

The Executive

10th October 2005

Public consultation on the Clapham Park development planning guidelines and proposed adoption

Item 7

Thornton and Streatham Hill Wards / Clapham and Stockwell Area

Executive Portfolio:

Community Safety, Regeneration and
Transport – Councillor Andrew Sawdon

Report authorised by:

Executive Director of Corporate Services -
Eric Bohl

Executive summary

This report sets out the process and results of the consultation on the Development Planning Guidelines (DPG) on the Clapham Master Plan. