etc.

The topsoil was of a generally silty texture and soil structure was poor.



Figure 2-9 Topsoil

### 3 THE IMPACT OF THE EVENT

The event is likely to affect the grass coverage by:

- Occlusion of sunlight
- Prevention of gaseous exchange across leaf surfaces
- Direct footfall damage and compaction

The occlusion of sunlight alone is unlikely to bring about any long-lasting damage in areas affected solely by this. The grass should recover over a week or two after being in darkness for 15 days although it will become very pale and weak for this period.

The direct connection between ground protection units and the grass prevents gases from moving in and out of the leaves and this brings about the death of grass quite rapidly. Most ground protection units are designed to minimise the area beneath them that is in direct contact with the surface but some such areas are of course essential and so the phenomenon cannot be avoided.

Direct footfall occurs to varying degrees depending now many people and how often they pass over particular areas. This variability is usually reflected in the consequences for the turf. In addition to the direct abrasion caused to the grass, the human foot is able to achieve a very considerable degree of compaction to the soil. That compaction is made very significantly worse if ground conditions are wet at the time of the event.



**Figure 3-1 Different kind of damage caused by events. Damage caused by tracks (left) preventing gaseous exchange, structures and tents (middle) occluding light, and footfall (right, a grass protected area surrounded by footfall) wearing and compacting the turf**

Likely areas to be affected by these various processes during the Moonwalk event are suggested in Figure 3-2.



Figure 3-2 Likely areas with different kind of damage to the grass cover

## 4 PRE-EVENT RECOMMENDATIONS

The intention during the growing season should be to strengthen the grass cover so that as much of the site as possible is able to withstand the rigours of the Moonwalk event.

### 4.1 Fertiliser

Start the growing season in mid March with an application of a 12:6:6 granular fertiliser. These are widely available and a stock should be obtained for occasional stimulation of growth during the growing season when necessary. Apply at 35 to 50 g/m<sup>2</sup>.

Repeat this application in late April at 35 g/m<sup>2</sup>. This will stimulate a great deal of grass growth which will need to be controlled by regular and frequent mowing throughout May and into June.

### 4.2 Aeration

Verti-drain the site in early spring, before ground conditions become too hard to allow adequate penetration with the machine. Use the largest available tines, preferably new ones with the machine set to achieve maximum heave. Reduce forward speed to achieve the greatest density of perforation. Ground conditions must be sufficiently firm to allow this but surface disruption may be corrected if necessary by carrying out a light rolling afterwards.



## 5 GROUND PROTECTION RECOMMENDATIONS

There are many companies providing temporary ground protection systems. The most important areas to protect are those that are to be used for vehicular access routes. No heavy vehicles at all should be permitted to drive over un-protected grass surfaces. In the event of heavy rain, this will become a critical factor in the avoidance of excessive surface damage.

Ground protection systems that allow as much gaseous exchange to take place so that the grass can 'breathe' will be most able to reduce the extent of total ground cover loss that will otherwise be experienced beneath such structures.

On no account must loose materials, such as bark chippings, be applied to the grass surface. If they are to be used for any purpose the grass surface must be protected with a suitable geotextile and, at the end of the event, all such materials must be removed entirely.

## 6 ANTICIPATED RENOVATION REQUIREMENTS

The area will require over-seeding to varying degrees after the event. That over-seeding would most effectively be timed to take place in August, late July at the earliest. The reason for this is that the newly sown seed will require a good deal of regular irrigation in order to germinate and establish successfully. Providing adequate irrigation, which would require the use of a bowser there being no pressurised system available on site, would be costly and inefficient. Rainfall cannot be relied upon and there is the risk that grass seed sown in, say late June, could be made to germinate by a heavy rainstorm for example and thereafter be met with a lengthy hot period with no rain. This would most likely kill all of the young seedlings which will have a requirement for very regular watering. In August, the heat has tended to go out of the sun, day length is shorter and there is a much greater likelihood of rain. Usually, grass seed sown in August needs no irrigation at all to achieve a fully successful establishment.

All areas to be overseeded will require the application of a pre-seeding fertiliser. These are typically of a balanced N:P:K composition, for example 7:7:7.

A 'triage' system of over-seeding should be anticipated. The disc seeder used for the purpose should be set to deliver seed at a rate of around 18 g/m<sup>2</sup> with a single pass. Totally bare areas will therefore require 3 passes made at varying angles to one another achieving a net over-seeding rate of 54 g/m<sup>2</sup>. This is likely to be required in the most heavily worn areas in front of stages for example.

Trackways may retain some ground cover and so just 2 passes might be necessary over these areas, delivering seed at 36 g/m<sup>2</sup>, still a reasonably generous rate.

Areas that have been merely shaded and will have thinned and discoloured a little as a result are likely to recover with just one pass of the over-seeder, delivering seed at 18 g/m<sup>2</sup>.

The developing sward would benefit from the application about 4 weeks after sowing when a reasonable ground cover has been re-established of a granular fertiliser containing around 12 % nitrogen as applied during the period leading up to the event.

Aeration will again be required to relieve compaction brought about by the pedestrian activity. The delicacy of the developing grass seed would make these areas unsuitable for verti-draining until a substantial ground cover has been achieved, probably by October at the earliest. In any case, the ground is likely to be too hard to allow the adequate penetration of the machine before November.

The most effective approach would be to review the condition of the site once more some three or four weeks following the Event to determine the nature and extent of any renovation works that may be required. Note that, apart from the resumption of mowing, there are no operations that would be appropriate or effective to be carried out during the weeks immediately following the Event.

In conclusion;

- It is unlikely that the Event will have any consequences for the ground cover of the Park that cannot be fully rectified within the growing season.

- Pre-preparation works as fertilising and verti-draining areas of high footfall will be beneficial before the event
- A review of the site to determine appropriate renovation works would be appropriate during the weeks following.

**Signed:**



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*Agrostis*  
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**23 August 2019**



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## CLAPHAM COMMON

Clapham Common 2021.Docx

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20 September 2021

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## CLAPHAM COMMON

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# 1 INTRODUCTION

## 1.1 General

This report is intended to provide a general appraisal of the condition, management requirements and likely tolerance of use of an area of Clapham Common. It is concerned with a substantial part of the park, generally situated towards its eastern end, and which has, over recent years, been used for numerous outdoor events. Those events have taken place during both the summer and winter and can be very damaging to the ground cover resulting in a reduction in the overall value of the site as public open space. Following these events it has been necessary to carry out extensive and intensive renovation works with the aim of restoring the former condition of the surface.

More recently, works were undertaken with the aim of improving the capacity of the site to tolerate these events. By improving the resilience of the surface, the aim was to reduce the extent of damage caused, thereby reducing the degree of renovation works required to restore the park to a satisfactory condition for the ongoing use by the general public.

It is the purpose of this report to assess the quality and suitability of the works undertaken and to provide recommendations on how the greatest advantage may be obtained in the future from the surface in its present condition.

The site was investigated on 12 August although similar investigations had been carried out by Agrostis on several occasions since January 2017. Information from all of these visits is brought together here, where appropriate.

## 1.2 Contacts

The report was commissioned by Claire Horan, Senior Events Officer - EventLambeth

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### 1.3 Extent of the site

The whole park is shown in the Google Earth view in Figure 1-1. This is formed from imagery taken 11 April 2020 and the approximate perimeter of the area with which we are concerned is indicated.



Figure 1-1 Clapham Common from Google Earth, 11 April 2020

The 'Event area', as we shall refer to it here, is shown in the same Google Earth imagery in Figure 1-2. This comprises approximately 77 000 m<sup>2</sup> (7.7 hectares, 19.0 acres, 0.077 km<sup>2</sup>).



Figure 1-2 Approximate outline of Event area

## 2 EXISTING CONDITIONS

### 2.1 Geology and soils

#### **Geology**

The British Geological Survey provides the following descriptions of the solid and superficial or drift geology of the site.

#### **Solid geology**

London Clay Formation - Clay and Silt. Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.

#### **Drift geology**

Lynch Hill Gravel Member - Sand and Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by rivers.

#### **Soil type**

The Soil Survey of England and Wales has no category for soils in this vicinity due to its urban nature. Most of London's parks are in fact on predominantly made ground with landfill constituting the usual subsoil.

### 2.2 Soil profile

Excavation in 2017 revealed an organic, coarse sandy loam topsoil that extended to between 150 and 200 mm.



**Figure 2-1 Topsoil profile**

This overlay a subsoil composed of sand, gravel and clay intermingled with a great deal of landfill material including bricks, glass etc. Excavation by hand beyond around 400 mm was not possible due to the nature of this material.





Figure 2-2 Soil profile

## 2.3 Infiltration rate

Infiltration rate was measured, in 2017, using a set of 3 double ring infiltrometers (see **Error! Reference source not found.**). The data are shown in Table 2-1, adjusted to a standard 10 degrees Centigrade.

Height (mm)			Time			Adjusted infiltration rate (mm/hr)
Start	Finish	Fall	Start	Finish	Diff	
70	81	11	12:57:30	13:57:30	01:00:00	14
53	80	27	12:57:30	13:57:30	01:00:00	33
70	85	15	12:57:30	13:57:30	01:00:00	19
						<b>22</b>

Table 2-1 Infiltration rate (adjusted to 10 C)

The rates of infiltration recorded indicate a reasonably free-draining overall condition and there is no reason to suppose that this feature will have altered a great deal since that time.

## 2.4 Slope and undulation

The site slopes generally downwards to the north, falling by around 2.5 metres between the highest (to the south) and lowest (to the north) points. The slope is fairly continuous over the Event area at approximately 1 in 84, or 1.20 %.

In the earlier assessments, undulations and depressions had given rise to numerous low spots which retained water for lengthy periods and which in turn affected the grass cover. On the occasion of the most recent investigation, no such features were encountered.

## 2.5 Ground cover - historic

Following the various events that have taken place on the site over the last few years, numerous over-seeding operations have been carried out. As far as I am aware, the site was never 'sprayed off' with total herbicide prior to any of these operations, so the ground cover that exists now will be a combination of the 'original' species with those that have been sown. The distribution of the more recently sown grass will be related to the extent of bare ground present on each occasion and into which it had been sown. So, the most intensively damaged areas will contain the greatest abundance of newly sown grasses.

A substantial loss of ground cover had been experienced following an event that took place over the winter of 2018/19. An aerial view of the Event area in January of 2019 is shown in Figure 2-3. This indicates perhaps 70 % loss of ground cover across the area.



**Figure 2-3 Eastward view over the Event area, 17 January 2019**

By the end of the following April, renovation works had restored the ground cover to the extent shown in Figure 2-4.



**Figure 2-4 Ground cover restoration by 27 April 2019**

## 2.6 Recent developments

The Event area had gone on to support a number of later events until it was eventually fenced off for 9 months from September 2020 to June 2021. During this period, extensive ground improvement works were undertaken. Those works included:

- Koro treatment
- Over-seeding
- Top dressing
- Verti-draining
- Earthquake aeration treatment
- Sand/soil mix distribution

Koro treatment involves the very intensive scarification, the operation amounting to a 'plaining off' of the surface including grass and accumulated fibre layers.

Earthquake aeration involves a deep slitting action with a vibrating blade.

A number of drain lines were also incorporated. Their locations are shown in the plan and aerial view from the day of the investigation in Figure 2-5. The appearance of the drain lines is shown in Figure 2-6.



**Figure 2-5 Drain lines incorporated and, R, their approximate location**



**Figure 2-6 Appearance of drain lines**

These drain lines were associated with a system of 'vertical drains' whereby the pipework connected to a series of vertical columns excavated to varying depths and intended to facilitate the dispersal of water to deeper layers of the soil profile. It is assumed that linear aeration treatments, such as Earthquake, were oriented so as to discharge into these drain lines.

## 2.7 Ground cover – summer 2021

The works had resulted in a generally substantial restoration of ground cover across the site. A photograph compiled from 9 images of the eastern part of the Event area, that most intensively used, is shown in Figure 2-7 which illustrates this. The white flecks are artefacts of the compilation process.



Figure 2-7 Compilation photo of eastern section of Event area

The only area of persistent bare ground was noted in the vicinity of the entrance to the north. This had been used as a storage/compound area for the contractors undertaking the work and is shown in Figure 2-8.



Figure 2-8 Compound area to the north of the Event area

Ground cover across the site was observed and noted specifically at the locations shown in Figure 2-9 (Q42, Q58 etc).



**Figure 2-9** Quadrat photo locations

Images of the quadrats at each of these locations are provided in APPENDIX 1 – QUADRATS. Examples are reproduced in Figure 2-10.



**Figure 2-10** Quadrats 35 and 55

The quadrats showed the percentage ground cover indicated in Table 2-2. These gave an average ground cover of 88 %. In general, the shortfall in ground cover was of the form associated with recently sown grassland at the height of summer. It was noted that verti-draining had very recently been completed over some of the area.

Quadrat	Ground cover (%)
35	100
46	98
52	75
55	70
42	90
58	95
49	65
17	95
23	90
59	90
36	95

**Table 2-2 Ground cover in each of quadrats (%)**

## 2.8 Soil texture and structure

Soil samples were taken from the top 50 mm of the soil profile. Areas sampled included the amended area, to which sand/soil had been added and worked into the surface, unamended areas of the Event site and the sports pitches outside of the event site to the west.

Data on organic matter content and soil structure are indicated in Table 2-3 and on soil texture in Table 2-4.

	Field VMC (%)	Bulk density	Total porosity	pH
Amended	36.95	1.35	46.38	6.40
Unamended	31.41	1.36	45.84	6.20
Sports	32.60	1.35	45.96	6.90

**Table 2-3 Soil structural characteristics and pH**

	Sand	Silt	Clay	Organic
	%			
Amended	67	19	14	6.8
Unamended	62	24	14	6.9
Sports	71	18	11	7.6

**Table 2-4 Soil textural characteristics and organic matter content**

The ameliorative operations appear not to have made any marked difference to the sand content or structural aspects of the soil. The only significant feature of these data from a comparative point

of view is that the football pitches to the east contain a greater amount of organic matter in the surface. The values themselves, however, all show quite favourable characteristics. The soil structure, whether it has been improved by the work or not, is good; a total porosity of 46 % is very desirable.

Overall the soil is capable of supporting a reasonably vigorous and healthy ground cover provided the appropriate maintenance practices are carried out. Germination and establishment, as has been observed previously, should not be hindered by soil-related phenomena in general.



**Figure 2-11 Eastern end of Event area from the south**

### 3 DISCUSSION

Considered overall, the works undertaken recently have been very successful. Ground cover has been almost fully restored, levels are satisfactory and the condition of the soil, including infiltration rate, is good. These criteria are fundamental for the accommodation of intense levels of wear as would be brought about by the various events that are held on the site.

The case of the disappearing sand suggests that the material may have been blended with the existing topsoil to an excessive degree, effectively diluting it with the soil. While sand is almost always beneficial, it is most effective when concentrated near the surface of the profile. The blending process should ideally be kept to the minimum necessary to ensure good germination and establishment of subsequently sown seed. In circumstances where irrigation can be liberally and regularly applied, no blending at all is necessary and the greatest advantage of a substantial sand layer in the immediate surface may be obtained. In this case, irrigation is difficult to achieve and so it would have been prudent to incorporate a degree of blending. What would represent a suitable degree of blending is difficult to communicate without appropriate guidance on site and at the time. Soil structure and texture remain satisfactory, however, and so no harm has been done.

Being located at the base of the slope against the basketball courts to the east, the newly installed drain line will serve very effectively as a catchwater, intercepting surface runoff from the adjacent higher ground.

The western spur from this serves a less obvious purpose but will no doubt be helpful. In general, and apart from specific interception as with the eastern catchwater, pipe drains incorporated into the body of the site are unlikely to be hugely effective. This is because the great majority of the water arriving at the surface should percolate directly through to the subsoil. The exception may be in relation to an area to the south, indicated in Figure 3-1. Following the winter event of 2018/19, this area was very wet. Interestingly, the Google Earth image gives a suggestion of a linear feature in this locality, possibly an old land drain. This is an area to watch over the winter and, if a similar situation occurs, the installation of a carefully-located catchwater or similar drain may be appropriate to intercept the outpourings of this feature before they affect the wider site downstream of it.



Figure 3-1 Potentially persistently wet area



Other specific issues pertaining to the site in its present state include, of course, the need to re-establish ground cover on the entrance area, something it is understood is already in hand. More generally, a lighter over-seeding would be appropriate if resources allow, with the aim of raising the average ground cover, to the east especially, from the 88 % recorded here to closer to 100 %. Such over-seeding would ideally be timed for September/October – ie on receipt of this report, when there is no need to be concerned with irrigation but when soil temperatures remain sufficiently high to facilitate successful germination.

Having created a full and healthy ground cover and with the improved soil conditions that now exist, the intensity of maintenance required of the site should be determined on the basis of how much wear it is envisaged it should be subjected to. Renovation works will always be necessary in the immediate aftermath to almost all events but the aim of general maintenance should be such that those renovation operations need not be quite so extensive, expensive and disruptive as they may have been in the past. From my own experience, I would place the level of maintenance that the site should receive at that of a lower division football ground. Such grounds are usually established on natural soil profiles and do not have readily available irrigation systems but are nevertheless subject to periods of intense wear and compaction. It is the equivalent approach to their maintenance that is described in the following recommendations.

## **4 GENERAL MAINTENANCE**

A suitable and ongoing maintenance programme should be all that is required to constitute a 'prevent preparation' programme. Appropriately maintained, the site should be able to deliver a satisfactory surface for both winter and summer events without the need for any specific preparatory operations to be undertaken.

### **4.1 Mowing**

Mowing should be undertaken using a cylinder gang mower of an appropriate size, preferably a self-propelling unit.

Mow up to three times a week, depending on the extent of growth taking place and at a standard height of 25 mm during the growing season. Keep the height of the sward down at or near this right through the winter by mowing as often as surface conditions allow and as the growth requires.

During periods of very vigorous growth, typically in late May or June, there is merit in lowering the height of cut slightly, say to 20 mm. This will help increase sward density and limit weed ingress. Areas subjected to intensive over-seeding or renovation should not be mown in this way and during periods of intense heat the more regular and greater mowing height should be adopted.

Vary the direction of mowing where possible. This is not simply to prevent a nap forming in the turf but also to limit localised compaction and turning wear. Watch out for accumulations of clippings that could smother the grass if left for more than a day or two. Remove these or otherwise break them up if they develop.

### **4.2 Aeration**

Aim to verti-drain the site up to four times, between October and April. Use the largest available tines, preferably new ones with the machine set to achieve maximum heave. Reduce forward speed to achieve the greatest density of perforation. Ground conditions must be sufficiently firm to allow this but surface disruption may be corrected by carrying out a light rolling afterwards.

There may be a temptation to use a linear aerator such as the 'Ground Beaker' or 'Earthquake' on occasions and as an alternative to the verti-drain. This certainly achieves a good aeration effect but the procedure should not take place beyond the end of January at the latest. The slits created by these machines will tend to gape open in an unsightly and possibly hazardous manner as the soils dry in the spring.

### 4.3 Fertiliser

---

Start the growing season in mid-March with an application of a 12:6:6 granular fertiliser. These are widely available and a stock should be obtained for occasional stimulation of growth during the growing season when necessary. Apply at 35 to 50 g/m<sup>2</sup>.

Follow this with an application of a 20:10:10 fertiliser in late April at 35 g/m<sup>2</sup>. This will stimulate a great deal of grass growth which will need to be controlled by regular and frequent mowing throughout May and into June.

Through the remainder of the playing season two more applications of a 12:6:6 fertiliser, again at 35 g/m<sup>2</sup>, will be appropriate. Apply before rain if possible.

It is particularly important that the site is able to take advantage of periods of mild weather during the winter. For this they will require the application of a slow release fertiliser in October or November. Suitable products may include Scotts Sierrablen Plus Stress Control (15:0:23) and Headland Xtend (22:2:8).

Note that *controlled release* products may be used for these applications during the growing season. These release nitrogen at a rate extended by the different particle sizes of the material, it taking longer for nitrogen to emerge from a large particle than a smaller one. The process is less temperature dependent than chemical *slow release* fertilisers and hence the prolonged effect can be maintained during warm periods. All such products are expensive, however, and the autumn treatment would be the one to retain if resources are limited, as they undoubtedly will be.

### 4.4 Weed Control

---

This should be carried out, if necessary, as soon as warmer temperatures return in the spring and begin to stimulate growth. Herbicide effectiveness is greatest during periods of vigorous growth. It may for example be enhanced by pre-treating the surface with fertiliser. Suitable herbicides must be applied strictly according to regulations and by a qualified person.

### 4.5 Over-Seeding

---

If general over-seeding becomes necessary, outside of the post-event renovation operations, I would favour the incorporation of fescues and smooth-stalked meadow-grass before August with fescues and dwarf perennial ryegrass being used in spring and late summer/autumn.

The operation may be made more successful if a hollow corer, rotary or, ideally, punch action, could be passed over the site prior to seeding. Sowing should then be accomplished using a disc seeder set to penetrate around 8 mm and making two or three passes at slight angles to one another.

General over-seeding should achieve an overall rate of 18 g/m<sup>2</sup> increasing to 25 g/m<sup>2</sup> in the more obviously thinner areas.

#### **4.6 Divot Repair**

This must be accomplished on an ongoing basis through the season as damage to the surface occurs during day to day use. Ideally, use a 60 : 40 blend of suitable sand and soil, or a proprietary rootzone material. Seed should be blended generously with the sand:soil mix at the time of application. The use of pure sand would not normally be advisable as this will not promote the maximum germination of grass seed. For these operations, use a seed mix containing 80 dwarf perennial ryegrass and 20 % fescue.

#### **4.7 Top Dressing**

In order to bring about a continual improvement in the performance of the site in the face of intensive usage, it would be advantageous to apply a medium coarse, lime free sand top dressing once each year. The whole site would of course benefit from this but, more economically, the same treatment may be applied to those areas that are known and anticipated to be most in need of this additional support.

Top dressings should take place at a rate between 6 and 10 kg / m<sup>2</sup> during the growing season, typically in September. Brush or drag mat the material into the surface after spreading.

#### **4.8 Maintenance Calendar**

A suggested maintenance programme is provided in Table 4-1. This is of course entirely flexible as it should be in response to varying ground and weather conditions and the demands of the site.

	Jan			Feb				Mar					Apr					May					Jun				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25		
Verti-drain																											
Fertiliser (20:10:10)																											
Weed control																											
Renovation																											
Fertiliser (12:6:6)																											
Top dressing																											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25		
	Jan			Feb				Mar					Apr					May					Jun				
Shaded weeks indicate periods when operations <u>can</u> be performed. Frequencies and other details are discussed in the text.																											
	Jul			Aug				Sep					Oct					Nov					Dec				
	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
Top dressing																											
Overseeding																											
Fertiliser (12:6:6)																											
Fertiliser (slow rel)																											
Verti-drain																											
	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
	Jul			Aug				Sep					Oct					Nov					Dec				

**Table 4-1 Calendar of regular maintenance work**

## 4.9 Advisory Support

Some very technical information has been presented in this report, particularly in relation to the selection of materials such as fertiliser, seed etc. Agrostis is on hand at all times for telephone/email advice so consideration of materials that have been sourced may be given rapidly.

Less predictable factors, such as the weather and the intensity of use, will always have an effect and good management will facilitate variation in the programme in response to these factors. In order to monitor this, the managers of the site should consider once or twice annual advisory visits at contrasting times of year in order to optimise the programme.

## 5 EVENT MANAGEMENT AND RENOVATION

Events tend to result in a mosaic of varying consequences for the ground cover arising as a result of footfall and item placement. This ranges from entirely unaffected retention of the existing conditions (probably over the great majority of the area) to small, isolated areas of possibly total ground cover loss. An important aspect of the planning of the events will be the location and extent of any ground protection, trackways etc, that are to be incorporated.

Renovation work will generally consist of compaction relief and soil preparation followed by the establishment of grass from seed. Subsequently the affected areas will need to be protected and maintained appropriately until they reach a state whereby they may be re-incorporated into the wider maintenance programme as described above.

### 5.1 Compaction relief

Where the ground is protected by appropriate trackway, and if the conditions remain dry throughout the period of the event, it is unlikely that compaction will be a significant problem. The most vulnerable areas will be where people congregate for longer periods, for example in front of stages and in the vicinity of the bars. In general, therefore, the laying down of as much ground protection as is possible will minimise this phenomenon. Ground protection cannot be located throughout the entire site, however, and some such disruption must be anticipated. The degree of that disruption will be related to the extent and duration of footfall taking place on them.



**Figure 5-1 Intense footfall damage on close-mown area of amenity turf (Heaton Park, Manchester)**

It follows, therefore, that the most intensive compaction relief operations will need to be carried out on those areas of the heaviest footfall. The verti-drain is undoubtedly the most effective means of relieving compaction in the aftermath of such circumstances. During the summer months, however, the ground may not be sufficiently penetrable with this machine until more moist conditions develop in the autumn. An example is shown in Figure 5-2 of a verti-drain fitted with 12 mm solid tines. Note that 18 or 25 mm tines would be more appropriate in this situation and the machine should be set to maximum heave action to achieve the greatest compaction-relieving effect.



**Figure 5-2 Verti drain with 12 mm tines**

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## **5.2 Soil preparation**

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An extremely effective method of both relieving compaction and improving soil conditions in advance of the sowing of grass seed is the hollow coring of the areas concerned. Hollow corers are slower than verti-drain machines and so a more judicious selection of the areas to be treated may need to be employed. However the consequences for ground cover recovery are significant.

For the purposes, use a punch action aerator fitted with 18 mm cores and set to achieve the maximum density of perforation. Allow the cores to dry at the surface and break these up, if necessary, using a chain harrow or scarifier with blades set high.

To accelerate the re-establishment from seed it will usually be necessary to apply a pre-seeding fertiliser. Typically these are of analysis 7 : 7 : 7 or similar and the granular product should be distributed over the area to be seeded at a rate of 35 to 50 g/m<sup>2</sup>.

---

## **5.3 Over-seeding**

---

Given that the ground surface will usually be reasonably intact, a disc, as opposed to a dimple, seeder should be used to incorporate seed. Over-seeding should be accomplished with such a machine set to penetrate around 8 mm and making two or three passes at slight angles to one another.

General over-seeding should achieve an overall rate of 25 g/m<sup>2</sup> increasing to 35 g/m<sup>2</sup> in the thinner areas and 50 g/m<sup>2</sup> in areas of total ground cover loss.

A typical seem mix might consist of species composition (by weight) similar to that indicated in Table 5-1.

Perennial Ryegrass	Slender creeping red fescue	Chewing fescue
60	20	20

**Table 5-1 Seed species and percentage (by weight)**

The seed mix should be dominated by appropriate sports turf cultivars though I would favour the additional incorporation of smooth-stalked meadow-grass, up to 20 %, if sowing in July.

All cultivars of each species should of course be suitable for incorporation into sports turf. Seed mixtures should comply with the minimum standards set out in the Seed Regulations at the time of sowing.

## 5.4 Post-establishment maintenance

Unless ground cover has been reduced to less than, say, 80 % it may not be essential to close or fence off affected areas during the renovation procedure. In these situations, adequate recovery should be achievable within the general recommendations described above. Where ground cover losses have been more extensive, protection from further foot traffic should be put in place.

When the grass is no more than an average of 40 mm long, mowing should be carried out using sharp front-mounted rotary mowers. No more than 25 mm of the foliage should be removed. Repeat mowing on four further occasions with the blades set to cut at 30 mm allowing the grass to grow no taller than 40 mm with each topping.

The suitability of fertiliser applications will depend upon the time of year. Assuming renovation work is to take place during the growing season, at an appropriate stage during the rotary mowing period, supply and evenly apply a granular fertiliser with an analysis of 12:6:6 or similar. The fertiliser should be applied at a rate of 35 g/m<sup>2</sup> during a period when rainfall can be expected in the following 24 hour period.

Repeat this fertiliser on one further occasion prior to the removal of the fencing and the resumption of general maintenance practices.

## 5.5 Event management

Items of ground protection itself will have detrimental consequences for the underlying vegetation, albeit mainly of a temporary nature. The extent of this is related to the exact form of the protection used, and the length of time over which it is laid down. It has been observed that where even a small gap exists between the item placed on the ground and the ground itself, the damage to the vegetation is greatly reduced. This is due, presumably, to the additional air circulation that can be achieved in the immediate environment above the vegetation.



A scattering of smaller areas showing a range of consequences can be expected in association with the various structures and objects that are located across the site.



**Figure 5-3 Ground conditions on removal of protection after about 16 days (Victoria Park, Tower Hamlets)**

The extent of damage caused by item placement is also a function of the length of time over which it is laid down. If the event is of relatively short duration, items such as trackways and flooring may result in the weakening and etiolation of grass due to lack of sunlight rather than their death. Consequently, a full recovery can be expected to take place over most of these areas commencing as soon as the items are removed. Nevertheless, last minute laying down and prompt removal of items is to be encouraged in the interests of the ground cover.



**Figure 5-4 Localised consequences of prolonged item placement (Victoria Park, Tower Hamlets)**

Signed:



Dr Tim Lodge  
Consultant



20 September 2021

**6 APPENDIX 1 – QUADRATS**



**Figure 6-1 Quadrats 35 and 46**



**Figure 6-2 Quadrats 52 and 55**



**Figure 6-3 Quadrats 42 and 58**



**Figure 6-4** Quadrats 49 and 17



**Figure 6-5** Quadrats 23 and 59



**Figure 6-6** Quadrats 36



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## CLAPHAM COMMON

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10 December 2021

TAL



**CLAPHAM COMMON**

**1 INTRODUCTION..... 1**

    1.1 GENERAL ..... 1

    1.2 EXTENT OF THE SITE ..... 1

**2 EXISTING CONDITIONS ..... 2**

**3 DISCUSSION AND RECOMMENDATIONS ..... 7**

# 1 INTRODUCTION

## 1.1 General

This report is intended to supplement the more comprehensive assessment of conditions in the 'Events' area of Clapham Common following a previous visit in August. The site was examined on 17 November 2021.

## 1.2 Extent of the site

The 'Event area' is shown again in the Google Earth imagery in Figure 1-1. This comprises approximately 77 000 m<sup>2</sup> (7.7 hectares, 19.0 acres, 0.077 km<sup>2</sup>).



Figure 1-1 Approximate outline of Event area

## 2 EXISTING CONDITIONS

As would be expected, grass growth and establishment had continued over the months since the previous examination of the site. In many places, notably those unaffected by the earlier events or more recent activities, a reasonably full ground cover had developed.



**Figure 2-1 General appearance of ground cover to the western side of the event area**

A general observation, however, was that the grass growth was nowhere especially vigorous, except possibly along the eastern boundary where the soil was substantially amended during the single pipe drain installation.



**Figure 2-2 Typical appearance of sward at eastern end of event site**

Evidence of a generally slow growth rate could be seen in the localised stimulation of growth associated, most probably, with animal deposits and which contrasted with the extent of growth taking place around these instances.





**Figure 2-3 Localised stimulation of growth associated with animal droppings**

Along the eastern boundary, the altered topography, and the proximity to the fence, may have prevented this area from being mown as frequently as elsewhere or with the same equipment.



**Figure 2-4 Longer and more vigorous growth along the eastern boundary**

Certainly the sward height was significantly longer here than across the wider event area and a fuller ground cover had come about. A similar phenomenon was noted in areas under or close to trees where mowing is rarely, if ever, carried out.



**Figure 2-5 Longer grass in areas below trees left unmown for longer periods**

Sward height across the site was approximately 18 mm, rather too close under the circumstances.

In the former compound and access area, substantial grass re-establishment had been achieved in an area yet to be re-introduced to the general mowing regime.



**Figure 2-6 Grass re-establishment in access area**

A few areas of thin, although not quite bare, ground persisted. In these places, formerly denuded of all grass cover and the sites of particular event installations, establishment from newly-incorporated seed appeared to have taken place slightly more slowly than elsewhere.



**Figure 2-7 Examples of persistently thinner ground cover in event installation areas**

In the heavily used central section of the eastern side of the event area ground cover recovery had been generally successful but was still in need of filling out, a process likely to be achieved by encouraging more substantial growth rather than be over-seeding.



**Figure 2-8 Central section of main event area to the east**

Only a few smaller areas remained completely bare, all of which were situated in the area of greatest event activity to the east.



**Figure 2-9 Persistent areas of bare ground**

Generally to the west of the event area, there was abundant evidence of ‘casual’ play, probably football, having been played. Combined with the close mowing height, this had produced numerous areas of thin ground cover due to wear, though no obvious goal mouth areas could be identified.



**Figure 2-10 Football wear in close-mown sward**

Examination of the soil profile of the eastern section showed the good texture of topsoil within the top 100 mm or so. There was little evidence of any sand amendment near the surface of this profile, however.



**Figure 2-11 Soil profile to the east (left) and west**

In the western section the profile was essentially the same but penetration by hand auger was more difficult, reflecting the greater amount of compaction in this area, largely unamended by the renovation work carried out to the east.

### 3 DISCUSSION AND RECOMMENDATIONS

The instinctive response to any perceived requirement to achieve greater grass or leaf cover over any area is to reach for a fertiliser. I understand, however, that most non-organic chemical products are banned from use on the site. While this may be a problem when trying to re-establish substantial areas from seed, more generally, given that clippings are not boxed off after mowing, the extent of nutrient removal taking place is likely to be fairly minimal. The requirement for fertiliser input should, therefore, be similarly low.

A good deal of work has gone into restoring ground cover to the events area. In the light of this, apart from the entrance section, the extent of grass growth and recovery noted over much of the site is generally rather disappointing. This could be related to the minimal fertiliser inputs. However, the close mowing height that has been adopted is also, almost certainly, largely responsible. Without a sufficient leaf cover, the consequences of wear will be much greater than they need be. A re-appraisal of the mowing regime would therefore be appropriate.

The close mowing height adopted over the events area is applied because the same mower is used for the entire common, including the marked and formal football pitches to the west. Varying mowing heights on gang mowers of any kind is a time-consuming business and adjusting this on a regular basis would most certainly not be appropriate for application to such large areas. So, while the use of just one mower at the closest setting necessary may seem like an economically sound policy, this is not the case. The closer grass is cut, the more frequently it needs to be cut. If the standard for the entire site is to achieve football-type swards then, through the growing season, mowing will be necessary at least on a weekly basis. But the proportion of the Common given over to football is probably quite small and the entire event section is not given over to formal sport at all. If a mowing height of, say, 50 or 75 mm were to be adopted for areas not marked out for football, these would require mowing only once a fortnight or possibly even less frequently. Given the size of the areas concerned, this must represent a very considerable potential for achieving savings.

In addition, raising the sward height over the events area should improve its recovery from previous activities, and increase its resilience to future activities very significantly.

The drawback is that, in wet conditions, people may not like to walk as freely across the site with longer grass cover as they may have become accustomed to due to the possibility of getting their feet wet. Their pets will not have the same concerns but this leads to the possibility of creating pathways of shorter grass for pedestrians to move about the Common while limiting the extent of wear damage across the wider area. That wider area would include more sensitive locations, for example the amended areas to the east, where grass is trying to re-establish. Such pathways may, of course, be relocated simply by altering the mowing pattern, long and short, as evidence of excessive wear becomes apparent.

This approach is an extension of the policy of not mowing at all beneath trees and leads to the exciting possibility that the entirety of the non-formal sports areas of the Common could be sculpted, during the growing season at least, to produce an interesting mosaic of grass lengths, criss-crossed by easily relocatable footpaths.

In practice, the approach might commence, in the first instance, with the incorporation of a mowing height of, I would say, 60 mm. This can only be accomplished using a rotary mower and would be appropriate across the entire Common, with the exception of the sports pitches and their surrounds where spectators will congregate. Note that the adoption of this mowing height on the eastern section will not only improve wear tolerance but should also quietly discourage the use of the area for casual organised sports as it has been noted takes place a good deal at present.

Rotary mowers able to accomplish this operation are standard equipment for most authorities. Given the generally very flat areas with which we are concerned, the most basic tractor-mounted, deck mowers would be suitable, an example of which is shown in Figure 3-1 as an individual deck and as a gang.



Figure 3-1 Individual and gang deck mowers

When the grass has reached a point, probably some time next spring, when the 60 mm cut needs to be carried out, it would be appropriate to identify where particular routes for pedestrians might, initially, be established. These would then need to be mown out using the football (cylinder) mower at 18 mm (though this should ideally be raised to 25 mm at least).

An example of how these paths might be set out in the first instance is shown in Figure 3-2.



Figure 3-2 Possible pattern of 25 mm and 60 mm cutting heights for forthcoming growing season

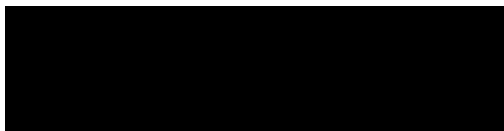
This approach has enormous benefits from an ecological point of view also. The longer the grass, the greater the bio-diversity the sward is able to sustain. There would now be 3 heights of cut in which wildlife could thrive, the football cut, the rotary cut and the under-tree non-cut. When clearly defined, this variation is very pleasing to the eye and gives the sense of a very tidy and well-maintained environment.



**Figure 3-3 Labyrinth incorporated into rotary mown public open space**

Taking the procedures one step further, opens up other possibilities the general public may appreciate. One such idea is that of incorporating designed features, a popular concept being that of the labyrinth. A small example, produced using a pedestrian rotary mower in 60 mm rotary mown turf on public open space, is shown in Figure 3-3. Such features can have spiritual significance for some (labyrinths are of historical interest and come in many designs) while for others they are simply attractive things to look at. They exist in this form only for the time someone is willing to create them and can be located anywhere.

**Signed:**



**Dr Tim Lodge  
Consultant**



**10 December 2021**



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03 August 2022

TAL





**CLAPHAM COMMON**

**1 INTRODUCTION..... 1**

**2 EXISTING CONDITIONS ..... 2**

**3 DISCUSSION AND RECOMMENDATIONS ..... 5**

**4 RECOMMENDATIONS ..... 6**

4.1 OVERSEEDING ..... 6

4.2 AERATION ..... 6

# 1 INTRODUCTION

This report constitutes the 3<sup>rd</sup> in a series to be compiled between autumn 2021 and 2022. The site was examined on 5 July 2022. This was during a prolonged and unprecedentedly hot and dry period that had reduced growth of any kind to near zero.



**Figure 1-1 Approximate outline of Event area**

## 2 EXISTING CONDITIONS

The effects on grass growth generally of the hot and dry conditions are very clear in the aerial photograph of the events area taken on the day of the site investigation and shown in Figure 2-1.



**Figure 2-1 Events area viewed from the south west**

It was reported that the mower normally used on the Common had been out of action for much of the year. Despite not having been mown, however, the Events area supported a generally very thin sward with up to 50 % or more of bare ground showing over much of this.



**Figure 2-2 Typical appearance of the Events area ground cover**

There was occasional evidence of structural placements during particular events but these were relatively few and always no more than a few square metres in area.



**Figure 2-3 Ground cover at a structure location on the Events site**

Ground cover towards the east of the Events site was particularly thin and the drain line that had been incorporated here was more prominent.



**Figure 2-4 Especially thin ground cover to the east and lines of drain installation**

Away from the Events area, it was noted that the football pitches supported swards that were considerably longer. This may be due primarily to the situation with the mower. The ryegrass-dominated sward also showed an abundance of the broad-leaved species, sorrel, in areas of high wear, chiefly goal mouths and centre circles.



**Figure 2-5 Areas of high football wear showing sorrel among ryegrass**

In contrast with these maintained areas, the 'unmown' parts of the park supported a more interesting and bio-diverse community of species interspersed with the mown footpaths.



**Figure 2-6 'Meadowland' vegetation**

Some areas similar to this meadowland vegetation had developed simply as a result of the failed mower although mowing of these was in progress on the day of the investigation.



**Figure 2-7 Mowing finally taking place on areas of much longer grass**

### 3 DISCUSSION AND RECOMMENDATIONS

The recommendations made in my previous report concerning the relaxing of the mowing regime over the Event area may not have been implemented. Alternatively, growth generally over the area has been extremely slow resulting in the generally very low and thin sward.

I note there is a policy in place of applying no chemical products to the Common, including fertiliser. This would certainly impede growth, most particularly during the spring. It was reported, however, that regardless of what height the sward was at, football was played on a casual basis in all circumstances. In any event, the policy of allowing the sward to grow longer and which was outlined in my last report should be considered for environmental, aesthetic and economic reasons.

Somewhat ironically, those recommendations were followed elsewhere as a result of the non-functioning of the mower. I think those areas left to grow longer were very satisfactory and provide evidence of the merits of this approach which should be adopted more widely. I understand this is certainly the policy being adopted by other London parks, in particular the Royal parks and for exactly the reasons I have outlined.

Given the generally thin and infertile nature of the soil and the zero fertiliser input regime, consideration should be given to the types of grasses that are maintained over the area. Perennial ryegrass is not very tolerant of heat or drought and it requires a good deal of nutrient input to sustain a suitably vigorous rate of growth. Consideration should therefore be given to the wholesale conversion to a fescue-dominated seed mix. Fescues are tolerant of extremely dry and infertile conditions (they are natives of heath and duneland). They are also quick to establish, in the right conditions. Fescues, allowed to grow to the flowering stage, are also very attractive yet easy to walk through being of very narrow leaf width and low overall shoot height. The seed heads reach around 300 mm while the leaf base may not rise above around 50 mm.

The drawback with fescues is that they are not so tolerant of wear. They would not be suitable on the football pitches, for example, but, over the event area, the stresses are somewhat different and occur at different times of the year. The over-riding limiting factor on the Event area is clearly the low nutrient status and the extent of drought.

Another grass that has similarly low nutrient requirements and is tolerant of both heat and drought is smooth stalked meadow grass. This is also much more tolerant of wear than the fescues. Its establishment in the Event area, in mixture with fescues, is likely, therefore, to be very advantageous. SSMG requires high soil temperatures to achieve establishment but this should not be a problem until late September at least. The drawback with SSMG is its cost. It is significantly more expensive than perennial ryegrass. Once established, however, I am sure that SSMG would be ideally suited for the circumstances of the Event site.

## 4 RECOMMENDATIONS

### 4.1 Overseeding

#### Pre-seeding fertiliser

In circumstances where granular fertiliser applications are permitted, it would be normal to commence the over-seeding with a granular fertiliser application. Supply and evenly apply to the area 35 g/m<sup>2</sup> (350 kg/ha) of granular fertiliser with analysis of 10:15:10 or similar.

#### Seed selection

Our recommendation, under the circumstances, would be to use a mixture of species composition (by weight) as close as possible to that indicated in Table 4-1.

Smooth-stalked meadow-grass	Slender creeping red fescue	Strong creeping red fescue
40	30	30

Table 4-1 Seed species and percentage (by weight) of each within the mix

The cultivars of all three species should be suitable for sports turf. The seed mixture must comply with the minimum standards set out in the Seed Regulations at the time of sowing.

#### Quantities

The grass seed shall be obtained in sufficient quantities to deliver a rate of 50 g/m<sup>2</sup> (500 kg/ha) to the area.

#### Sowing

Sowing should be carried out during suitable conditions using a disc seeder suitable for the incorporation of seed directly into the sward. The total quantity of seed should be divided into thirds, each third being sown evenly in varying directions.

### 4.2 Aeration

The relief of compaction has stimulated growth in parts of the Events area as shown in Figure 4-1.



Figure 4-1 Tussocks of grass growth associated with individual points of verti-drain tine penetration near the entrance to the Events area

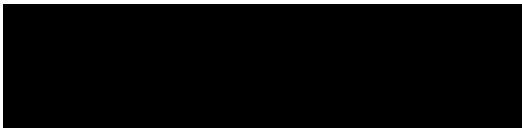
The verti-drain is undoubtedly the most effective means of relieving compaction in areas such as this. During the summer months, however, the ground may not be sufficiently penetrable with this machine until more moist conditions develop in the autumn. Treatment at that time, even if extensive over-seeding has been carried out, is therefore highly recommended.

An example machine is shown in Figure 4-2 of a verti-drain fitted with 12 mm solid tines. Note that 18 or 25 mm tines would be more appropriate in this situation and the machine should be set to maximum heave action to achieve the greatest compaction-relieving effect.



Figure 4-2 Verti drain with 12 mm tines

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3 August 2022





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16 January 2023

TAL



**CLAPHAM COMMON**

**1 CONDITIONS ..... 2**

**2 DISCUSSION AND RECOMMENDATIONS ..... 6**

# 1 CONDITIONS

This report constitutes the 4<sup>th</sup> in a series compiled between autumn 2021 and 2022. The site was examined on 16 November 2022.

The main area of concern with all of these reports is that to the east of the Common and which is referred to as the 'Events' area.



**Figure 1-1 Location of the Events area within the Common**

The Events area supported a much fuller ground cover than has been seen for some considerable time.



**Figure 1-2 A selection of views across the Events area**

The sward was of a height between 50 and 75 mm on average and it had not been mown for some weeks.



**Figure 1-3 Sward height between 50 and 75 mm**

Previously, the most heavily worn area, and the most intensively restored, was between the two mature trees that are on the site. This area still showed a less than full ground cover but exposed soil was thoroughly dispersed amongst the sward in general so that no area of bare ground greater than around 150 mm across was noted. Recent heavy rain had persisted in the bare ground of many of these areas but not to a problematic extent.



**Figure 1-4 Thinner ground cover in most heavily worn areas**

Only one or two areas exhibiting the form of previous installations and that had previously been visible as distinctive and regular shapes, were observed.



**Figure 1-5 Ground cover in areas of previous event structures**

Where ground cover was thinner, broad-leaved species ingress had been much greater. In these areas, shepherd's purse tended to be most abundant whereas more generally, in areas of fuller grass cover, species such as dandelion, mallow and clover were noted.



**Figure 1-6 Shepherds purse ingress (left) and other broad-leave species in fuller ground cover**

The grass was generally in a very healthy condition. The dominant species was perennial ryegrass but also noted was the very desirable smooth stalked meadow grass. Although there was no significant fescue content, neither was annual meadow grass present to any great extent indicating that the restored ground cover has arisen as a result of the successful establishment of grasses sown in the restoration processes to which the site has been subjected.



**Figure 1-7 Shepherds purse (top, left and right) clover (bottom left) mallow and dandelion (bottom right)**

## 2 DISCUSSION AND RECOMMENDATIONS

The recommendations made in my previous reports concerning the relaxing of the mowing regime over the Event area have at last been implemented. Although the absence of any actual events during the intervening period will obviously have been influential, the creation and retention of a much larger amount of leaf will undoubtedly make the surface more resilient to use for any events that may take place soon.

### ***Mowing***

Growth will eventually pick up, probably around April, and a suitable mowing regime will need to be put in place once again at that time. It is strongly recommended that mowing of the events area should not be at a height closer than 50 mm or, preferably, 75 mm. For this purpose, an alternative mower to that normally used to maintain the football pitches to the west will be required, the football pitches probably being mown at around 25 mm. That is, unless the mowing height of the mower can be altered without too much difficulty.

The greater mowing height will also entail less frequent mowing which should provide some economic advantages as well as greater wear tolerance. In my experience, the concerns that arise with these longer swards, where no formal sport takes place, relate to the phenomenon that the longer grass is often moist with dew or rainfall. This disturbs walkers, and dog-walkers in particular, who complain of getting wet feet (or paws). However, given the level of activity noted during the visit, it may be the case that these people may be more accepting of these conditions, the ground being both wet and much longer than previously at the time of my visit.



**Figure 2-1 Seemingly contented dogs and their owners on the Events ground**

### ***Overseeding***

The gaps that exist in the sward will, left to their own devices, probably become colonised by broad-leaved species, a process that is already taking place. For the better presentation of the site, and to further improve its tolerance in the face of any events that may take place, it would be better to try and fill these gaps with grass. For the purposes, given the structural 'backbone' that now exists

provided by perennial ryegrass and smooth stalk meadow grass, the filling in process would best be accomplished using the much finer fescues.

Sowing of fescues should be undertaken in April before temperatures become too hot to allow successful establishment of the germinating grasses. Failing that, or in addition, sowing in August would also be appropriate.

For the purposes, a pure fescue mix should be obtained in sufficient quantity to deliver a rate of 25 g/m<sup>2</sup> (250 kg/ha) to the area treated.

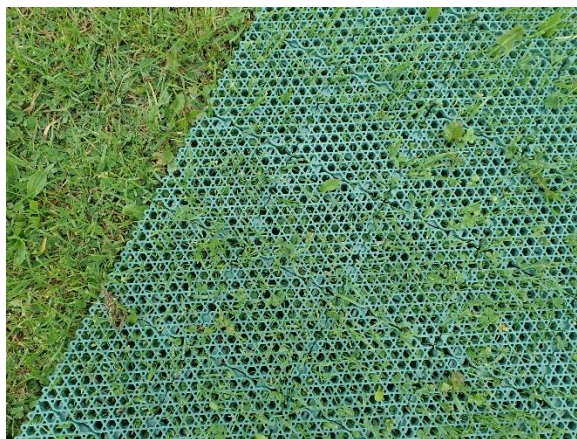
Sowing should be carried out during suitable conditions using a disc seeder suitable for the incorporation of seed directly into the sward. The total quantity of seed should be divided into two, each half being sown evenly in different directions.

### ***Aeration***

Unless and until events are allowed to take place there is no need to carry out any aeration works (though this will certainly not be the case on the football pitches).

### ***Events***

If the above procedures are carried out, I am confident that the damage that individual events bring about will be much less severe than have been experienced to date. Obviously, as much ground protection as possible should be put in place for those events because some damage will be inevitable. Where possible, ground protection systems should be employed that allow as much air circulation above the grass as possible. The introduction of some sunlight will also be very helpful.



**Figure 2-2 Ground protection system allowing air circulation and sunlight**



Signed:



Dr Tim Lodge  
Consultant



16 January 2023

Your Ref:  
Our Ref: 21/00180/RG3



## Other EventLambeth

Civic Centre  
6 Brixton Hill  
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26th May 2021

# DECISION NOTICE

Dear Other EventLambeth

## TOWN AND COUNTRY PLANNING ACT 1990. PERMISSION FOR DEVELOPMENT

The London Borough of Lambeth hereby permits under the above mentioned Acts and associated orders the development referred to in the schedule set out below **subject to any conditions imposed** therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

**Application Number:** 21/00180/RG3    **Date of Application:** 18.01.2021    **Date of Decision:** 26.05.2021

**Proposed Development At:** Clapham Common London SW4

**For:** 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.

### Approved Plans

Covering Letter (18/1/21);Lambeth Events Strategy 2020-2025;Lambeth Green Events Guide 2020-2025;Clapham Common Planning Applications for Temporary Events18 January 2021;Clapham Common Planning Applications;Appendix 3- Clapham Common Application Site Events Schedule2021;Appendix 4- New Contract for Clapham Common;COVID-19 and Events;Event Lambeth Guidance on the control of sound at out-doorevents (2016);5667/001; 5667/002;Assessing the Ecology Impact of Events;Bats and Artificial Lighting in the UK;Clapham Common Event Applications - LBL update;Consultation on Lambeths Event Strategy Consultation ReportJanuary 2020;Ecological Impact Assessment for Clapham Common July 2018;Ecological Impact Assessment for Clapham Common July 2020update;Ecology Management Plan: Large and major events on ClaphamCommon 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

**Lambeth Planning**  
PO Box 734  
Winchester  
SO23 5DG

Telephone 020 7926 1180  
Facsimile 020 7926 1171  
[www.lambeth.gov.uk](http://www.lambeth.gov.uk)  
[planning@lambeth.gov.uk](mailto:planning@lambeth.gov.uk)

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 Event Applications LBL Update 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:

- o 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;
- o A review of the signage and way-finding;
- o 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).

#### **Notes to Applicants:**

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2019) to work with the applicant in a positive and proactive manner. The Council has made available on its website the policies and guidance provided by the Lambeth Local Plan (2015) and its supplementary planning documents. We also offer a full pre-application advice service in order to ensure that the applicant has every opportunity to submit an application that's likely to be considered acceptable.

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)".

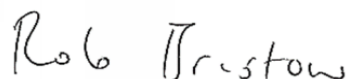
The maximum Music Noise Level (MNL) shall be 75dB L(A) eq 15 minutes (free field) outside any noise sensitive premises.

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>

Yours sincerely



**Rob Bristow**

Assistant Director Planning, Transport & Development  
Growth, Planning and Employment Directorate

Date printed: 26th May 2021

## **Appeals to the Secretary of State**

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals). The Secretary of State has power to allow longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

Your Ref:  
Our Ref: 23/00669/RG3



**EventLambeth**  
c/o Miss Lauren Thiede-Palmer  
12 Brownlow Mews  
Roger Street  
London  
WC1N 2JU

18th May 2023

## DECISION NOTICE

Dear EventLambeth

### TOWN AND COUNTRY PLANNING ACT 1990. PERMISSION FOR DEVELOPMENT

The London Borough of Lambeth hereby permits under the above mentioned Acts and associated orders the development referred to in the schedule set out below **subject to any conditions imposed** therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

**Application Number:** 23/00669/RG3    **Date of Application:** 28.02.2023    **Date of Decision:** 18.05.2023

**Proposed Development At:** Clapham Common London SW4

**For:** Temporary use of Clapham Common for 3 Events (the Open Air Luna Cinema event; the Community Art Colourscape event and the Bavarian Oktoberfest event) taking place between June 2023 and October 2023 comprising a total of 34 Event Days, involving the installation and de-installation of temporary infrastructure including fencing, lighting, Public Address (PA) systems and other temporary structures and ancillary works.

#### Approved Plans

OS Map, 5667/ 001; Cover Letter, 27 February 2023; Planning Statement, February 2023; ArcPARKS/PO/006; Indicative 2023 Events Location Map prepared by EventLambeth; Clapham Common and Buildings Boundary Map; Clapham Common Planning Events Schedule- Whole Common (FEB 2023); Clapham Common Planning Events Schedule -Lambeth Side of the Common (FEB 2023); Clapham Common Nov 2021.Docx bu Agrostis, 03 August 2022; Bats and artificial lighting in the UK, Guidance Note 08/18, 2018; Consultation Report, January 2020; Ecology Management Plan, Large and Major Events on Clapham Common 2022-23; Ecological Impact Assessment for Clapham Common, July 2018; Ecological Impact Assessment for Clapham Common, July 2020 Update; Lambeth Green Events Guide 2020-2025; Lambeth Events Strategy 2020-2025; Lambeth Events Policy 2020-2025; Health and safety at the site questionnaire; EventLambeth Guidance on the control of sound at out-door events (2016); Heritage Statement, January 2023; Lambeth Outdoor Events Terms & Conditions, Version 16; Tree Management Policy; Lambeth Biodiversity Action Plan 2019 - 2024; Clapham Common Tree Strategy, 2012;; Luna Cinema 2023 Event Site Plan; Colourscape Site Plan 2023 Event Site Plan; Oktoberfest Site Plan 2023 Event Site Plan; Transport Monitoring Report, December 2019; Clapham Common

**Lambeth Planning**  
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2023 Events - EventLambeth EventsOperation Reports (Appendices), including:Events Safety Management Plan;Site Setup & Dismantling Plan;Delivery & Servicing Management Plan;Transport Assessment & Travel Plan;Waste Management Strategy; Crowd Management Plan; Signage and Wayfinding Strategy; Security Plan;Public Toilet Strategy; Landscape Management Plan;Tree Protection Plan; Tree locations on Clapham Common;Lighting Strategy; Sound Management Plan;; Community Use Plan; Flood Risk Assessment & Statement;Health & Safety Assessment;Medium Events - Planning Application Updates, April 2023.

## 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 Event Schedule 2023 and the land restored to its former condition as open Common on or before completion of de-rigging the site.

Reason: The nature and duration of the temporary use and structure are acceptable, but the use of this part 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 Lambeth Local Plan (2021).

3 In addition to the approved documents, plans and drawings listed in this decision notice, the event hereby approved must not operate other than in accordance with all documents submitted to and approved 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, ED8, T1, T3 and T8 of the Lambeth Local Plan (2021).

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

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 Lambeth Local Plan (2021).

5 All vehicles are to enter and exit the site in forward gear, and that banksman are used for all vehicle movements onto Lambeth parkland.

Reason: To minimise danger, obstruction and inconvenience to users of the highway (policies T1, T6 and T8 of the T3, T7, T8, and T9 of the Lambeth Local Plan (2021).

6 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 T3, T7, T8, and T9 of the Lambeth Local Plan (2021).

7 For the event 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 T8 of the Lambeth Local Plan (2021).

8 Vehicles entering the Common shall use track pads where required to do so by parks officers.

Reason: To minimise danger, obstruction and inconvenience to users of the highway (policies T1, T6 and T8 of the T3, T7, T8, and T9 of the Lambeth Local Plan (2021).

9 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 (Policy SI 1 of the London Plan (2021)).

10 Prior to the first opening of each 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 and details of how cycling parking will be promoted.

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, Q2 and Q13 of the London Borough of Lambeth Local Plan (2021)).

11 The Events hereby permitted shall comply with Lambeth's "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.

Reason: To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of nearby occupiers (Policy Q2 of the Lambeth Local Plan (2021)).

#### **Notes to Applicants:**

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework (2021) to work with the applicant in a positive and proactive manner. The Council has made available on its website the policies and guidance provided by the Lambeth Local Plan 2020-2035 (September 2021) and its supplementary planning documents. We also offer a full pre-application advice service in order to ensure that the applicant has every opportunity to submit an application that's likely to be considered acceptable.

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-rigging - 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

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. 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.

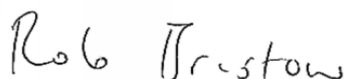
4. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/nrmm>"

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 are advised to mitigate against the risk to any trees in or adjacent the sites suffering damage, events are required to follow the below general rules, these rules are agreed to as part of the EventLambeth Permit process.

7. In relation to condition 7, it is requested that where possible, the use of delivery vehicles is consolidated and, the use of electric vehicles be considered.
8. 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.
9. It is advised that 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>
10. It is understood that Windmill Drive was the key operational issue with regard to vehicular pickups. To help mitigate this impact the applicant is advised to review the signage and give consideration to making Windmill Drive one way during major events held at Clapham Common, which would significantly reduce congestion and optimise the drop off and pick up procedure.
11. All vehicles associated with the installation works must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.
12. The surrounding footways and carriageway must not be blocked during the installation/ removal of events. Temporary obstructions during the installation/ removal 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 pedestrian, cyclist and vehicular traffic. All vehicles associated with the installation must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions
13. Any temporary lighting installed as part of the events are advised to comply with the 'Bats and Lighting in the UK Guidance' produced by the Bats Conservation Trust and any flood lights should be directed away from any trees, areas of shrubs or hedge lines.
14. The event organisers shall endeavour to ensure the events accord with relevant landscaping guidance within the adopted Lambeth Event Policy, Event Strategy and the Green Event Strategy.
15. The Applicant is encouraged to undertake an updated Ecological Management and Mitigation Plan prior to any of the events commencing so that any new or emerging issues or risks are identified and suitably mitigated for.
16. You are advised that appropriate ground damage mitigation and reinstatement is to be drawn up post event to agree any restoration works to the ground and grass, as required by the Event Permit.
17. The applicant is requested to work with the Event organisers with respect to offering discounted tickets for local residents and local community organisations.
18. The applicant is advised that with any future planning application they should provide detailed information on cycle parking and toilet facilities at the submission stage.

Yours sincerely



**Rob Bristow**  
Director - Planning, Transport & Sustainability  
Sustainable Growth and Opportunity Directorate

Date printed: 18th May 2023

## **Appeals to the Secretary of State**

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals). The Secretary of State has power to allow longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

## **CABINET MINUTES**

**Monday 14 September 2020 at 5.00 pm**

**Present:**

<b>Cabinet Member:</b>	<b>Portfolio:</b>
Councillor Danial Adilypour*	Cabinet Member for Health and Social Care (job-share)
Councillor Donatus Anyanwu	Cabinet Member for Voluntary Sector and Leisure
Councillor Matthew Bennett	Cabinet Member for Planning, Investment and New Homes
Councillor Jennifer Brathwaite	Deputy Leader of the Council (Housing and Homelessness)
Councillor Edward Davie	Cabinet Member for Children and Young People
Councillor Jim Dickson	Cabinet Member for Health and Social Care (job-share)
Councillor Jacqui Dyer	Cabinet Member for Jobs, Skills and Community Safety
Councillor Claire Holland	Deputy Leader of the Council (Sustainable Transport, Environment and Clean Air)
Councillor Jack Hopkins	Leader of the Council
Councillor Maria Kay	Cabinet Member for Finance and Performance
Councillor Sonia Winifred	Cabinet Member for Equalities and Culture

**Also present:** Councillor Becca Thackray

\*non-voting

### **1. DECLARATIONS OF PECUNIARY INTEREST**

There were none.

### **2. MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the minutes of the previous meeting held on 20 July 2020 be approved as a correct record of the proceedings.

### **3. LAMBETH EVENTS STRATEGY AND POLICY 2020-2025**

Councillor Sonia Winifred, Cabinet Member for Equalities and Culture, introduced Lambeth's Events Strategy 2020-2025. Cabinet was informed that this was a revised strategy and was a result of extensive public consultation and recommendations arising from the Events Scrutiny

Commission, undertaken during 2019.

The Cabinet Member for Equalities and Culture highlighted that Lambeth was a wonderfully diverse borough and stated that cultural events played an important role reflecting this diversity in educating, entertaining and in bringing local communities together. The following points were noted:

- Events provided recreational, employment and educational opportunities that helped to build strong and resilient communities through participation and involvement; as well as increasing health and social benefits.
- The excellent work of the council's events team, including the facilitation of a diverse programme of events which had helped to make Lambeth one of the best destinations for events in London.
- The overarching values from the 2016-2020 strategy remained but the refreshed strategy would focus on the need for events to be environmentally sustainable, financially transparent, locally led and accountable.

It was explained that the Covid-19 pandemic had changed the way events had been delivered across the country and that the council's events team would continue to work with colleagues in Public Health and the Safety Advisory Group to ensure any events that were allowed to take place were in line with up to date guidance.

Councillor Becca Thackray, speaking on behalf of the Green Group, welcomed the strategy but highlighted that it was important that the economic and financial benefits arising from events were widely publicised, with greater transparency about how this income would be used to improve parks.

In response to questions, the Assistant Director Neighbourhoods confirmed that the Lambeth Events Strategy 2020-2025 would enable communities to develop and deliver hundreds of community events each year while enabling a smaller number of larger commercial events to take place in a balanced and proportionate way. It was noted that this would allow wider social, economic and cultural benefits across the borough. It was also confirmed that 17 of Lambeth's parks and green spaces held a Green Flag award and that, overall, the borough had been awarded Gold at the prestigious London in Bloom competition.

**RESOLVED** that Lambeth's Events Strategy 2020-2025 be adopted.

#### **4. BUDGET AND PERFORMANCE REPORT – QUARTER 1 2020/21**

Councillor Maria Kay, Cabinet Member for Finance and Performance, provided an overview of budget and performance issues for quarter 1 2020/21. Councillor Kay explained that the report included a range of information including direction of travel, a summary of key performance indicators by Borough Plan outcomes, as well as key areas of concern. The following points were noted:

- During the Covid-19 lockdown, despite some disruption to services, 100% of essential services had been delivered.
- The Covid-19 dashboard, which highlighted the daily impact of the pandemic for critical areas such as contracts and referrals, social care visits and benefit processing time.

- The efforts of staff and innovative use of technology that had allowed, on the whole, performance to hold up and remain at levels seen prior to lockdown, with particular note to Children's Services.
- The Council was forecasting a gross overspend against budgets of £42.7m mainly due to Covid-19 related expenses and shortfalls in income.
- The Council was continuing to lobby central government to fund a greater share of the costs associated with Covid-19.

Councillor Kay explained the Council's response to the pandemic had included setting up a network of food delivery hubs across the borough with local community groups, with over 20,000 food parcels delivered to vulnerable residents. In addition, it was noted that the Council had responded to the crisis by supporting health and care providers to access personal protective equipment, providing three months of rent relief for 318 businesses and voluntary and community sector tenants, providing additional funding of £500,000 for the Emergency Support Scheme and £4.2 million for Lambeth's Local Economy Hardship Fund which supported businesses and charities most at risk during the pandemic.

It was noted that the largest area of Covid-19 related spend related to Adults and Health, where expenditure had included uplifts to homecare and residential care providers, care package cost inflation, additional capacity staffing costs, shielding and supporting the vulnerable and the cost of personal protective equipment. It was also noted that income losses related to parking charges, three months of free rent provided to commercial property tenants by the council, income losses associated with cancelled events and other losses associated with a general reduction in economic activity since the start of the financial year.

Councillor Becca Thackray, speaking on behalf of the Green Group, thanked officers for taking on board the recommendations and suggestions that had been put forward by the Overview and Scrutiny Committee and Leader of the Opposition in relation to the additional information that had been provided in the report.

The Leader of the Council, and Members of the Cabinet, thanked Councillor Kay for taking on full responsibility for the Finance and Performance portfolio and for making a significant contribution while Councillor Andy Wilson had been on shared parental leave, for the period 8 June 2020 to 20 September 2020.

In conclusion, the Leader of the Council raised serious concerns about central government's handling of the coronavirus pandemic. Councillor Hopkins highlighted that the Council's ability to support local residents and business, and future service improvements, would be at risk as a result, especially if promises to fund local authorities for work that had been undertaken to tackle Covid-19 were not kept.

#### **RESOLVED:**

- (1) That the latest performance outturns for the Borough Plan Key Performance Indicators (KPIs), and for the Priority Services KPIs, be noted.
- (2) That the latest update of the activity that had taken place in the directorate business plans towards delivery of the Borough Plan be noted.

- (3) That the quarter 1 outturn position of the council be noted and that budgetary risks moving forward be considered.

The meeting ended at 5.48 pm

CHAIR, CABINET  
Monday 19 October 2020

Date of Despatch: Friday 18 September 2020

Call-in Date: Friday 25 September 2020

Contact for Enquiries: Christian Scade

Tel: 020 7926 0045

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Web: [www.lambeth.gov.uk](http://www.lambeth.gov.uk)



## Equalities Analysis in Lambeth

Proposal Title \*

Events Strategy 2020-2025

Author

Kevin Crook

Please provide name of lead author and/or those within project team who may be required to contribute to this assessment

Who will sign off the assessment?

Venetia Reid-Baptiste

Please indicate who will be involved in approving this assessment. This will need to be signed off by the designated Head of Service or Director

Q1a. What is changing?

The recommendation is for Cabinet to adopt Lambeth's Events Strategy 2020-2025. this will replace the current Lambeth Events Strategy 2016-2020

What is the most significant or key change taking place? Can you indicate the type of change in your response (e.g. policy/decision/strategy/ service/procedural/ geographic/procurement etc.) so it is clear what is being equalities assessed? Why is this change happening? What do you aim to achieve? Can you clearly indicate what decision-makers are being asked to take a decision on?

Read more

Q1b. Who will be involved in approving this decision?

Legal Services, Democratic Services, Finance, the Strategic Director for Resident Services and the Cabinet member for Equalities and Culture

Who else will be involved in signing-off this decision?

Read more

Q2a. What do we know about the people who will be impacted by this change?

Adopting the new Event Strategy will not perceptibly change the way people are impacted by events in Lambeth. The council does not hold demographic or equalities data on people attending events in the borough.

What does your information tell you about the people who will be affected by this change? Are protected groups impacted? What information do you hold on the protected characteristics of the people affected by the change? (Age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief, gender, sexual orientation, health, socio-economic, language) Are there any gaps or missing information?

Read more



## Q2b. How will they be impacted by the change?

The Strategy has the potential to positively impact a number of the protected characteristics. In particular the Lambeth Country Show aims to be an exemplar event in terms of accessibility. Principle 3 of the Strategy covers increasing the cultural diversity of events offered in Lambeth. Principle 5 covers increasing investment in parks, making parks more attractive to use and improving facilities encourages greater use which positively impacts on health and wellbeing. Principle 6 covers funding opportunities for bandstand programmes (free events) and smaller community events, again which tend to be free. Principle 7 covers greater accessibility. Principle 8 describes how the Strategy will create additional education, training and work opportunities. Principle 9 links to health and wellbeing opportunities and Principle 10 covers increased trading opportunities for local businesses.

### Disability

The Strategy includes provision to use surplus income to fund accessibility improvement in parks and open spaces.

### Age

The Strategy includes a number of measures aimed at increasing opportunities for younger residents. Measures to improve parks and fund accessibility improvements will have a positive impact for older residents.

### Sexual orientation

No specific impacts, but worth noting that we have established a regular event in Brockwell Park aimed at the LGBT community.

### Pregnancy and Maternity

Funding accessibility improvements in parks will have a positive impact on those using prams/buggies.

### Socio-economic factors

The Strategy includes a number of measures to offer education and training opportunities and free events. We also encourage commercial producers to offer free tickets for local residents.

Would you assess the impact as positive, adverse, neutral? Do you have any uncertainty about the impact of your proposal? Is there a likelihood that some people will be more impacted than others? Can you describe the ways in which they will be affected? How might this change affect our 'general duty'?

Read more



## Q3a. How do you plan to promote and deliver any positive impacts of the proposal?

The Strategy includes the publishing of impact statements for all major events; and the publication of an annual Events service report, which will detail the wider benefits arising from outdoor events held in the borough

How might the principles of fairness, equality of opportunity and positive relationships be further promoted as a consequence of this proposal? How do you propose to measure your positive outcomes and the benefits outlined to find out if these have been achieved?

Read more



### Q3b How do you plan to address and mitigate any negative impacts of the proposal?

no negative impacts are anticipated

What impact has this evidence had on what you are proposing? What can you do differently that might lessen the impact on people within the timeframes i.e. development-implementation? Who can help you to develop these solutions?

Read More



### Q4. How will you review/evaluate your proposal, mitigating actions and/or benefits? Who will be responsible for this?

Some elements will be reviewed by Overview and Scrutiny Committee, in relation to their recommendations. The Strategy document sets out how each delivery commitment will be evaluated.

Who will you be accountable to for the above actions/outcome? How will those responsible know these actions have worked? What performance indicators will you use to demonstrate this? Are there any other forms of evidence you can use to support this assessment of their effectiveness?

Read more



### Section to be completed by Sponsor/Director/Head of Service

#### Outcome of equality impact assessment

- No adverse impact, no change required
- Low adverse impact, minor adjustment required
- Significant adverse impact, further action required
- Significant impact identified unable to mitigate fully
- Unlawful in/direct discrimination, stop and rethink

Read more



Comments from Sponsor/Director/Head of Service

Submit for approval

Submit for approval

Approved

## Attachments

Close

# **Clapham Common Events 2023**

## **Temporary Use Planning Application**

EventLambeth Events Operation Reports  
(Appendices)

February 2023

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## Appendix 1: Events Safety Management Plan

- 1.1 Ensuring that an event is organised and run in a way that is safe for staff and patrons is one of the key considerations for the EventLambeth team when reviewing applications. Officers consider all the critical information needed to deliver a safe and appropriate event depending on the size and type of event proposed.
- 1.2 Health & Safety Management Plans and Risk Assessments are required to support all event applications. These detail how the proposed events are compliant with the Health and Safety at Work Act 1974, further legislation and guidance such as the Construction Regulations 1996, Health and Safety Regulations 1996 and The Construction Regulation and Management 2015 rules. Plans further reference the best practise for the industry The Purple Guide<sup>1</sup>.
- 1.3 All high-risk medium, large and major events are required to present to the Lambeth Safety Advisory Group (LSAG) before a conditional agreement notice is given by EventLambeth. These meetings take place on a monthly basis, further meetings are arranged as required. Membership of LSAG includes the following organisations who oversee public safety:
  - London Borough of Lambeth;
  - Metropolitan Police Service;
  - London Fire Brigade;
  - London Ambulance Service;
  - Transport for London
- 1.4 LSAG consider all high-risk medium, large and major event proposals in detail and the meetings give all members the chance to raise specific objections or concerns on the event proposal. The other members of SAG come from internal Council departments who input are Emergency Planning, Licensing, Public Protection, Highways, Parking, Community Safety, Parks and Trees Officers as well as representatives from neighbouring councils
- 1.5 All small and medium event applications are assessed for health and safety, and guidance is sought from the LESAG on a case-by-case basis depending on the criteria scoring matrix of the event assessment.
- 1.6 All events are required to have a designated Health and Safety officer who is responsible for the health and safety of all persons engaged in the event. High risk medium, large and major events require a suitable trained and qualified H&S officer. (ISOH, NEBOSH qualifications)
- 1.7 For large and major events held on the Common, event organisers are required to produce an Event Safety Management Plan (ESMP), a document submitted to EventLambeth as part of the application for a permit to hold the event. The ESMP outlines measures that are taken to ensure

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<sup>1</sup> <https://www.thepurpleguide.co.uk/>

that the event is as safe as is reasonably practicable, including information on the following topics:

- Event Safety Policy;
- Event Details:
- Venue Design
- Temporary Structures
- Audience Capacity and Profile
- Performance Details
- Admissions
- Refuse
- Water
- Sanitary facilities
- Fire precautions (and evacuation times)
- Electrical systems
- Flown/Hung equipment
- Radio Channels
- Contractor Accreditation
- Contractor Competency safety and information
- Crowd management
- Transport management
- Contingency Planning
- Opening and egress plans
- First Aid Plans (including nearest A&E and hospitals)
- Event Organiser insurance – EventLambeth require every event organiser to have at least £5million PLI
- Residents letter (where necessary)
- Complaints and ELT numbers

1.8 Event Management Plans (EMPs) for the events are not available in the public domain due to public safety reasons.



## Appendix 2: Site Setup & Dismantling Plan

- 2.1 Events held on the Common are required to submit details of their site set-up and dismantling plan to EventLambeth as part of the event application. Although events are scheduled to take place for a certain number of days, additional time is sometimes required before and after an event to ensure a safe and well-structured site set-up and dismantling. Build-and-Break for some events may fall within the CDM (Construction Design Management) model set out for Construction sites. The Site Set up and Dismantling Plans will reference the Health and Safety at Work Act. They are then managed and monitored by Health and Safety officers who are responsible for the CDM outputs. This process has been adopted for the build and derig of event sites, governed by the health and safety practise overseeing the site build.
- 2.2 For large and major events a production schedule details when event organisers are on-site, any vehicles required, and information on when the event will be completely dismantled. Set-up and dismantling plans can also be submitted to LSAG and passed to the Council and relevant statutory bodies for comment. This is to ensure each event is acceptable in terms of site set-up and dismantling.
- 2.3 Large and major events are required to provide production schedules as part of the event application. The organisers of these larger events fence off areas of the Common in order to better manage the space, people, security requirements and vehicular movements necessary for site set-up and dismantling. EventLambeth closely monitors adherence to these schedules to make sure there are no overruns. Fence lines are also stipulated in the premise licence conditions set out by licensing team.
- 2.4 For small and medium-sized events, the information provided for site set-up and dismantling will reflect the requirements for these events and are simpler than those for large and major events since many are set- up and dismantled within a day.
- 2.5 The details and time requirements for site set-up and dismantling vary significantly between events. Many small and medium events can set up, hold the event and dismantle on the same day. In contrast, a large event such as the Moonwalk has 2 event days but is on-site for 11 days total. 9 days are required for site set-up and dismantling. Whilst the event days will be the only days that result in significant noise output and crowds, the site will not be accessible to the public for the full 11 days. This amount of time is required to avoid disturbing residents by working overnight and to comply with Construction Design and Management regulations.
- 2.6 In order to reduce the impact on the general public, the timings and location of events are programmed to ensure that the park has sufficient time to renew between periods of heavy usage. Where a part of the Common is fenced off for an event such as the Moonwalk, Luna and Oktoberfest it will not then immediately be used again for another event to make sure the public retains as much access as possible. This also permits any reinstatement or maintenance that is required to take place. The Policy requires a minimum of 3 weeks between events being held in the same place.
- 2.7 No non-road mobile machinery will be used.
- 2.8 Luna Cinema have submitted a site set up and dismantling plan that is being reviewed for the issue of the event permit.

## Appendix 3: Delivery & Servicing Management Plan

- 1.1 Many of the events scheduled to take place on the Common have delivery and servicing requirements for event hardware, such as stages, tents, PA equipment and lighting, as well as consumables, such as food and drink. These requirements vary significantly depending on the size, duration and hours of operation and need to be carefully managed to avoid having a negative impact on those using the Common and local residents.
- 1.1 In 2018 and again in 2019 the funfair site was made available to large and major events so that they could hold vehicles on there until the site was ready for them. From the funfair site holding area, vehicles would take the route via Long Road entrance point off A3 Long Road to access the event site. Vehicles did not cross over the common to the event site. This alleviates any pressures caused by vehicles arriving outside their dedicated timeslot.
- 1.2 Many of the small-scale events do not require any delivery or servicing due to the small number of people attending or the type of event. For some small and medium events delivery and servicing will take place via the Common's existing access routes, adhering to applicable restrictions on vehicular access.
- 1.3 Delivery vehicles use existing access points and roads on the Common to avoid damage to the amenity grassland. Where heavy vehicles do need to drive on the grass, temporary surfaces are installed to avoid damage. Grass tyres are required for plant vehicles that drive on the grass. EventLambeth require a deposit, commensurate with the scale of the event, from event organisers to pay for any necessary repairs and it is part of the Terms and Conditions of hire that any costs beyond the deposit held will be payable by the event organiser.
- 1.4 For large-scale, multi-day events, delivery and servicing will be required before, during and after the event for set-up, take-down, public toilet cleaning and the restocking of on-site bars and food outlets. The timings of delivery relate directly to the event's hours of operation, with all deliveries and servicing taking place outside of event hours. Any event requiring construction work will be expected to complete heavy construction work – i.e., the work that causes the most noise – during normal work hours.
- 1.5 For all events where construction works take place outside of work hours – these events must also apply for section 61 out of hours work permit.
- 1.6 No non-road mobile machinery will be used.
- 1.7 For Oktoberfest, as above a production and delivery schedule will be drawn up to co-ordinate deliveries to avoid vehicles queuing. Delivery vehicles will only be allowed on site between hours of 0800 - 20:00 to avoid disturbing local residents. All vehicles will be guided onto site by the Traffic Management Officer to ensure safe entry/exit to site through the gate. Any plant movement will be guided by banksmen.
- 1.8 Colourscape have submitted an Event Management Plan which details how deliveries will access the site via Rookery Road or Long Road entrance and all delivery vehicles stay on paths.

## Appendix 4: Transport Assessment & Travel Plan

- 1.1 Clapham Common is located within a heavily populated metropolitan area and is well served by transportation links, including London Underground, London Overground, National Rail, local bus services and strategic vehicular and cycling routes.
- 1.2 Two Underground stations are located on the edges of the Common: Clapham South and Clapham Common to the east. A further Underground station, Clapham North, is located approximately 700m to the northeast of the Common.
- 1.3 Clapham High Street Overground station is located approximately 600m northeast of the Common, and Clapham Junction Overground station is located approximately 650m north-west of the Common. Clapham Junction station is also served by National Rail connections to the wider region.
- 1.4 The Common is well served by local bus routes. Several routes run along Rookery Road, which traverses the Common, while others run along the northern, eastern, and western edges of the park.
- 1.5 No public car parking is provided for any event that takes place on the Common. Event organisers are required to inform attendees that no visitor car parking is available and provide information about public transport and alternative options to travel to and from the site. The surrounding area is covered by designated Controlled Parking Zones (CPZs). Parking has not been a problem in the past since visitors are familiar with typical London parking restrictions and will not try and drive to a public event on the Common. Where pick up / drop off is required, specific areas are designated and carefully marshalled.
- 1.6 Organisers of large and major events are required, where necessary, to prepare a Traffic management plan and ingress and egress management plans that are submitted to EventLambeth as part of the event permit application process. The amount of detail in these documents will vary depending on the size and specific requirements of the event in question.
- 1.7 Traffic management plans for large and major events may include details on issues such as local public transport capacity, timings, egress plans, crowd management, traffic management, signage and way-finding, localised road closures, and coach drop-off locations.
- 1.8 Small and medium events do not stress the local transportation network and are not required to provide such detailed Traffic Management Plans.
- 1.9 As part of the event application process for large and major events held on Clapham Common, these Transport Assessments are submitted to LSAG of which TfL and other relevant emergency service providers are members for comment. This is to ensure each event is acceptable in terms of impact on the local transportation network.
- 1.10 For egress, large and major events with a hard finish are required to direct attendees to Clapham South Underground station and Clapham Junction National Rail/Overground station.

- 1.11 Small and medium events do not have the same requirements for egress as the large and major events. Lower attendances overall and attendees tending to be more local in origin mean that the existing local transportation network is adequate to support egress.
- 1.12 For large events, where necessary traffic management measures are put in place to aid the movement of attendees to and from the event, including temporary crossing points on nearby main vehicular routes. These measures are detailed in the Transport Assessments.

## Appendix 5: Waste Management Strategy

- 1.1 Events held on the Common are required to submit a waste management plan to EventLambeth as part of the event permit application process.
- 1.2 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, sufficient wet skips (if required);
    - 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;
- 1.3 It is a requirement for all waste, refuse and recycling to 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.
- 1.4 The event organiser is responsible for ensuring that the site, a minimum of 10m around the site perimeter and ingress/egress routes are left clear of all litter and refuse on completion of the event. The organiser is also responsible for the spread of any litter directly attributable to the event and is responsible for removing all waste from the event site, as well as paying for any additional street cleaning required. Should the site not be cleaned to the satisfaction of the OIC, a further charge shall be levied for the clearance of any remaining litter by the Council's contractor. This charge will be taken from the damage deposit paid by event organisers to EventLambeth prior to the event.
- 1.5 Further detailed information on these terms and conditions can be seen in Terms and Conditions of Hire, which are appended to this application for reference purposes.
- 1.6 As part of the process to obtain a premises license from the licensing department, larger events held on the Common, must submit a Waste Management Plans to LSAG.
- 1.7 Event management plans provide further details of waste management practices for Large and Major Events on the Common. Luna Cinema have submitted a dedicated Waste Management Plan document for consideration in the event permit application.
- 1.8 Oktoberfest will follow the above waste management protocols but also minimise waste through the use of reusable plastic glasses using a deposit scheme at the bars. No plastic straws, cutlery and food containers will be allowed at the event
- 1.9 Colourscape do not create a large amount of waste as there are no food / beverage units or activities creating waste. However, they will adhere to all standard park protocols for recycling as necessary and will ensure the site is kept clear of rubbish and debris.

## Appendix 6: Crowd Management Plan

- 1.1 All events held on Clapham Common are required to submit details on crowd management to EventLambeth as part of the event permit application process.
- 1.2 For large and major events, details of crowd management can be complex and include detailed information on crowd management measures and emergency procedures. This information is provided as part of the Event Safety Management Plan and the Transport Assessment and Egress Plans.
- 1.3 For small and medium events, the information provided for crowd management will reflect the requirements for these events and will be comparatively basic.
- 1.4 For large and major events on the Common, crowd management will be undertaken by event security staff under the guidance of the Crowd Safety Coordinator, or other relevant official, in co-operation with the Event Organiser.
- 1.5 All crowd management will be undertaken following the guidance outlined in the HSE Publication; “The Guide to Safety at Sports Grounds”, “The Event Safety Guide”, and “Managing Crowds Safely.”
- 1.6 For large and major events, they are required to submit ingress and egress management plans which provide greater levels of detail regarding crowd management at events, particularly signage, stewarding, and queue management measures.
- 1.7 These plans also include information on egress from the Common, which is particularly relevant for events with a hard finish. This Egress Plan includes detailed steward numbers and locations during egress.
- 1.8 As part of the event process for large and major events held on the Common, these plans are submitted to LSAG which includes TfL and relevant emergency service providers for comment. They are then represented until the LSAG is ready to sign them off. This is to ensure each event is acceptable in terms of crowd safety and management, and their impact on the local transportation network.
- 1.9 All events must also comply with health and safety legislation detailing the necessary requirements around crowd management and adhere to industry best practice standards and guidance and the TFL levels of comfort in and around the above identified transport hubs in Appendix 4.

## Appendix 7: Signage and Wayfinding Strategy

- 1.1 Clapham Common is one of the largest open spaces within the London Borough (LB) of Lambeth and there is already significant signage and way-finding infrastructure in place to help visitors navigate to it. In general events do not require a significant amount of event-specific signage. Large and major events are easy to find and employ stewards to direct people around the site. Smaller events may require limited and small-scale local signage to help people find the event.
- 1.2 Signage and way-finding are important during the egress of large and major events with a hard finish. During egress, these events use variable messaging signs to direct people between the event and local public transport. Posters are put on the fencing of events such as the Moonwalk to help people find relevant entrances and information. Event organisers have also erected signs on lampposts directing people to Clapham Junction station during egress, where needed. This is done in agreement with LB Wandsworth.
- 1.3 Signage and way-finding strategies are included within the ingress and egress management plans submitted to EventLambeth as part of the event permit application process. These ingress and egress plans are submitted to LESAG and passed to TfL and relevant statutory bodies for comment. This is to ensure each event is acceptable in terms of crowd management and impact on the local transportation network.
- 1.4 As outlined in EventLambeth terms and conditions of hire, event organisers are required to provide signs to all safety and welfare facilities on site (e.g., first aid, toilets, drinking water, etc.). Any event taking place on Clapham Common wishing to erect external signs and banners to advertise their event will need to adhere to LB Lambeth's terms and conditions regarding advertising signs.
- 1.5 These terms and conditions state that permission to erect advertising signs and banners requires planning consent, with the applicant ensuring that all advertising material complies with the Common's current consent.
- 1.6 The terms and conditions also state the erection of signs/banners is only permitted and approved by the OIC in advance. All details of said signs/banners will also be approved by the OIC in advance, with all signs/banners removed immediately after the event has taken place.
- 1.7 Further detailed information on these terms and conditions can be seen in EventLambeth's Terms and Conditions, which are included within the submission for reference purposes.
- 1.8 For Oktoberfest, along with stewards and security, who will help guide customer towards and away from the event, the event organisers will also print clear foam board signage which will be zip tied to posts on all key routes to the event. These will be removed and disposed of after the final event session. In addition to this physical wayfinding, the exact location as well as detailed travel options will be widely advertised across social media, via email and on the website for all ticket holders to understand prior to leaving for the event. Their base target customers will be local residents who will already have a good understanding of the local area. They will also use location app, what3words to help signify the exact event entry point to ticket holders.
- 1.9 As part of their crowd management plans, Luna Cinema include information about their pre-event and on-site plans for wayfinding. Clear directions will be added to all pre-event

communications in advance through booking confirmation emails, terms and conditions and mailshots. Public information during the term of the event includes the website information, customer service support and social media each play an important role in wayfinding instructions but on site there will also be wayfinding, directional and general information signage within the event perimeter and footprint.



## Appendix 8: Security Plan

- 1.1 It is important to ensure that all events taking place on Clapham Common are safe for visitors and other users and this is a key consideration when determining a licensing application.
- 1.2 The details of security plans will vary significantly between events held on the Common, depending on the size, set-up, number of attendees, and requirements of each event.
- 1.3 For large and major events, security measures can be complex and include detailed information that is not available in the public domain due to the sensitive nature of its content. This information is provided as part of a Security Plan, a standalone document that is appended to the Event Safety Management Plan for larger events and submitted to EventLambeth.
- 1.4 As part of the event application process for large and major events held on Clapham Common, these Security Plans are submitted to LSAG, where members such as the Metropolitan Police and other relevant emergency service providers review and comment. This is to ensure each event is acceptable in terms of crowd safety and security.
- 1.5 For small and medium events, the information provided for security will reflect the requirements for these events and will be comparatively basic.
- 1.6 The Event Safety Managements plans submitted separately provide further information around security measures. Due to public safety reasons these documents have been redacted and submitted to the Council confidentially.
- 1.7 Security Plans for large and major events are written by security companies and sit alongside the Risk Assessment.
- 1.8 Prior to going on site there is a tabletop exercise where scenarios are presented, and the security and other plans are tested to ensure all areas are covered.
- 1.9 The event site plans and risk assessments are dynamic and continually reviewed and updated to respond to the changing environments and issues.
- 1.10 The Metropolitan Police Counter Terrorism Unit also has sight of the security plans for large and major events prior to the events taking place.
- 1.11 Onsite during large and major events the event control team function has representatives of the Metropolitan Police, London Fire Brigade and private security personal to continually monitor all aspects of safety both internal and external to the site.
- 1.12 Oktoberfest and Luna Cinemas will follow above stewarding and security procedures, including submitting a security plan for SAG approval and appointing trusted contractors to provide SIA guards to monitor on site safety, but will also have overnight security for the duration of the build, event days and de-rig.

## Appendix 9: Public Toilet Strategy

- 1.1 Events held on Clapham Common are required to provide details of the proposed public toilet provision as part of their application to EventLambeth.
- 1.2 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.
- 1.3 Large and major events are required to provide toilets both inside and outside the event, to cater for those attendees who are queuing. This information is provided as part of the Event Safety Management Plan.
- 1.4 EventLambeth terms and conditions state that event organisers must not rely on existing provision of sanitary facilities, and any failure to provide adequate toilet provision may result in additional cleaning charges.
- 1.5 Small community events that are unable to provide additional toilet facilities may rely on existing provision of park toilets but only in agreement and discussion with LB Lambeth Parks department. Any small event including a bar should provide public toilets unless an agreement can be made for use of existing park facilities.
- 1.6 Large and major events produce a sanitation plan as part of their submission to EventLambeth team. This strategy includes the number and location of all chemical toilets, disabled toilets, and urinals to be provided during the event.
- 1.7 EventLambeth will also have public protection enforcement officers working at the events who can issue on the spot fines for public urination.
- 1.8 Luna and Oktoberfest have provided supporting information detailing their public toilet numbers and strategy for consideration as part of the event permit application process.

## Appendix 10: Landscape Management Plan

- 1.1 Clapham Common is important as a large open green space in a built-up area with views across grassland and trees providing a backdrop and context for the surrounding urban fabric.
- 1.2 The views towards and into the Common from the surrounding roads form an important part of the townscape of the area giving it a strong local identity and sense of place. Within the Common the variety of views enriches the landscape. Long views across the open areas of the Common contrast with more enclosed views across the compartments created by avenues and woods. Views to key landmarks within the Common such as the Holy Trinity Church and the Bandstand give a sense of history and aid orientation.
- 1.3 The Common is one of the largest open spaces within LB Lambeth and is a leisure and recreation destination both locally and regionally. It is therefore important that any event held on the Common considers landscape management to ensure that it does not negatively impact on the parkland.
- 1.4 To ensure this, all events on Clapham Common are required to consider ground protection measures if there is a risk of damage, with relevant details submitted to EventLambeth as part of the event permit application process. The details related to ground protection and landscape management will vary greatly between events, depending on the size, set-up, number of attendees, and specific requirements of each event.
- 1.5 For large and major events, details of landscape management include a Grounds Management plan that contains information on how damage to the existing parkland will be prevented. This document is required by LB Lambeth and is included within the suite of documents submitted to EventLambeth as part of the application process for the event permit.

## Appendix 11: Tree Protection Plan

- 1.1 Trees are a key part of green infrastructure on Clapham Common that provide a wide range of social, health, and environmental benefits.
- 1.2 There are approximately 1,800 trees on the Common with over 30 species represented, primarily consisting of Ash, Common Horse Chestnut, Lime, Maple and Plane. One of the key features of the Common is the tree-lined avenues and scattered parkland trees. Not only are these trees of significant aesthetic appeal, they also provide an important habitat for a range of invertebrates, birds and potentially roost sites for bats and need to be protected and preserved.
- 1.3 The plan at Appendix 12 below shows the general distribution of the trees on the Common. Approximately 2% of the Common's area is taken up by broadleaved semi-natural woodland. Amenity grassland and hard standing occupies a significant proportion of the common and it is on these areas where events take place. The site layout plans for the proposed events on the Common demonstrate that wooded areas will be avoided. This means that the potential for trees to be damaged due to temporary events is limited, but there are still some risks that need to be mitigated, especially for individual scattered trees.
- 1.4 Please note that a Tree Protection Zone (TPZ) is considered as the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. The tree canopy dripline, defined by the outermost circumference of a tree canopy where water drips from and onto the ground, is used to define the boundary of the TPZ. The entire area within the dripline is considered the TPZ. The calculation used is 12 times the diameter of the tree trunk.
- 1.5 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 the following general rules:

### Do:

- Do give due consideration to an adequate TPZ in order to protect the root and canopy of trees from damage;
- Do ensure that barriers are put around any relevant trees on the events site as soon as the Hirer starts event build;
- Do act promptly to prevent any damage taking place to a tree;
- Do report any damage to a tree promptly upon the damage taking place – this should be to Lambeth Events Officer, or a Parks Officer attending or monitoring the event, in the first instance.

### Do Not:

- Do not locate temporary structures in the TPZ;
- Do not work with vehicles in or near a TPZ;
- Do not carry out any activities that may compact soil in a TPZ;
- Do not empty or drain liquids, wastes or any other form of effluent (e.g. waste cooking oil, washing water or solvents) in the TPZ;
- Do not nail, screw or bolt anything into a tree or attached anything to the trunk or canopy, even with temporary fastenings;

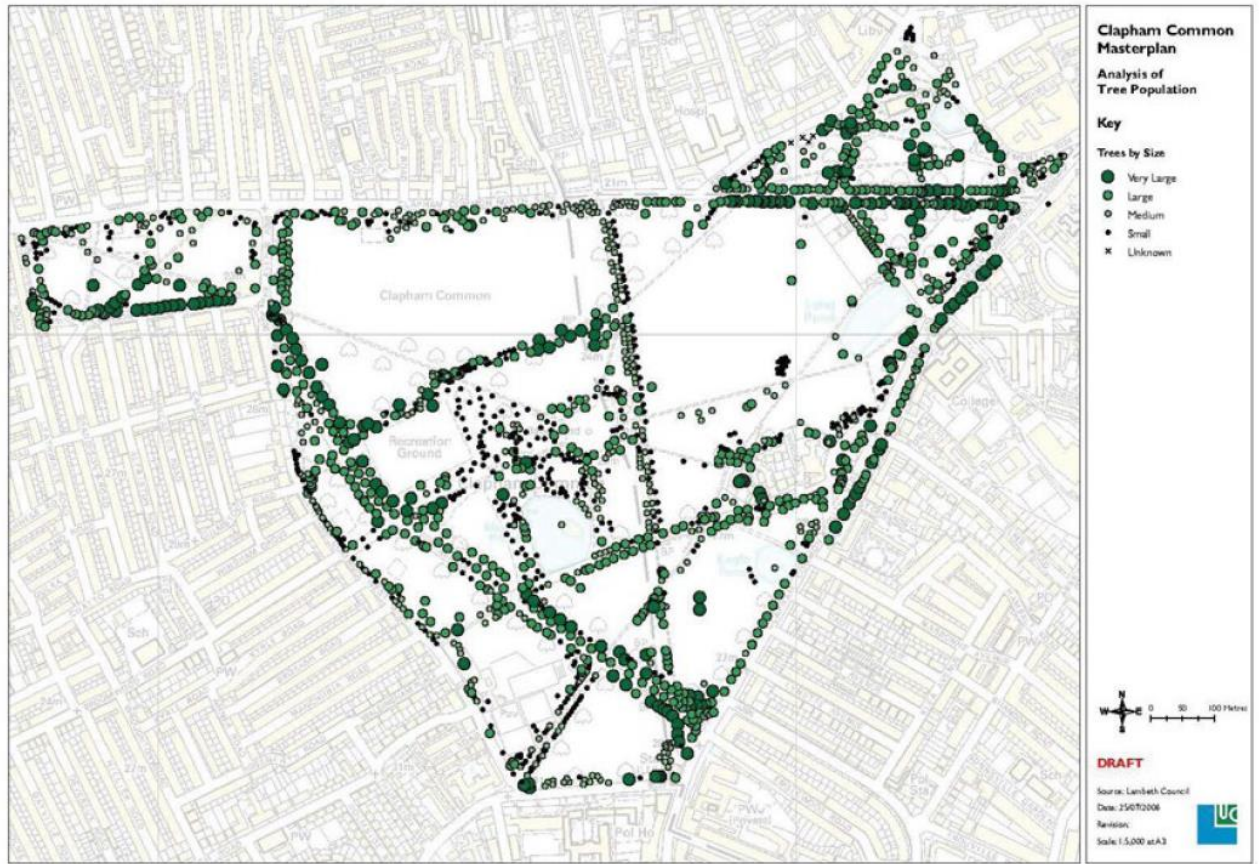
- Do not install lights, flags or any similar items in a tree's canopy or branches;
- Do not stockpile around a tree;
- Do not cut any trenches into the ground near a tree;
- Do not use a tree as an anchor.

1.6 All event plans for event permit approval are designed in consultation with the Lambeth Tree team. Lambeth Tree Officers review the site plans, undertake site visits and sign off on the placement of structures in relation to RPZ. They also agree the ground protection for weight distribution for any areas where structures are near or in RPZs.

# Appendix 12: Tree locations on Clapham Common

Plan showing tree locations on Clapham Common

Image taken from *Clapham Common Landscape, Conservation and Management Masterplan (2007)*



## Appendix 13: Lighting Strategy

- 1.1 The Common is one of the largest open spaces in London and is open and accessible to the public 24 hours a day, 365 days a year. This requires a significant quantity of permanent lighting that illuminates vehicular, pedestrian, and cycle routes that traverse the Common.
- 1.2 The vast majority of events held on the Common take place during daylight hours and do not require any lighting from the existing or temporary provision. Generally it is only larger events that require artificial lighting and the requirements vary significantly depending on the size, number of attendees, timings and type of event.
- 1.3 Events that do specify additional lighting are required to submit details of their lighting strategy to the Lambeth event team as part of the licensing application process. Details on the quantity and location of lighting required within and around the event site are scrutinised. For larger events these details are submitted to LESAG and passed to the Council and relevant statutory bodies for comment to ensure that each event is acceptable in terms of lighting provision.
- 1.4 For large and major events which require egress to Clapham South underground station, lighting is provided from tower lights for safety. These are positioned across the common and turned off when egress is complete. They are turned on at an agreed time before the main egress commences.
- 1.5 The Applicant considers these temporary towers to be permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 1.6 Temporary lighting can have negative impacts on local residents, as well as ecological receptors, particularly bats and birds. In order to avoid unreasonable impacts the following lighting guidelines should also be followed by all events:
  - Temporary lighting is permitted for the event site and egress routes only.
  - All lighting should be turned off when not required.
  - Lighting is required to be positioned so that it respects the amenity of surrounding residential areas as much as possible.
  - Searchlights and floodlights pointing into the sky are not permitted.
  - Lighting can be particularly harmful to wildlife if used near woodland edges. Lighting should be focused away from trees and into event sites.
  - No bat roost (including access points) should be directly illuminated.
  - Lighting should be directed to where it is needed and light spillage avoided. This can be achieved by the design of the luminaire and by using accessories such as hoods, cowls, louvres and shields to direct the light to the intended area only.
  - The height of lighting columns in general should be as short as is possible as light at a low level reduces the ecological impact.
  - Light levels should be kept as low as possible.
  - The times during which the lighting is on should be limited to provide some dark periods.
  - The use of asymmetric beam floodlights (as opposed to symmetric) orientated so that the glass is parallel to the ground will ensure that the light is cast in a

downward direction and avoids horizontal spill.

- It is rarely necessary to use a lamp of greater than 2000 lumens (150 W) in security lights. The use of a higher power is not as effective for the intended function and will be more disturbing for bats.
- Security lights should be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any bats' roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit.

- 1.7 Further detailed information on these guidelines can be seen in the "Bats and Lighting in the UK" document, which is submitted as part of this application for reference purposes.
- 1.8 Lighting tests for all external lighting is undertaken ahead of the event days to ensure what is in place is sufficient, provides sufficient safety measures and is not impacting the biodiversity and residents
- 1.9 Luna and Oktoberfest have included lighting information to support their event permit application. Colourscape have no lighting as part of their site as it is a day-time family, event.



## Appendix 14: Sound Management Plan

- 1.1 Lambeth Council has specific policy for the management of sound at events (within Lambeth Events Policy 2020-2025) which details monitoring points and maximum sound levels.
- 1.2 Clapham Common is located in a built-up, primarily residential urban area. Events held on the Common are required to provide details on the predicted noise impact of their activities as part of their application to EventLambeth.
- 1.3 For small and medium events, the information provided for sound management will reflect the requirements for these events and will be relatively simple since these events are unlikely to generate significant amounts of noise.
- 1.4 For large and major events, sound management measures can be complex and include sound control procedures, sound monitoring measures and locations, and pre-event testing and information. This information is included within a Sound Management Plan, a standalone document that is appended to the Event Safety Management Plan for larger events, and submitted to EventLambeth. The Council also undertake sound modelling reports which use technology to map out the sound path and impacts based on stage dimensions and public address technology.
- 1.5 As part of the event license application process for large and major events, these sound Management Plans are submitted to LSAG and then passed to further relevant statutory bodies for comment. This is to ensure each event is acceptable in terms of noise management and mitigation.
- 1.6 Any event requiring construction work will be expected to complete heavy construction work – i.e., the work that causes the most sound – during normal work hours.
- 1.7 EventLambeth terms and conditions of hire require event organisers to comply with the sound levels set by the Council. Event organisers are expected to co-operate positively with the OIC and respond to any request from authorised officials regarding volume or bass amplitude. Maximum sound levels are set for an event, measured against the nearest noise sensitive premises. Noise levels are measured throughout an event at predetermined locations using a decibel meter. These measurements are carried out by an independent party to ensure impartiality.
- 1.8 Sound management is also covered in the premise licence application where further scrutiny and conditions are given to the organisers.
- 1.9 Music system and band sound checks should only take place with the prior permission of the Officer in Charge (OIC). With regard to public address systems, event organisers must consult EventLambeth about siting and direction.
- 1.10 Further detailed information can be seen in EventLambeth’s Terms and Conditions of hire, which are part of this application for reference purposes.
- 1.11 The event management plans also contain noise management plans which detail the monitoring of levels for events.

1.12 Luna and Oktoberfest have included noise management information to support their event permit applications. Colourscape have a small PA designed to play the music within the Colourscape tent and all activity takes place during the day, therefore there is limited noise impact for their event.

## Appendix 15: Community Use Plan

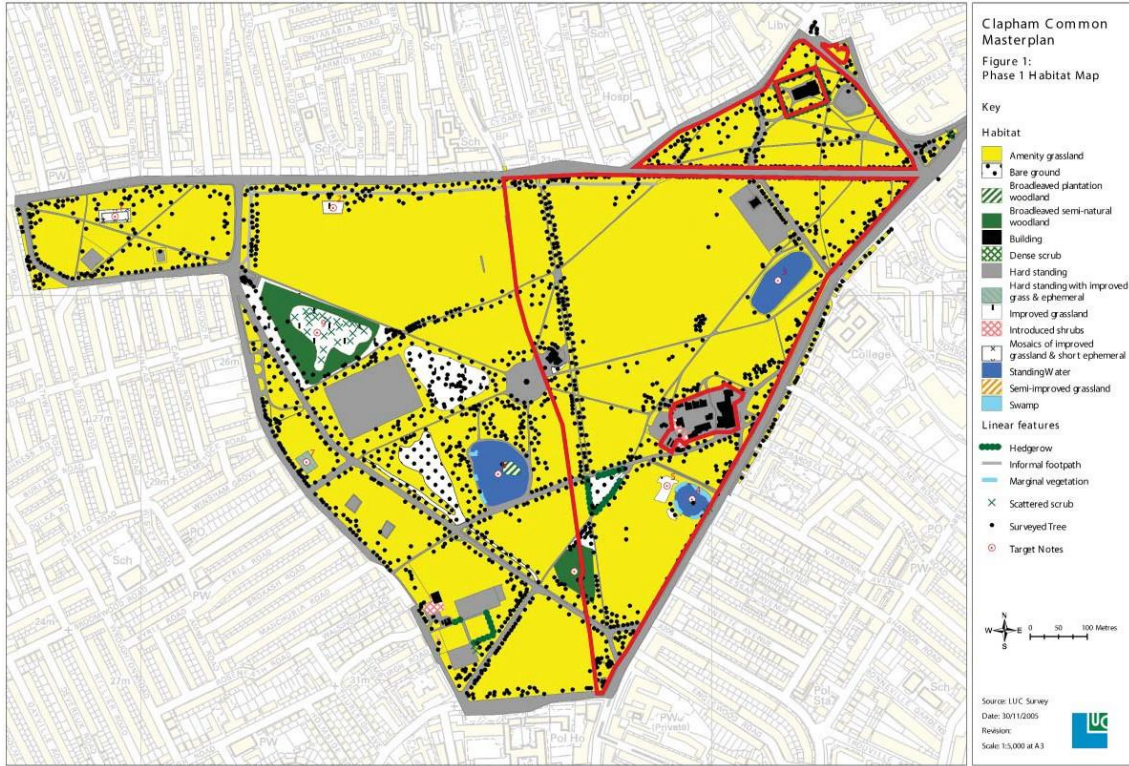
- 1.1 Clapham Common typically hosts over 15 events a year. These events range from small community activities to large or major multi-day commercial events attracting thousands of people from across the country.
- 1.2 Events held on the Common are permitted to take up no more than 10% of the open space at any one time. This leaves 90% of the Common's open spaces available for use by members of the public at all times. The majority of events taking place on the Common use significantly less than 10%.
- 1.3 LB Lambeth uses the fees paid (Payment Investment Levy (PIL)) by organisers of larger commercial events to cover the costs of assisting with the programme of community led events and activities. This means that small community events can take place for reduced charges or sometimes for free, but this is only possible because of the larger commercial events taking place. In addition to this, funding has been provided for a programme of summer performances on the Clapham Common bandstand.
- 1.4 The community has a say in how the generated PIL income is spent on the common. PIL spend projects are purposed to provide benefits to the common and community and enable the community to come onto the common and engage in projects around planning and biodiversity.

## Appendix 16: Flood Risk Assessment & Statement

- 1.5 According to the Environment Agency's flood risk maps the application site lies entirely within Flood Zone 1 (see Figure 2 below) indicating that flooding from rivers or the sea is very unlikely. There is less than 0.1 per cent (1 in 1000) chance of flooding occurring each year. The risk of surface water flooding is slightly higher on the Common due to lost rivers but records indicate that the underlying geology of the Common is River Terrace Gravel deposits, meaning the Common is generally well-draining. Good drainage at the common is also confirmed in the Groundwater Dynamic Survey (dated 4<sup>th</sup> March 2021) submitted in support of this application.
- 1.6 All development proposed as part of this application is temporary in nature and does not involve the erection of any permanent structures, the creation of any areas of permanent hard-standing, or large areas of impermeable temporary surfacing which would negatively impact existing drainage conditions.
- 1.7 Council officers and the organisers monitor the event locations, and any areas of pooling water are addressed as necessary. This could include fencing off, the addition of bark chippings, or similar in consultation with the Council's parks team, Lambeth Landscaping. De-compaction of the ground is undertaken before and after the large and major events through vertidrainage or slitting, where possible.
- 1.8 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 it is agreed in consultation with the parks team and includes further draining or slitting if it is required.
- 1.9 Large and major events take place on not more than 10% of the Common and there is a rest period between each large and major event to allow the ground time to revive.
- 1.10 For safety purposes, all high-risk medium, large and major events are required to submit evacuation plans and/or partial evacuation plans to LSAG as part of the event application process, which are then passed on to relevant emergency service providers for comment. These evacuation and partial evacuation plans can be used in case of flash flooding should it be required.
- 1.11 To facilitate the decompaction as described above the Lambeth Landscapes team have purchased equipment that can undertake these works. In addition, EventLambeth has a preferred contractor for reinstatement and maintenance which means that they can be booked in for works that the Lambeth Landscapes team are unable to do and a programme can be developed for the whole year.
- 1.12 In 2020 a programme of reconditioning works was undertaken across the event site. This was done via a full tender, in consultation with Lambeth Landscapes for the contract and awarded to a well-respected landscaping company.
- 1.13 Drainage is considered as an integral part of the planning process, with Government planning policy advocating the need for developments to incorporate sustainable urban drainage systems (SUDs). All events proposed as part of this application are temporary in nature and do not involve the erection of any permanent structures, the creation of any areas of permanent hard-standing,

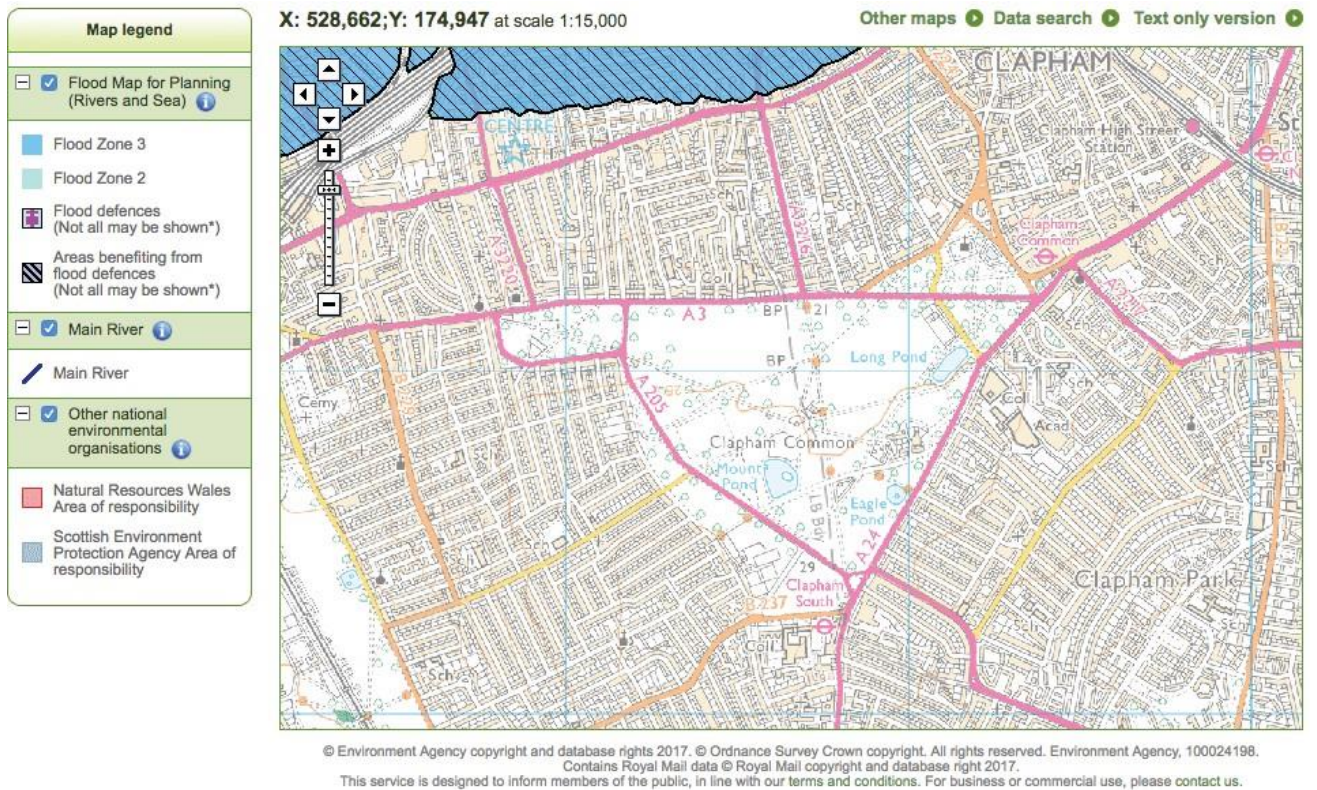
or large areas of impermeable temporary surfacing. Accordingly, SUDs are not considered to be required.

**Figure 1: Locations of Water bodies on Clapham Common. Image taken from Clapham Common Landscape Conservation and Management Masterplan (2007)**



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**Figure 2: Environment Agency map showing Clapham Common located in Flood Zone 1. Image taken from Environment Agency website. The Common is.**



## Appendix 17: Health & Safety Assessment

- 1.1 It is important to ensure that all events taking place on Clapham Common take all necessary precautions to ensure the health and safety of visitors and other users of the event space. Some events may be subject to CDM requirements and all relevant Health and Safety Legislation.
- 1.2 For large and major events, health and safety measures are complex and include detailed information on risk assessments related to environment and public health and fire risks, amongst others, and general information on health and safety precautions taken by event organisers. This information is provided as part of Event Safety Management Plan and the Risk Assessment, which is appended to large and major events and submitted to EventLambeth and the LSAG for review and approval.
- 1.3 As part of the event permit license permission process for large and major events held on Clapham Common, these Health and Safety details are submitted to LSAG including the Metropolitan Police and other relevant emergency service providers for comment. This is to ensure each event is acceptable in terms of crowd safety and security.
- 1.4 For small and medium events, the information provided for health and safety will reflect the requirements for these events and will be comparatively basic.
- 1.5 EventLambeth terms and conditions of Hire and Guide to organising events provide guidance for various health and safety issues, including general guidelines, construction and take down guidelines, and guidelines for the management of risk.
- 1.6 Further detailed information on these terms and conditions can be seen in EventLambeth's Terms and Conditions of hire, and the Guide to organising events which are included within this application submission for reference purposes.
- 1.7 General provisions and work practices are covered by the Health and Safety at Work Act of 1974.
- 1.8 High risk medium, large and major events have their own independent Health and safety officers on site at all time and they are qualified professionals (ISOH and NEBOSH trained).
- 1.9 All event documents are also further reviewed by Lambeth council Health and Safety team. This functions as an independent review of the documents and paperwork.
- 1.10 Lambeth's Health and Safety Team can also go on site and undertake site inspections. Building control structural engineers will also do a site visit and ensure all temporary structures are safe as per the section 30 application.

London Borough of Lambeth

# CLAPHAM COMMON TREE STRATEGY



Prepared by ACS Consulting (London)  
Reviewed by Land Use Consultants



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## FOREWORD

**Councillor Helen O'Malley**

**Chair of Clapham Common Management Advisory Committee**

Clapham Common, a designated conservation area managed by the London Borough of Lambeth, is an extensive green open space of 199 acres (80.6 hectares) which provides an important refuge for wide a range of wildlife as well as a space for the recreation and leisure of South Londoners. It supports over 1800 individual trees including London Plane, Lime and Horse Chestnut, Maple and Ash.

In 2011 the London Borough of Lambeth, working within Clapham Common Management Advisory Committee (CCMAC), commissioned an audit of trees on the Common in order to develop a tree strategy to provide a robust forward action plan for the protection of Clapham Common's tree stock. The strategy aims to provide a long term vision for landscaping the Common, and guide decisions for the planting, care, and replacement of trees on the Common.

The need for a Tree Strategy for Clapham Common was a key priority in the Clapham Common Landscape, Conservation and Management Masterplan 2007. This was a good example of partnership working within Lambeth and demonstrates how officers, elected representatives and local stakeholders worked together to secure shared decisions, delivery and outcomes for Lambeth and Clapham Common.

CCMAC recognise the importance that trees play in improving environmental and landscape quality, and thus contributing to the Common's current ecological value, as identified in Local Biodiversity Action Plan (BAP) targets. CCMAC is also committed to effective management of the Common's tree stock, allocation and sourcing of appropriate funding, identification of new planting opportunities, conservation of notable individual trees and expansion of existing tree cover.

Our objective in developing this strategy is to provide sustainable management of the Common's existing tree stock through best practice for the benefit of nature conservation, landscape protection/enhancement as well as other environmental benefits such as noise and dust suppression, and enabling recreation and educational activities. We also look to increase, where possible, under-tree planting of a native herb and wildflower layer to increase biodiversity. This strategy ensures that tree loss to disease, damage or neglect is minimised, and any that are lost are replaced with native species, where feasible, in order to make the most of existing features such as planted avenues. New planting will also create or replace green corridors and retain and enhance areas of heritage character.

I therefore wish to give my thanks to everyone who has contributed to this strategy for the commitment, expertise and sense of vision each has brought to its delivery, including Lambeth Council officers, the Clapham Society, the Friends of Clapham Common, Trees for Cities, Land Use Consultants and ACS Consulting.

## **Definition of Terms** (used in this document)

**Cellular Confinement Systems** are a three dimensional, expandable honeycomb structures, that when positioned at ground level, offer tree root protection

**Compaction** (soil): the loss in pore spaces in soil caused by surface traffic or excessive cultivation

**Coppicing:** the cutting of a woody plant near ground level to encourage the development of multiple stems

**Clapham Common Masterplan:** details the vision for the Common for the next 50 years, agreeing a clear framework for conserving, maintaining and improving the Common and providing a coordinated approach to design and management

**Crown lifting:** raises the crown height by removing lower braches or pendulous growth

**Crown reduction:** overall reduction in height and spread of the tree canopy by pruning back to a growing point

**Crown retrenchment** is a term used to describe the way in which peripheral dieback occurs as a tree (typically over-mature) redirects energy and growth to the lower region of the crown

**Crown thinning:** reduction in the density of foliage from within the crown by evenly removing branches back to a growing point

**Bacterial washes:** introduce beneficial bacteria and mycorrhizae, which assist the tree in absorption of nutrients

**Dead and Dying:** non living trees, which may be considered for safe retention as a wildlife habitat, or in a condition which limits life expectancy and/or severely diseased

**Decompaction:** (of soil) typically using compressed air to penetrate voids in the soil in order to separate granular based materials and improve the soil environment for root growth

**Die back:** is the progressive death of a tree or branch from its extremities towards the roots

**Ezytreev:** is a bespoke tree management software package used by the Council for collecting and storing tree data to assist with management

**Full-mature** trees are fully established, retaining good to moderate vitality but with slowing growth

**Infill Planting** is used to refer to tree planting post 1890

**Long term** is defined as over 20 years

**Mature** describes a fully established tree around the middle of its usual life-expectancy; generally retaining good vitality and having attained its ultimate dimensions

**Medium term** is defined as between 10 and 20 years

**Mulch** is material laid down over the rooting area of a tree to help conserve moisture, suppress weeds or encourage beneficial microflora

**Ornamentals** describe small growing trees selected for the aesthetic features, such as flowers or bark

**Over-mature** are fully mature trees in at least the last quarter of their usual life-expectancy and displaying symptoms of decline

**Pollarding** is the complete or partial removal of the crown of a young tree so as to encourage the development of branches. Re-pollarding includes removal of the shoots arising from pollarding

**Secondary Avenues** are succession planting along the length of existing avenues, in anticipation of future tree loss and minimize its visual impact

**Semi-mature** describes developing trees which have not yet reached a typical mature height or spread and do not bear viable fruit or seed

**Short term** is defined as up to 10 years

**Subsidence** is the downward movement of a building and its foundations. One of the causes of subsidence is the drying by water abstraction by roots and the shrinkage of certain clay soils

**Succession planting:** replacing existing trees in anticipation of their loss in the short to medium term

**Stand:** in woodland context is a group of managed trees

**Target** is anything including passing people, structures such as buildings, footpaths, roads or driveways, which is located within striking distance of a tree. Target area is the area surrounding a tree

**Thinning** means the removal of selected trees from within a woodland stand

**Tree Strategy** contains the long term vision for the planting and removal of trees on the Common as well as defines the approach to the sustainable management of the tree stock

**Vertical mulching** is a technique used to alleviate soil compaction within the root zone by auguring or drilling 5cm wide, 10cm deep holes in the soil on 25 -50cm centres under the affected trees, starting at approximately 3m from the trunk and out to the drip line of the branches

**Veteran** tree is a loosely defined term for an old and valued specimen, which may have survived beyond the typical age range of the species and which displays particular ecological criteria

**Weeds** are plants growing in an unwanted or inappropriate location and maybe woody or herbaceous

**Young** describes newly planted trees, up to 5 years in its location

## Executive Summary

The trees and woodlands on Clapham Common (the Common) are an intrinsic and valuable feature of this historic landscape. Since the first tree planting took place in the late 19<sup>th</sup> century, London Planes have been widely used both as individual specimens and to line the main avenues and footpaths of the Common. A larger proportion of these original trees still survive and remain a key feature of the area, defining the character and appearance of the Common. Tree planting and natural regeneration has continued throughout the 20<sup>th</sup> century, adding woodland, ornamental trees and secondary avenues. As a result, the Common has a diverse tree population, with multiple functions and immense value.

The London Borough of Lambeth Council (the Council) recognises this value and wishes to promote and enhance the benefits that trees and woodlands provide, not only to the users of the Common, but also to the wider community. Trees offer both direct and indirect benefits to the environment, economy and society as a whole. It is for this reason that the Tree Strategy has been developed to ensure that the benefits and value afforded by the trees in the Common are neither lost nor compromised.

The aim of the Tree Strategy (the Strategy) is to achieve sustainable and attractive tree and woodland cover at the Common. This aim shall be delivered by ensuring that tree and woodland management is sustainable and achieved through best practice. A focus on using native species shall contribute to biodiversity gains, whilst the wildlife and habitat value of the Common shall be maximised through retaining and enhancing the individual character areas.

The aim and objectives of the Tree Strategy are to be realised through adopting a 'Vision for Tree Cover' (the Vision), which is identified within the Strategy and relates directly to the Action Plan. The Action Plan lists the necessary tasks required to achieve this Vision, which addresses the key issues and delivers the aim and objectives.

The Vision for Tree Cover is a framework of management, which adheres to the following principles:

1. Recognition of the key elements and historic character of the Common and plan future replanting programs to replicate and enhance these features
2. Maintenance of the broad visual character of the Common by prolonging the life of and replacing, as a priority, the historic tree groups, avenues and individual specimens
3. Use of suitable tree species (fitting to the local setting) for replacement planting, whilst incorporating the wider benefits, such as climate change adaptation, air filtering and control of storm water runoff
4. Avoidance of unplanned and inappropriate infill planting
5. Maximisation of ecological and biodiversity gains
6. Match planting with the current rate of tree decline over the next 50 years, to provide direct replacement of the existing trees

A number of key issues have been identified through a process of tree survey and consultation with Stakeholders. Threats to the current landscape relate to the mature and over-mature age of the key historic trees, which are steadily declining. This has the potential to cause significant change to the current landscape as avenue and specimen trees are lost, with a corresponding impact upon the character and appearance of the Common. This is compounded by the fact that much of the replacement planting, in recent years, has not been planned with a focus on renewing these historic avenues, groups or specimens.

The survey undertaken during August 2011 recorded both the age and condition of the trees. This has allowed the identification of those trees, which are likely to fail in the short term. It has also provided a clear breakdown of those trees that are in a poor condition and are likely to decline rapidly without adequate and timely management. This equates to 10% of trees in poor condition (potential to fail in the short term) and 30% in fair condition (potential to fail in the medium term). Analysis of the tree survey has been used to form the Action Points and the Action Plan tasks, which highlight where resources can be allocated in order to prolong the life span of key trees.

The principles behind the practical measures within the Action Plan are also described within the Strategy document. This provides a reference to inform the decision making process and also sets out the Council's obligations to meet its legislative responsibilities, in line with local and national policies and guidance.

The Common relies heavily on continual community support from local partners. The Tree Strategy recognises the enormous and valuable contributions from groups such as The Friends of Clapham Common and the Clapham Society. The Council seeks to maintain these valuable partnership arrangements as well as forging new links with the broader community. The Action Plan therefore expands upon and reflects many of the current projects, such as the management of Nursery Woods and new planting schemes, but which also explores new ideas. Examples include introducing a Tree Warden Scheme to help monitor the health of trees and practical demonstrations of tree dismantling operations for local schools and interested groups. As part of this process, it is intended to explore alternative funding streams and help resource the tree and woodland management projects such as planting and biodiversity improvement. This can involve seeking funding to which direct access is only available to local groups or charities. Owing to the important historic nature of the Common's avenues and individual trees, the Heritage Lottery Fund is hoped to be a viable revenue stream.

The Action Plan contains the practical measures necessary to implement the Tree Strategy and the Vision of Tree Cover Plan (Vision Plan). This starts with a high degree of input from Council officers who, in consultation with Stakeholders, will set priorities, formulate planting schemes and organise new aspects of arboricultural operations, such as soil de-compaction. The Council's ongoing tree condition survey will also be a key element of the Action Plan by maintaining contemporary records, particularly with respect to tree condition. However, once implemented and a well-defined consultation stream is established, it is intended that the balance of decision making and monitoring will progressively transfer from the Officers to the Stakeholders. A process of regular monitoring and review is recommended to ensure the successful implementation of the Tree Strategy for the Common.

# 1. Introduction



## 1.0 Introduction

1.1 The role of the Tree Strategy is to develop a long term vision for the planting and removal of trees on the Common as well as to define the approach to the sustainable management of the tree stock. The Tree Strategy contains a detailed framework of guidance for future tree management. The Action Plan is a working document, which contains relevant tasks designed to deliver the overall aims and objectives of the Tree Strategy.

1.2 The Tree Strategy incorporates the following elements:

- Framework of the Tree Strategy- Provides direction and guidance for future tree management whilst incorporating relevant working documents and related Council policies and strategies
- Tree Stock – A summary of the details pertaining to the trees and woodlands at the Common with an assessment of their amenity value, age and condition
- Principles of Management – Sets out how the trees are to be managed in line with Council policy and best practice
- Guidance for forming the Action Plan – Advises on updating the Action Plan and suggests methods for arranging partnership agreements and possible funding streams
- Monitor and Review – Provides a suggested methodology for the review of the Tree Strategy and Action Plan
- Action Plan – A program of tasks set to achieve the Tree Strategy objectives

### 1.3 Aims / Objectives

1.3.1 The primary aim of the Tree Strategy is:

- To achieve sustainable and attractive tree and woodland cover at the Common

1.3.2 The objectives to achieve this aim are:

- Encourage sustainable management, ensuring loss to disease, damage and neglect is minimised (TS1)
- Use native tree species to replace failed trees and to extend tree diversity and cover across the Common (TS2)
- Retain and enhance the individual character areas defined by their tree planting and to create green corridors (TS3)
- Manage the tree stock through best practice for the intrinsic environmental, social and economic benefits trees provide (TS4)

*Clapham Common - early 1800's and modern-day*



## 1.4 Clapham Common

- 1.4.1 Clapham Common is a key amenity land area within the eastern quarter of the London Borough of Lambeth. The Common is a designated Conservation Area, located between Clapham, Balham and Battersea. With a land area of 220 acres it is one of London's largest green spaces. Whilst over 100 acres of the Common is located within the London Borough of Wandsworth, sole responsibility for management lies with the London Borough of Lambeth.
- 1.4.2 The Common supports approximately 2000 individual trees and two areas of woodland. The majority of the trees are mature, which provide significant landscape value and make an important environmental contribution. The Common is designated a site of Grade 2 Borough Importance for Nature Conservation, by the Greater London Authority.
- 1.4.3 The Common was first brought under active management in the mid 18<sup>th</sup> century, which saw wide scale drainage and tree planting. Noteworthy examples of the trees planted at that time are still present within and surrounding the Holy Trinity churchyard. The Common was subsequently acquired by the Metropolitan Board of Works, which led to the first formal planting of London Plane trees beside both Long Road and The Avenue. Individual specimens and boundary tree groups were coupled with the planting of The Avenue, Horse Ride and Bishops Walk (c1877). These arboreal features remain to be of enormous historic and landscape importance. Infill tree planting has occurred throughout the 20<sup>th</sup> century, with noteworthy examples growing near to the Bandstand. More recent additions include trees bordering Nightingale Avenue, Nightingale Walk and a central avenue stretching from Nursery Wood to Clapham Common North Side. Battersea and Nursery Woods are also 20th century features, which have developed from unchecked natural regeneration.

*Clapham Common North Side circa 1900's*



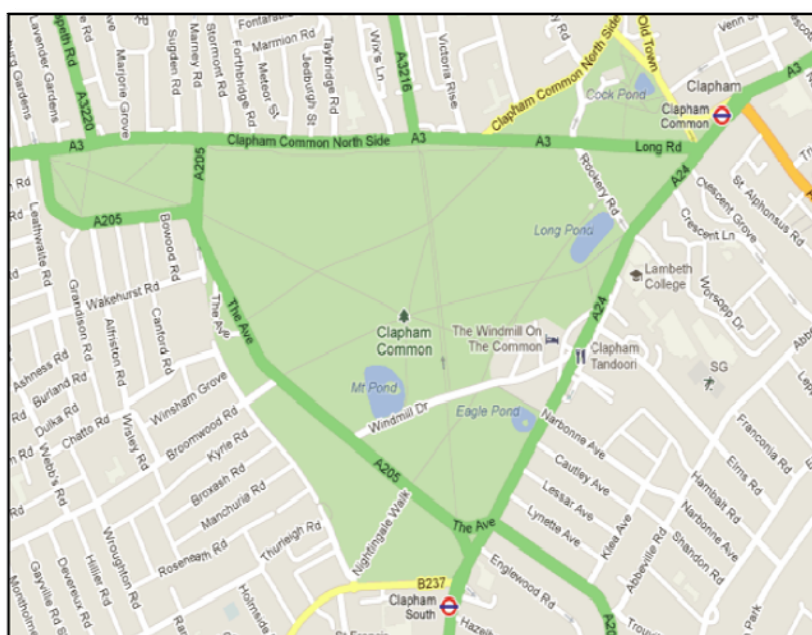
*Clapham Common North Side 2012*



## 1.5 Clapham Common Masterplan

- 1.5.1 The development of the Tree Strategy was identified as a priority by Stakeholders following the production of the 2007 document 'Clapham Common Landscape, Conservation and Masterplan' (the Masterplan). The formation of the Masterplan followed an in-depth consultation process, which helped establish a well-defined direction for the future management of trees on the Common. The Tree Strategy therefore aims to create a vehicle for the implementation of specific management objectives, as identified in the Masterplan. The Tree Strategy also adopts the general landscape / replanting recommendations, illustrated in the Masterplan's overall 'Landscape Vision'.

Clapham Common - location map



Aerial photograph



## 1.6 The Value and Benefit of Trees to Clapham Common

1.6.1 Trees and woodlands are an important element of the Common and provide many benefits. The Council recognises the importance that trees play in improving environmental and landscape quality, enhancing the Common's ecological value and its biodiversity.

1.6.2 The benefits attained from trees can be defined and measured in both direct and indirect terms, although they are not readily translated in to monetary value. Nevertheless, the benefits of trees (e.g. their aesthetic beauty and their ability to produce oxygen) are widely known. Trees also provide many indirect benefits, such as increasing land and house values to absorbing particulate pollutants from traffic fumes. The Tree Strategy identifies and promotes these benefits where appropriate as a means of maximising the value of the Common's trees, for current and future residents and users. The principal benefits are listed below:

### **Social benefits**

- Providing amenity, aesthetic value and historical continuity
- Marking the changing seasons with leaf flush, flower, autumn colour and fall
- Symbolising community focal points providing structure and orientation
- Shelter from rain and sun
- Physiological and psychological health improvement

### **Economic benefits**

- Increasing property values (the presence of trees can increase the value of residential and commercial property by 20%\*)
- Encouraging investment of industry and services to improve aesthetics of an area
- Reduce fuel costs for heating and cooling buildings due to shelter and shade
- Providing a sustainable source of woodchip biofuel
- Providing a sustainable source of compost (leaf litter) and mulch
- Reduced cost over traditional or formal parks management

\*International Society of Arboriculture UK

### Environmental benefits

- Maintenance and enhancement of biodiversity
- Absorbing carbon dioxide (the main greenhouse gas) and producing oxygen
- Filtering, absorbing and reducing pollutants (ozone, sulphur dioxide, carbon monoxide, nitrogen dioxide, dust and particulates).
- Buffering extremes in temperatures providing cooling in the summer and warming in the winter
- Intercepting rainfall and thereby reducing run-off and the effects of flash floods
- Increasing biodiversity and the breadth of ecological habitats to provide natural links or green corridors within parks and open spaces
- Encouraging the movement of wildlife between areas.
- Reducing noise levels by screening traffic noise

### *The Old Town*



## 2. Framework of the Tree Strategy & Action Plan

## **2.0 Framework of the Tree Strategy & Action Plan**

### **2.1 Format**

- 2.1.1 The Tree Strategy sets out the long-term vision for the management of trees and the woodlands on the Common. It identifies the most valuable trees in landscape and/or historic terms, which in turn should determine the focus and priority for available resources. The Tree Strategy has been formulated following an appraisal of the tree stock and a review of the current and future management requirements. This has been used to inform specific tasks within the Action Plan.
- 2.1.2 The Tree Strategy and Action Plan are prepared as two distinct elements. The Tree Strategy focuses on long term aims and objectives and the management principles by which the objectives are to be achieved. The Action Plan sets out the tasks necessary to achieve the aims of the Tree Strategy. It is recognised that the Action Plan is a document, which has a pre-determined life span because the condition of the trees will change as the maintenance program evolves through implementation.
- 2.1.3 The first Action Plan will therefore be limited to a 10 year program, which itself will be informed by further tree condition surveys during that period. It is recognised some tasks will be repeated and ongoing, whilst specific tasks may well present themselves after some time has elapsed. As a consequence, the review and monitoring process is an important feature of the Tree Strategy. Review and monitoring will ensure that new and evolving action points can be incorporated to more accurately reflect the ageing of the tree stock and future needs of Stakeholders.

### **2.2 Stakeholders**

- 2.2.1 Stakeholders have been consulted and involved in the development process of the Tree Strategy, which involved incorporating detailed feedback and observations. However, for the remaining individuals and groups, who have an interest in the Common, a process of dialogue is required with those responsible for the implementation of the Action Plan. Stakeholders are therefore identified below.
- 2.2.2 Stakeholders responsible for implementing management:

#### Council Officers

- Tree Officers
- Client Officers
- Parks Area Managers

#### Contractors

- Term Arboricultural Contractor
- Arboricultural Consultants
- Landscape Consultants



- Ecologists

#### Outside bodies

- Friends of Clapham Common
- Trees for Cities
- Tree Wardens

#### 2.2.3 Stakeholders to directly consult on management proposals

- Friends of Clapham Common
- Clapham Common Management Committee
- Ward Councillors
- The Clapham Society
- Senior Council Officers / Parks Managers

#### 2.2.3 Stakeholders to inform through wider publication of strategy

- Residents
- Local Businesses
- Local Schools
- Veolia (Contractor)
- Non related Council Departments (e.g. Highways , Planning, Insurance)
- Wandsworth Council
- Greater London Authority

#### *Mature trees forming internal avenues*



## 2.3 Legislation

2.3.1 Whilst the Tree Strategy has clear and bespoke local aims, it must however address and not conflict with current legislation relevant to tree and woodland management. The following legislation covers the Council's requirement to ensure trees are maintained in a safe condition. Legislation has an influence upon the management practices, which are undertaken and the duty to those working directly on the Council's behalf.

i) Occupiers Liability Act 1957 and 1984

This Act lays down a duty for occupiers (land owners or managers) to take reasonable steps to ensure that premises (including woodland) are reasonably safe for visitors permitted to be there. Reasonable steps are usually taken to mean that the Council (in this case), will conduct a regular inspection of tree health and condition and carryout any necessary remedial works. The amount and timing of remedial work is usually considered as that which is reasonably practicable to achieve.

ii) Highways Act 1980

The Act covers laws associated with the public highway. Section 154 deals with trees and shrubs located on private land; it gives the Council powers to serve a notice on the owners of trees, which are deemed to constitute a danger to the users of the highway. This includes dangerous trees that could fall on to the road, or trees and hedges that block a driver's view or interfere with the light level from adjacent street lamps. Although the Common is under public ownership, trees may cause an obstruction to the highway, including those Red Routes managed by Transport for London.

iii) Health and Safety at Work Act 1974

The Health and Safety at Work Act 1974 places a duty on employers and the self-employed to ensure, as far as is reasonably practicable, that their work does not affect the health, safety and welfare of others. The control of risks that may affect the health and safety of the public on the Common may usually lead to the temporary exclusion from areas where tree work is being conducted. Risks would not only apply to use of chainsaws and heavy machinery but would also apply to noise and control of harmful substances such as fuel or emissions.

iv) Miscellaneous Provisions act 1976

This Act contains legislation in sections 23 and 24 that enables the Council to deal with dangerous trees on private property. This legislation would only be applicable if a tree was dangerous to users of the Common and the owner refused to make it safe. The Council can serve notice upon the owner to make the tree safe. If the notice is ignored, the Council can enter on to private property in order to make safe the offending tree.

v) Town and Country Planning Act 1990 (TCPA)

This Act contains legislation, which imposes a duty upon the Council to protect trees or tree groups and woodlands by the serving of Tree Preservation Orders (TPO). The TPO prevents anyone from pruning or felling protected trees without first obtaining permission from the LA; anyone considering felling or pruning without such permission should consider the maximum penalty of £20,000, which the courts could impose. Without this legislation many of our mature trees would have been lost.

Additionally, the TCPA prevents the immediate pruning and felling of trees growing within conservation areas. Conservation areas (CA) provide special architectural or historic interest identified by the Council under the Planning (Listed Buildings & Conservation Areas) Act 1990. There is a statutory duty to preserve and enhance the character or appearance of such areas. Unlike private residences, the Council is exempt from the requirement to submit a notice for works to work upon its own trees, which grow within conservation areas. Private land owners are required to give the LA six weeks' notice of their intention to carry out tree work with a CA.

*Mount Pond*



## 2.4 Relevant Policy, Guidance and Strategy

- 2.4.1 The aims and objectives of the Tree Strategy are directly influenced and guided by Council Policies and take direction from Regional and National Guidance and Strategies, which relate to trees and woodlands. The purpose of identifying the relevant policy documents is to identify the alignment of the Tree Strategy against these policies and to reflect and promote their common aims and objectives.

## 2.5 Lambeth Local Development Framework (LDF)

- 2.5.1 The LDF is a series of documents, which replace the adopted Local Plan and which encompass elements of the Unitary Development Plan, which it ultimately supersedes. The LDF contains development and land use policies that will fulfill the Council's community, economic, environmental and social aims for the Borough in the future. Those strategic objectives, which relate to trees, are as follows:

**i) Tackling and adapting to climate change** (retaining existing trees and promoting further tree planting and urban greening)

**ii) Maintaining and increasing biodiversity** (the Council's wildlife habitats and its natural environment need safeguarding and enhancing)

**iii) Sustainable Urban Drainage Systems** (measures to achieve urban greening e.g. upon roofs, retention of existing trees, new tree planting, living (green) walls, new areas of ground cover planting)

**iv) Providing essential infrastructure** (increase the quality of open space in Lambeth by safeguarding, linking and upgrading existing open space, improving access and retaining existing trees through the delivery of the Lambeth Open Spaces Strategy)

## 2.6 Unitary Development Plan (UDP)

- 2.6.1 The UDP sets out land use within the Borough over a 10 year period. Detailed land use plans set out development aims and are reviewed and carried forward where they remain relevant.
- 2.6.2 The current UDP states that the Council recognises the contribution that trees can make to the character and amenity of an area and the need to preserve, maintain and, where appropriate, replace existing trees.
- 2.6.3 Policy 39 Streetscape, Landscape & Public Realm Design Trees is most relevant to the Tree Strategy and states that: *'trees of high amenity value will be protected.'* The planting of new (street) trees and shrubs will be promoted and encouraged.

## 2.7 Open Spaces Strategy

2.7.1 The open spaces strategy was developed in 2004 with the purpose of i) documenting the quality and value of the Council's open spaces and ii) to set the priorities of future management and development. The open spaces strategy contains a number of relevant recommendations, which are detailed below:

- Council develops proposals to increase the provision of and the accessibility to nature and natural areas
- Council considers the preparation of a landscape strategy, which seeks to reinforce local distinctiveness, link open spaces and enhance biodiversity
- Council gives further consideration to the involvement of Friends Groups, Residents Associations, wildlife groups, businesses, and individuals in the local management of parks and open spaces

## 2.8 Lambeth Local Biodiversity Action Plan

2.8.1 The Lambeth Biodiversity Action Plan is a document designed to help provide the information needed to protect Lambeth's wildlife and biodiversity. It is split into various habitat types and gives corresponding individual management aims. The elements with particular relevance to the Tree Strategy are those dealing with woodland, parks and green spaces and bats. Where appropriate, the Tree Strategy will incorporate these broad aims, which are listed below.

### Aims of the Woodland Action Plan

- i) To protect existing woodland sites within Lambeth for the benefit of biodiversity and current and future generation of local people
- ii) To increase the quality and biodiversity of Lambeth's woodlands
- iii) To increase, significantly, the area of woodland in Lambeth

### Aims of the Parks and Greenspaces Action Plan

- i) To encourage good nature conservation practice, to encourage a greater diversity of wildlife habitat
- ii) To raise awareness in people, schools and businesses of the importance of Lambeth's parks and greenspaces in terms of the biodiversity of both the Borough and London
- iii) To encourage a greater involvement by residents in their local parks and greenspaces for a wider range of positive uses, including landscape and nature conservation.

### Aims of the Bat Action Plan

- i) To help arrest and reverse the current decline in London's bat population.
- ii) To raise awareness in Lambeth of the legally protected status of bats and their habitats and to consider the needs of bats in any management works or development
- iii) To redress misconceptions and secure their status as culturally valued species

## **2.9 The Mayor's Biodiversity Strategy (2002)**

2.9.1 The London Mayor's Biodiversity Strategy aims to protect and enhance the natural habitats of London together with their variety of species and to secure and promote biodiversity:

- i) positive measures to encourage biodiversity action, promoting the management, enhancement and creation of valuable green space
- ii) incorporating biodiversity into new development
- iii) access to nature and environmental education.

## **2.10 London Tree and Woodland Framework**

2.10.1 The London Tree and Woodland Framework is part of the Environment Strategy of the Greater London Authority. The overall goal of the framework is to ensure that:

- i) The existing stock of trees and woodlands is managed and maintained to safeguard its value to London both now and in the future.
- ii) There is an increased awareness of the value of trees and woodlands to the health and well-being of all Londoners.
- iii) The contribution of trees and woodlands to London's sustainability and quality of life is maximised.
- iv) Natural regeneration and new planting in appropriate locations is encouraged to further enhance the contribution of trees and woodlands to London life.

## **2.11 Clapham Common Masterplan - The Next 50 years**

2.11.1 This document is the principal point of reference for the Tree Strategy and includes direction from many of the policies, strategies and guidance described in this section. The Masterplan had a wide remit, but included a detailed public consultation on the future direction for tree management at the Common.

2.11.2 Through a process of defining the character and historic layout of the Common, the management objectives adopted in the Masterplan seek to prolong, enhance and replace the original avenues, individual trees and tree groups. Conversely, the more recent tree and avenue planting of the mid to late 20<sup>th</sup> century are recognised to detract from the original and notable character of the Common. The identified objectives are to be adopted and implemented in the Tree Strategy:

- Carry out tree planting to sustain the stock of trees on the Common whilst maintaining its largely open character, protecting important views and leaving clear areas for sports and other activities

- Replace trees that have been lost from the 19<sup>th</sup> century avenues and other historic plantings such as entrance clumps, roadside groups, which can include restoring the formal planting around Holy Trinity Church
- Enhance woodland through re-spacing of young trees and understorey
- Ensure sensitive management of the mature and over-mature stock in order to conserve important individual trees and tree groups whilst maintaining public safety

2.11.3 Based upon consultation with Stakeholders, the following objective is **not** to be implemented as part of the Tree Strategy:

- The selective tree removal from the Central Avenue and Birch Avenue, to conserve the open character of the Common

It has been decided to allow these two features to decline naturally over time and only replace trees if it is considered replacement planting would accord with the wider landscape objects of the Tree Strategy.

*Urban pressure in the form of soil compaction around young tree*



### **3. Management of Trees at Clapham Common & Vision for Tree Cover**



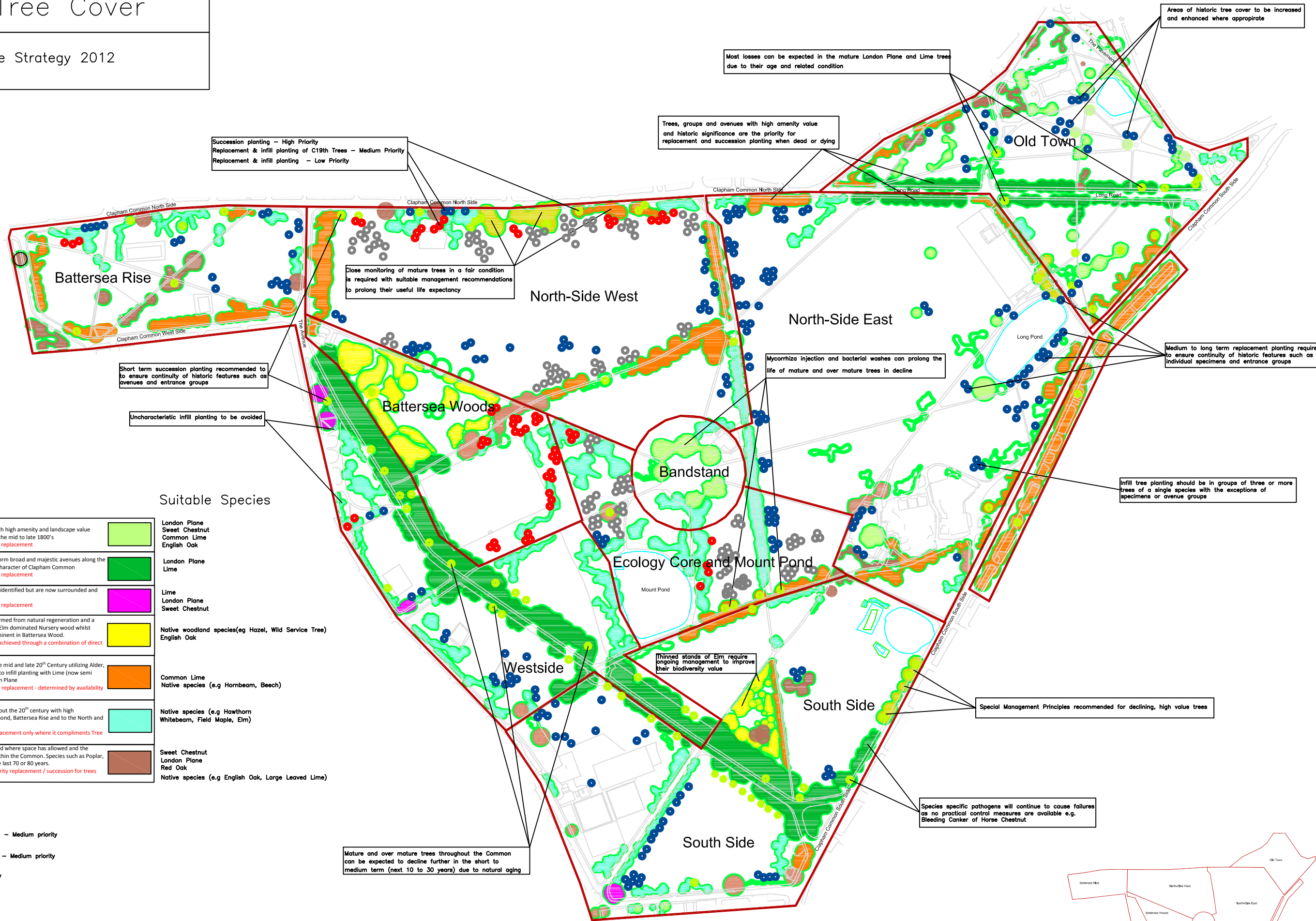
### **3.0 Management of Trees at Clapham Common – Vision for Tree Cover**

3.1 The future management vision for tree management is contained within the Vision Plan (Plan1) and also contained at Appendix 1. The management principles, which are listed below, will govern the pattern of future planting and arboricultural management.

1. Recognise the key elements and historic character of the Common and plan future replanting programs to replicate and enhance these features
2. Maintain the broad visual character of the Common by conserving and enhancing the historic avenues and specimen trees and replacement once failed
3. Use only suitable tree species (fitting to the local setting) for replacement planting, whilst incorporating the wider benefits such as climate change adaptation, air filtering and control of storm water runoff
4. Avoid unplanned and inappropriate infill planting
5. Maximise ecological and biodiversity gains including the potential new orchard planting and by enhancing and extending woodland areas
6. Match new tree planting with the current rate of tree decline over the next 50 years, to provide direct replacement of the existing trees

# Vision for Tree Cover

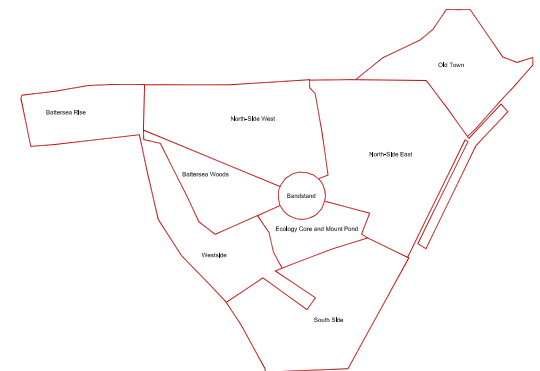
Clapham Common Tree Strategy 2012



## Key

Historic Specimens – A small number of mature Plane trees with high amenity and landscape value remain following the original planting of Clapham Common in the mid to late 1800's <i>High priority for resource allocation for their management and replacement</i>		London Plane Sweet Chestnut Common Lime English Oak
Historic Avenues – Mature London Plane with Common Lime form broad and majestic avenues along the boundaries and main roads and which largely define the tree character of Clapham Common <i>High priority for resource allocation for their management and replacement</i>		London Plane Lime
Historic Groups – Remnants of the early group planting can be identified but are now surrounded and enveloped amongst later planting <i>High priority for resource allocation for their management and replacement</i>		Lime London Plane Sweet Chestnut
Woodlands – Both Nursery and Battersea woods have been formed from natural regeneration and a process of limited management over the last 20 years. Infill of Elm dominated Nursery wood whilst Robinia sucker growth and self sown Blackthorn are most prominent in Battersea Wood. <i>Moderate priority for resource allocation - management aims achieved through a combination of direct funding and community involvement</i>		Native woodland species (eg Hazel, Wild Service Tree) English Oak
Secondary Avenues – Internal avenues have been planted in the mid and late 20 <sup>th</sup> Century utilizing Alder, Birch and more recently Oak. Bishops Walk have been subject to infill planting with Lime (now semi mature) and extended to Clapham Common North with London Plane <i>Moderate priority for resource allocation for management and replacement - determined by availability of surplus resources</i>		Common Lime Native species (e.g Hornbeam, Beech)
Infill Planting – Progressive replanting has taken place throughout the 20 <sup>th</sup> century with high concentrations of new trees around the play area and mount pond, Battersea Rise and to the North and Northeast of the Windmill Pub <i>Low priority beyond immediate Health and Safety issues – replacement only where it compliments Tree Strategy Objectives</i>		Native species (e.g Hawthorn Whitebeam, Field Maple, Elm)
Non Historic Specimens – Many individual trees have developed where space has allowed and the largest of these contribute significantly to the local amenity within the Common. Species such as Poplar, Oak, Robinia and Norway Maple have established well over the last 70 or 80 years. <i>Low priority beyond immediate Health and Safety issues – priority replacement / succession for trees with high amenity value</i>		Sweet Chestnut London Plane Red Oak Native species (e.g English Oak, Large Leaved Lime)

- Succession planting – High priority
- Replacement & infill planting of C19th trees – Medium priority
- Native scrub planting for bio-diversity gains – Medium priority
- Replacement & infill planting – Low priority



### 3.2 Key Elements and Historic Features of Tree Cover at Clapham Common

Historic Specimen Trees – A small number of mature London Plane trees with high amenity and landscape value remain following the original planting of the Common in the mid to late 1800's  
**High priority for resource allocation for their management and replacement once trees have failed**

Historic Avenues – Mature London Plane with Common Lime form broad and majestic avenues along the boundaries and main roads and which largely define the tree character of the Common

**High priority for resource allocation for their management and replacement once trees have failed**

Historic Groups – Remnants of the early group planting can be identified but are now surrounded and enveloped amongst later planting

**High priority for resource allocation for their management and replacement once trees have failed**

Woodlands – Both Nursery and Battersea woods have been formed from natural regeneration and a process of limited management over the last 20 years. Regeneration of Elm dominates Nursery Wood whilst False Acacia sucker growth and self sown Blackthorn are most prominent within Battersea Wood.

**Moderate priority for resource allocation - management aims achieved through a combination of direct funding and community involvement**

Secondary Avenues –Internal avenues have been planted in the mid and late 20<sup>th</sup> Century utilizing Alder, Birch and more recently English Oak. Bishops Walk has been subject to infill planting with Common Lime (now semi-mature) that extends toward Clapham Common North, using London Plane

**Moderate priority for resource allocation for management and replacement - determined by availability of surplus resources**

Infill Planting – Progressive replanting has taken place throughout the 20<sup>th</sup> century with high concentrations of new trees around the Play Area and Mount Pond, Battersea Rise and to the North and Northeast of the Windmill public house.

**Low priority beyond immediate Health and Safety issues – replacement only where it compliments Tree Strategy Objectives**

Non-Historic Specimens – Many individual trees have developed where space has allowed and the largest of these contribute significantly to the local amenity within the Common. Species such as Hybrid Black Poplar, English Oak, False Acacia and Norway Maple have established well over the last 70 or 80 years.

**Low priority beyond immediate health and safety issues – priority replacement / succession for trees with high amenity value**

### 3.3 Key Issues

#### 3.3.1 Both the guidelines within the Tree Strategy document and tasks outlined within the Action Plan focus upon addressing the Key issues as identified below:

Detrimental impact on the character and appearance of the Common following the inevitable loss of key landscape features such as mature London Plane avenues and individual specimens through natural decline

Over half the tree stock falls within the mature and over-mature age category; there is a very limited degree of succession planting ready to match the rate of tree decline

Inherent difficulty in replacing avenue gaps due to suppression and shade from mature neighbouring trees

Losses of new tree planting increased by poor planting practice, droughty conditions and local pressures, such as soil compaction and erosion from pedestrian 'desire lines'

Infill planting since the beginning of the 20<sup>th</sup> century has been sporadic and uncoordinated and has detracted from the historic character of the Common

Intensity of use and management operations have contributed to tree losses (mainly through soil compaction)

Woodland cover is immature and poorly structured with limited wildlife value

Inappropriate species choice and avenue planting has had a negative impact on internal views

Existing and potential species-specific pathogens e.g. Bleeding Canker of Horse Chestnut, will hasten the rate at which mature canopy cover is lost

Rate and impact of tree losses will be compounded by a decrease in available financial and managerial resources

### 3.4 Addressing Key Issues and Achieving Tree Strategy Objectives

The following principles are to determine the profile of future management whilst achieving the objectives of the Tree Strategy and addressing the key issues.

#### 3.4.1 Encourage sustainable management, ensuring loss to diseases, damage and neglect is minimized (TS 1)\*

Match the rate of tree decline/loss with new tree planting in order to achieve a diverse age structure over the next 50 years

Ensure regular monitoring of tree stock through a cyclical Tree Survey Program, which will be used to identify declining and defective trees and implement appropriate tree works

Employ special management techniques to trees with high amenity or historic value, which are showing signs of decline or are in a poor condition

Engage with Stakeholders to encourage ongoing participation in replanting, woodland management and tree health monitoring

In the long term, consider the wide scale removal and replacement of historic features, once they have fully declined

#### 3.4.2 Native species are to be used to replace felled trees and broaden tree diversity and cover across the Common (TS2)

Where this does not conflict with the broader landscape objectives, such as retaining the historic character and in regard to climate change adaptation, native tree species are to be used for replacement planting, particularly for internal groups, formal areas and woodlands

Encourage natural regeneration of suitable species to enhance existing groups and woodland areas

#### 3.4.3 Retain and enhance the individual character areas defined by their tree planting and to create and replace green corridors (TS3)

Adopt and implement the landscape design proposals as detailed in the Master Plan - The next 50 years, which identifies and defines the individual character areas

Concentrate resources on replacing the mature and over-mature London Plane avenues through replacement and succession planting once trees are declining rapidly and are unlikely to recover

Avoid inappropriate infill planting, particularly small growing, ornamental trees

Extend range of Battersea and Nursery Woodlands through group planting to enhance and create new green corridors

\*TS –Tree Strategy Objective

#### **3.4.4 Manage the tree stock through best practice for the intrinsic environmental, social and economic benefits trees provide (TS4)**

Ensure that new planting is conducted to the correct specification procedure to minimize failures

Recommend only the necessary tree works to address current and potential health and safety issues

Incorporate, where ever possible, Lambeth's Biodiversity Action Plan into tree management procedures and the decision making process.

Ensure necessary training and resources are provided for the tree survey program.

Select appropriate species for new planting in order to maximize environmental benefits including tolerance to climatic changes, improving local air quality and managing surface water run-off

Recognize and promote the facts that maintaining the historic values and high amenity value trees contribute to the local landscape and the indirect economic benefits trees provide

Balance all tree works with the wider biodiversity aims as promoted within the Council's Biodiversity Action Plans

## 4. Tree Stock

## 4. Tree Stock

### 4.1 Summary

- 4.1.1 The trees planted at the Common fall into two broad categories. The first category includes the most visually prominent, fully mature, London Plane and Lime avenues, which flank the main roads. Trees in this category also include a number of specimens within since-depleted clumps at the main entrance points to the Common. These trees were predominantly planted before 1895 and have a high amenity value.
- 4.1.2 The trees in the second category are less defined and encompass mainly infill planting of a mixture of Horse Chestnut, Lime, Maple and Oak and a variety of ornamental species. New and extensions to existing avenues have also been planted but very few have been direct replacements or used as succession planting for the original, circa 1895 trees.
- 4.1.3 A detailed tree survey was undertaken in August 2011 and is based on the most recent condition survey completed in 2010. As part of the survey, an assessment of both the aesthetic quality and tree condition was made. This was necessary to aid the decision making process for the Action Plan and is also useful for setting priorities in order to direct resources toward the very best trees.

#### *Examples of 20<sup>th</sup> century infill planting*





Throughout this document the common name for the tree species is used. Their corresponding botanical name is provided in the table below for reference but will only be used where a distinction between species is required.

<b>Common name</b>	<b>Botanical name</b>
Alder, Common	<i>Alnus glutinosa</i>
Apple, Crab	<i>Malus sylvestris</i>
Ash, Common	<i>Fraxinus excelsior</i>
Blackthorn	<i>Prunus spinosa</i>
Beech, Common	<i>Fagus sylvatica</i>
Birch Silver	<i>Betula pendula</i>
Cherry, Wild	<i>Prunus avium</i>
Cherry, Bird	<i>Prunus padus</i>
Chestnut, Horse	<i>Aesculus hippocastanum</i>
Chestnut, Sweet	<i>Castanea sativa</i>
Elder	<i>Sambucus nigra</i>
Elm, English	<i>Ulmus procera</i>
Elm, Wych	<i>Ulmus glabra</i>
False Acacia	<i>Acacia Pseudoacacia</i>
Hawthorn, Common	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>
Holly	<i>Ilex aquifolium</i>
Hornbeam	<i>Carpinus betulus</i>
Lime, Common	<i>Tilia europea</i>
London Plane	<i>Platanus x hispanica</i>
Maple, Field	<i>Acer campestre</i>
Maple, Norway	<i>Acer platanoides</i>
Oak, English	<i>Quercus robur</i>
Oak, Holm	<i>Quercus ilex</i>
Oak, Red	<i>Quercus rubra</i>
Poplar, Hybrid Black	<i>Populus x canadensis</i>
Poplar, Lombardi	<i>Populus nigra Italica</i>
Rowan	<i>Sorbus aucuparia</i>
Sycamore	<i>Acer pseudoplatanus</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Willow, Goat	<i>Salix caprea</i>
Willow, Grey	<i>Salix cinerea</i>
Willow, White	<i>Salix alba</i>
Whitebeam	<i>Sorbus aria</i>
Yew	<i>Taxus baccata</i>

## 4.2 Historic Value

- 4.2.1 The historic value of the trees at the Common cannot be under-stated. The wide avenues of London Plane trees have been a landmark of the area since the late 1800's and reflect both the local character of Clapham as well as London. Whilst there is evidence of historic pollarding, this form of management has long since lapsed. However, the closed and broad canopies of the trees above the footpaths and highways have remained constant for over a century.
- 4.2.2 The key to maintaining the trees with historic character will be to limit harm from tree management or associated park management, which may lead to irrevocable damage or tree stress. Harmful pruning works would include heavy crown reduction or re-pollarding (although this may sometimes be unavoidable in order to address structural defects for example). Indirect harm from park management would include root damage from machinery.

## 4.3 Ecological Value

- 4.3.1 All trees within the Common regardless of age, condition or historic significance, have an ecological value. This can be an accumulative effect of providing woodland cover or by providing individual habitats in specimen trees. In particular, the following elements of ecological diversity need to be recognised and incorporated into management.
- 4.3.2 **Dead and dying** trees play an important role in biodiversity, carbon storage, soil nutrient recycling, energy flows, hydrological processes, and natural regeneration of trees and woodland groups within the Common. Fallen dead wood should be left where it falls where possible, but if it has to be moved, it should be moved as short a distance as possible. Ideal locations for habitat piles (of dead wood) are into dappled shade near footpaths or glades and near other dead wood, keeping it in contact with the ground. Piles of smaller logs are usually more valuable if lashed together or stacked as 'dead hedges'.
- 4.3.3 **Leaf litter** is often cleared from formal areas but provides a major source of decomposable organic matter for the recycling of nutrients and providing habitats for soil fauna (invertebrates). Where possible leaf litter should be left in situ where this does not conflict with high management properties (e.g. sport pitch maintenance). Consideration will also need to be given to the control of pests and diseases through leaf litter management.
- 4.3.4 The **trees and woodlands** provide valuable roosting sites for birds, in particular the historic specimens and other trees within the Ecology Core. Nests in holes or cavities in dead trees and large, hollowing trees provide ideal roosting sites for species such as the great spotted woodpecker. Some birds can rely heavily on invertebrates living in dead wood as a food source. At least ten of our fifteen bat species use tree holes for summer and winter roosts.

4.3.5 **Wildlife corridors** are valuable to biodiversity because they help to link the various habitats present within the Common with one another. At a local level, they help allow the tree-dependent species to migrate and therefore provide access to wider or more remote habitats. The primary aim in this regard is to improve the links between the two wooded areas. On a larger scale, the Common as a whole, can link to corridors provided by inter-connecting roads with street trees and gardens supporting trees and shrubs within private properties. The transition of wildlife can be improved by ensuring that boundary tree groups and tree avenues have limited gaps within the canopy.

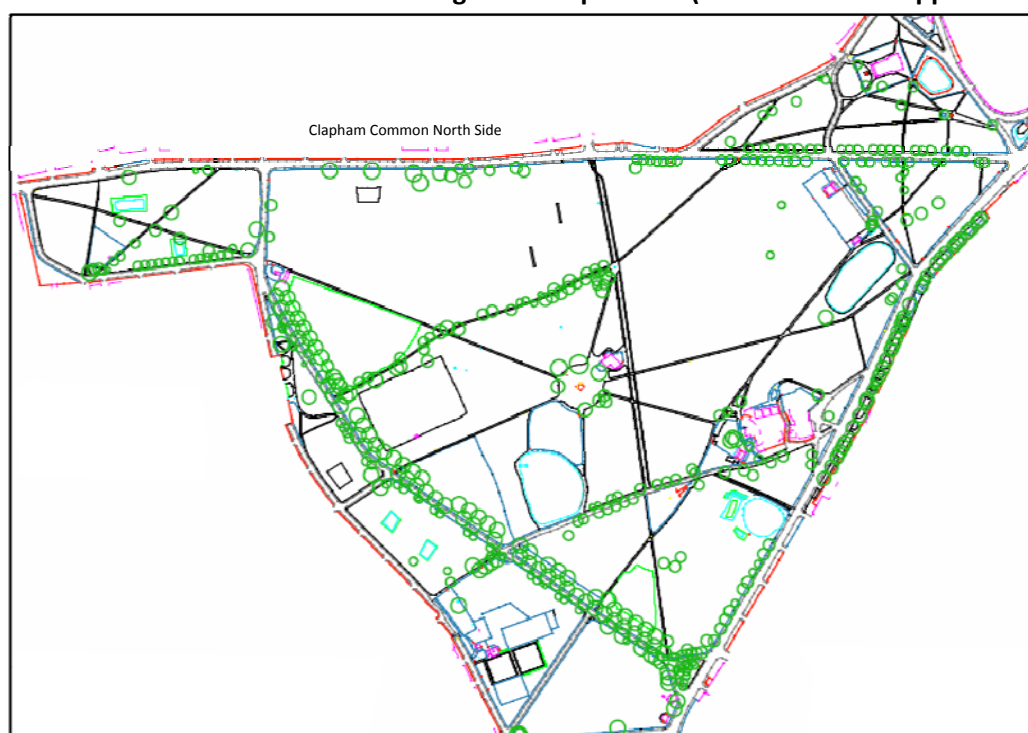
#### 4.4 Amenity Value and Landscape Contribution

4.4.1 An amenity assessment of the individual trees has been undertaken to highlight those trees which make a significant contribution to the landscape. The trees classified as having a High Landscape Value were selected based on the following criteria:

- Visual prominence
- Size
- Inclusion in historic features i.e. Avenues
- Canopy health and absence of significant structural defects

4.4.2 These trees are considered to be those that should be prioritized for management. Equally, should trees with a high landscape value appear to decline, special management techniques should be implemented in order to prolong their safe retention.

#### Plan 2 Distribution of trees with high landscape value (also included at Appendix 2)



## 4.5 Tree Condition

4.5.1 The August 2011 tree condition survey records were analysed using the Council's tree database and broadly separated into the criteria set out in Table 1 and summarised in Table 2. The database holds records of just over 2400 trees in total, of which there are approximately 2000 individuals and 14 groups. There are 150 or so records held on the database which reflect the historic detail of those trees which were initially recorded as dead or dying but which have been since removed. Plan 2 (Appendix 3) shows the distribution of tree condition.

**Table 1 – Description of Tree Condition**

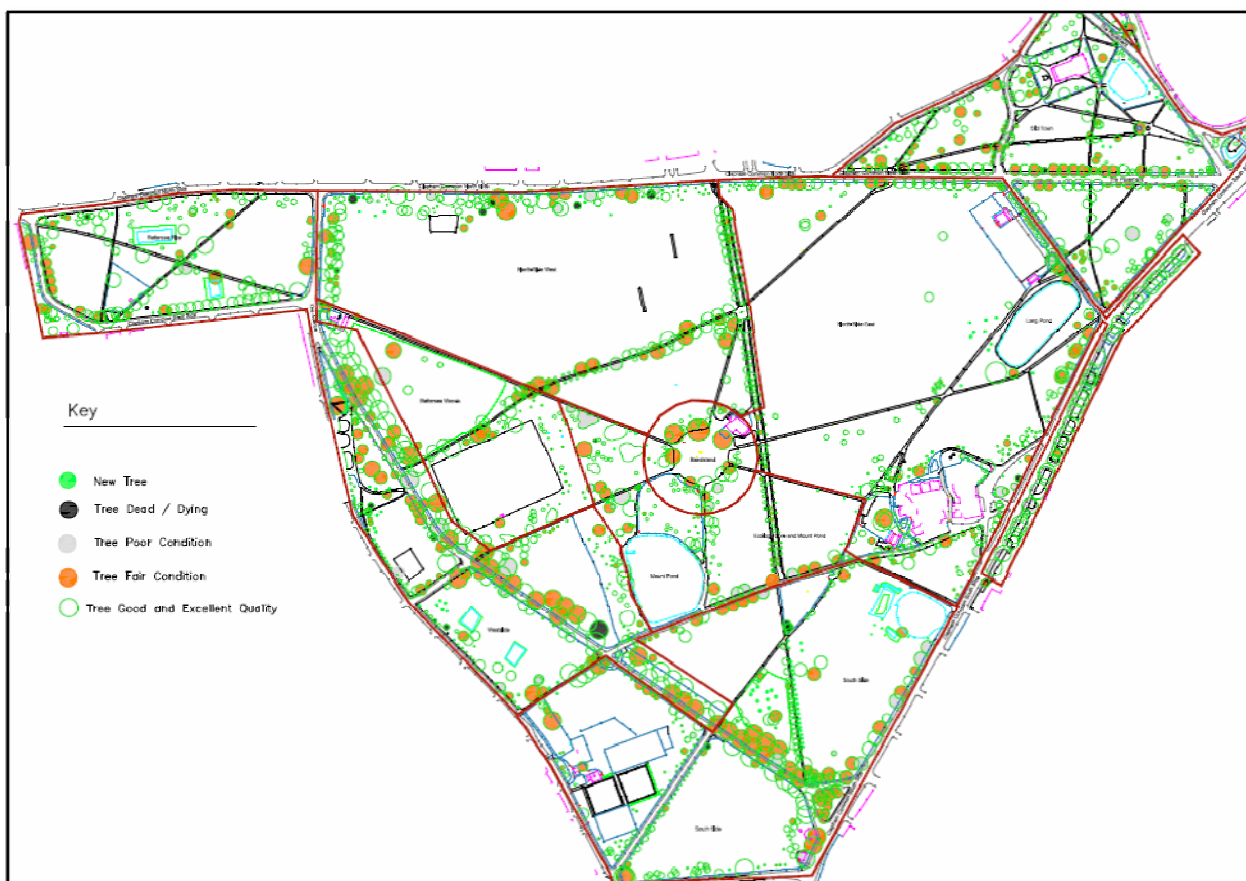
<p><b>Excellent</b> Mature tree free of visible defects combined with high landscape value, located in a prominent position</p>
<p><b>Good</b> Mature trees with minor defects or those which can be rectified with remedial pruning; Young or middle aged trees, which have good future potential</p>
<p><b>Fair</b> Young or middle aged trees with limited landscape value; Mature trees with major structural defects or declining physiological condition</p>
<p><b>Poor</b> Trees with significant defects or those rapidly declining in condition</p>
<p><b>Dead / Dying</b> Either non living growth (can be considered for safe retention for wildlife habitat) or in a condition which results in a limited life expectancy and/or severely diseased</p>

**Table 2 - Condition of Individual Trees at Clapham Common**

Condition	Total	Mature/Over-Mature	Semi Mature / Young
Excellent*	32	31	1
Good	1013	505	508
Fair	523	422	101
Poor	148	122	26
Dead/Dying	48	21	27

\* No over-mature trees fall within the 'Excellent' condition description.

### Plan 3 Distribution of Tree Condition (also included at Appendix 3)



4.5.2 The records show that approximately half the mature and over-mature trees are in a good and excellent condition and which are unlikely to decline in the foreseeable future. Over-mature trees can maintain their apparent declining condition for many years.

4.5.3 The trees in a poor condition represent the trees likely to be lost in the short term. This pattern is not considered to be species specific but corresponds primarily to tree age. These trees have either significant structural defects or appear to be declining rapidly in physiological condition. Of the trees in a poor condition, approximately 50% (75 individuals) fall within the mature and over-mature age category. This represents the most likely loss in mature canopy over in the next 10 years or so. Trees currently within the 'fair' category are also likely to decline in condition over the same period, leading to an ongoing reduction in mature canopy cover across the Common as a result.

- 4.5.4 The trees in fair condition represent a large proportion of the mature tree stock, with many suffering from natural physiological decline due to their age. This is evident in the thinning or natural retrenchment of the canopy and is displayed as crown dieback or reduced vigour and vitality (small leaved, shorter than normal extension growth). A large proportion of these trees are found within the historic avenues of the Horse Shoe Ride and the Old Town.
- 4.5.5 Of the mature and over-mature trees, approximately 30% are in a fair condition. This represents the proportion of the tree population, which could readily slip into decline if subjected to physiological or environmental stresses. Whilst it is not possible to accurately predict the rate of tree decline (dependent on factors such as drought, storm events and pathogens), it is logical to assume that losses in next 20 to 50 years will largely be confined to this group of trees.
- 4.5.6 This highlights the priorities for tree management at the Common, as a significant loss of high amenity trees from the key historic features, can be expected. A combination of succession planting and/or special management techniques, (where appropriate), is necessary to offset losses and help reduce the rate of tree decline. This also provides a rationale for short to medium term resource allocation that can be updated and modified following each subsequent tree condition survey (2014, 2017 etc.) and which is used in the Action Plan.

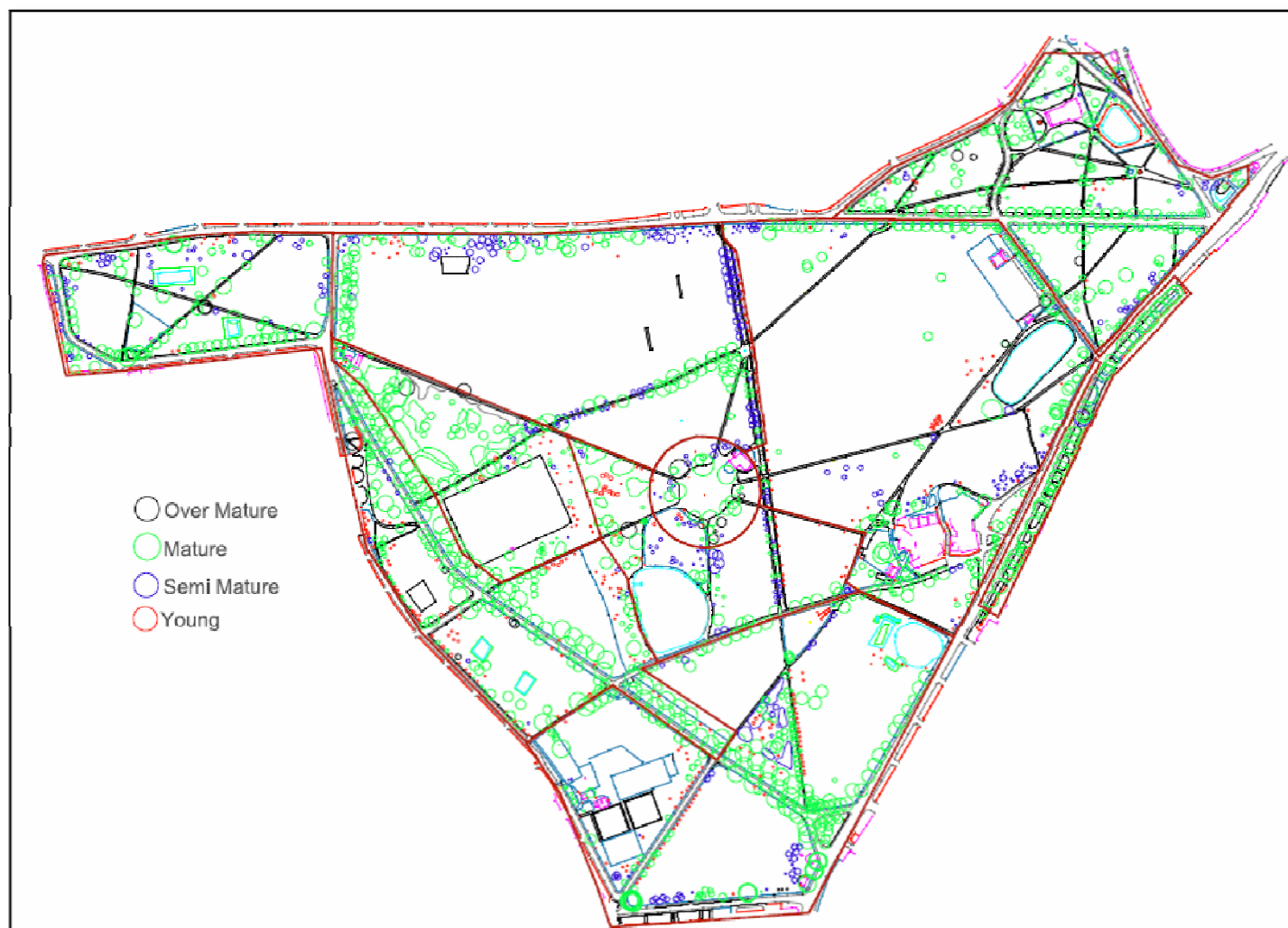
*Historic avenues containing London Planes are declining at a rate commensurate with their age*



## 4.6 Tree Age Structure

4.6.1 In general, the Common has an aging tree stock with over half of the trees having reached full maturity and a progressive number of trees crossing over into over-maturity each year. This explains, to some degree, the fair condition of many of the fully mature trees, as age accounts for the inevitable presence of physiological and structural defects. The bulk of circa 1895 planting is now fully mature, meaning that they have attained full canopy height and spread with only minimal further extension growth expected. Such trees have fully exploited the available soil volume at their disposal and their crown shape has been determined by the presence of nearby trees together with the availability of light. Of all the London Plane trees, approximately 350 are mature with only 56 categorised as semi mature or young (see Table 3 below). A similar pattern can be established in the age structure of the Lime trees. There is an evident trend illustrating that Horse Chestnut, Ash and more recently Oak, have dominated the 20<sup>th</sup> century planting and replanting regimes.

### Plan 4 Age Distribution (also included at Appendix 4)



**Table 3 Age Structure of Existing Trees at Clapham Common**

Age	Total	Percentage of Total	London Plane	Lime
Young	394	17%	23	16
Semi Mature	652	29%	33	121
Mature	1266	54%	347	292
Over Mature	40	2%	17	2

- 4.6.2 Table 3 provides a current age breakdown of the 2,352 records (including the large groups) of trees and which demonstrates the implications to sustainable canopy cover at the Common. Faced with the inevitable loss of the mature trees over the coming decades, the appearance and dominance of the historic arboreal features, such as the Avenue Horse Track, is in jeopardy. This imbalance in the age structure cannot be readily reversed and can only be offset by timely and on-going tree planting.
- 4.6.3 The anticipated volume of replacement and succession planting will be heavily influenced by the availability of resources. However, based upon the current rate of tree decline (10% dead/poor condition measured over the last 5 years), complete succession planting can be achieved by planting 50 trees per year, for the next 50 years. Whilst it is not expected that all the current tree stock will have declined and failed over this period, succession planting, equating to 2500 trees, will create a more diverse age structure and achieve sustainability and continuity in canopy cover.

*Declining Common Lime tree*

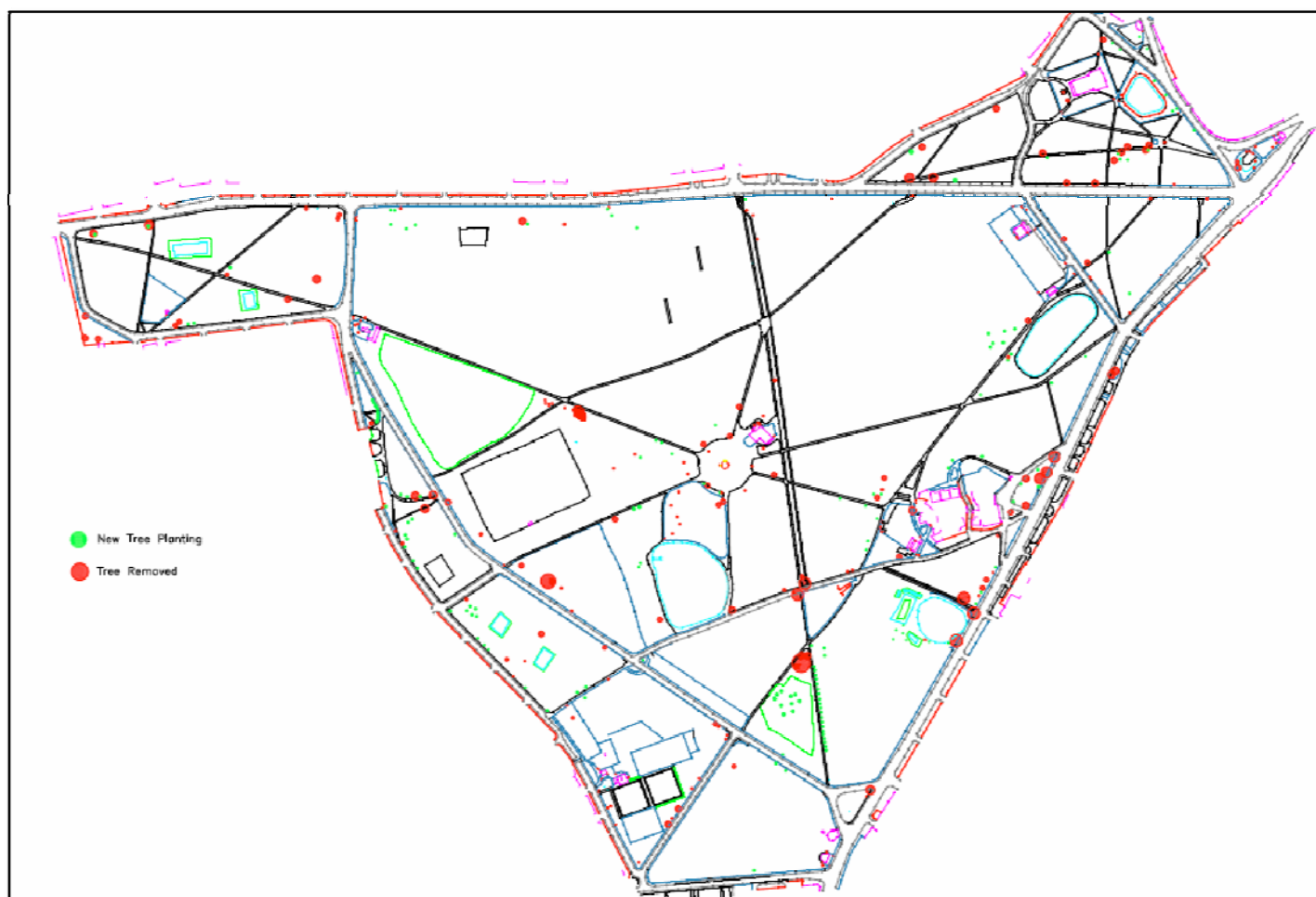




## 4.7 Recent Planting

- 4.7.1 Close to 150 standard trees have been planted since the trees were first plotted on the Council's tree data computer system in 2005. The majority of this has been carried out by the Friends of Clapham Common in partnership with Trees for Cities. This planting has included a second row of Lime trees along the eastern edge of Nursery Wood and screening with ornamental trees near Wakehurst Road. Most recently, the Trees for Cities project has planted trees in various locations, particularly along Clapham Common West Side. Plan 5 indicates the distribution of recent planting to those lost.
- 4.7.2 The soil type at the Common heavily influences success rate of new planting. Geological survey maps of the areas show that the Common is located on River Terraces comprising wide tracts of stratified gravel and sand covered by a thin peaty bed. It is clear from observations of the Common that some species thrive (London Plane) whilst others struggle to reach their full growth potential (Oak).

**Plan 5 Showing New Planting in Comparison to Felled Trees over a 5 Year Period (Appendix 5)**



- 4.7.3 Approximately 10% of young trees, (planted over the last 5 years) have either died or are in a poor condition. Whilst this survival rate for urban planting is not unusual, it highlights the need for timely and ongoing aftercare in the early stages of growth. However, appropriate replacement and succession planting is required, to ensure that the historic character of the Common is not lost.

*Newly planted Sweet Chestnut*



Ash tree with advanced basal decay requiring replacement



## 4.8 Tree Decline and Factors Affecting Longevity

4.8.1 The number of established trees lost over the last 5 years, based on tree felling records, roughly matches the newly planted trees over the same period. However, subject to the imminent failure of dead, dying or poor trees (approximately 10%), it is likely that the number of trees most likely to be lost in the next 5 years will outstrip the current number of new trees being planted.

4.8.2 The factors affecting tree longevity and their decline at the Common are wide and sometimes unpredictable but which are often associated with the following;

### i) Species Characteristics

Tree species have a huge variance in life expectancy. Oaks for example, would only be considered to be mature at 150 years whilst a Silver Birch is often over-mature and in a state of decline at 80 years. Whilst this issue cannot be countered with the existing tree stock, species selection for new planting programs will have a considerable influence on the tree cover for future generations.

### ii) Soil Type

The soil type and structure determine the depth and spread of roots. The Common was originally marshy, which would have had limited soil fauna and created an anaerobic characteristic. When the Common was drained in the late 18<sup>th</sup> Century, the resulting soil will have been low in nutrients and freely draining owing to the sand and gravel subsoil. Whilst 20<sup>th</sup> century horticultural practice will have created the improved grassland now present, the low nutrient content of the soil and free draining structure, will limit the natural growth potential of established trees.

### iii) Nutrient Availability

This can be considered as one of the principal factors, which governs tree vitality and condition. If lacking in nutrients, particularly nitrogen and potassium, trees will become stressed. Secondary factors, such as prolonged drought for example, can predispose trees into premature decline. The application of fertilisers is a relatively inexpensive operation but they must be applied with caution having due regard to species, soil conditions and dosage. Applied incorrectly, any desired benefits can be lost and indeed may even result in lasting harm. Application of fertilisers may also conflict with other management aims at the Common, such as wild meadow creation in the Ecology Core, which is reliant on poor soil nutrient levels. It is therefore often more effective and with fewer impacts, to improve the soil health by introducing mycorrhizae and bacterial washes together with relieving soil compaction and improving soil structure.

#### iv) Soil Compaction

Compaction (compression of soil particles to the exclusion of air spaces) and breakup of soil structure can be considered alongside nutrient deficiency as a major cause of tree decline. Compaction asphyxiates roots and prevents their development and the regrowth of fibrous, feeding roots. As part of the tree survey in August 2011, soil density has been tested in various areas and measured at over 3 MPa. This equates to a soil which is wholly unsuitable for root development and growth and can be considered to be highly compacted. This could have been caused by many years of pedestrian footfall but soil structure can be rapidly damaged following the passage of machinery and vehicles, particularly in wet weather. Soil de-compaction can be highly beneficial, but is only unusually prescribed for high value trees. Prevention of compaction and protection of trees during routine parks maintenance and events is equally, if not more important.

#### v) Pest, Disease and Pathogens

Susceptibility to disease and aggressive pathogens can be heavily influenced by the above factors. Equally pruning wounds create an entrance point for pathogens, particularly decay fungi. The most prolific and visible pest can be seen on Horse Chestnut with its Leaf Miner causing premature leaf discolouration and fall. However, the more harmful Bleeding Canker of Horse Chestnut, which uses Lime species as a host too, has been identified at the Common. This disease affects both young and old trees and often leads to rapid death.

The decay fungus *Inonotus hispidus* is present and can be encountered fairly frequently on the mature Ash trees and to a lesser degree on the London Plane. Whilst Plane trees can tolerate the decay strategy of the fungus; Ash trees are unable to resist the rapid breakdown of timber fibres. As a consequence, this fungus is contributing to the decline and loss of the mature Ash trees along Windmill Drive. There are typically few practical control measures available to counter such pests and diseases and dealing with these issues at the Common must rely on the



ongoing tree survey program to identify and address any associated risks.

*Decay pathogens (e.g. Rigidoporus ulmaris in the image) have few control measures and trees displaying such disorders require careful assessment.*

## 5. Principles of Management

## **5.0 Principles of Management**

5.1 This section sets out the principles and methodology of the management and maintenance of the trees at the Common. Whilst there are clearly tasks and aims, which apply solely to the Common, these principles reflect the homogenous management, pruning and felling policies that are in place Borough-wide.

## **5.2 Council's Management Procedures / Policies**

5.2.1 The management and maintenance of all council-owned trees is undertaken by the Tree Section housed within the Lambeth Parks and Greenspaces department. The section is managed by the Parks' Client Officer and currently has three Tree Officers. Enquiries directed to Council with regard to trees generally, their pruning or felling are dealt directly by the Council's Tree Officers. Residents' telephone or email enquiries are re-directed to the Tree Officers, but identification of obvious defects and problems on the Common, for example, may be received from Parks Rangers and other staff, the members of Friends groups or the Council's arboricultural or grounds maintenance contractors.

## **5.3 Lambeth Council's Tree Survey Methodology**

5.3.1 Lambeth Council is committed to the regular inspection of its trees. This ensures that the Council meets its 'duty of care' to the public and others, within a time scale, which balances the availability of resources with industry best practice. At the Common, a detailed tree survey is carried out every 3 years and is supplemented with the identification of defects and problems by walking surveys and routine site visits.

5.3.2 The detailed tree survey is undertaken by a competent person with a minimum Level 2 qualification in Arboriculture. This equates to having sufficient training, expertise and/or qualification to identify tree hazards, assess levels of risk and make appropriate management recommendations.

5.3.3 The tree survey data collection, throughout the Borough is conducted using the industry-recognised Visual Tree Assessment system. This system is based on identifying both the biological and structural symptoms of defects or disease. Further investigation may be necessary, if internal decay is suspected for example, but this level of investigation, possibly with the use of decay detection equipment or aerial inspection, would not routinely be applied. A detailed record of each individual tree is held on a bespoke tree management database, Ezytreed, and enables the Tree Officers to record, categorize and analyse the survey data, as well as reviewing tree management history and creating works orders for contractors.

## 5.4 Pruning

5.4.1 Decisions for tree pruning requirements will be based on best arboricultural practice but the implementation of work will ultimately be balanced against the availability of resources. The need for tree work is prioritised as a result. Pruning, to deal with an immediate health and safety issue will be treated as a priority and matched with an appropriate level of work. The majority of tree pruning and felling requirements for the Common are identified during the cyclical tree survey program. The identified works are recorded and then issued in bulk to achieve best value based upon the economy of scale. Requests for works in addition to the cyclical program will not be undertaken unless a tree is:

- Imminently dangerous
- Dead, dying or significantly diseased
- Implicated as being a primary causal agent in cases of proven structural damage

5.4.2 Pruning requests for trees on the Common, which overhang into private property, are likely to be rare owing to the low number of adjacent residential buildings. Such work will not be routinely carried out unless it falls within one or more of the above criteria. There is no obligation for any tree owner, including the Council, to prune back overhanging branches, unless they are causing damage. Residents have a common law right to cut back any over-hanging branches to the boundary line whilst maintaining a duty of care to others. Trees covered by a Tree Preservation Order or which grow within a conservation area (as is the case at the Common), normally will require approval from the Council's planning department. The Council however, does not need to obtain approval for working upon its own trees within a conservation area.

5.4.3 The Council's current arboricultural works contract allows for tree works to be specified in terms of a 'General Prune'. This is a pruning description, which encompasses the broad elements of crown lifting, removal of dead wood or defective parts and which allows for some canopy thinning as well as re-pollarding work (under direction). The work description is set to a prescribed and acknowledged standard. Pruning instructions can still be specified individually, if this is beneficial for tree health but the ability to apply the 'General Prune' description is seen the most cost effective means to issue a range of necessary works in order to bring the selected trees to the contractual and arboricultural standard. Typically, a light general prune (GP1) is specified for low risk trees, which require minimal intervention (e.g. The Ecology Core). A heavier general prune (GP2) is unusual but may be applied to trees which are in close proximity to (targets) such as roads or playgrounds (e.g. Battersea Rise) or which require more intensive management in order to address a specific problem or defect.

5.4.4 In line with good arboricultural practice the Council will not routinely heavily reduce or pollard trees, as not only can this have a negative impact on tree condition, but such work also commits the Council to a potentially costly and intense regime, which manages the subsequent regrowth. The amenity value of heavily reduced trees is also diminished, which is considered to be undesirable. Pollarding is appropriate in some circumstances however, where for example pollarding or reduction follows an established management regime or specifically to deal with a severe structural defect. Such techniques can also be employed when complete tree removal is undesirable (e.g. to retain standing dead wood habitat). Pollarding cannot usually be retrospectively applied to mature trees without inflicting severe stress and which may not be

tolerated by the tree. The Common has many examples of lapsed pollards, which have not been pruned in this manner for many decades. Any attempts to recreate pollards from mature canopies must be carried out with due regard to existing tree condition, species and setting.

## **5.5 Pruning Best Practice**

- 5.5.1 All tree work is carried out by the Council's approved contractor. Pruning and felling is carried out in accordance with the contract specification and adherence to the recommended guidance set out within British Standard BS3998:2010 – 'Tree Work - Recommendations' (Appendix 6).
- 5.5.2 Prior to any tree works being undertaken on the Common, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. nesting birds, bats and invertebrates etc.) may be affected. The timing of tree work may therefore be governed by the emergence of young, together with seasonal and weather conditions.

## **5.6 Tree Removal**

- 5.6.1 Lambeth Council operates a strict policy in regard to consideration of the removal of Council-owned trees. This is based on the Council's commitment to retaining its current tree stock for future generations. Regardless of issues of inconvenience such as falling leaves, flowers, sap or other tree debris, trees will only be considered for removal where one or more of the following criteria are considered to apply:
- In imminent danger of falling or collapse
  - Dead, dying or significantly diseased
  - Required in the control of pests and/or pathogen
  - An established link with subsidence
  - Within a woodland and required for improvement
  - Part of a management plan
  - Ecological improvement
- 5.6.2 The total removal of a tree, even when it falls within the above criteria, may not always be appropriate. This is particularly the case in woodlands or very secluded areas, when the retention of standing stumps or 'monoliths' are important habitat for invertebrates and bats. In such cases they will also contribute towards Lambeth's Local Biodiversity Action Plan. It would not usually be appropriate to retain monoliths in high-use or formal areas, as their stability and anchorage are often unpredictable.



- 5.6.3 Tree felling (removal) when considered appropriate, can be undertaken in two ways; i) by dismantling in sections and ii) by felling from ground level or straight felling. The method of tree felling will be suited to both the location and the tree. It will usually be necessary to dismantle a tree in sections where it overhangs a road or building or where the ground surrounding the tree requires protection. Felling trees within an open area or indeed within the woodland may be appropriate through adopting the straight felling method. Whether or not to remove trees may be governed by the particular management aims for the individual Character Areas. Consideration for example of the removal and disposal of trees should be exercised in order to prevent the introduction or spread of pest and pathogens. The pathogen most likely to be transmitted within the UK is *Phytophthora spp.* which is a fungal causal agent of various diseases. The bacteria *Pseudomonas syringae pv. aesculi* (causing Bleeding Canker) is affecting a number of Horse Chestnuts on the Common and their careful removal and disposal, is necessary as a measure to restrict the spread of the pathogen and associated disease.
- 5.6.4 The removal of stumps, following tree felling, is considered to be appropriate in formal settings such as the Old Town or the Bandstand. If left in situ, stumps appear unsightly, constitute a trip hazard and potentially harbour tree-specific pathogens such as Honey Fungus, which can spread to local, healthy trees. When re-using the planting location or planting pit (within hard standing areas), typical planting preparations will require the stump to be ground out (using specialised machinery) and the introduction of new, graded topsoil free from weed species and pathogens.

## 5.7 Transplanting

- 5.7.1 The transplanting of trees, when identified individuals are not deemed to be in-keeping with the defined Character Area, may be possible with specialised equipment and techniques. Mechanical tree 'spades' can be employed to lift and transplant young trees with a stem diameter in the region of 20cm in valid circumstances. However, typical tree moving machinery can be readily used to transplant trees between 5 and 10 cm diameter. Transplanting very large trees (diameters in excess of 40cm), using a specialised tree platform for example, may be possible but compared to tree replacement, may be considered prohibitively costly.

## 5.8 Replanting

5.8.1 A systematic replanting methodology is necessary to ensure that requests for new trees are dealt with in a fair and ordered manner and are suitable to the area in question. It is also relevant to monitor and plan future replacement programs at the Common. The following systematic process is to be employed when recording suitable planting locations and requests from residents. The system relies on the Council's tree survey database to hold records of new and existing planting locations and should be applied in the following sequence:

i) Analyse tree database to identify vacant tree pits / locations of felled trees (site or region based)

ii) As part of the on-going cyclical tree survey program, identify:

- New planting locations specific to local need / management aims
- Delete planting pits of those deemed unsuitable (i.e. close to buildings or with 5m of the Highway)

iii) Following a planting request from members of the public:

- Supply residents (upon request) with local plan showing planting opportunities based on management priorities
- Upon agreement, associate the request for tree planting with an location on ezytreev database

iv) Strategic or succession planting:

- Associate new planting in suitable location next to, or in the region of over-mature or declining trees

*Sufficient resources will be required to enable effective data collection, to ensure records are updated regularly and to carry out ongoing analysis of the database.*

5.8.2 Whilst the majority of planting will be carried out by the Council's contractor, tree planting by volunteer and the members of the community has been highly successful in the past, and the individuals and groups will continue to be involved with the tree planting program at the Common. To ensure the best survival rates and aesthetic consistency, a detailed planting specification is provided at Appendix 7, which should be both issued to and adhered to, by all those involved in any form of tree planting on the Common.

### 5.8.3 Species Selection

Consideration of species choice (and tree size) will include a combination of factors: Purpose (e.g. screen, amenity, infill, focal point, replacement, biodiversity); history of success or failure; soil type and depth; position/space; potential longevity; aspect (north south east west) and available light; and site character.

#### i) Avenue Planting

It will be prudent to maintain the main characteristic avenues (Avenue Road and Long Road) with London Planes and Limes. However, consideration must be paid to the type of London Plane or Lime. The low-hanging branches of Silver Pendant Lime (*Tilia petiolaris*), although impressive as a singleton would inhibit passing traffic and be 'out of keeping' with the other trees in these avenues. The existing species of London Plane (*Platanus x hispanica*) rather than Oriental Plane should be maintained together with the specific clone, rather than in-filling with 'Augustine Henry' for example, which has a different form and appearance.

#### ii) Biodiversity Gains

Although exotic species such as Horse Chestnut and London Plane appear to thrive relatively well on the Common, the native species such as Wild Cherry, English Oak, Alder and Aspen will provide benefits to the flora and fauna (mostly invertebrates) of the Common. Species bearing fruit such as Rowan and Hawthorn will provide an attractive source of food for birds when planted in groups for example.

#### iii) Climate Change Adaption

Tree species, known to be susceptible to a climate with less rainfall, include Common Beech, Silver Birch and Whitebeam. However, species that seem to be resistant to long periods without rainfall include Sweet Chestnut (*Castanea sativa*), Red Oak (*Quercus rubra*), False Acacia (*Acacia pseudoacacia*) and Tree of Heaven (*Ailanthus altissima*). The use of these species should be promoted in appropriate locations at the Common to prevent widespread canopy loss.

#### iv) Air Quality

Lambeth borough is an Air Quality Management Area (AQMA). 90% of Lambeth's air pollution is from vehicles and the main pollutants of concern are Nitrogen Dioxide, Fine Particulates, Carbon Monoxide and Volatile Organic Compounds. Certain tree species can assist more effectively with reducing particulate pollutants than others. Tree species which possess leaves with tomentose or down (small hairs) e.g. Pawlonia, Limes and London Plane help to trap particulates and which fall to the ground and are either cleared or naturally disperse and decompose.

#### 5.8.4 **Species to Avoid** (*considerate planting location*)

##### i) Avoidance of future tree-related damage

There are tree species which are notorious for causing direct and indirect damage to structures on clay soils, for example Weeping and Crack Willows, Hybrid Black Poplars and Horse Chestnuts. Planting tree species, which have a capacity to grow with large dimensions, should be avoided within proximity of existing buildings and this may include London Plane. Consideration should be given to the future relationship between trees and buildings and the people that use them. Tree species such as Flowering Cherry and Norway Maple have shallow, surface roots and regularly cause direct damage to paths and kerbs. The planting location of such tree species should be carefully considered as their root growth may lead to the development of trip hazards from a young age. Horse Chestnut trees are well-known to affect defective drainage systems and should be avoided when planting near to underground services. Fruit-bearing trees such as Apples, Pears and Plums may not be suited to the Common unless special circumstances prevail. Exotic, ornamental species, which are unrepresented in other parts of the Common or general locality are unlikely to be suitable but clearly, all factors should be given fair consideration.

### 5.9 **Woodland Management**

- 5.9.1 The principle aim to increase biodiversity value of both Battersea and Nursery woodland, has been adopted by the Woodland Management Plan 2007 to 2012. This is an on-going project and tasks are being completed through a combination of public funding and voluntary action. Primary tasks include the thinning out of closely-spaced young trees and under-planting of desirable woodland species.
- 5.9.2 Woodland thinning is a process of progressively removing trees (sometimes over many decades) to decrease stand density and allow space for the retained trees develop. Traditionally, the purpose would have been to improve timber quality; the trees chosen to be removed therefore would be the weaker and suppressed individuals, with no long term value. Thinning for habitat improvement has very different aims. For example, the retention of forked trees or those with 'swept' stems (stem distorted by wind or defect), is not considered to be problematic and can in many ways add to the diversity and natural appearance of woodland.
- 5.9.3 Over-thinning on the other hand can lead to serious problems with trees being predisposed to blowing over due to changes in stand dynamic and exposure to unfamiliar wind loading. Although thinning is recommended up to an intensity of 50% in the Woodland Management Plan, this is unlikely to be a problem due to the young age of the focal trees. The shelter provided by the surrounding mature trees will afford protection to the newly thinned trees. The timing for the subsequent phases of woodland thinning usually corresponds to a time when the branches of the tree canopy meet.
- 5.9.4 Shade and weed competition are usually the limiting factors to successful establishment of new trees beneath existing tree canopies. Shade tolerant species such as Beech are far more likely to succeed and successful planting can be promoted through regular aftercare. It will be necessary to prioritize aftercare, such as weed control and watering in dry weather.

## 5.10 Special Management Principles

5.10.1 The management of over-mature or 'age fragile' trees should be individually assessed before any works are carried out. Trees in such a condition are easily strained and droughty climatic conditions (e.g. causing water stress in summer) and inappropriate or heavy tree pruning works can force over-mature or 'age-fragile' trees into decline. In summary, it is likely that the following management practices may be appropriate in some form:

- Retention of secure dead wood (where this does not overhang well-used footpaths or formal areas)
- Retention of standing dead trees 'monoliths' (following an assessment of stability)
- Natural fracture pruning techniques (dead wood and live wood) when carrying corrective pruning works if suitable for biodiversity gains (sometimes referred to as coronet pruning)
- Retrenchment pruning to manage declining trees
- Re-pollarding to address health and safety issues within the Lime Avenue

### 5.10.2 Pruning

Some of the following pruning operations and techniques *may* be appropriate for individual, high quality or special trees.

- Pruning to render dead branches safe (may include retaining 'pegs' or short pieces of dead wood)
- Crown cleaning to remove all dead wood, crossing branches and to improve the aesthetic quality of a tree
- Pruning to reduce the risk of branch failure (shortening branches or reducing weight and lever)
- Pruning to encourage flowers and fruiting
- Pruning to remove or encourage climbing plants and habitat creation e.g. ivy growth

### 5.10.3 Soil improvement (following assessment of soil compaction)

In order for trees to grow successfully, their rooting medium must be healthy and fertile. The soil in which trees grow, especially older trees, can become 'sour' with poor soil structure, lacking in microbial activity and low in nutrients. Regular passes of pedestrians and or vehicles (footfall) can cause a soil to become compacted, lacking in oxygen and inhospitable for root growth. Where trees are of a quality or importance to merit special management, the following operations to improve the rooting medium are to be considered:

- Soil de-compaction using specialised pneumatic equipment
- Vertical mulching by introducing organic matter into the rhizosphere
- Soil drenching with micro-bacterial washes
- Introduction of mycorrhizae (specialised fungi) by soil drilling
- Exclusion of competition (felling competitive species), removal of grass
- Application of appropriate mulches over rooting area
- Exclusion of foot fall/passing maintenance traffic

### 5.10.4 Prevention (protection against vehicle damage at events)

Trees can suffer direct damage from event vehicles. It will be prudent to identify those trees most at risk (i.e. those nearest access points to the Common and or those in the region of events) and to assess the best forms of protection, which may include a combination of the following:

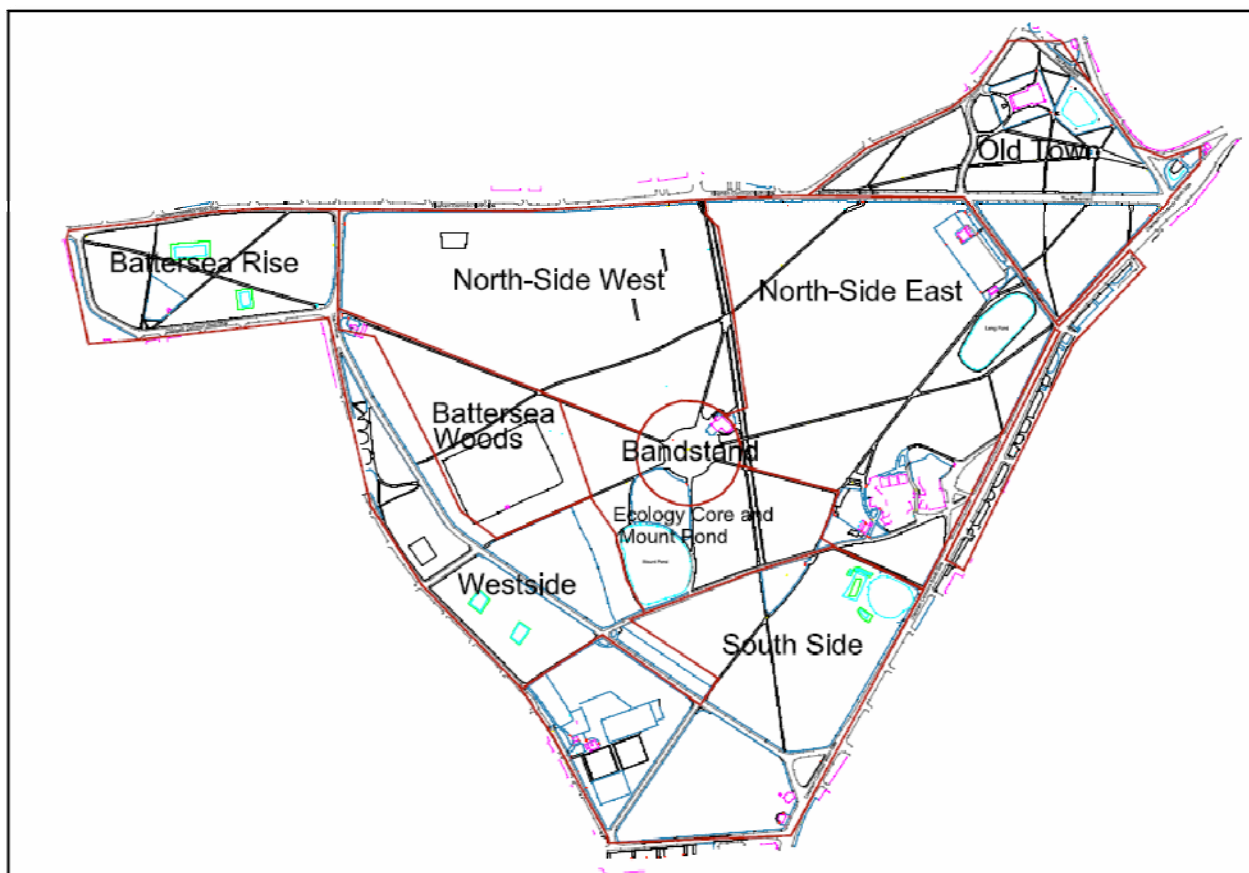
- Pruning (low branches)
- Root area direct protection (with temporary ground protection)
- Root area direct protection (with permanent ground protection e.g. Cellular Confinement Systems)
- Protection of trunks using 'trunk boxes'.
- Avoiding the use of trees for lighting or other electrical support
- Re-routing pathways/access points
- Soil de-compaction measures

## 6. Defined Landscape Character Areas

## 6.0 Defined Landscape Character Areas

6.1 Clapham Common was defined and separated into eight character areas as part of the Masterplan. These character areas reflect the nature of current and historic usage, but also broadly segment the Common by type and age of its trees and woodlands. As the Tree Strategy seeks to develop and accomplish the key objectives in the Masterplan, it is only logical that it too shall use these defined character areas for means of description and separation of tasks in the Action Plan.

### Plan 6 – Character Areas – Masterplan





## 6.2 Battersea Rise & West Side

### Battersea Rise

- 6.2.1 Mature London Plane trees flank Clapham Common West Side and includes originally planted trees dating from the late 1800's. Common Lime is a slightly later addition but these too are also now fully mature. Both the London Plane and Lime species are largely good quality here. Historic management has included pollarding, but recent pruning has been restricted to crown lifting and thinning. Later 20<sup>th</sup> century planting, including a mix of ornamentals are found within the central areas with no dominance of one particular species. Mature examples of Horse Chestnut, False Acacia, Common Lime, Norway Maple, Sycamore and Holm Oak are present. Planting in the last 20 years has mirrored this mix of species adding English Oak and Hornbeam.
- 6.2.2 Pruning requirements of the avenue trees have typically been restricted to canopy thinning but a reduction in size will be required in the future, in order to draw back branches overhanging the adjacent highway. The need for this will be established as part of the tree survey program. The mature and over-mature trees within the central areas will generally require light thinning to remove dead and defective parts and lift low branches.
- 6.2.3 Trees bordering internal footpaths include a number of excellent and good quality London Planes and Holm Oaks. Large Norway Maples are also present but are in poor and fair condition and their removal is likely to be required in the medium term. The over mature and poor quality False Acacia trees are expected to decline in the short term.

#### *20<sup>th</sup> Century planting of Ash and Horse Chestnut*

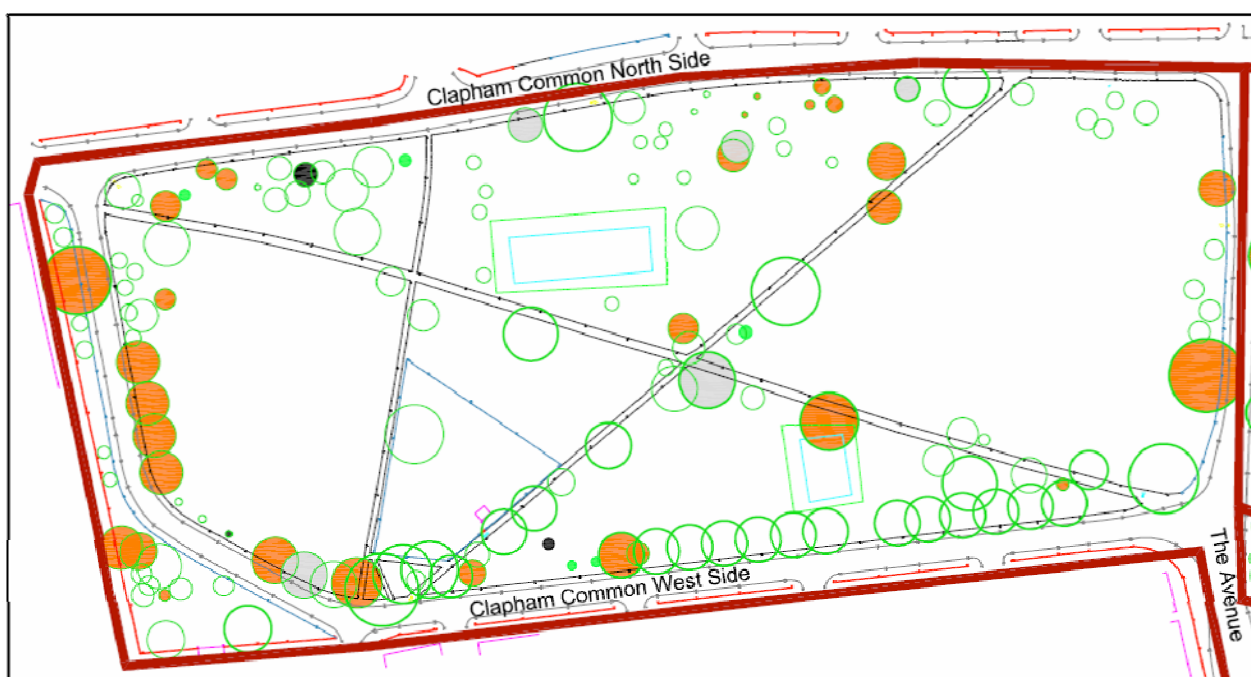


## Key Issues

1. Declining high amenity trees in avenues and towards boundaries
2. Unchecked growth of London Plane trees requiring substantial pruning
3. 20th Century infill planting not replicating circa 1895 layout

## Battersea Rise – Tree Condition

- Dead Dying
- Poor
- Fair



### Action Points (Tree Strategy Objectives - TSO)

Closely monitor condition of the mature and over mature fair quality trees as part of Tree Survey Program (TSO 1)

Implement soil improvement program, vertical mulching and/or soil de-compaction measures for the poor quality avenue and specimen trees (TSO 4)

Progressively replace dead trees in the internal areas with large growing, native species (TSO 2)

Concentrate additional planting to northeast and eastern areas to replicate 1895 layout (TSO 3)

Succession planting in suitable locations next to avenue and specimen trees (TSO 3)

**Suitable Species**

Avenue and Boundaries - London Plane, Lime

Specimen Planting within Internal Areas – English Oak, Lime, Ash

Infill / Structural Planting – Rowan, Alder, Field Maple

The addition of species suitable for Climate Change adaptation should be considered

### 6.3 West Side

- 6.3.1 The London Plane trees flank both sides of The Avenue and the Horse Track and are a defining feature of the Common. The quality and condition of the trees is mixed, but the fully mature Limes are gradually declining. There are a number of unplanted gaps along the avenue from Windmill Drive to Broomwood Road and these should be replaced if not hindered by excessive shading from nearby trees. 19<sup>th</sup> century planting includes the very large London Plane and Black Poplar on the green adjacent to Wakehurst Avenue. Both trees have been heavily reduced in the past. Mature Sycamores are located to the south, but as the area opens, amenity grassland dominates, with few internal trees. A large standing stump (created as a wildlife monolith) has been retained, but this practice should not be replicated due to the semi-formal nature of area and for safety reasons. Tree stumps are a food source for Honey Fungus and in formal areas they should be removed entirely.
- 6.3.2 Recent pruning has been restricted to canopy lifting and thinning to remove deadwood over the highway. It is expected that this will continue to be the priority for pruning. The western boundary has both young Silver Birch (planted in the last 10 years) and mature Silver Birch. Following the decline and loss of the mature Silver Birch, their replacement is not considered appropriate.



*Rapidly declining London Plane tree along the Horse Track*

### Key Issues

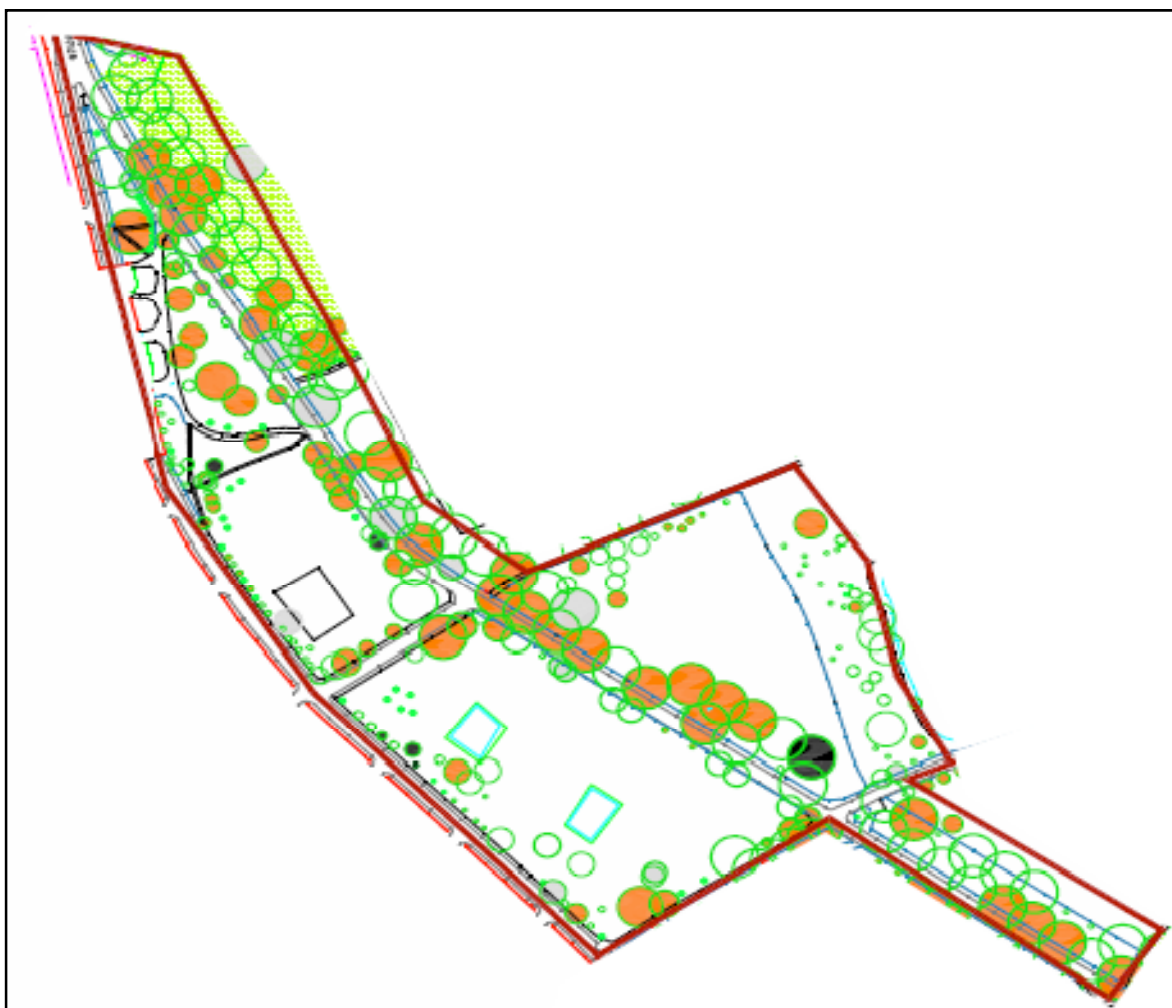
1. A high proportion of trees are considered to be in a Poor or Fair condition resulting in the potential loss of key character features such as the avenues
2. Sporadic use of ornamentals detract from visual character
3. Extensive use of Birch trees along western boundary detract from historic character

### West Side – Tree Condition

● Dead Dying

● Poor

● Fair



**Action Points (Tree Strategy Objectives)**

Monitor condition of the mature and over mature avenues (focusing particularly on the Horse Track Ride) as part of Tree Survey Program (TSO 1)

Implement soil improvement program, vertical mulching and/or soil de-compaction measures for the poor quality avenue and specimen trees (TSO 4)

Replant current and emerging gaps along the Avenue and Horse Track (TSO 3)

Retain standing and canopy deadwood on trees to the east of the 'horse track' and around the fairground site, where this does not constitute an Health and Safety issue (TSO 4)

In the long term, consider the wide scale removal and replacement of historic avenues, once they have fully declined (TSO 1)

**Suitable Species**

Avenue and Boundaries - London Plane, Common Lime

Specimen Planting within Internal Areas – English Oak, Lime, Ash

Infill / Structural Planting – Rowan, Alder, Field Maple

The addition of species suitable for Climate Change adaptation should be considered

## 6.4 North-Side West

- 6.4.1 To the east of The Avenue the trees are concentrated at the boundaries with open central areas allocated to sports and recreation. A mature avenue of Horse Chestnut links Clapham Common North Side to Battersea Woods and includes trees in both good and fair condition. A small number are failing due to suppression, being shaded out by adjacent, dominant trees. Only minor pruning is likely to be required in the near future coupled with the removal of suppressed trees, when they exhibit symptoms of imminent demise.

*Common and Red Horse Chestnut avenue*



- 6.4.2 Mature trees, comprising mainly of Common Lime, run along the northern boundary with isolated examples of Sycamore, Horse Chestnut, Oak, False Acacia, Norway Maple and Beech. The remnants of the Spring Well tree group planted in 1870, includes a mature London Plane of excellent quality and a notable Lime tree. The group is surrounded by fair and poor quality Horse Chestnut and a Turkey Oak meaning that succession planting is essential along this boundary in order to secure the future of this key character feature.

- 6.4.3 A dense avenue of maturing London Planes runs along the boundary between North Side West and North Side East (linking Clapham Common South Side with Bishops Walk). These trees are closely spaced, some with inherent structural weakness due to tight forks. No historic pruning is evident but the weaker trees are likely to be shaded out and suppressed in the future, possibly triggering the need for their removal.
- 6.4.4 Fully mature London Plane and Common Lime trees are concentrated to the east of Bishops Walk and include a high proportion of good quality and visually important trees. Recent planting along Bishops Walk, has resulted in an unbroken avenue, without gaps. Resources should be concentrated along the northern boundary to replace historic groups and specimens and introduce native shrub groups. This will break up the large expanse of the sports pitches and maturing London Plane avenue.

*Maturing London Plane avenue dividing North Side West & North Side East*



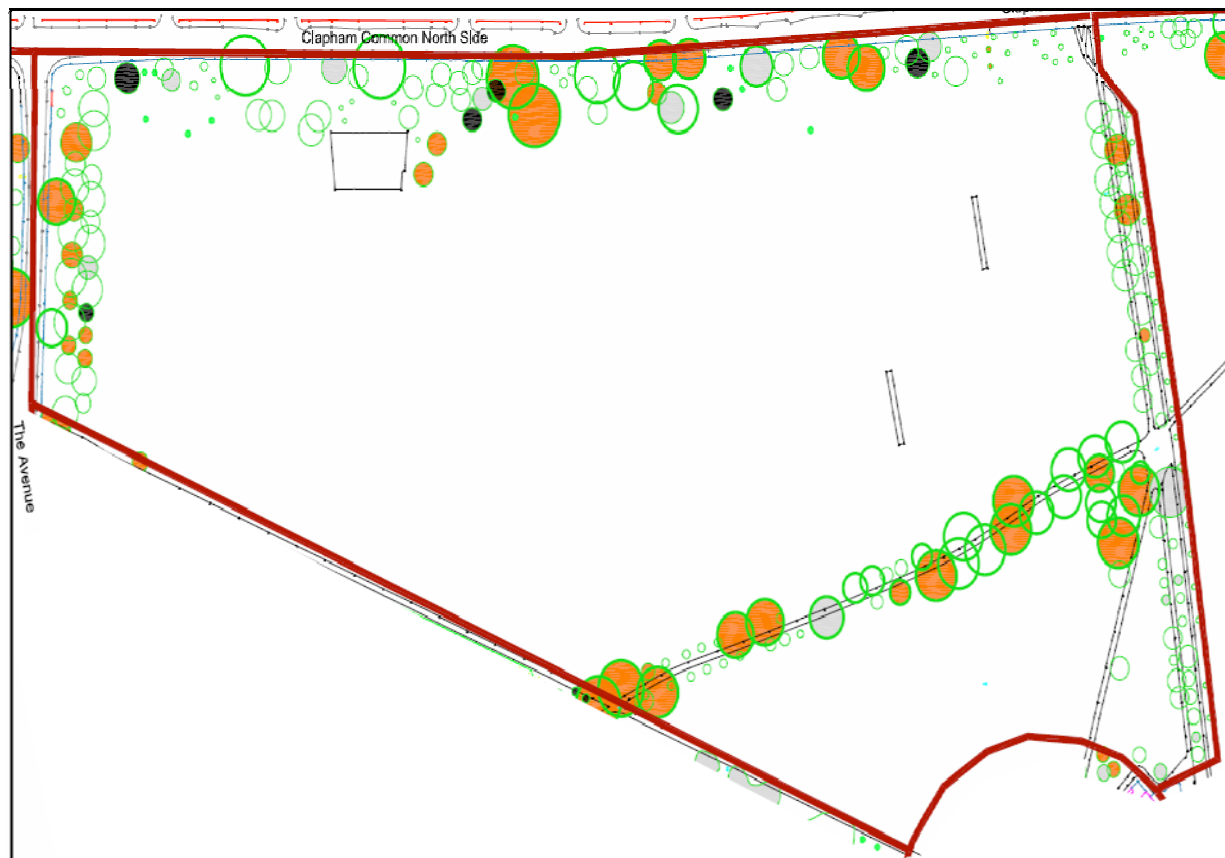
**Key Issues**

1. Progressive loss and decline of key character trees without suitable amount of replacement planting
2. Dense, internal barrier between North Side West & North Side East
3. Erosion and compaction of soil around trees due to desire line along northern boundary
4. Bleeding Canker present in Horse Chestnut avenue



### North – Side West - Tree Condition

- Dead Dying
- Poor
- Fair



### Action Points (Tree Strategy Objectives)

Remove poor quality and suppressed trees from the Horse Chestnut avenue (TSO 4)

Succession and replacement planting along the northern boundary to be prioritised (TSO 3)

In the long term break up newly planted avenues through removing weak and suppressed trees (TSO 3)

Closely monitor condition of the mature and over mature trees, as part of Tree Survey Program (TSO 1)

Implement soil improvement program, vertical mulching and/or soil de-compaction measures for the poor quality avenue and specimen trees (TSO 4)

**Suitable Species**

Avenue and Boundaries - London Plane, Common Lime

Specimen Planting within Internal Areas – English Oak, Lime, Ash

Infill / Structural Planting – Rowan, Alder, Field Maple

The addition of species suitable for Climate Change adaptation should be considered

## 6.5 Battersea Woods

- 6.5.1 The woodland can be considered to be immature, without a developed age range or true woodland structure (such as a staggered edge or defined woodland understorey). The woodland has developed from an area of unmanaged park land, in which self-sown secondary growth of False Acacia, Blackthorn, Hawthorn, Elder and occasional Crab Apple has established beneath the original London Plane and Lime trees. This secondary growth is most dense on the boundary with The Avenue, and thins out considerably towards the east.
- 6.5.2 Most of the understorey trees are closely spaced, suffering suppression or die back as a result of dense shade. Without continued management, the use and value of the wood will decline and health and safety issues are likely to increase. Woodland operations such as thinning and enrichment planting are necessary in the long term. This will help improve woodland structure and ensure that there is adequate space for the remaining trees to develop. It will also increase light infiltration to the woodland floor helping to promote ground flora and the shrub layer, thus aiding wildlife diversity.
- 6.5.3 The woodland is under active management in partnership with the Friends of Clapham Common and is set out in the Clapham Common Woodlands Management Plan 2007 – 2012. The management tasks involve a mixture of stand thinning and widening of footpaths to increase light infiltration and grading on woodland edge. The character of the open scrub towards the east is being maintained, with ‘dead hedging’ planned around the main groups. The retention of standing stumps and dead wood is encouraged to help achieve Lambeth’s Biodiversity Action Plan aims. Continuation of the principles and tasks set in the Plan will need to extend beyond 2012 in order to ensure that these positive biodiversity gains are continued. However, the mature London Plane trees running along the southern boundary are to be actively managed as individuals.
- 6.5.4 There are opportunities to extend the area of woodland along the eastern boundary of the all-weather sports pitches. The continuation of the open form of the woodland, whilst creating additional wildlife corridor links to the Ecology Core, can be achieved through planting varied, but compact groups of native trees.

### Key Issues

1. Self sown woodland with limited age and species diversity

### Battersea Woods - Tree Condition

- Dead Dying
- Poor
- Fair



**Action Points (Tree Strategy Objectives)**

Update and implement Management Plan for Clapham Common Woodlands (TSO 1)

Make biodiversity gains through retention of standing deadwood, use of dead hedges for internal boundaries and additional planting (TSO 4)

Carryout woodland thinning and replanting, whilst retaining the current character and layout (TSO 2)

Develop defined woodland edge for maximum wildlife gains (TSO 1)

Install interpretation boards to promote wildlife potential and woodland management practices (TSO 4)

Utilise transplanted Silver Birch (BR&WS) and Oak (NES) (TSO 3)

**Suitable Species**

Native Woodland Species e.g. English Oak, Ash, Silver Birch, Holly and Hazel

## 6.6 The Ecology Core & Mount Pond

- 6.6.1 The Ecology Core has a well defined character comprising of rough and mown grassland, scrubby tree groups and a children’s playground. Mount Pond is located in the south-eastern corner with mature trees covering its central mound. These are not directly accessible and as a consequence, they have not been surveyed in detail.
- 6.6.2 Mature Alder form an internal avenue along the north-south cycle route adversely affects internal views and visually divides the Common. However, the trees are largely in a poor condition, with some trees identified for removal as part of the 2011 survey. The effect of selected tree removal will further breakup the formal nature of the avenue. Their replacement is not considered desirable.
- 6.6.3 Semi mature Horse Chestnut, Alder, Field Maple, English Oak and Cherry are established along the eastern edge of Mount Pond and extend into the fenced playground. The density of planting is high and no new planting is required in the short to medium term. Likely pruning requirements will increase in the future (as the trees mature), with a higher frequency of inspection necessary for those trees within the children’s playground.
- 6.6.4 The region to the north-west is managed as meadow grassland, which has inadvertently seen natural regeneration of the mature specimen trees (English Oak, Ash and Hawthorn). Individual London Plane and English Oak trees exhibit signs of decline with a ‘stag headed’ form, but contribute significantly to biodiversity providing valuable dead wood habitats. Owing to competing ecology aims, additional planting is not to be actively encouraged.

*Infill planting aiding wildlife value and providing a varied age structure*



### Key Issues

1. Rapidly declining Ash along boundary with Windmill Drive
2. Planting along north – south cycle track divides the Common and disrupts historic views
3. Sensitive infill planting is required to increase the value of the wildlife corridor through linking the two areas of woodland
4. The creation of natural meadow grassland conflicts with tree planting

### North – Side West - Tree Condition

- Dead Dying
- Poor
- Fair



**Action Points (Tree Strategy Objectives)**

Retain and manage declining and dead trees for dead wood habitat (TSO 4)

Remove failing trees along north-south cycle track without replacement (TSO 3)

Monitor condition of the few surviving mature London Plane and Ash trees as part of Tree Survey Program (TSO 1)

Implement soil improvement program, vertical mulching and/or soil de-compaction measures for the poor quality boundary Ash and specimen trees (TSO 4)

Enhance existing groups in meadow areas to the north with additional planting of native species (TSO 2)

Closely monitor trees which surround the playground (TSO 4)

**Suitable Species**

Avenue Trees – Ash

Specimen Planting - London Plane

Native species for meadow areas e.g. English Oak, Ash, Silver Birch, Holly and Hazel



## 6.7 The Bandstand

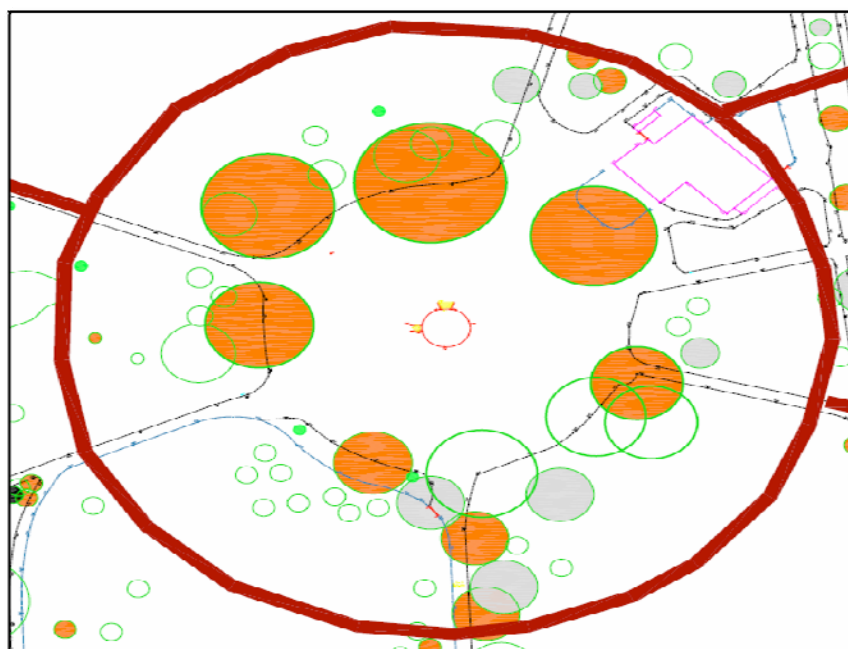
- 6.7.1 The Bandstand area is characterised by the circular planting of mature London Plane and now over-mature False Acacia trees. Horse Chestnut's were introduced in the mid 20<sup>th</sup> century and have reached early maturity. The London Plane trees are the principal landscape feature and form an impressive backdrop to the Bandstand. Due to the high public use of the area the trees have been intensively managed through crown lifting and crown thinning. The majority of the London Planes here are in a fair condition and warrant consideration for special management procedures, due to their high landscape value and prominence.
- 6.7.2 The over mature False Acacia will require more intensive management as they continue to decline and their removal in the short to medium term is likely.

### Key Issues

1. Loss of historic planting
2. Remaining high value character trees are in a poor or fair condition
3. Lack of succession planting

### Bandstand - Tree Condition

- Dead Dying
- Poor
- Fair



**Action Points (Tree Strategy Objectives)**

Closely monitor condition of the London Plane trees as part of Tree Survey Program (TSO 1)

Implement soil improvement program, vertical mulching and/or soil de-compaction measures for the London Plane trees (TSO 4)

Carryout succession planting in suitable locations next to mature London Plane (TSO 3)

**Suitable Species**

Specimen Planting - London Plane

The addition of species suitable for Climate Change adaptation should be considered

## 6.8 North–Side East

- 6.8.1 The avenue trees along Long Road and Clapham Common South Side contain the original 1870 and circa 1895 planting of London Plane and Common Lime. Taking into account their maturity however, there are a high proportion of good quality trees with no immediate management requirements. Of those trees, which appear to be declining, the Lime trees are in poorer condition than the London Planes, with severe suppression and poor historic management, including heavy crown reduction. The Limes are unlikely to survive in the long term and they should be replaced as a priority, together with filling any existing gaps. Problems with successful tree establishment may arise, particularly along the northern boundary, due to the orientation and growth-limiting effects of shade. In this case, the establishment of secondary avenues are recommended to provide long-term replacement of the feature.
- 6.8.2 The original planting around Long Pond, which includes the historic ‘Fagus Group’, has seen the greatest change, with few of original examples now remaining. Although recent planting has occurred to the east of Long Pond, this area should remain one of the priorities to re-establish the historic layout.
- 6.8.3 Trees around the residential properties and the Windmill public house were planted to a high density following the 1870 and 1895 works and additional planting in the 20<sup>th</sup> century has continued this trend. As a consequence, there is no immediate need to increase tree cover in this area. Owing to the presence of buildings with shallow foundations, the planting of trees with a high water demand should be avoided.

- 6.8.4 The avenue of Alder trees, which flank the cycle tracks, extends northwards past the bandstand and breaks into the mature Lime trees. The Alder trees are declining rapidly and their removal at an appropriate time will assist in breaking up the density of this formal avenue. However, the recent addition of a single line of English Oak trees, stretching the entire length of this character area, will once again risk dividing the Common in two as they mature. These young Oak trees are in a good condition and a number could be transplanted to more suitable locations, in order to break up the uniformity of the avenue.

*Decline of specimen Lime tree showing a 'stag headed' top.*



### **Key Issues**

1. Loss of historic trees around Long Pond and historic Fagus Group without suitable replacement
2. Decline of key character trees in avenues, groups and specimens
3. Likely problems with shading leading to poor success in replacement avenue planting
4. Erosion and compaction of soil around trees due to the desire line along northern boundary

**North –Side East – Tree Condition**

- Dead Dying
- Poor
- Fair



**Action Points (Tree Strategy Objectives)**

Closely monitor the condition of the mature and over-mature, fair quality trees as part of Tree Survey Program (TSO 1)

Implement soil improvement program, vertical mulching and/or soil de-compaction measures for the Poor quality avenue and specimen trees (TSO 4)

Replant current and emerging gaps along Clapham Common North Side (TSO 3)

Concentrate additional planting around Long Pond to replicate 1895 layout (TSO 3)

Remove dead trees along north-south cycle track and add small groups to create woodland effect (TSO 3)

**Suitable Species**

Avenue and Boundaries - London Plane –Common Lime

Specimen Planting within Internal Areas – English Oak

Infill / Structural Planting – Rowan, Alder, English Oak

The addition of species suitable for Climate Change adaptation should be considered

## 6.9 Old Town

- 6.9.1 Mature London Planes feature the length of Long Road, many of the trees being the original 1870 planting. Many of the trees are in a fair and poor condition and will require careful and regular inspection. The original London Plane trees, within Holy Trinity Church, are in a good condition requiring minimal works. The trees located along the eastern boundary are however in a poor condition, with large gaps developing in the pre 1870 layout. As a consequence, replacement and succession planting should be concentrated in this area.
- 6.9.2 The land to the east of Holy Trinity Church has a high concentration of trees, with mature specimens of Ash and over-mature examples of Horse Chestnut, False Acacia and Tree of Heaven. Mature London Plane and small ornamental trees, including Flowering Cherry, have been planted within the grounds of the Church, with a wider mix of ornamentals toward the northern end.
- 6.9.3 Newly-planted London Planes have established well in the open areas and serve to compliment the now over-mature Hybrid Black Poplar (Cooks Tree), which is a dominant feature next to the memorial fountain. The areas of the walled gardens around Clapham Common tube station contain maturing London Plane, Common Lime and Sycamore. There is also prolific and invasive sucker growth of Tree of Heaven, which will require long term management to ensure its control.
- 6.9.4 To the south of The Pavement, mature London Planes form a continuous avenue and are largely in good condition. The intermittent, subsequent planting of Lime trees within the avenue do not however compliment the feature and have become suppressed specimens with a limited life expectancy. The open areas to the south are dotted with mature London Plane and Lime, complimented with a group of early mature Limes in the north-east corner.

*Heavily reduced Hybrid Black Poplar Tree (Cooks Tree)*



## Key Issues

1. High concentration of poor and fair condition trees in the original, pre 1870, avenue planting
2. Suppressed and subordinate Lime trees within avenue planting detracting from amenity value
3. Limited succession planting may result in the loss of historic and visual character

## Old Town - Tree Condition

- Dead Dying
- Poor
- Fair





**Action Points (Tree Strategy Objectives - TSO)**

Closely monitor the condition of the mature and over-mature fair quality trees as part of Tree Survey Program (TSO 1)

Implement soil improvement program, vertical mulching and/or soil de-compaction measures for the poor quality avenue, and specimen trees (TSO 4)

In the long term, consider the wide scale removal and replacement of historic avenues, once they have fully declined (TSO 1)

Replant current and emerging gaps along Long Road and The Pavement (TSO 3)

**Suitable Species**

Avenue and Boundaries - London Plane

Specimen Planting with Internal Areas –London Plane, Lime

Infill– Native species such as Field Maple and Hornbeam

The addition of species suitable for Climate Change adaptation, should be considered

## 6.10 South Side

- 6.10.1 This area has two distinct elements, falling either side of The Avenue. To the west, the trees are concentrated at the boundaries with mature London Plane and Common Lime flanking the highway. The Lime trees are again declining more rapidly than the London Plane, which is betrayed by crown dieback and reduced vigour. This is a characteristic of the species and its typical longevity, rather than any other factor. The removal and replacement of the declining Lime trees is considered to be a priority, once the trees have died.
- 6.10.2 A group of early mature Horse Chestnut, Ash and Hornbeam are developing well amongst four very large Lombardy Poplars at the northern boundary, adjacent to Clapham South station. Early mature Lime and Bird Cherry are found along the western boundary with Nightingale Lane. Owing to the high density of early mature trees, there is no identified need for additional planting in this area.
- 6.10.3 Silver Birch has been exclusively planted along Nightingale Walk but there is a clear division of poor quality mature trees and recently planted saplings. The Masterplan identified this feature as detracting from the historic character. As a consequence, the mature Birch shall not be replaced following their natural demise.
- 6.10.4 Closely-spaced Lime and London Plane flank the eastern boundary of The Avenue, with the addition of over mature Horse Chestnut and Ash along Clapham Common South Side. A number of recent and historic tree losses mean that there are a number of gaps between the trees as they stretch toward and beyond Eagle Pond. Tree replanting in these areas is deemed a priority.

### *Ash trees along Windmill Drive declining rapidly*



- 6.10.5 Ash is the dominant species along the boundary with Windmill Drive but they are rapidly declining in health. Close monitoring of the declining Ash and appropriate action is required, in order to secure their retention. An avenue of mature and early mature Common Lime starts at the southern corner of the Green Waste facility and continues along the side of Nursery Wood.
- 6.10.6 Nursery Wood is relatively young in age class and predominantly even-aged with dense, closely spaced trees. The prominent tree species include Turkey Oak, English and Wych Elm and mature Lombardy Poplar and Horse Chestnut. The understorey vegetation is largely formed of Elder and Hawthorn but has recently been enriched with Yew, and Birch.

*Recent thinning works to create greater structural diversity in Nursery Wood*



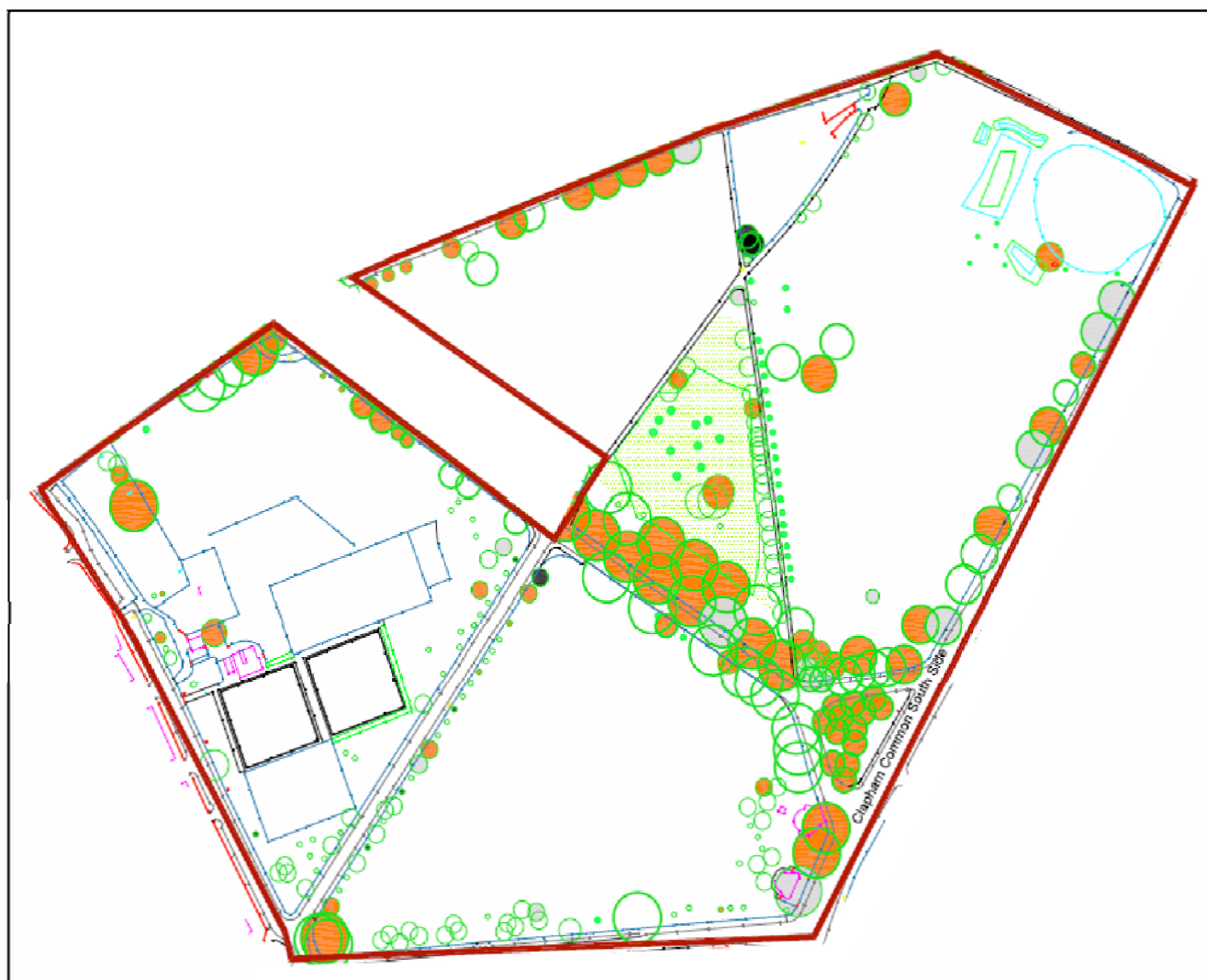
- 6.10.7 Woodland management undertaken by the Friends of Clapham Common has focused on improving the age structure and species mix through the under-planting of native trees. The current Management Plan for Nursery Wood details this process and recent boundary thinning works have increased light infiltration to encourage the establishment of newly planted trees. It will be necessary to update the management plan in the future to ensure the continuation of the of task. Due to the small size of Nursery Wood there is less scope to create a fully graded woodland edge, but thinning works will contribute to this end. Similarly to Battersea woods, stand and fallen deadwood shall be encouraged and retained. To maximise the wildlife benefit, a central core should be retained and protected by dead hedges.

## Key Issues

1. High proportion of trees in poor and fair condition resulting potential loss in key character features, such as the Plane avenues
2. Significant decline of mature Ash trees along boundary with Windmill Drive
3. Inappropriate planting of Birch trees along Windmill Walk
4. Bleeding canker prevalent in Horse Chestnuts along Clapham Common Southside which is likely to lead to future losses

## South Side – Tree Condition

- Dead Dying
- Poor
- Fair



### **Action Points (Tree Strategy Objectives - TSO)**

Closely monitor the condition of the mature and over mature fair quality trees as part of Tree Survey Program (TSO 1)

Implement soil improvement program, vertical mulching and/or soil de-compaction measures for the poor quality avenue, and specimen trees (TSO 4)

In the long term, consider the wide scale removal and replacement of historic avenues, once they have fully declined (TSO 3)

Replant current and emerging gaps along Clapham Common South Side and The Avenue (TSO 3)

Make biodiversity gains through retention of standing dead wood, use of dead hedges for internal boundaries and additional planting (TSO 4)

Carryout woodland thinning and replanting (TSO 2)

Update and implement the Management Plan for Clapham Common Woodlands (TSO 1)

Install interpretation boards to promote wildlife potential and woodland management practices (TSO 4)

Consider the use of transplanted Oak (NSE) for woodland under planting and around Green Waste Facility (TSO 3)

### **Suitable Species**

Avenue and Boundaries - London Plane, Common Lime

Specimen Planting within Internal Areas – English Oak, Common Lime, Ash

Native Woodland Species e.g. English Oak, Ash, Birch, Holly and Hazel

## **7 Principles for Forming and Implementing the Action Plan**

## **7 Principles for Forming and Implementing the Action Plan**

### **7.1 Forming**

- 7.1.1 The tasks formulated within the Action Plan are summarised as Action Points at Section 3. Specific tree works and tasks shall be derived from the on-going tree health and condition survey. The survey will identify the tree work requirements for the Common but also flag up the immediate priorities so that resources can be focused with particular attention to the tree with high amenity value. The combination of both the tree survey and the systematic replanting methodology, managed through the Council's tree data base, will form the basis for new planting programs.
- 7.1.2 The Action Plan tasks should be prioritized based on the Tree Strategy Objectives. The Council will inevitably initiate this process but consultation with and input from the Stakeholders is to be encouraged. This is to ensure that management tasks are organised and, where appropriate, funded by the framework of Stakeholders and that all tasks are related to the Tree Strategy Objectives. This will avoid the potential for duplicated or uncoordinated tree management.
- 7.1.3 Consultation with the Stakeholders will be most valuable before the annual tree planting program is set and following the tree condition survey. It is at these times most input will be required in order to agree new tree planting locations and for shaping decisions in relation to the Vision.

### **7.2 Implementation**

- 7.2.1 The on-going consultation process will form the basis for existing and future partnership agreements between the Council and the Common's Stakeholders. Previous planting and management events have been undertaken by the Friends of Clapham Common in partnership, with Trees for Cities, and the Council will continue to encourage and support this involvement. Such events are necessary to engage the residents and users of the Common and are central to the successful implementation of the Action Plan.
- 7.2.2 Partnership agreements with the principal Stakeholders can be as simple as a plan to regularly meet and discuss programmed tree works, or an agreement to mutually promote events through Council or residents groups' publications. Practical tasks, such as woodland thinning or teaching activities undertaken by local schools, can also be achieved through establishing partnership agreements. Methods of promoting existing partnership agreements and developing future ones can include:
- i) Working parties for tree planting and woodland management
  - ii) Events, talks and guided walks
  - iii) Develop a Tree Wardens Scheme to assist in tree monitoring and identifying issues
  - iv) Ensure all interested groups and bodies are aware of planned work

- v) Explore funding opportunities by local groups and bodies not available to the Council – Schools Awards for All, Landfill Tax funding
- vi) Use of the Common as an ‘outdoor classroom’ for local schools (Appendix 9)

7.2.3 The allocation of resources to achieve the aims and objectives of the Tree Strategy are likely to change over time. However, defining existing funding streams and potential funding areas will be an important aspect in the formation and implementation of the Action Plan. Direct funding or off-setting costs through volunteer action can be derived from the following:

- i) Public funds - likely to meet the majority of cost for Action Plan tasks
- ii) Defined environmental gains in the Tree Strategy and Action Plan could be directly matched against planning 106 agreements
- iii) Individual or business sponsorship of trees, tasks or events
- iv) Fundraising events e.g. Friends of Clapham Common
- v) The management objectives focus heavily on restoring the historic landscape and could potentially qualify for Heritage Lottery Funds.
- vi) Grant applications to the Woodland Grant Scheme or DEFRA Stewardship Schemes
- vii) Voluntary organisation – local volunteer centres, Duke of Edinburgh, BTCV and Woodland Trust
- viii) Parks Event ‘tax’ for tree protection measures / remedial works
- ix) Tree planting initiatives e.g. Trees for Cities and Tree Council
- x) Community payback teams
- xi) Corporate Action Days – specific tasks e.g. woodland management, tree mulching



## 8. Monitor and Review

## 8.0 Monitor and Review

- 8.1 To ensure the efficacy of the Action Plan, it is important to monitor the progress of the Action Plan to ensure that the aims and objectives of the Tree Strategy are achieved. Monitoring the effectiveness of the Action Plan is only achievable if measureable outcomes are clearly assigned to each task.
- 8.2 Regular review of the Tree Strategy and the Action Plan is an important process. The review period will be set by the lead officer and stakeholders and used as a means to identify areas which may require further input or modification. This allows for outstanding elements to be reassessed and prioritized, or to update and discard those no elements longer applicable or achievable. The review process will identify any changes to Council policy or their aims, as well as highlighting any necessary modifications to the management principles, whilst accommodating any revised best practice.
- 8.3 Whilst the Action Plan is to be made up of tasks stretching up to ten years, it is suggest that monitoring be carried out on an annual basis, sensibly timed with budget allocation. A detailed review is also recommended at a five year midpoint.

*Typical decay fungi on False Acacia tree requiring regular inspection and monitoring*



## 9. Limitations

## 9. Limitations

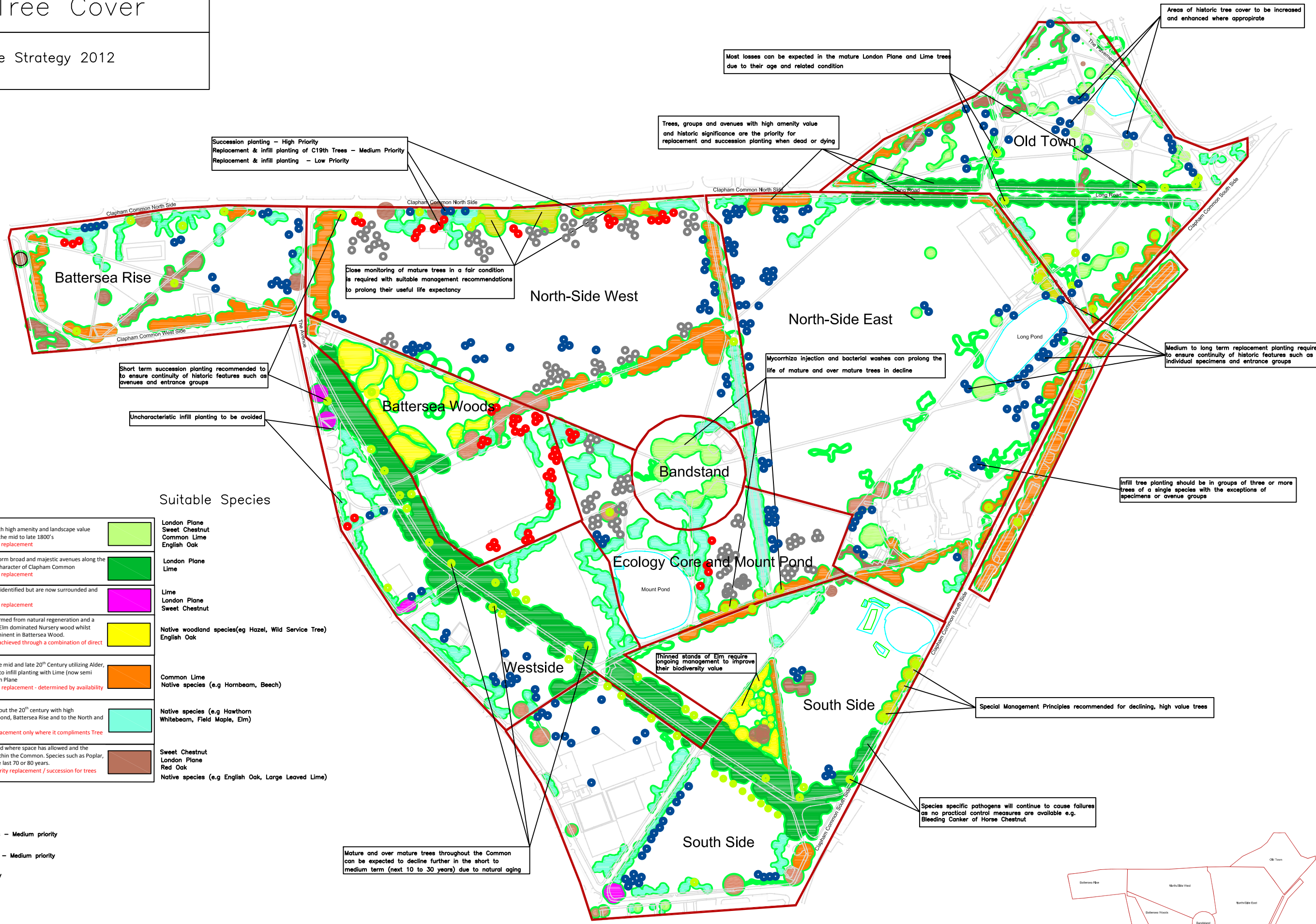
### 9.1 Modelling of Tree Decline

The modelling of tree distribution, age and condition has been a desk-top operation, using the standard plans and data from Ezytreev and which has been manually transferred using digital CAD (computer assisted design) software for the production of more descriptive and informative plans. However, detailed modelling using a GIS system is recommended for an effective and more detailed visual analysis of tree population dynamics, tree cover projections and condition forecasting. This data could then better inform planting and maintenance programs for the future.

# APPENDIX 1

# Vision for Tree Cover

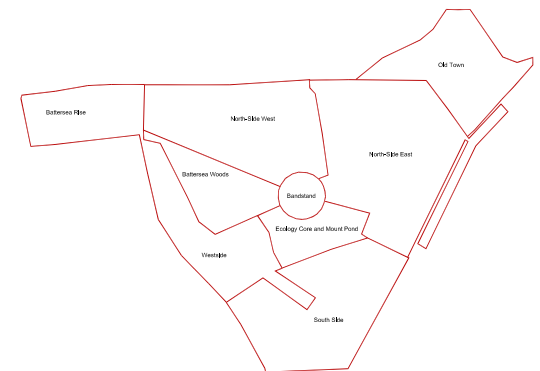
Clapham Common Tree Strategy 2012



## Key

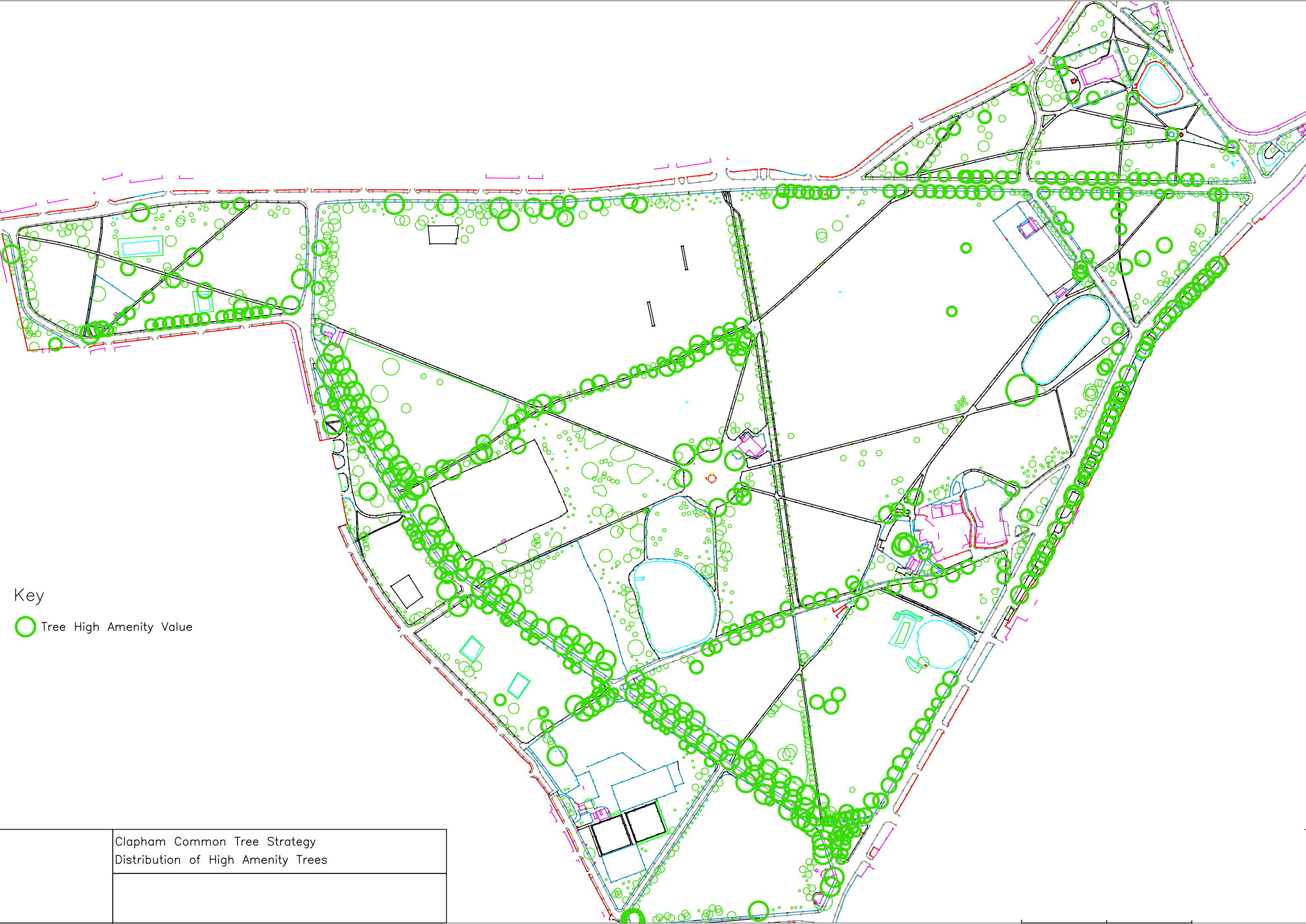
Historic Specimens – A small number of mature Plane trees with high amenity and landscape value remain following the original planting of Clapham Common in the mid to late 1800's <i>High priority for resource allocation for their management and replacement</i>	London Plane Sweet Chestnut Common Lime English Oak
Historic Avenues – Mature London Plane with Common Lime form broad and majestic avenues along the boundaries and main roads and which largely define the tree character of Clapham Common <i>High priority for resource allocation for their management and replacement</i>	London Plane Lime
Historic Groups – Remnants of the early group planting can be identified but are now surrounded and enveloped amongst later planting <i>High priority for resource allocation for their management and replacement</i>	Lime London Plane Sweet Chestnut
Woodlands – Both Nursery and Battersea woods have been formed from natural regeneration and a process of limited management over the last 20 years. Infill of Elm dominated Nursery wood whilst Robinia sucker growth and self sown Blackthorn are most prominent in Battersea Wood. <i>Moderate priority for resource allocation - management aims achieved through a combination of direct funding and community involvement</i>	Native woodland species (eg Hazel, Wild Service Tree) English Oak
Secondary Avenues – Internal avenues have been planted in the mid and late 20 <sup>th</sup> Century utilizing Alder, Birch and more recently Oak. Bishops Walk have been subject to infill planting with Lime (now semi mature) and extended to Clapham Common North with London Plane <i>Moderate priority for resource allocation for management and replacement - determined by availability of surplus resources</i>	Common Lime Native species (e.g Hornbeam, Beech)
Infill Planting – Progressive replanting has taken place throughout the 20 <sup>th</sup> century with high concentrations of new trees around the play area and mount pond, Battersea Rise and to the North and Northeast of the Windmill Pub <i>Low priority beyond immediate Health and Safety issues – replacement only where it compliments Tree Strategy Objectives</i>	Native species (e.g Hawthorn Whitebeam, Field Maple, Elm)
Non Historic Specimens – Many individual trees have developed where space has allowed and the largest of these contribute significantly to the local amenity within the Common. Species such as Poplar, Oak, Robinia and Norway Maple have established well over the last 70 or 80 years. <i>Low priority beyond immediate Health and Safety issues – priority replacement / succession for trees with high amenity value</i>	Sweet Chestnut London Plane Red Oak Native species (e.g English Oak, Large Leaved Lime)

- Succession planting – High priority
- Replacement & infill planting of C19th trees – Medium priority
- Native scrub planting for bio-diversity gains – Medium priority
- Replacement & infill planting – Low priority



Defined Character Areas (Clapham Common Master Plan)

## APPENDIX 2



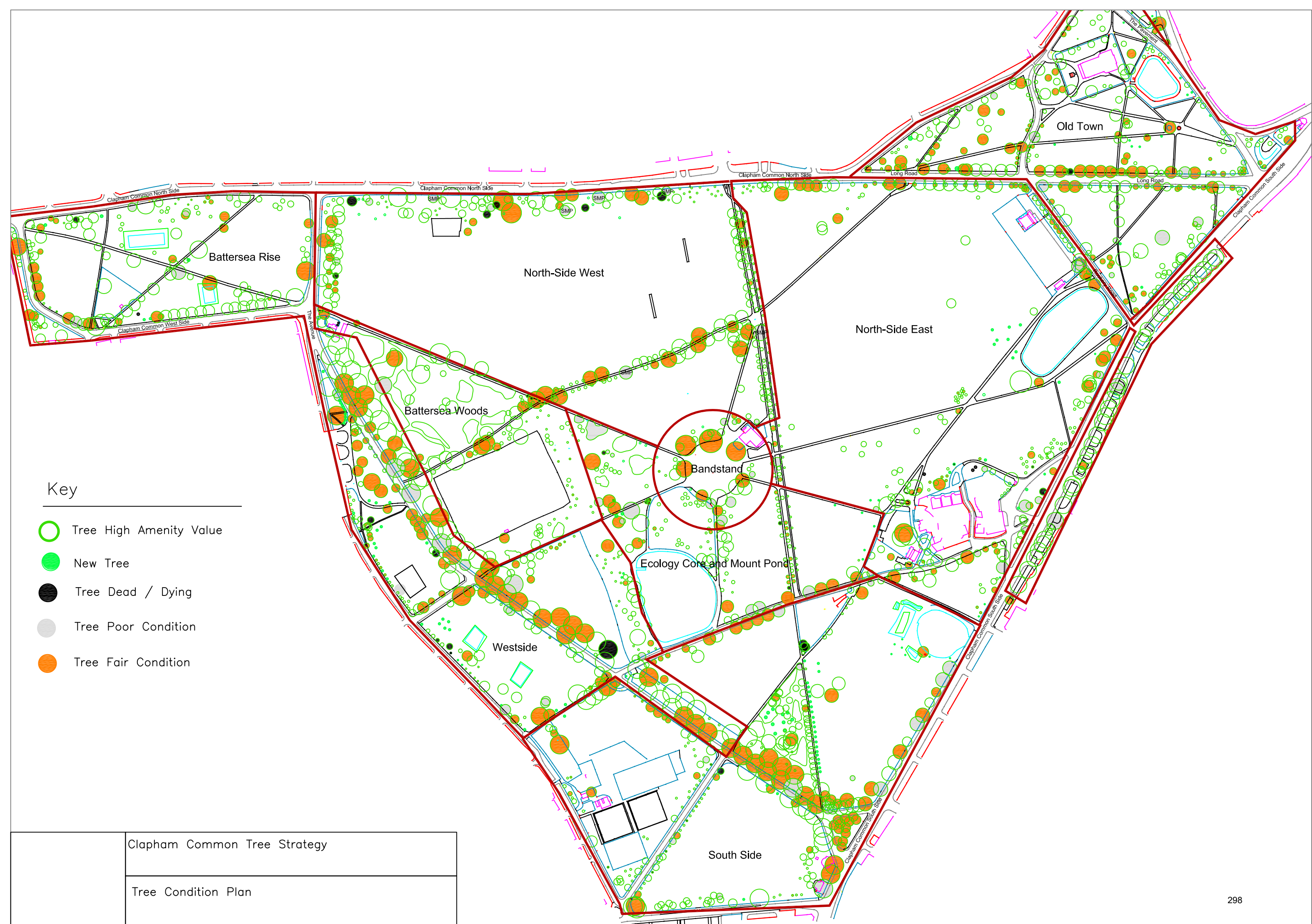
Key

○ Tree High Amenity Value

Clapham Common Tree Strategy  
Distribution of High Amenity Trees



## APPENDIX 3



Key

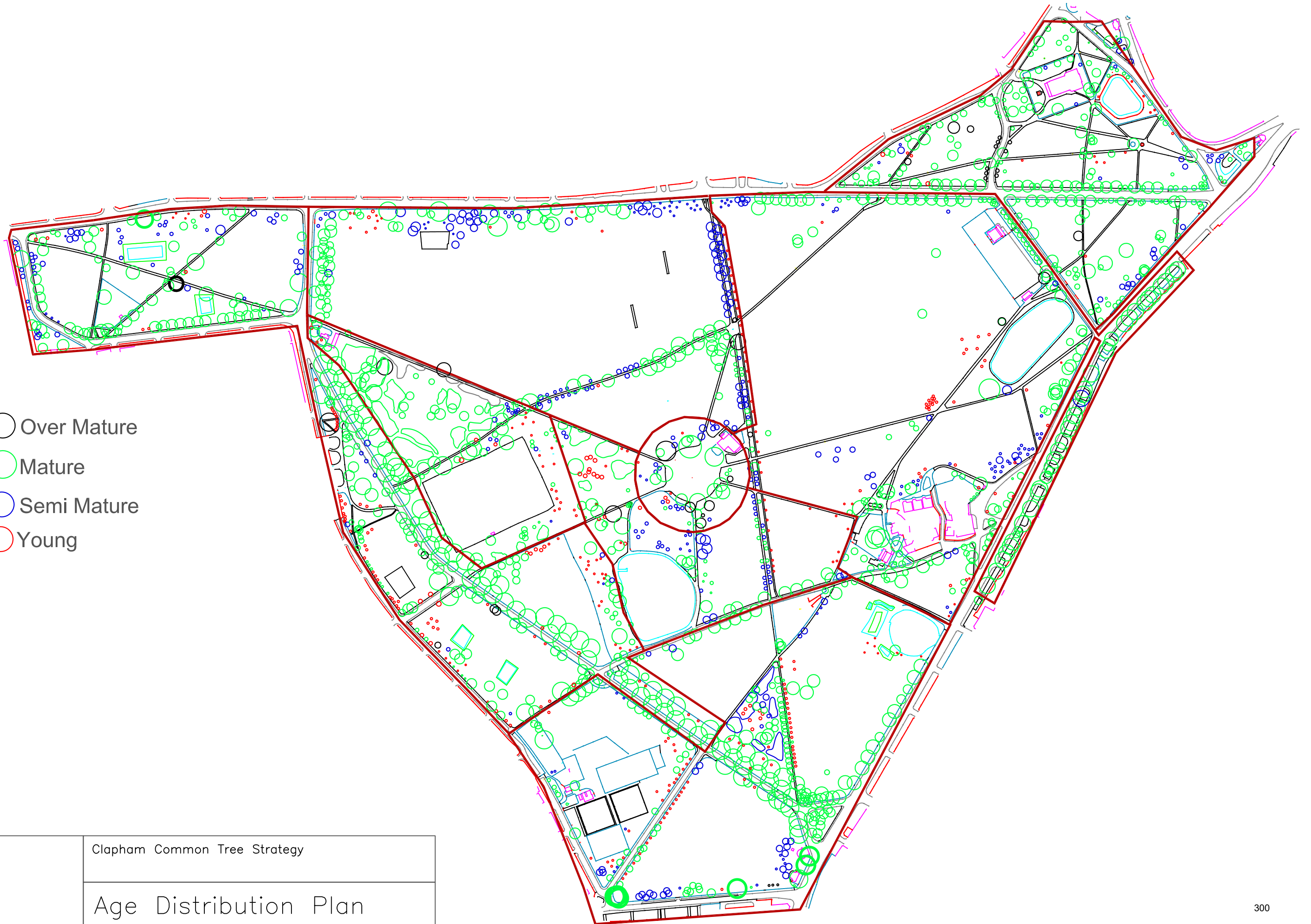
- Tree High Amenity Value
- New Tree
- Tree Dead / Dying
- Tree Poor Condition
- Tree Fair Condition

Clapham Common Tree Strategy

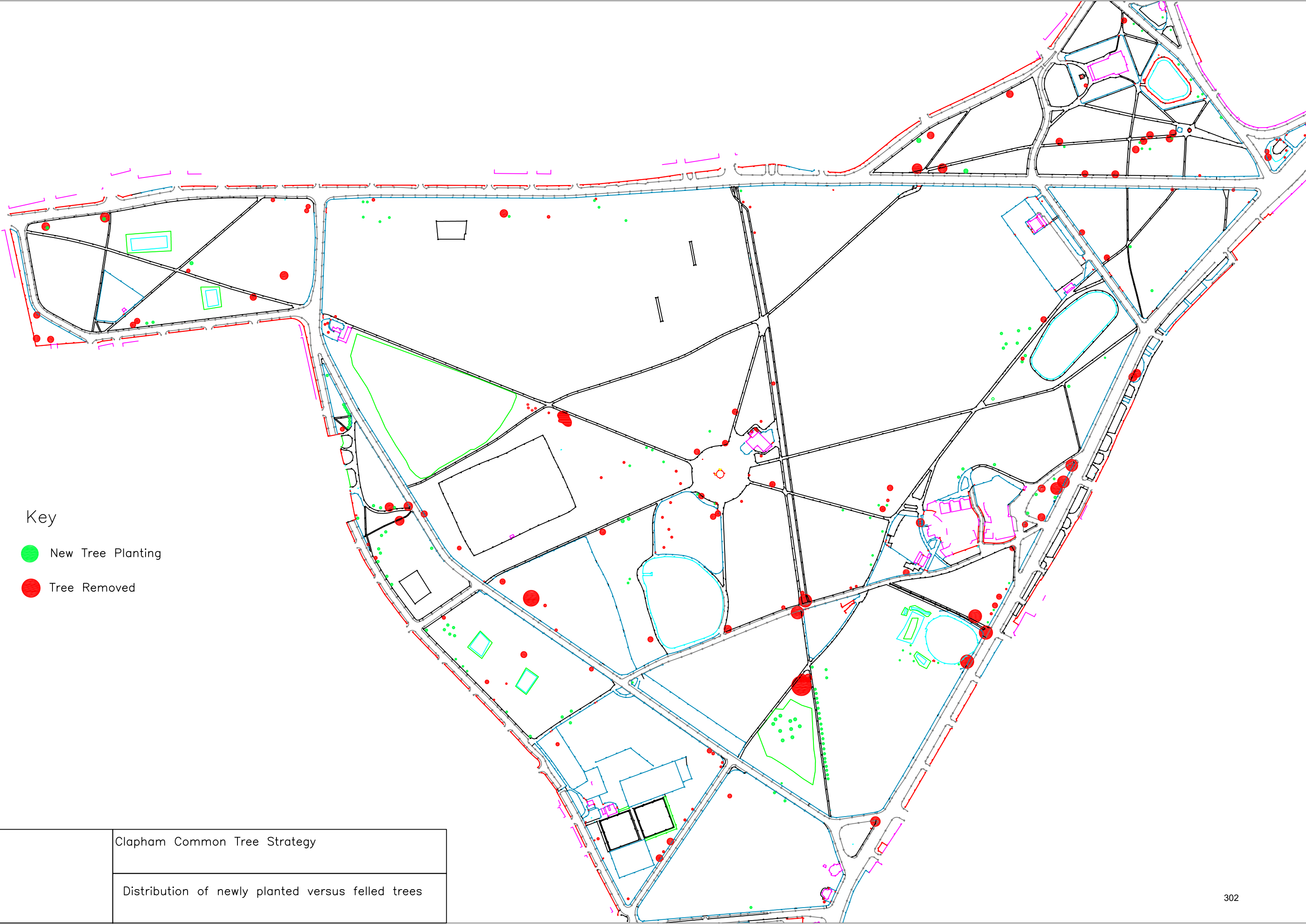
Tree Condition Plan

## APPENDIX 4

- Over Mature
- Mature
- Semi Mature
- Young



## APPENDIX 5



Key

- New Tree Planting
- Tree Removed

Clapham Common Tree Strategy

Distribution of newly planted versus felled trees

## APPENDIX 6

### ***Specifications for recommended tree works:***

All work is to conform to BS 3998:2010 'Tree work – Recommendations' and with current arboricultural best practice. Tree works are to be undertaken by a professional and specialist arboricultural contractor, who carries the appropriate experience and insurance cover, equipment and PPE. All works and processes are to comply with all relevant Wildlife, Environmental, Conservation and Health and Safety legislation.

01. Crown reduction will include reducing the height and spread of a tree's canopy (branching structure) whilst retaining the tree's natural tree form (species determined). The amount of reduction will be referred to as a percentage of the whole (canopy) combined with guidance on metre length e.g. 20% (up to 2m) for a 10m high canopy (excludes the ground clearance). Crown reduction work will be undertaken for a specific purpose which may include containing tree growth in a given location or reducing wind purchase and stress.
02. Part reduction will include pruning back from structures or boundaries and is normally applied to no more than two sides of a tree's canopy. The amount of pruning is specified in metres. The resultant form will be even and provide a framework for re-growth in an even form. The extent of pruning will not impinge upon tree condition and seek to preserve so far as possible, the natural outline of the tree, which is species determined.
03. Crown Cleaning involves the removal of all dead wood small and large diameter, stubs and broken branches. Some small, densely arranged shoots (including epicormic shoots) will be thinned out or removed as recommended.
04. Crown lifting includes the removal of the lowest lateral branches and shoots, (which would not result in irrevocable tree injury), to a specific height above ground level measured in metres.
05. Crown thinning involves the removal of sub-lateral (secondary) branches to appropriate branch/shoot unions, removal of dead and damaged (crossing branches) with a view to reducing the crown density by a specified %, normally no higher than 30%.
06. Felling involves the careful removal of a tree to ground level (or other specified height), either in sections or in one unit (straight felling). The method of felling will be suited to the constraints of the site and judged by the competent operator undertaking the task.



## APPENDIX 7

### ***Planting Methodology***

Planting process to be conducted or supervised by a professional with appropriate horticultural experience and in accordance with BS 4428 and 4043. All species are suitable for the growing conditions and have sufficient soil volume to reach maturity.

- i) Delivered containerised or rootballed stock only (not bare root).
- ii) Planting pit to be manually excavated and following a general risk assessment for planting works. Sides and base to be scarified (with fork).
- iii) Tree to be placed centrally into the planting pit, which is 15% larger than the rootball.
- iv) Tree is to be secured into an upright position with the use of treated timber round stakes (min. 50mm Ø X 1.8m, firm and cut to 0.6m) and flexible tree ties.
- v) Backfilled with graded loam with 30% sharp sand and 25% organic matter and heeled-in.
- vi) Level soil and top dress with min. 50mm depth of wood-based mulch to 0.75m radius surrounding tree base.
- vii) Irrigate regularly after planting to maintain moist but not water-logged soil.
- viii) Planting to be carried out between October and March.

### **Tree Planting (General)**

All trees will be planted in accordance BS4428 or similar European equivalent and with the following provisions of this Section and with reference to any plans and schedules which may be provided by the Authorised Officer.

Newly planted trees shall be inspected for insect and fungal attack, and treated if necessary with an approved insecticide and fungicide in accordance with the manufacturer's instructions.

### **Timing of Planting**

Without prejudice to the foregoing, planting of trees may be required to take place from the first week in October to the first week in April inclusive.

Planting shall take place only during suitable weather conditions and not during periods of frost or when the ground is excessively wet.

Prior to planting, all damaged roots and branches shall be cleanly removed from each tree with secateurs or pruning saw. The Contractor must ensure before planting that each tree is in good health and of the specified stock.

### **Pit Planting**

All planting pits shall be at least 15% greater than the depth and width of the root system to accommodate all of the roots without restriction. The pit base shall be broken up to a depth of 200mm and the sides thoroughly scarified.

Excavated materials which are not friable, such as clay clods, or items in excess of 45mm width/length shall be removed from the location.

All soil that is reused shall be friable and thoroughly mixed with a tree and shrub planting compost to a ratio of 3 parts soil to 1 part compost or as recommended by the manufacturer.

All dead, dying, diseased roots and shoots shall be pruned out and all snags made good. Trees shall be placed upright in the centre of the pit with the roots spread evenly outwards and downwards without restriction. The root collar (nursery level) shall be set at finished ground level, making allowances for settlement.

When backfilling, good soil contact shall be made to ensure soil filtration around the root system, and soil shall be firmed but not compacted.

All wrappings, springs, labels and other materials shall be removed from trees prior to plant

### **Staking**

Each tree will be supported with a wooden stake or stakes of appropriate dimensions and type so as to support the tree and compliment each planting site.

### **Tying**

Each tree shall be securely fixed with "Tom's" reinforced rubber tree ties, or other similar ties. Two ties for each standard tree will be required, positioned to prevent any abrasion of the main stem. Tree ties shall be positioned 25mm from the top of the stake. The ties shall be held in position by securing with 2 No. 38mm galvanised nails driven into the stake.

## APPENDIX 8

## Education

### 'Outdoor classroom'

Clapham Common is a valuable educational resource and presents the opportunity to provide local schools and education facilities with an 'outdoor class room'. The use of trees and woodlands in education is well recognised with definable links to the current curriculum from key stage one all the way to 'A' level. Similar projects are run by Forest Schools at Richmond Park with a well established London Environment Education Forum –LEEF, to promote and utilise the Richmond Park.

Below are examples of the links and opportunities that are available, but this is not an exhaustive list:

- Deadwood – life cycles-key stage 2
- Mini beast hunting – up to key stage 3
- Comparing habitats – up to GCSE
- 'branch walking' - foundation stage curriculum
- Nature trails – up to key stage 3
- Comparing leaf shapes – key stage 2 science

# FOI request detail

## Clapham Common events service provisions August 2021

**Request ID:** FOI-0013-2324

**Date published:** 01 June 2023

---

**You asked** Fol request re TfL/Clapham Common event August 27-30 2021. I am making a request under the Freedom of Information Act. My request relates to correspondence between Lambeth borough council and TfL regarding Lambeth Events Festival Republic event on Clapham Common in August 2021. A report from Lambeth council called : OFFICER DELEGATED DECISION REPORT I6 AUGUST 2021, refers to concerns raised by TfL Surface Events about the number of events on Clapham common and special provision needed by TfL to service them. The Lambeth report notes what appears to be a second meeting to review these concerns was to be held. I would like to ask for all correspondence between TfL and Lambeth council about service provision to Clapham Common during the festival period Aug 27-30, 2021, covering the planning period July and August 2021, and the clear up period until September 9 2021. By correspondence I mean any letters, emails, phone messages, minutes of meetings, agreements, relating to these events. I would also like to ask for an account of any costs incurred by TfL in providing services outside the normal for the Festival period, including records of any station closures, bus diversions, extra staffing, or cleaning up operations.

### **We answered** TfL Ref: FOI-0013-2324

Thank you for your request of 1st April 2023 asking for information about the planning of events on Clapham Common in August 2021.

Your request has been considered in accordance with the requirements of the Freedom of Information Act and our information access policy.

Specifically you asked:

*“My request relates to correspondence between Lambeth borough council and TfL regarding Lambeth Events*

*Festival Republic event on Clapham Common in August 2021.*

*A report from Lambeth council called : OFFICER DELEGATED DECISION REPORT 16 AUGUST 2021, refers to concerns raised by TfL Surface Events about the number of events on Clapham common and special provision needed by TfL to service them. The Lambeth report notes what appears to be a second meeting to review these concerns was to be held.*

*I would like to ask for all correspondence between TfL and Lambeth council about service provision to Clapham Common during the festival period Aug 27-30, 2021, covering the planning period July and August 2021, and the clear up period until September 9 2021.*

*By correspondence I mean any letters, emails, phone messages, minutes of meetings, agreements, relating to these events.*

*I would also like to ask for an account of any costs incurred by TfL in providing services outside the normal for the Festival period, including records of any station closures, bus diversions, extra staffing, or cleaning up operations.*

I can confirm that we hold the information you require.

Please note that Lambeth Council was largely responsible for the planning of events on Clapham Common over this period - as evident from the material attached. That material addresses your request for “*all correspondence*” between Lambeth Council and TfL. A number of redactions have been made to the material, and some documents attached with the emails are being withheld altogether, under the following sections of the Freedom of Information Act:

Section 40(2) - which relates to the unfair release of personal data. The contact details of TfL staff have been redacted, and the names and contact details of any external staff have been redacted;

Section 38 - which relates to prejudice to Health and Safety. Material has been redacted where release may compromise health and safety, for example, there is discussion about security at the event including with regards to terrorism. This material has been redacted / withheld as release of information under the FOI Act is considered to be to the world at large rather than the individual applicant. Discussions and details about security at such events would be of benefit to anybody looking to disrupt the security of any similar events in the future, and would hence prejudice safety;

Section 43(2) - which relates to the prejudice of Commercial Interests. Some of the material included with the emails (such as the Event Management and Crowd Management plans) was produced and provided by the private company that delivered the events, and was shared on a confidential basis. Release of this material would undermine their commercial interests by providing details about their business to their competitors, as well as potentially breaching confidentiality which could lead to legal action being taken against TfL, at the expense of the public purse (noting that TfL is largely publicly funded in the form of fares and grants from Government).

Sections 38 and 43 of the FOI Act are “qualified” exemptions, meaning we have to consider whether the greater public interest rests in the exemptions applying and the material being withheld, or in releasing it in any event. We appreciate the need for openness and transparency in the running of our business and the fact you have requested the material is in itself an argument in favour of release. However, in this instance we believe the balance of public interest rests in the exemptions applying. There is no public interest in security at future such events being compromised, and no public interest in causing extra public expense.

In answer to your last question on additional costs incurred by TfL, I can confirm there were none.

If this is not the information you are looking for, or if you are unable to access it for any reason, please do not hesitate to contact me.

Please see the attached information sheet for details of your right to appeal as well as information on copyright and what to do if you would like to re-use any of the information we have disclosed.

Yours sincerely,

David Wells  
FOI Case Officer  
**FOI Case Management Team**  
**General Counsel**  
**Transport for London**

## Attachments

[FOI-0013-2324 Attachments to disclose.zip](#)

ZIP

[Back to top](#)

### Want to make a request?

We'll email you the response within 20 working days.

We'll publish the response online without disclosing any personal information.

### Something wrong with this request?

If you believe this request is not suitable, you can report it for attention, at [foi@tfl.gov.uk](mailto:foi@tfl.gov.uk)

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**Lambeth Safety Advisory Group Meeting**

26 July 2021 13:00 – 15:00 Lambeth Town Hall & MS Teams		
01	Festival Republic – Clapham Common Events – Table Top	
<b>Attendees</b>		
		Table Top Facilitator
		LBL Emergency Planning
		LBL Food, Health & Safety
		LBL Public Protection
		Head of Regulatory Services - Chair
Neal King (Online)	NK	TFL Underground
Angela Oluwole (Online)	AO	TFL Buses
		LAS
		LFB
		London Boroughs of Merton, Richmond & Wandsworth
		BTP
		MPS
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[Redacted]	[Redacted]	MPS
		LBL Events
		LBL Events
		LBL Events
		LBL Events
		<b>Event Organisers</b>
[Redacted]	[Redacted]	Festival Republic
		Festival Republic
		Stage Production Manager
		Security Coordinator
		Security
		Event Medical Services
<b>Minutes taken by:</b> [Redacted]		
<b>Chaired by:</b> [Redacted]		
<b>Facilitated by:</b> [Redacted]		

<b>02</b>	<b>Introduction</b>
	<p>[Redacted] Introduction and aims to the table top exercise</p> <ul style="list-style-type: none"> <li>• Strengthen partnership working</li> <li>• Test responses to critical/major incidents</li> <li>• Gain insight into partner capabilities</li> <li>• Flex your contingency planning and response numbers</li> <li>• Identify opportunities to improve preparedness</li> </ul> <p>Key lessons</p> <ul style="list-style-type: none"> <li>• The plan is the plan</li> <li>• Plan is start with what held position on the day, what did</li> <li>• The Golden Hour</li> <li>• Complexity is the norm but it's where you add value</li> <li>• People at this meeting likely the ones making the decisions</li> <li>• Communication Communication Communication</li> <li>• Situational Awareness &amp; Risk Assessment</li> </ul>

	<ul style="list-style-type: none"> <li>• Common risk assessments</li> <li>• If it's not recorded it didn't happen</li> <li>• If not recorded not happened – needed to demonstrate thinking at the time, decisions made, need to keep record of process</li> </ul> <p>JESIPS – Joint Emergency Services Interoperability Principles</p> <ul style="list-style-type: none"> <li>• JESIP Principles</li> <li>• The Joint Decision Making Model</li> <li>• METHANE</li> <li>• There's an App for that</li> </ul> <ul style="list-style-type: none"> <li>• MS TEAM CHAT COMMENT - [REDACTED] - MO6 Public Order Planning - "We would encourage everyone to download the JESIP APP, which is free in both Apple Store and Google Playstore. It's a really useful guide for major incident management.</li> </ul>
03	<b>Table Top Exercise</b>
	<p><b>Scenario 1</b></p> <p><u>7 days before the event</u></p> <p>Information is received from the Police that a local COVID 19 protest group has given notice of its intention to protest outside the festival during the event. The protest will take place on Sunday morning and a local TV company has been invited and will be in attendance</p> <p>Police have negotiated a location, duration and maximum number</p> <p>HOW WILL THIS AFFECT YOUR RISK ASSESSMENT WHAT IMPACT WILL THIS HAVE ON YOUR DEPLOYMENT PLANS WHAT ARE YOUR CONSIDERATIONS / ACTIONS REGARDING THE TV CREW</p> <ul style="list-style-type: none"> <li>• [REDACTED] event takes lead from [REDACTED] (MPS) and input depending on location/duration</li> <li>• Some areas more problematic than others for event and safety of protestors ie. red production gate with vehicles.</li> <li>• Should be mitigated in planning.</li> <li>• Not big scale can bring forward security days shifts for how</li> <li>• Don't have security off footprint but bring forward</li> <li>• Look at (if have location) put out CCB/ped barrier if heavy traffic/vehicle area for separation</li> <li>• [REDACTED] expect consultation for relocation/duration</li> <li>• Small numbers then local police may be needed or impact police resourcing</li> <li>• [REDACTED] Local police through the Borough?</li> <li>• [REDACTED] Police probably lots to deal with but having roving officers, negotiate location.</li> </ul>

- Duration doesn't matter too much
- [REDACTED] negotiated position where near enough but far enough away to cause impact
- [REDACTED] look at pen off
- police have security leads, some contingency's
- [REDACTED] how manage comms between event, security, police?
- [REDACTED] Cross share information
- Through Event Control
- [REDACTED] how quickly message through chain of command?
- [REDACTED] immediately
- [REDACTED] Security have radio and depending on team some will be supervisors or team leads i.e. back stage team small.
- Confident get message out and where don't have radio its small footprint
- [REDACTED] question risks of tv crews on site
- [REDACTED] wouldn't have LBL media onsite but make sure comms team fully aware
- [REDACTED] Comms in real time with authority, event, emergency services?
- [REDACTED] runs into Event Control if need to put message out to audience i.e. Avoid x gate due to protest then pick up with Police and Security on that and then through events social media team brief out and lead on that, but if LBL issue go via LBL Events.

## Scenario 2

### Thursday 7pm

Information received from Police that recent drugs deaths and overdoses within the London area have been linked to a new strain of MDMA tablet which has appeared in the local drugs market

Intelligence from Police indicates a known drug dealer, implicated in a local drugs death investigation will be attending the Festival this weekend

HOW WILL THIS AFFECT YOUR EVENT RISK ASSESSMENT

WHAT ACTIONS WILL YOU TASK / REQUEST

- [REDACTED] comms with police critical
- Need details about dealer and the drug
- Get info out on social, screens, entrance/search
- Security needs to cascade to partners; medical, LAS, hospitals if haven't heard and find out as much as can about affects
- Task out to BPO (behavioural protection officers) onsite to try to identify dealer.
- [REDACTED] question on surge operation on people coming? Change search plans?
- [REDACTED] get word out to search team ASAP - what it is, what looks like, but they are
- [REDACTED] search shouldn't be enhanced, should already be in place, need to understand what looks like, stamp, shape, colour etc so can see if it is coming in, and if different to what usually can find it.
- [REDACTED] amnesty bins – how often emptied?

- [REDACTED] surrender bins emptied periodically and monitored, depends if heavy used, more likely 3hrs.
- More seizures than surrenders.
- [REDACTED] keen to know what looks like to share with team and colleagues. Medical and welfare onsite keen to get information out as harm reduction measure to festival goes but discuss with events social media team.
- Risk to put message out about strong drug as attendees may go looking so messaging around if you feel unwell medical services to help, advise on safe consumption etc.
- [REDACTED] need to rationalise decision on message out there, balance of preventing creating a market for it and harm reduction.

### Scenario 3

#### Saturday 8.30pm

Information from Security. A male matching the description of the drug dealer was seen within the festival site recovering a small rucksack thrown over the perimeter fencing near to gate X9 (G,13). Some small bags of tablets fell from the rucksack

On approaching him, the male threatened the security staff with a knife and made off into the arena with the rucksack. One member of security is reported to have received a knife wound to the stomach and is requesting urgent assistance

WHAT IS YOUR RESPONSE TO THIS INFORMATION

WHAT IMMEDIATE ACTIONS ARE REQUIRED

WHO IS COORDINATING THE RESPONSE TO THIS INCIDENT

LIST YOUR KEY DECISIONS FOR INCLUSION IN A POLICY LOG ENTRY

- [REDACTED] Preservation of life is priority and ensuring appropriate medical care
- [REDACTED] where does this decision come from
- [REDACTED] shout into event control from security, triggering medical response from onsite team, trigger security response to get teams there to secure scene, assess what's going on
- [REDACTED] all via event control and onsite assets
- [REDACTED] priority actions - which resources?
- [REDACTED] Preservation of life, secure evidence, medical in
- [REDACTED] first level response is internal, get there, medical and security, reporting what's happening
- [REDACTED] Importance of log - Preservation life first priority – get medical in, secure evidence and scene to protect others, anything else?
- [REDACTED] brief out security staff, safety of staff as still armed so need to make sure staff identify person but not challenge them and pass information to the police
- [REDACTED] threat risk assessment around capabilities of staff, so observe, monitor, and communicate to each other so collectively coordinate response
- How do notify to police, so not several chains command?

- All back to Security control
- Multiple radio systems, through control and out, how manage?
- Security coordinator and key people in control coordinating
- CM feedback on meeting comms improved since using phone if holding phone.
- DO LAS officer in EL so work closely with medical provider re patient and decide if any more resource on site required such as helicopter coordination, and then coordinate to receiving centre, likely to be Kings
- [REDACTED] covered joined up coordinated role in control centre and how agencies work together.

#### Scenario 4

##### Sunday 10.45pm

The protest outside the Festival commenced at 8am and featured on the local Breakfast TV news bulletin.

Information has just been received from Security supervision at the COVID check tent (G,16) that around a dozen protesters suddenly arrived and have attached themselves to the steel fencing. They've blocked off part of the entrance. It's causing slight queueing, and some festival goers are getting angry with them. The TV crew has just turned up.

WHAT IS YOUR RESPONSE TO THIS INFORMATION

WHAT IMMEDIATE ACTIONS ARE REQUIRED

WHO IS COORDINATING THE RESPONSE TO THIS INCIDENT

LIST YOUR KEY DECISIONS FOR INCLUSION IN A POLICY LOG ENTRY

- [REDACTED] want more information – look to get a response team to go assess effect on egress and options to isolate fence locked on to, look at L shape new fencing.
- Liaise with Police.
- Look at risk, are they just noisy and protest then can just police and steward
- [REDACTED] plan is unpicking fence and reroute, plan it out and isolate risk
- [REDACTED] duty of care for people protesting on site
- [REDACTED] if isolate them need to make sure fence secure in isolation
- [REDACTED] consider medical assessment to look.
- Consider depending on how long there
- Duty of care, hot weather so provides refreshments, toilet breaks etc
- [REDACTED] consider Plan A may not work but Plan B make another route i.
- [REDACTED] its inconvenience but in terms immediate response as it developing, would go look at with police.
- First put response team there to make sure no friction with audience to and prevent any crowd management issues.
- [REDACTED] not major issue but attendees may be getting irritated and speaking to TV crew about a delay going through covid check

- [REDACTED] negated by ticket condition of entry
- [REDACTED] isolate and get back to near business as soon as possible
- [REDACTED] got a plan – reroute crowd, isolate protestors, manage welfare.

**Scenario 5**

**Sunday 8.45pm**

Security at Gate X7 (S,13) have been approached by 2 people seeking assistance for their friends who have collapsed near to the main Concession Village.

Security have located the two females (R,12), both unconscious and unresponsive. One appears to have stopped breathing. There are 3 friends present, they are reporting drug use and say the man who sold them the drugs is selling drugs at the side of a nearby food vendor. Security are seeking urgent assistance and advice.

WHAT IS YOUR RESPONSE TO THIS INFORMATION

WHAT IMMEDIATE ACTIONS ARE REQUIRED

HOW WOULD YOU PRIORITISE YOUR ACTIONS / TASKING

WHO IS COORDINATING THE RESPONSE TO THIS INCIDENT

LIST YOUR KEY DECISIONS FOR INCLUSION IN A POLICY LOG ENTRY

- [REDACTED] what is the advice and support?
- [REDACTED] number one preservation of life – hope first on scene calling in got first aid training, if not get first aid soon as possible.
- Make sure medical know what the situation is. Look at dispatching ambulance, around the outside to exit. Decision with LAS
- Response team to secure the area. Height of event so look to get screening for privacy prevent video
- Secondary issue is person on the loose. Try to identify and get on camera, liaise with police on response
- [REDACTED] Police would you look to coordinate?
- [REDACTED] MPS take the lead
- [REDACTED] priorities save life – support and assistance; Control and care of other potential, plus are witnesses; Scene to manage; Suspect to look got
- Can do more than one at a time but limited resources. Need to effectively prioritise and log why, all note of any security briefings
- [REDACTED] get information from Control quickly, make initial response, two response teams, number paramedics on the ground. Expect to cover transfer to hospital with own ambulances and get around event ready to evacuate.
- Concerns about drug use so look to get them removed to medical centre, potential to become unwell, although also be witnesses
- [14:38] [REDACTED] (LONDON AMBULANCE SERVICE NHS TRUST)  
*No it would be the event medical provider in the first instance, there should be sufficient provision on site from the event medical provider to deal with these incidents. If the medical provider requires LAS support this would be coordinated by the LAS ELT officer in the event control*



- [REDACTED] LAS involved with initial response as duty of event medical provide but would link closely on support for the event if two medical vehicles are off site then depletes event so if anything, else need to convey others which will coordinate.
- Potential media implications so LAS escalate to Duty silver to make sure aware and check of any other incidents across London. Ensure comms prepared and agreed with event, MPS should be released, and there to support where needed.

**Scenario 6**

**Monday 9.30pm**

Urgent message from Supervisor at the Main Exit gate X8 (M14). "A member of the public reported 2 suspicious males carrying rucksacks. The males were approached by security. One male fled the area but the second male detonated his rucksack.

The rucksack created a fireball but no explosion. The male and both security staff have suffered serious burn injuries and at least 3 members of the public are injured. The rucksack is still burning. I can see a large plastic tub inside it and some nuts and bolts. People are panicking. Please send medical and more staff"

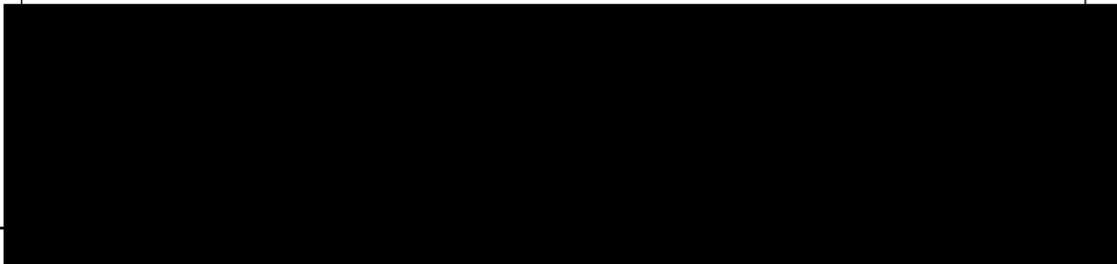
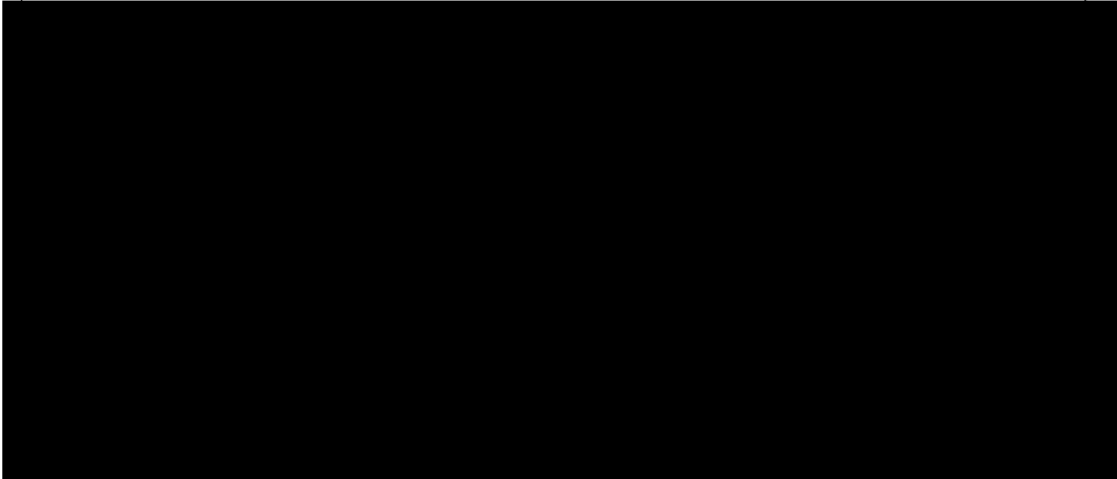
WHAT IS YOUR RESPONSE TO THIS INFORMATION

WHAT IMMEDIATE ACTIONS ARE REQUIRED

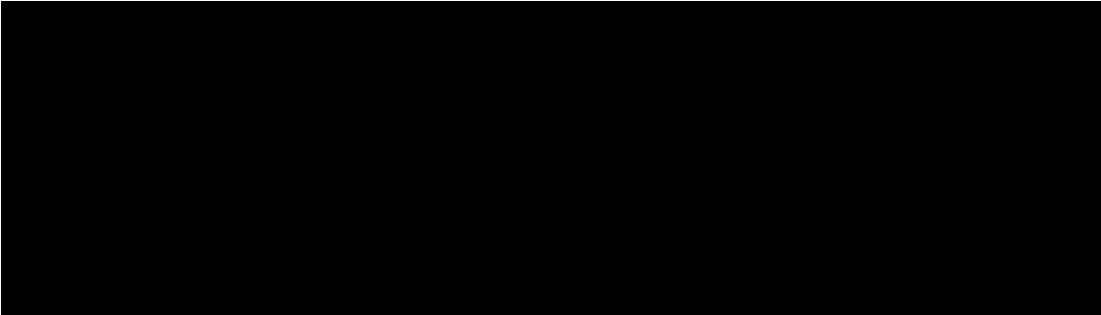
HOW WOULD YOU PRIORITISE YOUR ACTIONS / TASKING

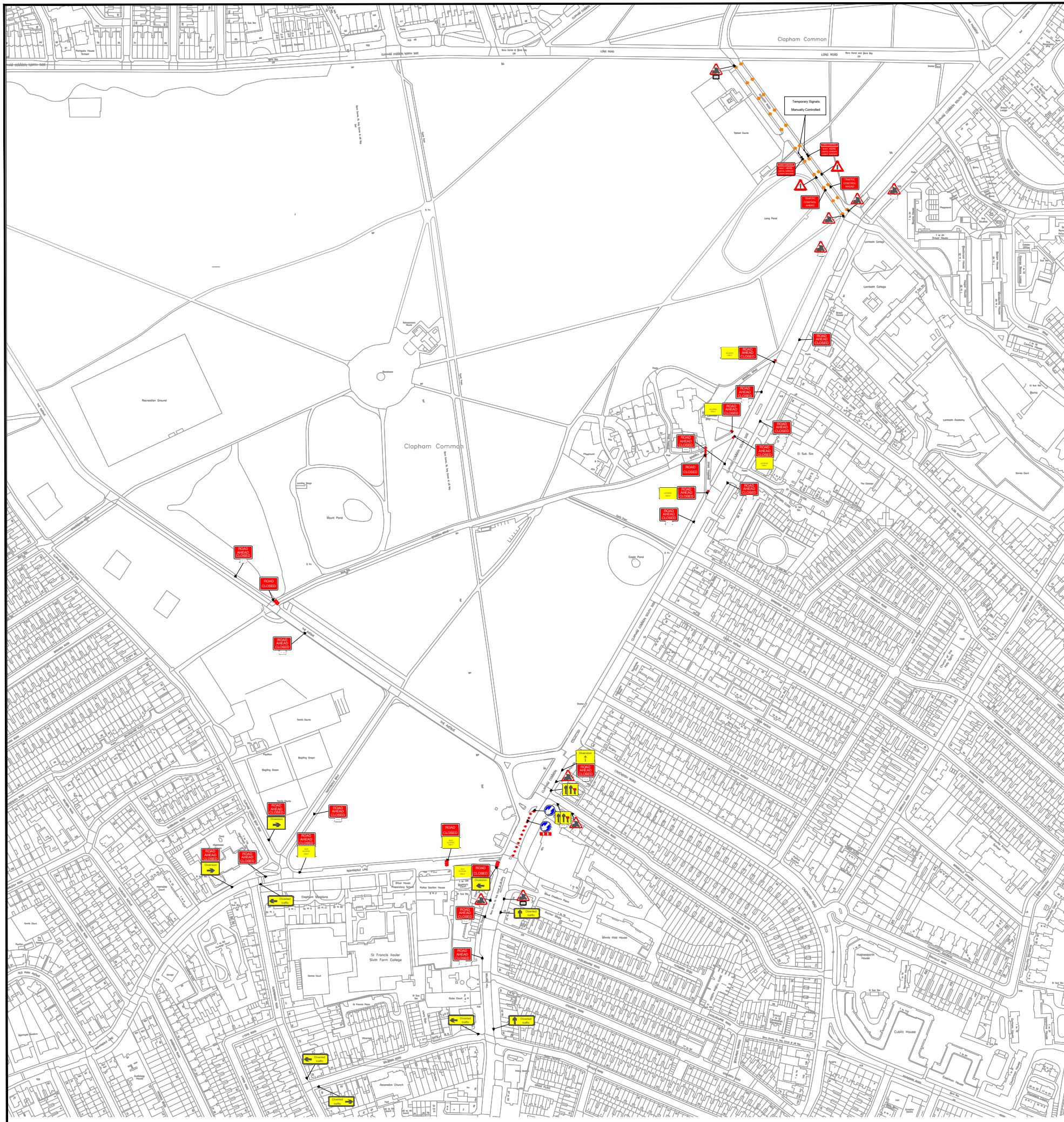
WHO IS COORDINATING THE RESPONSE TO THIS INCIDENT

Provide a METHANE update





	
	<p><b>Scenario 7</b></p> <p><u>Tuesday Morning</u></p> <p>Evacuation and traffic management contingency plans supported safe egress from the site</p> <p>A crime scene is being investigated by police</p> <p>The second male was detained by armed police away from the site</p> <p>You have received a message from Event Control</p> <p>BEFORE LEAVING THE SITE PLEASE NOTE 2 or 3 KEY LEARNING POINTS or ACTIONS YOU WILL TAKE FROM THE EVENT</p> <ul style="list-style-type: none"> <li>• ■ Run out of time so any feedback on session please note down and note what agency. If online email to ■.</li> </ul>
05	<p><b>Next Steps</b></p>
	<ul style="list-style-type: none"> <li>• ACTION – Email ■ (■■■■@lambeth.gov.uk) with feedback for AB on session</li> <li>• Minutes and presentation circulated next week</li> <li>• Final Event update and documents to follow in due course</li> </ul>



**NOTES**

- ALL TRAFFIC MANAGEMENT WILL COMPLY WITH THE SAFETY AT STREETWORKS AND ROAD WORKS CODE OF PRACTICE
- THIS DRAWING IS NOT TO BE REPRODUCED, COPIED OR DISTRIBUTED WITHOUT PERMISSION FROM THE LAST MILE

**KEY**

- TRAFFIC SIGN
- TRAFFIC CONE
- NO WAITING TRAFFIC CONE
- ← SIGNAL HEAD
- ▬ CHAPTER 8 BARRIER

VERSION	DRAWING DATE	COMMENTS	DRAWN BY	REVIEWED BY
1	1607021	CLAPHAM COMMON TM OVERVIEW	GL	BG
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## Lambeth Safety Advisory Group Meeting

Tuesday 6 <sup>th</sup> July 2021 15:00 – 16:00 MS Teams		
<b>Agenda</b>		
<b>01</b>	<b>Festival Republic - Clapham Common Events 2021</b>	
<b>Attendees</b>		
██████████	■	LBL AD Public Protection and Regulatory Services
██████████	■	LBL Emergency Planning
██████████	■	LBL Food Health and Safety
██████████	■	LBL Food Health and Safety
██████████	■	LBL Licencing
██████████	■	LBL Parks – Clapham Common
██████████	■	LBL Parking and Enforcement
██████████	■	LBL Public Protection
██████████	■	LBL Public Health
██████████	■	London Ambulance Service
██████████	■	London Fire Brigade
██████████	■	TFL LU Emergency Planning
██████████	■	MPS
██████████	■	MPS
██████████	■	MPS Festivals Team
██████████	■	MPS
██████████	■	MPS Planners
██████████	■	MPS South West Event Officer - Wandsworth
██████████	■	MPS Counter Terrorism Security Coordinator
██████████	■	Public Health England
██████████	■	Wandsworth Highways



	<ul style="list-style-type: none"> <li>○ LAS feedback on numbers and plan to discuss later in the week with LAS and providers.</li> <li>● Pushing on with alcohol management plan and traders.</li> <li>● Bar/catering concessions managed by Central Fusion, recent appointment in last few days so appreciate behind getting information. Central have own units as well as concessionaire and will share information soon as can.</li> <li>● Traffic management –       <ul style="list-style-type: none"> <li>○ Last mile contracted.</li> <li>○ Done rail modelling.</li> <li>○ Call with LU.</li> <li>○ Call with Network rail re Clapham junction.</li> <li>○ TFL surface call planned.</li> <li>○ Little impact as numbers at Clapham junction go into business as usual but ensuring all aware as part of the process.</li> <li>○ Last mile working on TM plan and applications, anticipate in this week.</li> </ul> </li> <li>● Temporary structures       <ul style="list-style-type: none"> <li>○ Big tops new supplier - Kayam</li> <li>○ New marque supplier - Key Structures</li> <li>○ Can start section 30 process and share with [REDACTED]</li> <li>○ Waiting main stage supplier confirm, expecting decision next few days.</li> </ul> </li> <li>● Site Plan to talk through but any questions first?</li> <li>● [REDACTED] question – lot of experience on other groups, what about Event medical services experience?</li> <li>● [REDACTED] a lot of large event experience, a lot of experience with Festival Republic; at Finsbury park, Wireless, Download, Creamfields, Leeds and Reading.</li> <li>● <i>Chat comment - [15:14] [REDACTED] (LONDON AMBULANCE SERVICE NHS TRUST) They are also CQC registered and have previous experience of these types of events.</i></li> <li>● [REDACTED] Central Fusion experience at large festivals?</li> <li>● [REDACTED] same, large scale provider, procurement process and lot of experience.</li> <li>● [REDACTED] as have the three days, raised last time, are using same caterers each day or change over?</li> <li>● [REDACTED] first day will have additional to supplement the regulars, then they are taken out for day 2 and 3, but won't be replaced.</li> <li>● Go through process with everyone once.</li> <li>● [REDACTED] need to ensure locate them easy to get out.</li> <li>● Are Sharps covering fire and gas, checking traders piping, central gas hubs or are Central fusion checking?</li> <li>● [REDACTED] Central Fusion will do preshow checks.</li> <li>● Festigas manage central hub and check on site, and Sharps sit on top.</li> <li>● [REDACTED] on Festigas, previous events issue where traders keep cylinders, particular those multiple days, so expect 1+1 as a spare, don't expect numerous in closed confined.</li> </ul>
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<ul style="list-style-type: none"> <li>• Festigas need to be aware of dropping out/replenishing event, historically issues with cylinders in van.</li> <li>• Caterers, as extended over three days for majority, infrastructure for those. Historically had VIP tent. Toilet blocks for caterers, event team, those need to be serviced more or as frequently over the three days. Don't want overflow etc so need to ensure built into waste management.</li> <li>• Where is changeover of traders, Central Fusion control this, historically issue where business sharing storage, refrigerator vans, that this is managed as well.</li> <li>• Will Central Fusion have EH?</li> <li>• [REDACTED] will do as part. Sharps do fire safety patrol and managing gas. [REDACTED] will be doing EHO.</li> <li>• [REDACTED] issue before on any onsite for build are checked too. If through Central Fusion, they need to flag they onsite for pre-set up.</li> <li>• [REDACTED] good point and this year distinction this year, crew caterers and backstage will do pre-event catering. Before issue was, they turned up on Saturday.</li> <li>• [REDACTED] any issue from [REDACTED] shared with us and vice versa.</li> <li>• [REDACTED] yes teamwork</li>   <li>• [REDACTED] no questions</li> <li>• [REDACTED] no questions</li>   <li>• [REDACTED] this was meant to be the tabletop, but do we have new date?</li> <li>• [REDACTED] just scheduling 26<sup>th</sup> July in Town hall, at 1pm, in person meeting.</li>   <li>• [REDACTED] want more information on transportation for ingress of attendees?</li> <li>• [REDACTED] same as before, expect to arrive at Common tube, transport led and no provision for parking (discourages pre event publicity) and walk over from Clapham High Street.</li> <li>• Same traffic plan as previous, lights temporary crossing on route for Clapham Common.</li> <li>• [REDACTED] know any rail replacement on those days? As bank holiday and usually rail replacement on these days.</li> <li>• [REDACTED] haven't had anything from transport providers spoken too. Main transport needed is tube and no flag on tube capacity issue.</li> <li>• [REDACTED] <b>worth checking if any engineer works on stations not working and bus replacement.</b></li> <li>• St Johns Hill closed to traffic both ways so not sure if impact if any bus replacements plan at that time so check with rail operators if any plans for bus rail replacement services.</li>   <li>• [REDACTED] flag [REDACTED] comment</li> <li>• <i>Chat comment - [15:17] [REDACTED] - Would all providers be ready to implement covid19 safe measures if the covid19 situation does not improve?</i></li> <li>• [REDACTED] at the moment in terms of contractors, working on basis of checking regime in place in terms of checking negative test, but will follow guidance, but until otherwise will follow systems and been using at test events.</li> </ul>
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	<ul style="list-style-type: none"> <li>• To work on a test event at the moment have to provide evidence of negative test every 72hours if onsite, uploaded to portal and then links to accreditation process.</li> <li>• Default will do unless need to.</li> <li>• ■ speaking about only workers or attendees?</li> <li>• ■ workers</li> <li>• Attendees, because not camping, 3 separate audience, so at the moment test events have to show on smart phone negative test</li> <li>• ■ if currently all workers on site tested regularly, and if possible supervised test, as currently high incidents.</li> <li>• No sure about end of August, nut hopefully, but best to be ready for keeping it.</li> <li>• Keep Covid-19 risk assessment in pocket, social distancing, and testing.</li> <li>• ■ discussed before, if needing social distancing wouldn't work for show or festivals.</li> <li>• Between now and Clapham we have the same covid management team across the shows and by time get to it the management plan will be revised and finessed.</li> <li>• Team not stood down and don't anticipate will.</li> <li>• ■ if relevant share the covid plan with us</li> <li>• ■ if it is where we get to then will do.</li>   <li>• ■ talk through site plan.</li> <li>• Red gate – production gate entrance from Long Road.</li> <li>• Traditionally all (workers, contractors etc) through vehicle gate but this year through Red Gate and directed to X14 to accreditation. More space to helps manage if need the additional covid protocols. Area will be covid verification, accreditation, and safety induction area.</li> <li>• Changed tent suppliers due to availability so flipped stage 2 and 3 positions, traditional Stage 2 was where 3 is so swapped as the tents procured are same capacity but longer/narrower so swapped for more space. Doesn't change stage position, PA systems same to ensure no impact on noise monitoring points.</li> <li>• New BOH area through gate X14 Grid reference F+G. Yellow tent is new location event control and meeting room, bit bigger and no overview of the site as enhanced camera coverage, so at site via camera rather than greenhouse.</li> <li>• Toilet blocks same location.</li> <li>• Bars same location but slightly closer together.</li> <li>• Trader position working through still with concessionaire on how many units v frontage. New units near south bar, used to be stage so now more food traders.</li> <li>• On Monday and Saturday, there is an enhanced ticket zone/golden circle area so access with different wristband. Capacity 1800 people, double pit barrier system with position for security staff and feeds in and out.</li> <li>• Less big tops so moved front bar back to maximise viewing for main stage, more space, particularly for Return2Dance with 35,000.</li> <li>• The enhanced ticket area won't be there for Return2Dance, and a normal straight auditorium.</li> <li>• Dressing rooms, VIP, area, bars, all same positions as previous.</li> <li>• Medical same but bigger and at 7B welfare tent. Welfare added this year for those medically fine but need some looking after.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Main entrance – as noted in Crowd Management Plan – 31 lanes. Worked on pessimistic processing time to ensure good capacity to get people through.</li> <li>• If doing covid checks will be done part of soft ticket check outside the site so when are joining the queue outside, before in the queue, so not managing into a queue until covid status checked.</li> <li>• Main entrance - no bags bigger than A4, bag check, metal detector wand, and passive drugs dogs.</li> <li>• Saturday and Monday, depending on audience profile, may up or reduce dog searches depending on audience. This based on R2D drug search model as understand audience history.</li> <li>• As moved out old Event Control gives us more space for police/security compound, enhanced search and kept small pedestrian gate if need to take people offsite.</li> </ul>
03	Questions
	<ul style="list-style-type: none"> <li>• <i>Chat Comment [15:31] ██████████ (LONDON AMBULANCE SERVICE NHS TRUST) Just a thought Night Tube is still not currently running will this have any impact on egress?</i></li> <li>• ██████ question around welfare medical – planning any isolation facility for potential patients that present with covid, if in a tent will be challenging if in a tent and contaminate so a separate smaller outside might be ideal?</li> <li>• ██████ looking at that space and might be external behind.</li> <li>• ██████ once have welfare plan, what their capability are, provision looking at providing, great to see</li> <li>• Chat Comment [15:42] ██████████ - provisions for additional water supplies?</li> <li>• ██████ same as question in the chat - where water station locations located on site? demand was a challenge last time.</li> <li>• ██████ waterpoints adjacent to toilet blocks and will get drawn on.</li> <li>• As there was an issue with pressure got an additional bladder tank as reservoir and have a water tank as contingency for standby so can maintain pressure. We noted as an issue and dealt with.</li> <li>• ██████ could medical can medical/welfare have access running water for medical and welfare reasons.</li> <li>• Chat Comment [15:43] ██████████ - about water points: how can we make them safe to collect / to refill?</li> <li>• ██████ in terms of refill; if water safety then water chlorination regime monitoring and testing, if surface contact for covid then need to feed into surface cleaning plan which I can do.</li> <li>• ██████ echo point, issue before with access water and marshy ground.</li> <li>• If bringing refillable receptacles, they need to be able to get to.</li> <li>• If water points near toilet block need to be mindful that should there be any seepage from toilets need to be located away so no contamination.</li> <li>• ██████ makes sense, will check but think water tap board runs into a tank underneath</li> <li>• ██████ yes seen but mindful need to drain if fill up. Last year had to relocate and re-run pipes to get supply in, bit of an issue. Attendees, regardless of roadmap, people managing personal hygiene more frequently.</li> <li>• ██████ understood.</li> </ul>

- Festival republic changes will be another EHO allocated to show job to do water safety and testing element. [REDACTED] link in [REDACTED] so all clear about it.
- [REDACTED] aware water fountain not operational at the moment but be ready to help make sure prevent sharing when collect water.
- [REDACTED] flag comments in chat
- Chat Comment [15:31] [REDACTED] (LONDON AMBULANCE SERVICE NHS TRUST) Just a thought Night Tube is still not currently running will this have any impact on egress?
- Chat Comment [15:33] [REDACTED] - Night tube will not be running. No LU closures of note. According to the information I have; LOROL will be closed Willesden to Clapham on 29/08 but only until 11:00.
- [REDACTED] modelling based on night tube not running, don't expect it to be and ok with modelling without night tube.
- [REDACTED] – Noise Team Wandsworth – will revised NMP be provided?
- [REDACTED] should have had first version, and another will be circulated when have line up details confirmed.
- [REDACTED] in terms of noise monitoring locations can some reference locations be done between North and West monitoring locations so something directly in front of stage so region Broomwood Road.
- [REDACTED] can you repeat what after?
- [REDACTED] additional reference monitoring in addition to make sure not louder between those two locations.
- [REDACTED] please can [REDACTED] send a note to [REDACTED] to feed into the noise consultants.
- [REDACTED] Events point of view we have some points; one about resident letters getting out as good to get out sooner rather than later, and timescales on that one, think Licensing may have the same point.
- As usual we will send out tabletop invite which will be in person, invite to follow
- As normally do will arrange site SAG walkthrough of the site before opens and send invite.
- [REDACTED] some operational items to pick up [REDACTED] but nothing flag here.
- [REDACTED] two main outstanding elements are Traffic Plan and Engagement Plan, mindful of getting both over as quickly as can. And then also the procedural/commercial bits with Events to cover off.
- [REDACTED] LFB content, nothing to add
- [REDACTED] from PMPS met [REDACTED] last week to cover security in role as counter terrorism sec coordinate, gone through plan, happy, one a lot of work with enhanced numbers and looks good. Expect mature a bit more when more facts know about the event.
- [REDACTED] concerns about carnival not taking place and potential movement of people to a space where event happening?
- [REDACTED] any intelligence people going south as no Notting Hill? No
- Anyone need to have negative LFT uploaded onto NHS app so those going need to be organised and stop chancers internally so extra level of security (health not crime security) but helps.

	<ul style="list-style-type: none"> <li>• Experience previously is UME (unlicensed music events) is the problem wherever they live</li> <li>• Nothing to suggest otherwise</li> <li>• [REDACTED] involved in Notting Hill resourcing which will move to pan London response to deal with UME, expect a lot of resources so if late intelligence will have resources to call on now (which wouldn't have had before if Carnival going ahead).</li> <li>• [REDACTED] looking at the shows, the music genres, we know who to expect and no issues with those. Don't think absence of official Carnival be issue, busy but no issues.</li> <li>• [REDACTED] any other event to note at the same time.</li> <li>• [REDACTED] much smaller ones, demonstrations that won't know before, events in London every weekend nothing to note. Nothing to compromise security plan. Euros will be done. Cricket season and Olympics but nothing to note.</li> <li>• [REDACTED] All points East festival in Victoria Park happening but don't see having adverse impact to this event but will be other events happening.</li> <li>• [REDACTED] send around comments sheets so if you need to capture anything or consult with colleagues on anything, please send back to [REDACTED] and [REDACTED] on [REDACTED]@lambeth.gov.uk by next week and we can capture in the minutes and feedback.</li> <li>• Some other feedback from Parks relating to trees in golden circle so we will cover off, so site plan reflects tree protection root zone protection.</li> <li>• Table Top 26th July and invite sent tomorrow</li> <li>• [REDACTED] thanks from chair</li> </ul>
04	Comments
	<p><i>LBL Parking</i>  Never attended latest meet. From knowledge gained on this event no real impact on parking services, if need be we can increase parking patrols in near vicinity to common. To be discussed nearer the event date.  <b>Accepted</b></p> <p><i>London Ambulance Service (LAS) Team:</i>  Look to provide some form of isolation facility on site for a possible covid case separate to main medical to avoid cross contamination.  Medical to have access to handwashing facilities and water for infection prevention purposes and water for staff/patients.  Water locations to be marked on site plans.  Heatwave advice to attendees as required following the Health Heatwatch plan.  Zone x ambulance cover towards transport hubs or response capability from site as required.  LAS will be on site for each of the three days (possible for a car parking space please) and I will supply the letter detailing the cost recovery process as previously discussed.  Welfare provision scope and capabilities to be formalised in a plan and aligned to medical provision.</p>

Medical plan and provision to be discussed with organiser ( ) Friday 9th July as currently there are concerns regarding level of cover for ambulances and responders. Advise medical provider to have sufficient stocks of salbutamol etc for respiratory related issues likely if temps raise due to local pollen and pollution levels.

**Accepted with Conditions**

*LBL Licensing:*

No major update from May

Licensing understands that some of the conditions fall short with timeframes due to the recent consent order.

must aim to comply with all conditions and timeframes going forward for future events.

With reference to condition 12. The final draft version of the EMP will be published 30 days before each event and is subject to the approval by the Licencing Authority as advised by the SAG and the Responsible Authorities. Should changes to the EMP be required after this date they will be considered for approval by the Licensing Authority.

Covid risk assessment is also a condition 48. The COVID-19 Action Plan shall include a specific risk assessment and shall be a dynamic document which will be updated on the basis of guidance and advice received from Government and Responsible Authorities, in particular the Licencing Authority, NHS, medical providers, health and safety authorities, MPS and welfare providers. Best practice to mitigate and minimise the impact of the epidemic will be adopted throughout the build, live event and derig. A dedicated COVID-19 Safety Officer shall have specific responsibility for implementing the Action Plan.

We would expect this to cover the additional water supplies.

discussed condition 6 in the last update

6. Local residents and business' will be given at least 6 months' notice of any upcoming events. The method(s) of communication and the areas identified as being local shall be agreed with the SAG.

I sought management advice from on this and it was suggested that notices are given with a minimum of ¼ of a mile around the perimeter to reach those immediately affected.

Whilst we appreciate there is a delay of the 6 months now, all future events must comply with this condition. It is also advised that the notifies all residents and business of all the scheduled events in one notification for the next 2 years.

**Accepted with Conditions**

*LBL Parks Development:*

Root protection zones of a couple of trees, especially the mature tree by the main stage look vulnerable.

	<p>It would be appreciated if you could check plans with [REDACTED], Tree Officer for Clapham. Also site visit discussion. <b>Accepted with Conditions</b></p> <p><i>LBL Food, Health and Safety Team:</i></p> <ol style="list-style-type: none"> <li>Sanitation Strategy – will there be separate toilet provision for staff/food &amp; beverage vendors? If so, will these cubicles contain WHB’s facilitated with hot &amp; cold, or appropriately mixed running water or will there be WHB’s at each sanitation block as per the rest of the site?</li> <li>COVID Risk Assessment for the site.</li> </ol> <p><b>Accepted / Rejected / Accepted with Conditions</b></p> <p><i>Wandsworth Council – Noise and Nuisance</i></p> <p>At the Safety Advisory Group meeting I requested that some additional reference monitoring be undertaken mid-way between Clapham Common North and Clapham Common West and was asked to put the request in writing to you. Hence this e-mail. The reason for this is to check to see if the levels at this location are louder, than those at the other two locations.</p> <p><i>LBL Events:</i></p> <ul style="list-style-type: none"> <li>• Subject to ongoing engagement with client around specific items</li> <li>• Please ensure we are aware of future meetings held outside the LSAG process</li> <li>• Site visit needed with parks and trees</li> <li>• Deadlines for documentation</li> <li>• Resident and Stakeholder engagement to be arranged</li> <li>• Clarification of the Community benefits.</li> </ul> <p><b>Accepted with Conditions</b></p>
05	Next Steps
	<ul style="list-style-type: none"> <li>• <i>Comment’s sheet circulated for member’s feedback</i></li> <li>• <i>Minutes circulated next week</i></li> <li>• <i>SAG Tabletop 26<sup>th</sup> July at 1pm – invite to follow</i></li> </ul>

## Lambeth Safety Advisory Group Meeting

25 August 2021 14:00 – 15:00 MS Teams		
<b>Agenda</b>		
<b>01</b>	<b>Festival Republic Clapham Common Events Pre Event Update</b>	
<b>Attendees</b>		
██████████	■	LBL AD Public Protection Assurance & Regulatory Services
██████████	■	LBL Parking
██████████	■	LBL Food, Health and Safety
██████████	■	LBL Environmental Health
██████████	■	LBL Licensing
██████████	■	LBL Parks Development – Clapham Common
██████████	■	LAS
██████████	■	NHS
██████████	■	MPS
██████████	■	MPS
██████████	■	MPS Chief Insp Silver Festival
██████████	■	MPS
██████████	■	MPS
██████████	■	MPS
██████████	■	MPS
██████████	■	MPS
Chris O'Connor	CO	TFL Surface Events
Angela Oluwole	AO	TFL Buses
██████████	■	Wandsworth Council – Noise
██████████	■	LBL Head of Events and Filming
██████████	■	LBL Event Operations Officer



██████████	████	LBL Senior Event Operations Officer
██████████	████	LBL Event Operations Officer
<b>Event Organisers</b>		
██████████	████	Festival Republic – MD, Silver and Licensing
██████████	████	Festival Republic – Event Director
██████████	████	Festival Republic – Site Manager
██████████	████	Festival Republic – EHO
██████████	████	Security Coordinator
Minutes taken by: █████		
Chaired by: █████		

02	Event Update
	<ul style="list-style-type: none"> <li>• █████ Introductions and confirm meeting recording.</li> <li>• █████ informed members he has taken over from █████ who is no longer working on the event due to health issues.</li> <li>• █████ Confirm meeting is to discuss documents, note changes in personnel, and give SAG members opportunity to flag any concerns.</li> <li>• █████ hand over to █████ the event Site Manger to update</li> <li>• █████ event has secured perimeter, all stages in and tents up</li> <li>• Started internal load in; bar suppliers on site and loading in.</li> <li>• Have water and power on site</li> <li>• Waste management onsite</li> <li>• Schedule being met</li> <li>• Overcome slight changes discussed with LBL Events</li> <li>• █████ food traders in from tomorrow</li> <li>• █████ – EHO – onsite to oversee</li> <li>• Couple changes to egress plans</li> <li>• Chat Comment [14:11] █████ - All - Please share any potential risks or concerns to ensure that we cover all bases</li> <li>• █████ go to members for questions or highlight any areas.</li> <li>• █████ all should have received link to updated documents sent yesterday.</li> </ul>
03	Questions/Comments
	<p><b>Emergency Services</b></p> <p>Police</p>

- [REDACTED] from CT point of view all in place, walked site this morning and linked with [REDACTED] event Security Coordinator.
- [REDACTED] would been on call but working but touched base and happy all in place from Policing.
- [REDACTED] haven't got into the box but ask [REDACTED] to [REDACTED] go through egress plan.
- [REDACTED] two separate plans due to finish times and number stage. Saturday and Sunday 3 stages, Monday 2 sages.
- Admission ceases from 18:00.
- At 21:00 reconfigure main entrance into main exit, as well as gate 6 & 7
- Set up Disney queue at Clapham South
- From 21:30 onwards put security in place across gates 6,7 and main entrance, and 8,9.10 I if need additional gates.
- VMS signage out to direct customers to Clapham South from main entrance
- Path of tower lights across to Clapham South
- Detailed timeline of each point on egress plan
- Start around 22:00 for 45 mins with main gates closing around 23:00, keeping gates 6 &7 open until can close, final sweep through and all gates closed 11:30pm
- De-rig of disney queues of Clapham South
- Updating plan as today agreed drop off/pick up area for taxis at funfair site and direct for black cab point at Clapham Common.
- [REDACTED] note significant work done
- Linking egress flow to Clapham South, main egress. Comms with TFL.
- [REDACTED] yes and will pick up speaking with stations
- [REDACTED] talk through security; safety provisions on egress, over 20 stewards as part of entry team and redeploy to points on egress routes.
- [REDACTED] flag busy but the crowd dissipates around Clapham on the High Street, lots go to Brixton and Balham. Ticket data showing SW and SE London, so people filter out.
- [REDACTED] temporary traffic lights on Rookery Road for those going north, managed by First Mile TM company.
- [REDACTED] only other concern if people can't get on tube, is there a contingency plan in place?
- [REDACTED] most not using tubes, will use buses
- [REDACTED] in V5 will do work around continuity plan if cannot get on the tube, but also detail other transport modes available to leave Clapham.
- Chat Comment [14:22] [REDACTED] - *EventLameth undertook a full transport survey in 2019 which shows how people leave the area and how the spread across transport hubs*
- [REDACTED] - Surface Event TFL - can't comment on London underground operations but added in chat contacts for tube and taxi.
- Chat Comment - [14:23] [REDACTED] - [REDACTED] [@tube.tfl.gov.uk](mailto:[REDACTED]@tube.tfl.gov.uk) - [REDACTED] [@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk) - [REDACTED] [@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk) - please send traffic management plans to [REDACTED] [@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)
- [REDACTED] Also flagged access to file issues [REDACTED] created a wetransfer.com link so can send out
- Request for files sent direct
- [REDACTED] ask for specific files in the chat as large number of files

- [REDACTED] to add in – alternatives for transport include Clapham Junction and to Clapham North, High St overground stations, also Wandsworth road, not sure if built into current contingency but will now be taken on board
- [REDACTED] can we have v4 of plan as not had.
- [REDACTED] from planning team working together to make sure successful, but cannot access most recent EMP so need access to file
- [REDACTED] will get docs over after the call

#### London Ambulance Service

- [REDACTED] need updated medical plan – still haven't seen it
- There were queries about the provision [REDACTED] were looking to source front line ambulances for the Sat and the Sunday. Will be needed because of the demographics and pressures on hospitals additional capacity needed.
- Presence onsite for all three days
- Cannot do site visit but will be there on Saturday to link in
- [REDACTED] documents sent out yesterday by [REDACTED] need to be advised if need documents manually

#### NHS

- [REDACTED] follow up from [REDACTED] – we were promised latest medical plan
- Issues with getting files, have had previously had ones sent so would like sent separately.
- Question around medical provision and timing is 30 min before and after gates open/close - Is sufficient time for medical provision?
- [REDACTED]
- [REDACTED]
- [REDACTED] part of briefing plan, [REDACTED], supervisors know where water points
- [REDACTED] start and finish times in V4 of EMP permits for hour either side.

#### LFB

- [REDACTED]
- Issue with the road - A3 road closure just put in at Junction at Clapham Old Town for Thames Water causing issues but hopefully resolved but need to put in to contingency delay in attendance in the area.
- NP not onsite but [REDACTED] and [REDACTED] there
- Fire safety not there for walk around.
- [REDACTED] reiterated response moved to Clapham and will meet on Saturday as [REDACTED] and [REDACTED] there over weekend

#### LBL Licensing

- [REDACTED] not much operationally but administrative, received email from concerned member of public but [REDACTED] to collate information to respond accordingly
- Looked at DPS variation but need to make a slight change – licence holder details is Harmony but it is need to be Live Nation Ltd in that box.

Public Protection

- On attendance on call

Public health

- No attendance on the call

FHS

- [REDACTED] Need confirmation of exact number of traders
- Got updated list yesterday, before had 12, now 19/20 some duplication.
- Flag also another into central inbox
- Extended deadline again.
- Appreciate [REDACTED] onsite do checks but concerned about information coming through. I.e. 143 Grill is missing docs including no questionnaire, no details on authority registered with, allergy information
- Need to have sight of checks undertaken internally
- All traders have to complete questionnaire as it is only traceability and sight that they are clear on LBL requirement (hot water, storage appropriate).
- Concern running with traders don't have sight of and need assurances from FR that docs are being checked and what is being submitted is as agreed way. Part of pre-requisites is registered and inspected and has food rating 3 or above.
- Haven't seen water test results? Has it come through?
- Have traders got appropriate water supply to maintain personal hygiene,
- Lambeth don't accept gels instead of hot water.
- Ensure adequate systems in place.
- Make sure allergens reflect menu onsite and signage readily available and applicable.
- Storage safety for gas
- Appropriate segregation and storage cool bags if there for three days not sufficient.
- Fire Safety – [REDACTED] need to check fire safety appropriate equipment available for the appropriate power source safe and secured,
- If open products onsite need to have appropriate covering.
- Lambeth questionnaire has guidance and traders need to see that i.e burgers not less than thoroughly cooked
- Traders need to be mindful of Covid-19 risk assessment.
- Need assurance of [REDACTED] checks on site, what is course of action to be undertaken if come across a potential risk to health. Need to be clear if someone can't trader for a period of time.
- Need to have copy of water?
- [REDACTED] water result in tomorrow – Thursday – share when received.
- [REDACTED] troubled why number seeing in 'box' as there about 27 files and as per master sheet. There is a second page
- [REDACTED] and 2 EHO from Central Fusion and will work together on making sure files synced.
- [REDACTED] if don't meet requirement will not trade.

- [REDACTED] clarity? 26 traders?
- [REDACTED] yes
- The one that came in this morning supposed to be under C'est Cheese
- Form has caused confusion with the email on it – learning for next year.
- Pick up directly all files received - Excel sheet that has it detailed
- [REDACTED] go through with [REDACTED] and [REDACTED] this afternoon make sure all there
- [REDACTED] when go through look at menu alongside allergen list
- Very important business takes responsibility
- [REDACTED] ask for final information sent to us today.
- [REDACTED] concerned number of issues raised by [REDACTED]
- What is our position of noncompliance?
- They wont trade
- [REDACTED] need point of contact to help [REDACTED]
- [REDACTED] nominate [REDACTED] to do that

#### Lambeth Parks

- [REDACTED] Question re egress route – when onsite we agreed to protect wildflower area and protect area so egress not over this area
- [REDACTED] walked through this morning and agreed lighting along the path, divert people along path and where wildflower will have 4 stewards with loud hailer as fence not available but felt stewards better to guide the route, if that not adequate looked at getting rope and pin
- [REDACTED] very concerned at meadow and without obvious barrier will be damage caused.
- [REDACTED] feedback on Friday
- [REDACTED] understand lots of comms with FoCC
- Will the temporary toilets open?
- [REDACTED] putting in temporary toilets outside main gate for event weekend
- Will also have cycle park area with ped barrier for those using bikes
- [REDACTED] temporary toilets from LBL open?
- [REDACTED] should be open? There for summer
- [REDACTED] there until September
- [REDACTED] ask [REDACTED] to check if will be open

#### Emergency Planning

- No attendance

#### Transport and highways

#### TFL LU

- [REDACTED] shared TFL apologies and feedback from Trevor re plans for weekend: *' I think we (London Underground) are now set for the weekend and plans are in place. We have exchanged contact details between event organisers and staff from Clapham South to enable real time communications on the day. Unless anything has changed I would think we are as comfortable as we can be. Clapham Common tube,*

*all part of the same plan; the supervisory staff cover both Clapham Common and Clapham South stations and the number supplied is good for both.*

#### TFL buses

- [REDACTED] any bus closures on egress route?
- [REDACTED] none planned
- [REDACTED] contactable on phone over weekend if need to contact

#### TFL Surface Events

- [REDACTED] please share plan with surface events and let know if any traffic signal support

#### Lambeth Parking

- [REDACTED] the TM plan not in the link but [REDACTED] emailed over final plan
- Nothing to flag
  
- [REDACTED] Monday acts cancelled due to travel restrictions? If have intel please let know?
- [REDACTED] no news about artists at the moment but if so will let know
- [REDACTED] info about ALT+LDN festival shared on Instagram, Silver for Bank holiday night Sun/Monday
- Need update as will have to put in police plan around that
- [REDACTED] call [REDACTED] tomorrow
  
- [REDACTED] apologies joining late and if repeating; usually part of parks offering is additional litter collection but not able to, so what is the litter program
- [REDACTED] team cleaners throughout clearing around perimeter of site, internally, shift throughout the event covering internally and externally from the event
- [REDACTED] take as action – Events share waste management plan, did flag wouldn't be able to provide additional wider litter pick as previous years
  
- [REDACTED] curious about night buses available for the egress - will egress impact grass verges to get to the bus stops?
- [REDACTED] night buses surrounding area N137,345,55 most services finish around 1am so will be adequate service
- Grass not expertise but egress to pavement to bus stop
- [REDACTED] bus stops at underground, so follow same routes

#### Wandsworth

- [REDACTED] issue with file but have been sent NMP
- Similar to previous, comforted done as previously
- We will be underwriting readings from F1 and any deviations will discuss.
- Wandsworth won't respond to any complaints as is a Lambeth matter.

AOB

	<ul style="list-style-type: none"> <li>• ■ highlight can we get out of hours, press, emergency from members</li> <li>• We will send out link again for documents</li> <li>• Chat comment: ■ (NMCC Events Coordinator) (Guest) - Tfl 24/7 Traffic Control Room - ■</li> <li>• Chat comment: ■ - <i>LFB haven't got access to the documents either</i></li> <li>• Chat Comment: ■ (Guest) also NHS have sent email</li> <li>• ■ Set up SAG walkthrough Friday</li> <li>• ■ reiterate if coming to SAG need details directly if coming to site</li> <li>• Again, if cannot get documents please specifically tell us</li> <li>• NP police access to Clapham Fire station for few hours contact</li> <li>• DO need to have a chat with ■ after</li> <li>• ■ what is number for LFB to discuss using station?</li> <li>• ■ ■</li> <li>• ■ Kerrang saying cancelations</li> <li>• ■ do have some cancelations and will get it circulated</li> <li>• Trying to replace US acts struggling to come in and will circulate on confidential basis to group</li> <li>• ■ – put number in chat to have conversation</li> <li>• Chat Comment - ■ <i>MPS MO6 Planning</i> ■ ■ <i>@met.police.uk....</i> ■ ■) could you call at your convenience please, thanks.</li> <li>• ■ intel about cancellations need to iron out offline</li> <li>• Clarify the situation on where we stand? Number of gaps and still, not sure LBL position, is there intention to have a further meeting?</li> <li>• ■ what we need to understand, aware documents not getting to right people the right way, is we need teams to come back if any outstanding issues and concern. If content please confirm in writing</li> <li>• Not another SAG but walkthrough on Friday, of happy with? no hands raised.</li> <li>• ■ and ■ to get paperwork and minutes issued tomorrow and will confirm where everything is at</li> <li>• ■ thank you for all time, number issues outstanding, want meeting with Events tomorrow afternoon to confirm all happy.</li> <li>• Need to work together so any issues please highlight anything at all</li> <li>• ■ put ■ P details in chat to contact us</li> <li>• ■ looks like medical provider changes from EMS to a new one not seen, and different to ones worked with previously, can't just change provider last minute. Amvale support event for past weeks and apologies for lateness in documents</li> <li>• ■ can we get copy of CQC registrations urgently</li> <li>• ■ confirmation please and details who they are as plan will now be different</li> </ul>
04	Comments
	None received

**From:** [REDACTED]@lambeth.gov.uk> **On Behalf Of** Events Lambeth  
**Sent:** 02 August 2021 17:46  
**To:** Trevor Jenner [REDACTED]@tfl.gov.uk>; Events Lambeth [REDACTED]@lambeth.gov.uk>  
**Subject:** 210802 Festival Republic Documents  
**Sensitivity:** Confidential

Hi Trevor,

Good to hear from you and welcome back.

Thank you for getting in touch about this event and the documentation. There a large number of files – see below. I have attached some to start but if there are particular files you also need please let me know and I can get them over. For now I will try email over attached and on consecutive – Crowd management plan, traffic management, egress maps, event management plan, major incident plan.



- 1 - Adverse Weather Plan
  - 2 - Alcohol Management Plan
  - 3 - Crowd Management Plan
  - 4 - Safeguarding Policy
  - 5 - CT Plan
  - 6 - HS Policy
  - 7 - Fire Safety
  - 8 - Major Incident Plan
  - 9 - Medical Management Plan
  - 10 - Operational Management Plan
  - 11 - Noise Management Plan
  - 12 - Risk Assessment
  - 13 - Sanitation and Waste Management
  - 14 - Security
  - 15 - Site Map
  - 16 - Traffic Management Plan
  - 17 - Water Safety Plan
  - 18 - Production Schedule
  - 19 - Tent Exit Calculations
  - 20 - Fire Extinguisher Allocation
  - Clapham Covid Management Plan\_ 22.07.21
  - Clapham F10 Notification (ID.textClipping
  - CRIME REDUCTION AND PREVENTION
  - EVENT MANAGEMENT PLAN 2021 V3
  - Live Nation EL Cert 2020
  - Live Nation PL GBP 10m 29.10.2020
  - Trader information and management plan CC2021 v1
- 

Many thanks

██████

**From:** Jenner Trevor ██████████@tfl.gov.uk>  
**Sent:** 02 August 2021 13:49  
**To:** EventLambeth Operations ██████████@lambeth.gov.uk>  
**Subject:** RE: LSAG - Festival Republic Clapham Common - Final Meeting, Update & Documents  
**Sensitivity:** Confidential

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi [REDACTED]

I have now returned to London Underground and will hopefully get back into the swing of events pretty soon.

As before though, we at LU are unable to access Box and I would ask if any relevant documents, especially the EMP and Transport Plan, could be sent as pdf's via email.

Thank you, hopefully speak soon.

Trev

**Trevor Jenner**

Event Liaison Manager

Network Delivery – London Underground

[REDACTED]

197 Blackfriars Road  
Southwark

London  
SE1 8NJ

Phone [REDACTED]

Email [REDACTED]@tfl.gov.uk

**From:** [REDACTED] [REDACTED]@lambeth.gov.uk> **On Behalf Of** EventLambeth Operations

**Sent:** 02 August 2021 13:13

**To:** Events Lambeth [REDACTED]@lambeth.gov.uk>

**Subject:** LSAG - Festival Republic Clapham Common - Final Meeting, Update & Documents

**Sensitivity:** Confidential

Dear All,

Please see below update on Festival Republic Clapham Common Events 2021 (August Bank holiday) in regards to LSAG and the coming weeks.

- There will be a **LSAG Final Event Update** on Monday 9<sup>th</sup> August at 11:00-12:00 – this will be online – invite to follow.
- Please find link to **Updated Event Documentation** here - <https://festivalrepublic.box.com/s/54br4qv0cc49fa2hhbexhooyc2mtb30r>. If members are unable to use the link please let me know and we will try to find a workaround.
- I have circulated **LSAG Table Top** minutes from 26<sup>th</sup> July – please advise if you did not receive.
- The **LSAG Pre-Event Site Walkthrough** is booked for Friday 27<sup>th</sup> August at 14:00 – invite sent please advise if you did not receive. Please note those attending will be subject to the Festival Republic Covid-19 protocols and we will share this prior to the meeting (in the meantime information on this can be found in the link above in the Covid-19 Management Plan).
- The **LSAG Debrief** is booked for Tuesday 28<sup>th</sup> September at 14:00 – invite sent please advise if you did not receive.

In the meantime if you have any questions please do get in touch with Olivia or I.

Many thanks for your continued support, time and input on this event.

Kind regards,

██████████

████████████████████

████████████████████

**Event Operations**

London Borough of Lambeth  
Environment and Streetscene. Residents' Services. Civic Centre. 6 Brixton Hill, London SW2 1EG

✉ ██████████@Lambeth.gov.uk

**Main Team Numbers:**

- ☎ ██████████ EventLambeth
- ☎ ██████████ VenueLambeth
- ☎ ██████████ FilmLambeth (aka Lambeth Film Office)
- ☎ ██████████ Lambeth Country Show

 [REDACTED] Events Out of Hours

[www.eventlambeth.co.uk](http://www.eventlambeth.co.uk)

[www.lambethfilmoffice.co.uk](http://www.lambethfilmoffice.co.uk)

Postal address: London Borough Of Lambeth. EventLambeth. P.O. Box 734. Winchester.  
S023 5DG



*Search for all indoor and outdoor events in Lambeth at [www.lambeth.gov.uk/events](http://www.lambeth.gov.uk/events)*

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**From:** [REDACTED]@lambeth.gov.uk> **On Behalf Of** Events Lambeth  
**Sent:** 02 August 2021 13:03  
**To:** Events Lambeth [REDACTED]@lambeth.gov.uk>  
**Subject:** 210802 Festival Republic Clapham Common Events - Table Top Minutes  
**Sensitivity:** Confidential

Dear All,

Please find attached LSAG Minutes from the Festival Republic Table Top on Monday 26<sup>th</sup> July. Please also find attached the deck from the session.

I will be in touch with a further update about this event in a following this email.

In the meantime any questions let me know.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

**Event Operations**

London Borough of Lambeth  
Environment and Streetscene. Residents' Services. Civic Centre. 6 Brixton Hill, London SW2 1EG

☎ [REDACTED]

☎ [REDACTED]

✉ [REDACTED]@lambeth.gov.uk

**Main Team Numbers:**

☎ [REDACTED]

EventLambeth

☎ [REDACTED]

VenueLambeth

☎ [REDACTED]

FilmLambeth (aka Lambeth Film Office)

☎ [REDACTED]

Lambeth Country Show

☎ [REDACTED]

Events Out of Hours

🌐 [www.eventlambeth.co.uk](http://www.eventlambeth.co.uk)

🌐 [www.lambethfilmoffice.co.uk](http://www.lambethfilmoffice.co.uk)

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**From:** [REDACTED]@lambeth.gov.uk> **On Behalf Of** Events Lambeth  
**Sent:** 02 August 2021 17:49  
**To:** Trevor Jenner [REDACTED]@tfl.gov.uk>  
**Cc:** Events Lambeth [REDACTED]@lambeth.gov.uk>  
**Subject:** 210802 Festival Republic Egress plans  
**Sensitivity:** Confidential

Hi Trevor,

Also now find attached egress plans here – hopefully!

Please let me know if receive the email below and this one, and if there are any other documents you would like then don't hesitate to ask.

Thanks

[REDACTED]

**From:** [REDACTED] **On Behalf Of** EventLambeth Operations  
**Sent:** 02 August 2021 17:46  
**To:** Jenner Trevor <[REDACTED]@tfl.gov.uk>; EventLambeth Operations  
[REDACTED]@lambeth.gov.uk>  
**Subject:** RE: LSAG - Festival Republic Clapham Common - Final Meeting, Update & Documents  
**Sensitivity:** Confidential

Hi Trevor,

Good to hear from you and welcome back.

Thank you for getting in touch about this event and the documentation. There a large number of files – see below. I have attached some to start but if there are particular files you also need please let me know and I can get them over. For now I will try email over attached and on consecutive – Crowd management plan, traffic management, egress maps, event management plan, major incident plan.

- 1 - Adverse Weather Plan
  - 2 - Alcohol Management Plan
  - 3 - Crowd Management Plan
  - 4 - Safeguarding Policy
  - 5 - CT Plan
  - 6 - HS Policy
  - 7 - Fire Safety
  - 8 - Major Incident Plan
  - 9 - Medical Management Plan
  - 10 - Operational Management Plan
  - 11 - Noise Management Plan
  - 12 - Risk Assessment
  - 13 - Sanitation and Waste Management
  - 14 - Security
  - 15 - Site Map
  - 16 - Traffic Management Plan
  - 17 - Water Safety Plan
  - 18 - Production Schedule
  - 19 - Tent Exit Calculations
  - 20 - Fire Extinguisher Allocation
  - Clapham Covid Management Plan\_ 22.07.21
  - Clapham F10 Notification (ID.textClipping
  - CRIME REDUCTION AND PREVENTION
  - EVENT MANAGEMENT PLAN 2021 V3
  - Live Nation EL Cert 2020
  - Live Nation PL GBP 10m 29.10.2020
  - Trader information and management plan CC2021 v1
- 

Many thanks

██████

**From:** Jenner Trevor ██████████@tfl.gov.uk>  
**Sent:** 02 August 2021 13:49  
**To:** EventLambeth Operations ██████████@lambeth.gov.uk>  
**Subject:** RE: LSAG - Festival Republic Clapham Common - Final Meeting, Update & Documents  
**Sensitivity:** Confidential

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Hi [REDACTED]

I have now returned to London Underground and will hopefully get back into the swing of events pretty soon.

As before though, we at LU are unable to access Box and I would ask if any relevant documents, especially the EMP and Transport Plan, could be sent as pdf's via email.

Thank you, hopefully speak soon.

Trev

**Trevor Jenner**

Event Liaison Manager

Network Delivery – London Underground

[REDACTED]

197 Blackfriars Road  
Southwark

London  
SE1 8NJ

**Phone** [REDACTED]

**Email** [REDACTED] [@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)

**From:** [REDACTED] [@lambeth.gov.uk](mailto:[REDACTED]@lambeth.gov.uk)> **On Behalf Of** EventLambeth Operations

**Sent:** 02 August 2021 13:13

**To:** Events Lambeth [REDACTED] [@lambeth.gov.uk](mailto:[REDACTED]@lambeth.gov.uk)>

**Subject:** LSAG - Festival Republic Clapham Common - Final Meeting, Update & Documents

**Sensitivity:** Confidential

Dear All,

Please see below update on Festival Republic Clapham Common Events 2021 (August Bank holiday) in regards to LSAG and the coming weeks.

- There will be a **LSAG Final Event Update** on Monday 9<sup>th</sup> August at 11:00-12:00 – this will be online – invite to follow.
- Please find link to **Updated Event Documentation** here - <https://festivalrepublic.box.com/s/54br4qv0cc49fa2hhbexhooyc2mtb30r>. If members are unable to use the link please let me know and we will try to find a workaround.
- I have circulated **LSAG Table Top** minutes from 26<sup>th</sup> July – please advise if you did not receive.
- The **LSAG Pre-Event Site Walkthrough** is booked for Friday 27<sup>th</sup> August at 14:00 – invite sent please advise if you did not receive. Please note those attending will be subject to the Festival Republic Covid-19 protocols and we will share this prior to the meeting (in the meantime information on this can be found in the link above in the Covid-19 Management Plan).
- The **LSAG Debrief** is booked for Tuesday 28<sup>th</sup> September at 14:00 – invite sent please advise if you did not receive.

In the meantime if you have any questions please do get in touch with Olivia or I.

Many thanks for your continued support, time and input on this event.

Kind regards,

██████████

████████████████████

████████████████████

### Event Operations

London Borough of Lambeth  
Environment and Streetscene. Residents' Services. Civic Centre. 6 Brixton Hill, London SW2 1EG

✉ ██████████@Lambeth.gov.uk

### Main Team Numbers:

- ☎ ██████████ EventLambeth
- ☎ ██████████ VenueLambeth
- ☎ ██████████ FilmLambeth (aka Lambeth Film Office)
- ☎ ██████████ Lambeth Country Show

 [REDACTED] Events Out of Hours

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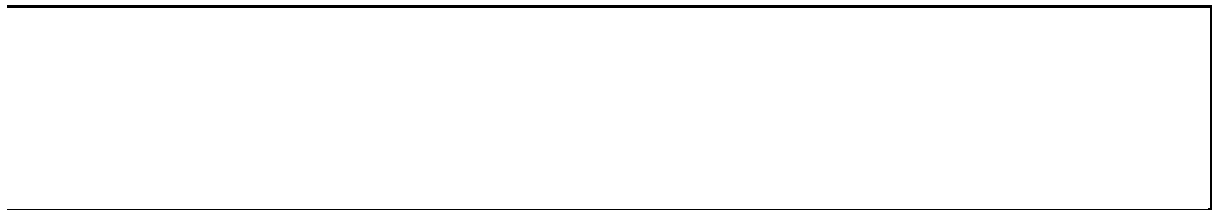
[www.lambethfilloffice.co.uk](http://www.lambethfilloffice.co.uk)

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**From:** [REDACTED]@lambeth.gov.uk> **On Behalf Of** Events Lambeth  
**Sent:** 14 July 2021 16:37  
**To:** Events Lambeth [REDACTED]@lambeth.gov.uk>  
**Subject:** 210714 SAG Festival Republic Clapham Common Events - Minutes 6th July 2021  
**Sensitivity:** Confidential

\*\* Restricted \*\*

Dear All,

Please find attached meeting minutes for the Festival Republic LSAG update meeting held online on Tuesday 6<sup>th</sup> July. If you have any amendments please let me know.

We have also sent out the invite for the LSAG Table Top – this will take place on Monday 26<sup>th</sup> July at 13:00 in the Lambeth Town Hall (can also be joined by MS Teams) – if you haven't received the invite please do let us know. We will be in touch nearer the time with any details you need to be aware of if attending in person.

In the meantime if you have any questions please do not hesitate to get in touch with Olivia or myself.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

### **Event Operations**

London Borough of Lambeth  
Environment and Streetscene. Residents' Services. Civic Centre. 6 Brixton Hill, London SW2 1EG



[REDACTED]

✉ [REDACTED]@lambeth.gov.uk

### **Main Team Numbers:**



[REDACTED] EventLambeth



[REDACTED] VenueLambeth



[REDACTED] FilmLambeth (aka Lambeth Film Office)



[REDACTED] Lambeth Country Show



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[www.lambethfilmoffice.co.uk](http://www.lambethfilmoffice.co.uk)

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**From:** [REDACTED]@lambeth.gov.uk> **On Behalf Of** Events Lambeth  
**Sent:** 24 August 2021 14:06  
**To:** [REDACTED]@lambeth.gov.uk>  
**Cc:** [REDACTED]@lambeth.gov.uk>  
**Subject:** 210824 LSAG - Festival Republic Clapham Common Events - Event Documents  
**Importance:** High  
**Sensitivity:** Confidential

Dear All,

Ahead of LSAG tomorrow at 2pm please see below details of Festival Republic Version 4 documentation for Clapham Common events.

Please see link to documents [HERE](#). In the folder you will find the below:

**00 EMP – Main File**

1. Adverse Weather Plan
2. Alcohol Management Plan – (V5 will have updates containing personal licence holder information for bar managers)
3. Crowd Management Plan
4. Safeguarding Policy and Operational Plan
5. CT- Plan (V5 will add further edits to personnel)
6. Health & Safety Policy
7. Fire Safety Plan
8. Major Incident Plan
9. Medical Management Plan (V5 will confirm full personnel names)
10. Operational Management Plan
11. Noise Management Plan
12. Risk Assessment
13. Sanitation & Waste Management Plan
14. Security Plan, including current deployment schedule
15. Site Map
16. Traffic Management Plan
17. Water Management Plan
18. Production Schedule
19. Tent Exit Calcs
20. Fire Extinguisher Allocation
21. SFX
22. Schedule of key days
23. Egress plan
24. Drugs policy
25. Covid Management Plan
26. Food Traders – all of these have been reviewed by the EHO. We have removed traders from the folders that are unable to evidence a food rating certification.

**Please note - DPS** – Organisers have applied to transfer of the DPS this morning.

If you have any questions ahead of the SAG tomorrow, or if unable to join the meeting and have any questions, please do let [REDACTED] or I know.

Many thanks in advance,

[REDACTED]

██████████  
██████████  
**Event Operations**

London Borough of Lambeth  
Environment and Streetscene. Residents' Services. Civic Centre. 6 Brixton Hill, London SW2 1EG

☎ ██████████  
☎ ██████████  
✉ ██████████ [@lambeth.gov.uk](mailto:██████████@lambeth.gov.uk)

**Main Team Numbers:**

☎ ██████████ EventLambeth  
☎ ██████████ VenueLambeth  
☎ ██████████ FilmLambeth (aka Lambeth Film Office)  
☎ ██████████ Lambeth Country Show  
☎ ██████████ Events Out of Hours

🌐 [www.eventlambeth.co.uk](http://www.eventlambeth.co.uk)  
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**From:** [REDACTED]@lambeth.gov.uk>  
**Sent:** 25 August 2021 17:01  
**To:** Trevor Jenner [REDACTED]@tfl.gov.uk>; Surface Events Team [REDACTED]@tfl.gov.uk>; Angela Oluwole [REDACTED]@tfl.gov.uk>; Chris Eames [REDACTED]@tube.tfl.gov.uk>; Chris O'Connor [REDACTED]@tfl.gov.uk>; Neal King [REDACTED]@tube.tfl.gov.uk>  
**Cc:** [REDACTED]@lambeth.gov.uk>; Events Lambeth [REDACTED]@lambeth.gov.uk>  
**Subject:** 210825 Festival Republic Clapham Common Events - Event Documents  
**Sensitivity:** Confidential

Dear All

I hope that this finds you well.

Thank you for those able to attend today's meeting. As discussed please find attached the event documents that we are able to attach to an email – do let me know if this works. There is a large number of files – as below – so please let us know if there are any missing that you need.

1. Adverse Weather Plan
2. Alcohol Management Plan
3. Crowd Management Plan
4. Safeguarding Policy and Operational Plan
5. CT- Plan
6. Health & Safety Policy
7. Fire Safety Plan
8. Major Incident Plan
9. Medical Management Plan
10. Operational Management Plan
11. Noise Management Plan
12. Risk Assessment
13. Sanitation & Waste Management Plan
14. Security Plan, including current deployment schedule
15. Site Map
16. Traffic Management Plan
17. Water Management Plan
18. Production Schedule
19. Tent Exit Calcs
20. Fire Extinguisher Allocation
21. SFX
22. Schedule of key days
23. Egress plan
24. Drugs policy
25. Covid Management Plan
26. Food Traders – all of these have been reviewed by the EHO. We have removed traders from the folders that are unable to evidence a food rating certification.

Do let [REDACTED] or I know if you have any questions and please can you confirm by Midday tomorrow if you are content with the documentation or if there are any outstanding issues.

Many Thanks

[REDACTED]

[REDACTED]



██████████  
**Event Operations**

London Borough of Lambeth  
Environment and Streetscene. Residents' Services. Civic Centre. 6 Brixton Hill, London SW2 1EG

☎ ██████████  
██████████

✉ ██████████@lambeth.gov.uk

**Main Team Numbers:**

☎ ██████████ EventLambeth  
☎ ██████████ VenueLambeth  
☎ ██████████ FilmLambeth (aka Lambeth Film Office)  
☎ ██████████ Lambeth Country Show  
☎ ██████████ Events Out of Hours

🌐 [www.eventlambeth.co.uk](http://www.eventlambeth.co.uk)

🌐 [www.lambethfilmoffice.co.uk](http://www.lambethfilmoffice.co.uk)

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**From:** [REDACTED]@lambeth.gov.uk>  
**Sent:** 25 August 2021 17:35  
**To:** Trevor Jenner [REDACTED]@tfl.gov.uk>; Surface Events Team [REDACTED]@tfl.gov.uk>; Angela Oluwole [REDACTED]@tfl.gov.uk>; Chris Eames [REDACTED]@tube.tfl.gov.uk>; Chris O'Connor [REDACTED]@tfl.gov.uk>; Neal King [REDACTED]@tube.tfl.gov.uk>  
**Cc:** [REDACTED]@lambeth.gov.uk>; Events Lambeth [REDACTED]@lambeth.gov.uk>  
**Subject:** 210825 Transport Monitoring Report (from 2019)  
**Sensitivity:** Confidential

Dear All

Further to my email below , it was suggested that the attached Transport Monitoring Report from 2019 may be of interest to you.

Lambeth commissioned the report to monitor transport during Sw4 in 2019. The core items surveyed included:

- Parking stress survey of surrounding roads;
- Assessment of core pedestrian routes to/from the festival site;
- Impact of the event on bus stops and surrounding highway/footways;
- Vehicular and taxi operations pre, during and post event;
- Face to face questionnaires with event attendees; and
- On site general observations.

If you have any questions please do let us know.

Kind regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** 25 August 2021 17:01  
**To:** Jenner Trevor [REDACTED]@tfl.gov.uk>; [REDACTED]@tfl.gov.uk; [REDACTED]@tfl.gov.uk; [REDACTED]@tube.tfl.gov.uk; [REDACTED]@tfl.gov.uk; [REDACTED]@tube.tfl.gov.uk  
**Cc:** [REDACTED]@lambeth.gov.uk>; EventLambeth Operations [REDACTED]@lambeth.gov.uk>  
**Subject:** LSAG - Festival Republic Clapham Common Events - Event Documents  
**Sensitivity:** Confidential

Dear All

I hope that this finds you well.

Thank you for those able to attend today's meeting. As discussed please find attached the event documents that we are able to attach to an email – do let me know if this works. There is a large number of files – as below – so please let us know if there are any missing that you need.

1. Adverse Weather Plan
2. Alcohol Management Plan
3. Crowd Management Plan
4. Safeguarding Policy and Operational Plan
5. CT- Plan

6. Health & Safety Policy
7. Fire Safety Plan
8. Major Incident Plan
9. Medical Management Plan
10. Operational Management Plan
11. Noise Management Plan
12. Risk Assessment
13. Sanitation & Waste Management Plan
14. Security Plan, including current deployment schedule
15. Site Map
16. Traffic Management Plan
17. Water Management Plan
18. Production Schedule
19. Tent Exit Calcs
20. Fire Extinguisher Allocation
21. SFX
22. Schedule of key days
23. Egress plan
24. Drugs policy
25. Covid Management Plan
26. Food Traders – all of these have been reviewed by the EHO. We have removed traders from the folders that are unable to evidence a food rating certification.

Do let [REDACTED] or I know if you have any questions and please can you confirm by Midday tomorrow if you are content with the documentation or if there are any outstanding issues.

Many Thanks

[REDACTED]

[REDACTED]

[REDACTED]

### Event Operations

London Borough of Lambeth  
Environment and Streetscene. Residents' Services. Civic Centre. 6 Brixton Hill, London SW2 1EG

☎ [REDACTED]

☎ [REDACTED]

✉ [REDACTED]@lambeth.gov.uk

### Main Team Numbers:

- ☎ [REDACTED] EventLambeth
- ☎ [REDACTED] VenueLambeth
- ☎ [REDACTED] FilmLambeth (aka Lambeth Film Office)
- ☎ [REDACTED] Lambeth Country Show
- ☎ [REDACTED] Events Out of Hours

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🌐 [www.lambethfilmoffice.co.uk](http://www.lambethfilmoffice.co.uk)

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**From:** [REDACTED]@lambeth.gov.uk> **On Behalf Of** Events Lambeth  
**Sent:** 26 August 2021 17:05  
**To:** [REDACTED]@lambeth.gov.uk>  
**Cc:** [REDACTED]@lambeth.gov.uk>  
**Subject:** 210826 LSAG Festival Republic Update Minutes  
**Sensitivity:** Confidential

Dear All,

Please find attached minutes from LSAG yesterday.

Yesterday we re-sent documents. We have not been advised of any further issues with accessing files therefore we are working on the basis we have managed to get documents out to those who couldn't access the link. If this is not the case please let us know immediately.

We have not received any comments following the meeting - please can you confirm if there is anything outstanding or any issues to flag by 9am tomorrow.

Lastly, if you are coming to SAG Walkthrough tomorrow please ensure you have read the site instructions and carried out the requirements in relation to Covid-19 health screening and site induction.

Any questions please do let us know.

Many thanks,

[REDACTED]

**From:** [REDACTED] **On Behalf Of** EventLambeth Operations  
**Sent:** 25 August 2021 17:40  
**To:** EventLambeth Operations [REDACTED]@lambeth.gov.uk>  
**Cc:** [REDACTED]@lambeth.gov.uk>; [REDACTED]  
[REDACTED]@lambeth.gov.uk>

**Subject:** RE: LSAG - Festival Republic Clapham Common Events - Event Update  
**Importance:** High  
**Sensitivity:** Confidential

Dear All,

Thank you for those able to attend today's meeting.

We have sent documents out to members that informed us they were unable to access the link. Please do let us know if you have still not received documents or having issues. In case you wish to try again the link is

[REDACTED]

Do let [REDACTED] or I know if you have any questions and please can you confirm by Midday tomorrow if you are content with the documentation or if there are any outstanding issues.

Many Thanks

[REDACTED]

[REDACTED]

[REDACTED]

### Event Operations

London Borough of Lambeth  
Environment and Streetscene. Residents' Services. Civic Centre. 6 Brixton Hill, London SW2 1EG

✉ [REDACTED]@Lambeth.gov.uk

### Main Team Numbers:

- ☎ [REDACTED] EventLambeth
- ☎ [REDACTED] VenueLambeth
- ☎ [REDACTED] FilmLambeth (aka Lambeth Film Office)
- ☎ [REDACTED] Lambeth Country Show
- ☎ [REDACTED] Events Out of Hours

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**From:** Trevor Jenner [REDACTED]@tfl.gov.uk>  
**Sent:** 30 August 2021 10:56  
**To:** [REDACTED]@lambeth.gov.uk>  
**Cc:** [REDACTED] (Lambeth Council) [REDACTED]@lambeth.gov.uk>  
**Subject:** RE: Clapham Common Tube and North this weekend

[REDACTED]

I am not sure exactly what time it closed but don't think it was that much earlier than planned.

And no real concerns as such around Clapham South, it may just have been a member or two staff short (we have suffered recently with Covid related absences) with the result the staff from Clapham Common moved over earlier than expected.

Certainly no worries we need to make you aware of at this time.

I hope tonight goes well, as you say, fewer people and train service runs a little later.

Speak soon

Trev

### TfL RESTRICTED

**From:** [REDACTED]@lambeth.gov.uk>  
**Sent:** 30 August 2021 10:48  
**To:** Jenner Trevor [REDACTED]@tfl.gov.uk>  
**Cc:** [REDACTED] (Lambeth Council) [REDACTED]@lambeth.gov.uk>  
**Subject:** RE: Clapham Common Tube and North this weekend

Good Morning Trev,

Many thanks for touching base. Interesting about CC tube but as far as we know there were no issues as a result of this – but if you find out more please let us know especially if station staff concerns at South. No other concerns have come up re to LU. Expecting hard egress at 22:00 soon as music goes down and numbers expected today around 12,000 so much lower than yesterday.



Kind regards

██████████

**From:** Jenner Trevor ██████████@tfl.gov.uk>  
**Sent:** 30 August 2021 10:36  
**To:** ██████████@lambeth.gov.uk>  
**Subject:** RE: Clapham Common Tube and North this weekend

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Good Morning ██████████,

Just dropping you a line to see if you had any pressing concerns from last night?

I have just discovered that Clapham Common closed earlier than planned due to staffing issues (I think they were redeployed to Clapham South to assist with the main egress but don't quote me on that just yet).

Other than that, nothing of note has been brought to my attention.

Trev

### TfL RESTRICTED

**From:** ██████████@lambeth.gov.uk>  
**Sent:** 29 August 2021 18:50  
**To:** Jenner Trevor ██████████r@tfl.gov.uk>  
**Cc:** Jones Ian (NMCC Events Coordinator) ██████████@tfl.gov.uk>; ██████████  
(Lambeth Council) ██████████@lambeth.gov.uk>  
**Subject:** RE: Clapham Common Tube and North this weekend

Hi Trev

Many thanks for this, my mistake. Yes that is the plan.

Thanks again

██████████

**From:** Jenner Trevor ██████████@tfl.gov.uk>

**Sent:** 29 August 2021 17:26

**To:** ██████████@lambeth.gov.uk>

**Cc:** Jones Ian (NMCC Events Coordinator) ██████████@tfl.gov.uk>; ██████████

██████████@lambeth.gov.uk>

**Subject:** RE: Clapham Common Tube and North this weekend

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Hi ██████████

In the plan for this event it is 22.00hrs for Sunday (tonight).

As ever, circumstances around numbers, staff redeployments, etc. may vary it slightly but 22.00hrs is what is quoted as the start point.

I hope that assists.

Trev

TfL RESTRICTED

**From:** ██████████@lambeth.gov.uk>

**Sent:** 29 August 2021 16:57

**To:** Jenner Trevor ██████████@tfl.gov.uk>

**Cc:** Jones Ian (NMCC Events Coordinator) ██████████@tfl.gov.uk>; ██████████

(Lambeth Council) ██████████@lambeth.gov.uk>

**Subject:** RE: Clapham Common Tube and North this weekend

Thanks Trev.

We are told C Common tube closes at 22:00, this is from event organisers based on direct comms with station. Just want to check this is your understanding as I understood it was 21:30?

Kind regards

██████████

**From:** Jenner Trevor ██████████@tfl.gov.uk>

**Sent:** 29 August 2021 13:32

**To:** ██████████@lambeth.gov.uk>

**Cc:** Jones Ian (NMCC Events Coordinator) ██████████@tfl.gov.uk>; ██████████@lambeth.gov.uk>

**Subject:** RE: Clapham Common Tube and North this weekend

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Crikey, after midnight?

As it's a lift station it doesn't need many people arriving to overload it.

But as I said earlier, it is part of the plan to keep it open and it would be either overcrowding or a staff issue, which would include the staff being redeployed to support the main effort at Clapham South, that would close it in normal circumstances.

Trev

### TfL RESTRICTED

**From:** ██████████@lambeth.gov.uk>

**Sent:** 29 August 2021 13:04

**To:** Jenner Trevor ██████████@tfl.gov.uk>

**Cc:** Jones Ian (NMCC Events Coordinator) ██████████@tfl.gov.uk>; ██████████@lambeth.gov.uk>

**Subject:** RE: Clapham Common Tube and North this weekend

Good Afternoon Trevor,

Thank you very much for looking into this for us.

It was a member of public who emailed after midnight but no other sources have flagged this.

If there is any more intel after calls this afternoon we would be grateful, or if any other points to note from any station managers that would be great.

Many thanks again

██████

**From:** Jenner Trevor <██████@tfl.gov.uk>

**Sent:** 29 August 2021 10:53

**To:** ██████@lambeth.gov.uk>

**Cc:** Jones Ian (NMCC Events Coordinator) <██████@tfl.gov.uk>; ██████

██████@lambeth.gov.uk>

**Subject:** RE: Clapham Common Tube and North this weekend

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning ██████,

No, not part of the plan to routinely close Clapham North – it could close due to overcrowding but this shouldn't be the case as it does (should) not get mentioned in any event communications. I have made a couple of phone calls but only spoke to staff working at present who state they have not been made aware of any issues. I will call back this afternoon and speak with the late turn staff who should know a bit more.

Out of interest, do you know where the information came from, and what time are we talking about?

Thanks

Trev

TfL RESTRICTED

**From:** [REDACTED]@lambeth.gov.uk>  
**Sent:** 29 August 2021 09:52  
**To:** Jenner Trevor [REDACTED]@tfl.gov.uk>; Jones Ian (NMCC Events Coordinator) [REDACTED]@tfl.gov.uk>; Surface Events Team [REDACTED]@tfl.gov.uk>; [REDACTED] (Lambeth Council) [REDACTED]@lambeth.gov.uk>  
**Subject:** Clapham Common Tube and North this weekend  
**Importance:** High

Morning Both,

I hope you are well.

Ian – thank you for your contact yesterday, very helpful.

I am onsite for the Clapham Common events and late last night (after the event had egressed and finished) we received an email that Clapham North tube was closed? Clapham Common tube is closed as we know, but wanted to clarify if North was also closed as this is not something we were aware of.

Other than that if there is anything else to note after last night please do let us know – email or call me if possible.

Thanks very much

[REDACTED]

[REDACTED]

[REDACTED]

### Event Operations

London Borough of Lambeth  
Environment and Streetscene. Residents' Services. Civic Centre. 6 Brixton Hill, London SW2 1EG

☎ [REDACTED]

☎ [REDACTED]

✉ [REDACTED]@lambeth.gov.uk

### Main Team Numbers:

☎ [REDACTED]

EventLambeth

☎ [REDACTED]

VenueLambeth

☎ [REDACTED]

FilmLambeth (aka Lambeth Film Office)

☎ [REDACTED]

Lambeth Country Show

☎ [REDACTED]

Events Out of Hours

[www.eventlambeth.co.uk](http://www.eventlambeth.co.uk)  
[www.lambethfilloffice.co.uk](http://www.lambethfilloffice.co.uk)

Postal address: London Borough Of Lambeth. EventLambeth. P.O. Box 734. Winchester.  
S023 5DG



**Search for all indoor and outdoor events in Lambeth at [www.lambeth.gov.uk/events](http://www.lambeth.gov.uk/events)**

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# Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967

## Common Land Consent Application Ref. Com 3312935

### Summary of the Statement of Case of the London Borough of Lambeth

19 April 2023

1. The statement of case provides an overview of the operation of the event permit, premises licence and planning application processes and places these in the context of the Council's adopted policy for the holding of events in the borough's public open spaces.
2. The statement of case sets out the legal and national policy framework for an application made under Article 12 of the 1967 Act provisions, including how the November 2015 Common Land consents policy applies to such an application. It identifies relevant case law, in particular *Open Spaces Society v Secretary of State for Environment, Food and Rural Affairs* [2022] EWHC 3044.
3. The statement of case then sets out the Council's position on the key issues arising from the application, namely:
  - a. The extent of the Common to be taken up by the application event. The Council's position is that the footprint of the proposed event satisfies the requirements of the 1967 Act provisions regarding the proportion of the Common that is enclosed or set aside.
  - b. The attendances, income and benefits associated with the application event. The Council's position is the application event is consistent with its adopted strategy for the utilisation of public open space for the provision of a range of types of entertainment and recreation, and that the event would confer a wider public benefit.
  - c. Management of the application event. The Council's case is that the application event is subject to detailed and appropriate management of potential impacts, including the involvement of key external agencies.
  - d. Noise. An overview is given of how noise impacts from a music event are managed. Noise is able to be appropriately managed through the detail of the consents regime, in particular the conditions of premises licence.
  - e. Turf/ground cover. The nature of the ground cover and how it may be affected is set out. Permanent degradation of the Common would not be a consequence of the proposed event.
  - f. Ecology and trees. The ecology and tree cover of the relevant part of the Common is set out. If impacts do arise, they would be able to be managed.
  - g. Transport. The transport impacts of the event and how these are managed are summarised. No objection to the event on transport grounds is identified.
  - h. Historic interest and heritage. The application site is put into the context of local heritage assets, and no harm to significance is identified.

4. The Council's position is that the proposed event could not be delivered in an alternative way as regards the erection of temporary structures and fencing, and nor could it be accommodated on public open space elsewhere in the borough.
5. The Council's position is that the requirements of paragraph 3.2 of the DEFRA Consents Policy are satisfied, and that the proposed event is able to satisfy the criteria in section 39 of the Commons Act 2006.







**MINISTRY OF HOUSING AND LOCAL GOVERNMENT PROVISIONAL ORDER CONFIRMATION  
(GREATER LONDON PARKS AND OPEN SPACES) ACT 1967**

**COMMON LAND CONSENT APPLICATION REF: COM 3312935**

**STATEMENT OF CASE OF THE FRIENDS OF CLAPHAM COMMON**

Introduction

1. This Statement of Case is submitted by and on behalf of the Friends of Clapham Common (“the Objectors”). It has been prepared in accordance with paragraph 27 of the Inspector’s Requirements for the Virtual Inquiry, dated 31 March 2023.
2. The Objectors were provided with a copy of the Statement of Case of the Applicant, the London Borough of Lambeth (“LBL”), on 19 April 2023. However, in breach of para.22 of the Inspector’s Requirements, LBL has failed to include on its application website or otherwise “copies of all documentary evidence relied upon”. No explanation for this omission has been forthcoming. As such, it may be necessary for the Objectors to supplement or to amend this Statement of Case when LBL has addressed their omission in this respect.

Approach to the determination of the application

3. LBL, at section 8 of its Statement of Case, has set out what it considered to be the “legal and policy framework” for the determination of the application. What is there set out by LBL is in large measure not controversial so far as the Objectors are concerned.
4. In particular, it appears to be common ground that, in determining the application, the Inspector should:
  - a. apply the statutory considerations set out in s.39(1)-(2) of the Commons Act 2006;
  - b. apply the Secretary of State’s policy as it is set out in the Common Land Consents Policy (November 2015), as it was construed by Sir Ross Cranston in *Open Spaces Society v Secretary of State for the Environment, Food and Rural Affairs* [2022] EWHC 3044.

### The extent of the Common to be enclosed for the Festival Republic Event

5. It appears to be common ground that the extent of enclosure of Clapham Common for the proposed event may not exceed “one acre or one-tenth of the open space, whichever is the greater” (see Sch.1 para.7((g)(ii) of the 1967 Act).
6. The Objectors submit that (a) the burden of proving that the area of proposed enclosure falls within the prescribed parameters is on LBL and (b) unless LBL discharges this burden of proof, the application should be dismissed. Plainly and as a matter of law, the Inspector cannot approve an application for enclosure of common land where the extent of that enclosure is unlawful.
7. LBL has, in its statement of case at paras.35-45, sought to explain how the area of proposed enclosure is, in its view, “a little less than 10% of the area of the Common” (para.43).
8. LBL’s conclusion and the basis of assessment is not accepted.
9. In particular, (a) the use of an 1877 Map as the starting point of the extent of the Common for the purposes of the 10% calculation is not accepted and (b) in any event, even if it were, the extent of deductions made by LBL to reflect the extent of the functional Common now is not accepted to be complete and comprehensive. When properly considered even on LBL’s basis of calculation, the extent of Common to be enclosed exceeds 10% of the whole.
10. It will be submitted that the calculation needs to be based on the extent of the registered Common. The plan accompanying the registration is said by the Applicant now to be lost. However, and be that as it may, the DEFRA Commons Register England (2000) gives the area of the registered Common as 78.01ha. If LBL’s statement of the area of enclosure is taken to be correct (which it is not), then it exceeds 10% of the registered Common. The Objectors will demonstrate that this and other evidence of the true extent of the Common for the purposes of the statutory calculation show that the proposed area to be enclosed exceeds 10% thereof (and exceeds substantially one acre).
11. Moreover, the Objectors do not consider that it has been shown that the area to be enclosed will be 78,995.82 sq.m. It is not clear whether any outer fencing is proposed but such fencing has been a standard security feature of the site in the past. It is not

clear how areas for queuing outside the boundary of the event will be managed. Event organisers have also been seen to be permitted the use of extra enclosed areas for staff and contractor parking. LBL is put to strict proof in respect of the extent of enclosure.

12. The Objectors will submit that the extent of proposed enclosure has not been shown to be and is not within the lawful statutory parameters. As a result, the application should be dismissed for this reason alone.

#### Statutory and Policy Considerations

13. The Objectors will raise the following matters in respect of the statutory and policy considerations.

#### Interests of Persons having rights in relation to Clapham Common

14. The public has inter alia a right to access and use Clapham Common for “air and exercise” (see s.193 LPA 1925).
15. The Objectors will explain the use made of the area proposed to be enclosed. The Objectors will explain that the area is used extensively in particular by communities closest to the Common, many of whom are deprived, are without private amenity space and who depend on the Common for exercise and well-being. The affected area of the Common is used inter alia for informal games of football and other ball games, for informal recreation (including walking, dog walking, and socialising). These activities cannot practically be displaced elsewhere without putting undue pressure on the rest of the Common. The area proposed to be enclosed is the only open area of grassland within the Common that is not presently allocated or zoned for particular uses. This makes the area of particular importance for informal activity. Users will be precluded from accessing the area proposed to be enclosed for the duration of the event (including the setting up and de-rigging period). Furthermore, the Objectors do not accept that the restoration of the site will be such as to facilitate the resumption of the full range of current uses. This is a substantial disbenefit to those who have a right to use the Common.

16. Moreover, the effects of the event interfere with use of the wider Common, including as a result of noise, dropping of litter and other types of behaviour that cannot practically be controlled by LBL or the operator.
17. The location of the proposed enclosure will also obstruct a well-used public pathway which crosses the Common.
18. As addressed below, that the scheme will deliver benefits to users of the Common as a result of investment is not accepted.

#### Interests of the Neighbourhood

19. The Objectors will describe the communities who surround the Common and which are closest to the proposed area to be enclosed. The use made and importance of the affected area of the Common to those communities will be described as will the adverse effect of the enclosure and the event which it is to facilitate on those communities.
20. The Objectors will explain the significant adverse effects in terms of (a) noise, (b) antisocial behaviour (which cannot be practically controlled) and (c) access to public transport as a result of the proposed event. The Objectors will show how these matters adversely impact on the use of the Common and on the amenity of the wider neighbourhood. These impacts cannot be realistically managed or mitigated.
21. The Objectors will contend that the event delivers limited material benefits to only a limited range and number of local businesses, and furthermore is not supported by or has a deleterious effect on many. The Applicant is put to proof that there is a financial benefit to local businesses.
22. The proposed event is not directed toward the local community or neighbourhood, and has, historically, attracted a proportionally low level of patronage by inhabitants of the local neighbourhood. It is promoted nationally. Although a small proportion of expected attendees may be residents of the neighbourhood in which the enclosure is to be located, the adverse effects on the interests of the neighbourhood do not outweigh any benefits.
23. The Objectors do not accept that there is a net added value to the public purse as a result of the event and do not accept that funds generated by LBL mitigate the adverse effect on the Common, nearby open space or, more generally, the interests of the

neighbourhood. The lack of transparency in the Applicant's intention and level of commitment for use of the revenue generated by events on the Common, and the large costs associated with securing the necessary permissions for holding the event, make the overall fiscal picture less than clear.

24. The Objectors also do not accept that there is a significant value to local jobseekers.

#### The Public Interest

25. With regard to the public interest in nature conservation, it is not accepted that the proposed event has been shown to cause no material harm to nature conservation interests. LBL's approach to management of the site proposed for enclosure and its reinstatement following the last major event held there is such that the site itself has been left largely denuded of nature conservation value. However, the wider Common, including areas close to the proposed enclosure and event are of particular value including as Local Nature Reserves. The proposed area to be enclosed is part of SINCO4, a Borough Grade 2 Site of Importance for Nature Conservation. It is not accepted as LBL claims that no material adverse effect on the nature conservation value of the wider area or that any risk thereof is capable of practical management or mitigation. The Objectors will demonstrate that the true position is to the contrary. Nature conservation interests will be materially and adversely affected.

26. With regard to the conservation of the landscape, poor management and inappropriate works of purported restoration by LBL following the Winterville event from November 2018 to January 2019 and subsequent festival events, is such that the composition of the soil and surface medium at the area of the proposed enclosure is such that proposed restoration is unlikely to be achieved, at least in the short to medium term. This will have a visual and "townscape" impact, which will be adverse together with impact on its usability.

27. Lorry and vehicle tracking over the wider Common causes similar harm. This harm is exacerbated when, as has happened in the past, events lorries do not use any protection at all.

28. The enclosure itself, and the conduct of attendees over the wider Common, also generates a harmful visual and landscape impact for the duration of the event and afterwards.

29. The Objectors do not advance as part of their case impact on archaeology and the historic environment. It is understood that others who object will be doing so.
30. The Objectors will submit that the enclosure and the event it is to facilitate will have an adverse effect on the factors identified as being relevant to the public interest.

#### Common Land Consents Policy

31. The Objectors will address the Government's policy in full and in particular those elements of the Policy that provide guidance in respect of the statutory considerations.
32. The Objectors will show that LBL has not properly considered alternatives to the proposals in term of both alternative locations, sizes, and forms of event. The works for which consent is proposed are not works which are "needed" for the proper functioning of Clapham Common and the exercise of public rights over it. The Objectors will show that LBL has not properly met para.4.3 of the Policy.
33. Moreover, the Objectors will show that proposals do not "maintain and improve the condition of the Common" nor do they confer a "wider public benefit". The impacts are in several respects not temporary and will have a significant and lasting effect. The proposals do not meet or further the Government's objectives for Common land.

#### Conclusion

34. The Objectors will show that the application should be dismissed.



**MINISTRY OF HOUSING AND LOCAL GOVERNMENT PROVISIONAL ORDER CONFIRMATION  
(GREATER LONDON PARKS AND OPEN SPACES) ACT 1967**

**COMMON LAND CONSENT APPLICATION REF: COM 3312935**

**STATEMENT OF CASE OF THE FRIENDS OF CLAPHAM COMMON**

**SUMMARY**

1. As required by para.27 of the Inspector's directions, the Friends of Clapham Common ("the Objectors") have produced a summary of their Statement of Case.
2. The Objectors and the Applicant are essentially aligned on the relevant legal and policy framework for the determination of the application, principally s.39(1)(2) Commons Act 2006 and the DEFRA Common Land Consents Policy.
3. The Objectors dispute that the area sought by the application to be enclosed is less than 10% of the Common. The Objectors dispute the Applicant's approach to this matter. Using the DEFRA Commons Register database, the extent of the area to be enclosed exceeds 10% of the Common.
4. The Objectors contend that the Application concerns an extent of enclosure which is outside the statutory parameters and to grant the application would be unlawful.
5. So far as the statutory considerations are concerned, the Objectors case in summary will contend:
  - a. that the proposals are not in the interests of persons having rights in relation to Clapham Common and in particular those with the rights to use the Common for air and exercise. The Objectors will show that the area to be enclosed is well used and that those users and uses cannot be displaced or accommodated elsewhere during the currency of the enclosure and afterwards during the suggested restoration/reinstatement stage. The Objectors contend that restoration cannot be achieved to allow resumption of the uses of the area to be enclosed. The proposals will also interfere with the exercise of rights over a wider part of the Common;
  - b. that the proposals are not in the interests of the neighbourhood. The Objectors will show that the area to be enclosed will adversely affect those who inhabit

the neighbourhood around the Common and who can be expected to be the most regular users of the Common. The event which the enclosure is to facilitate will adversely affect the neighbourhood and the amenity of those who reside within it. Overall there will be an interference with and loss to local businesses. It is not accepted that the proposal will provide added financial value of benefit to the neighbourhood or the public generally;

- c. that the proposals will adversely affect nature conservation interests and the landscape interests. As such, and generally, the proposals adversely affects the public interest.
6. The Objectors will show that alternatives to the proposal have not properly been considered including alternative locations or forms of event. The Objectors will show that the proposals do not meet or further the Government's stated objectives for Common Land as set out in the Common Land Consents Policy.
  7. The application should be refused.



**ARTICLE 12 OF THE MINISTRY OF HOUSING AND LOCAL  
GOVERNMENT PROVISIONAL ORDER CONFIRMATION (GREATER  
LONDON PARKS AND OPEN SPACES) ACT 1967**

**APPLICATION BY LAMBETH BOROUGH COUNCIL TO ERECT TEMPORARY  
EVENT FENCING AND STRUCTURES ON CLAPHAM COMMON**

**APPLICATION REFERENCE: COM/3312935**

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**INSPECTOR'S REQUIREMENTS FOR THE VIRTUAL INQUIRY**

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**Inquiry Start Date:** Tuesday 13 June 2023 (10.00am)

**Inspector:** Mr Rory Cridland LLB (Hons), Solicitor

**Applicant: Lambeth Borough Council**

**Description:** Application to erect structures in relation to the August 2024 Festival Republic event and to temporarily enclose the event area with fencing.

**Introduction**

1. This note sets out the requirements for the above Inquiry. It incorporates the matters discussed at the Case Management Conference (CMC) held on 22 March 2023.

**Date**

2. I will open the Inquiry on **Tuesday 13 June 2022 at 10:00**. The Inquiry will be held virtually, hosted by the Applicant and livestreamed on the internet.

**Parties**

(a) **The Applicant:**

Lambeth Borough Council, Civic Centre, 6 Brixton Hill, London SW2 1EG.  
Email: [events@lambeth.gov.uk](mailto:events@lambeth.gov.uk)

(b) **The objectors:**

- i) Those who made representations of objection to the Planning Inspectorate and subsequently advised of a wish to speak; and

- ii) Those who responded to the Notice of Inquiry to advise of a wish to speak.

### **Advertisement of the Inquiry**

3. **The Planning Inspectorate** will serve notice of the Inquiry on the Applicant, the objectors at 2(b)(i) above and any other person who has made representations about the application. The Planning Inspectorate will also publish notice of the Inquiry on the GOV.UK website and in the same local newspaper in which the application notice was published not later than 6 weeks before it commences. The notice will direct any new parties who wish to speak to contact the Applicant directly.
4. **The Applicant** will post copies of the notice on a suitable page of the Applicant's website and at the main points of entry to the application land, or if there are no such places, in a conspicuous place at the site as soon as is reasonable after receiving the notice. **The Applicant** will also make their application documents and/or inquiry bundle available to interested persons on request and advise the Planning Inspectorate of any new speaking parties.

### **Structure**

5. As noted at the CMC, although this is a formal inquiry process the 1967 Order and does not set out detailed procedures.
6. However, in order to establish a clear structure, I intend to conduct the Inquiry in the spirit of the Town and Country Planning Act (Inquiries Procedure) England Rules 2000.
7. Essentially, this involves the presentation of evidence by witnesses followed by the cross examination of those witnesses by the opposing party. There will also be opportunities for other speakers to make representations.

### **Main Issues**

8. The application is made under Article 12 of the Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967 ("the 1967 Act") for consent to carry out restricted works on land registered as common land.
9. In determining applications made under Article 12 of the 1967 Act regard should be had to the following matters under section 39 of the Commons Act 2006 ("the 2006 Act"):
  - a. the interests of persons having rights in relation to, or occupying, the land

(and in particular persons exercising rights of common over it);

- b. the interests of the neighbourhood;
- c. the public interest; and
- d. any other matters considered to be relevant.

10. Furthermore, Section 39(2) of the 2006 Act provides that the 'public interest' includes the public interest in:

- nature conservation;
- the conservation of the landscape;
- the protection of public rights of access to any area of land; and
- the protection of archaeological remains and features of historic interest.

11. I note that all parties present at the CMC were generally content with the matters listed above.

### **Format and hosting**

12. As noted above, the Inquiry will be held virtually, hosted by the Applicant and livestreamed on the internet.

13. The Applicant must confirm the arrangements for the Inquiry to the Planning Inspectorate including details for livestreaming and the software to be used **on or before 17 May 2023**. Details on how to request a link to the meeting and access any livestream should also be made available on the Applicant's website.

14. Meeting links should be provided to the Planning Inspectorate and those referred to in paragraph 2(b)(i) above who have agreed to their email addresses being shared with the Applicant for the purposes of sending invitations at least 48 hours in advance of the Inquiry opening.

### **Programme and Running Order**

15. Following discussions at the CMC, the Inquiry has been allocated 10 sitting days in order to hear from all those who may wish to speak (**13-16 June 2023 (4 days), 19-21 June 2023 (3 days) and 27-29 June 2023 (3 days)**). This will be kept under review and additional days will be added in the event they are needed. I will publish a draft Inquiry Programme setting out indicative timings in advance of the Inquiry opening.

16. In terms of running order, on the first day of the Inquiry, following my introductory remarks, brief opening statements will be invited from the Applicant and objectors. These should be made available in writing.

17. I will then hear:

- a. the evidence of the Applicant's witnesses (including cross-examination and re-examination);
- b. any evidence and submissions by members of the public in support of the application;
- c. the evidence of the objectors' witnesses (including cross-examination and re-examination);
- d. evidence and submissions by others who made representations of objection to the Planning Inspectorate following the advertising of the application, and by members of the public in opposition to the application;
- e. the objectors' closing statements;
- f. the Applicant's closing statement;

18. Prior to the close of the Inquiry, arrangements will be made for me to visit the site. The Applicant is asked to prepare, in conjunction with the objectors, a draft itinerary to be updated throughout the Inquiry and submitted prior to the site visit. At present, I expect to undertake the Site Visit on either 22 or 23 June 2023 (on an unaccompanied basis).

### **Witnesses**

19. The Applicant indicated at the CMC that it intended to call 8 witnesses covering the following matters:

- Overarching Event Details
- Event Operations
- Trees
- Noise
- Ecology
- Ground works
- Transportation
- Heritage

20. The Friends of Clapham Common indicated it intended to call 4 witnesses covering the following matters:

- Sound
- Ecology

- Mapping
- Costs to public

21. No other party indicated that they intended to call witnesses. However, that does not preclude others from doing so, subject to meeting the timescales for the submission of documents as set out in paragraphs 26 - 29 below.

### **The Applicant's Documents**

22. **The Applicant** shall **on or before 19 April 2023** submit to the Planning Inspectorate and make available on its website a **Statement of Case** (in numbered paragraphs), setting out the case upon which it intends to rely. This should include copies of all the documentary evidence relied upon. If the statement exceeds 1,500 words it shall be accompanied by a summary of that statement, such summary not to exceed 500 words.
23. **The Applicant** shall, **on or before 17 May 2023** make available on its website a fully paginated and indexed inquiry bundle containing the Applicant's Statement of Case together with the documents listed in paragraph 19 below and provide a link to that bundle to:
- (a) the Planning Inspectorate's Common Land Casework Team, [commonlandcasework@planninginspectorate.gov.uk](mailto:commonlandcasework@planninginspectorate.gov.uk) and;
  - (b) those identified in paragraph 2(b)(i) above.
24. Where any documents included in the bundle are not be suitable for inclusion on the website the Applicant shall give a description of them and make copies of the bundle, or sections of it, available to interested parties on request. Documents should not be replicated within the bundle.
25. Supporting documents available on-line should, if possible, be provided through links and should not form part of the bundle.

### **ANY DOCUMENT SUBMITTED AFTER THE TIME INDICATED ABOVE MAY NOT BE ACCEPTED.**

26. The Applicant's bundle shall consist of the following documents:
- (a) full copies or relevant extracts of any legal authorities on which the Applicant intends to rely at the Inquiry;
  - (b) a copy of the application including any location plans; and
  - (c) signed and dated proofs of evidence (see the Definitions section on page 6) of every witness the Applicant intends to call at the Inquiry, arranged

in alphabetical order, containing (in numbered paragraphs) the substance of their evidence; any witness statement which exceeds 1,500 words shall be accompanied by a summary of that statement, such summary not to exceed 500 words.

### **The Objectors' Documents**

27. Any of the parties at paragraph 2(b)(i) who intend to call witnesses at the Inquiry shall, **on or before 26 April 2023**, submit to the Planning Inspectorate (and to the Applicant) a **Statement of Case** (in numbered paragraphs), setting out the case upon which it intends to rely. This should include copies of all the documentary evidence relied upon. If the statement exceeds 1,500 words it shall be accompanied by a summary of that statement, such summary not to exceed 500 words
28. On or before **17 May 2023** those parties at paragraph 2(b)(i) who intend to call witnesses shall send in electronic form:
  - (a) a copy of their bundle to the Planning Inspectorate's Common Land Casework Team, [commonlandcasework@planninginspectorate.gov.uk](mailto:commonlandcasework@planninginspectorate.gov.uk); and;
  - (b) a copy of their bundle to the Applicant, [events@lambeth.gov.uk](mailto:events@lambeth.gov.uk)

### **ANY DOCUMENT SUBMITTED AFTER THE TIME INDICATED ABOVE MAY NOT BE ACCEPTED.**

29. The objectors' bundles shall consist of electronic copies of the following documents:
  - (a) full copies or relevant extracts of any legal authorities on which the Objector intends to rely at the Inquiry; and
  - (b) signed and dated proofs of evidence of every witness the Objector intends to call at the Inquiry, arranged in alphabetical order, containing (in numbered paragraphs) the substance of their evidence; any witness statement which exceeds 1,500 words shall be accompanied by a summary of that statement, such summary not to exceed 500 words.
30. **The Applicant** shall publish a copy of the objectors' bundles on its website. **The Applicant** shall also publish all the public representations received about the application, and the Applicant's responses to the objectors, if these documents are not already included in the Applicant's bundle on its website.



### **Other objectors and interested parties**

31. Any party who **does not** intend to call witnesses but who wishes to speak at the Inquiry shall, **on or before 17 May 2023**, submit to the Planning Inspectorate details of the subject on which they intend to speak together with a written summary of the main points they wish to make. Details of the estimated time it will take them should also be provided as well as electronic copies of any documents they intend to refer to.
32. All parties are encouraged to collaborate with others who wish to make similar points wherever possible, whether in support or opposition. This will help us make more effective and efficient use of Inquiry time. The nomination of a spokesperson, particularly for members of the public and other interested parties will be encouraged and will help avoid repetition. It is important to note that making the same point a number of times will not increase its weight. To this end, you may wish to note that the Friends of Clapham Common extended an invitation at the CMC to liaise with other objectors and interested parties opposing the scheme with the aim of exploring potential areas of collaboration.
33. Please note that I will take into account all written comments sent in by email in response to the published application notice.
34. I will also try to accommodate any member of the public who wishes to speak at the Inquiry (but who hasn't registered to speak), subject to the time available.

### **Core Documents**

35. A list of core documents should be compiled by the Applicant and electronic versions should be made available on the Applicant's website throughout the Inquiry.

### **Statements of Common Ground**

36. I would be grateful if those parties who intend to call witnesses could liaise with the Applicant to prepare and submit a Statement of Common Ground setting out the areas of agreement and disagreement between them. This should be submitted **on or before 30 May 2023**.

### **Witness Timings**

37. In order to set up an appropriate timetable for the Inquiry, all parties who intend to call witnesses are asked to provide estimates (when submitting your bundle) on the time that it will take for you to present your evidence, including indicative timings for witnesses and for opening and closing submissions.

38. All parties are also asked to submit expected times for cross-examination of other parties' witnesses **by 30 May 2023**.

### **Timetable for submission of documents**

39. The following table sets out the key deadlines, including for the submission of documents:

19 April 2023	<ul style="list-style-type: none"> <li>• Applicant's Statement of Case together with list of core documents (electronic copies to be made available on the Applicant's website).</li> </ul>
26 April 2023	<ul style="list-style-type: none"> <li>• Objectors' Statements of Case together with electronic copies of core documents (to be made available on the Applicant's website as soon as possible after receipt).</li> </ul>
17 May 2023	<ul style="list-style-type: none"> <li>• Applicant's bundle including: <ul style="list-style-type: none"> <li>- Copy of application</li> <li>- Extracts of legal authorities</li> <li>- Proofs of evidence</li> <li>- Confirmation of no of witnesses and timings.</li> </ul> </li> <li>• Applicant to confirm to the Planning Inspectorate arrangements for event including software to be used, arrangements for livestreaming and details of any new participants following the publishing of the Notice of Inquiry.</li> </ul>
17 May 2023	<ul style="list-style-type: none"> <li>• Objectors' bundles including: <ul style="list-style-type: none"> <li>- Extracts of legal authorities</li> <li>- Proofs of evidence</li> <li>- Confirmation of no of witnesses and timings.</li> </ul> </li> <li>• Other objectors and interested parties who <b>do not</b> intend to call witnesses to provide details of subject on which they intend to speak, summary of main points and estimates of time it will take them. Details of any documents they intend to refer.</li> </ul>
30 May 2023	<ul style="list-style-type: none"> <li>• Applicant and Objectors to confirm timings for cross examination.</li> <li>• SoCGs to be submitted to the Planning Inspectorate.</li> </ul>
13 June 2023	<ul style="list-style-type: none"> <li>• Inquiry opens 10.00am.</li> <li>• Full list of Core Documents to be available electronically throughout the Inquiry.</li> <li>• Draft itinerary for site visit.</li> </ul>

*Rory Cridland*

INSPECTOR

31 March 2023

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### **General Data Protection Regulation**

This application will be in the public domain. Therefore, all documents (both paper and electronic) associated with it may be disclosed during the application process to others, including other Central Government Departments, public bodies, local authorities, other organisations and members of the public.

### **How we use your information**

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).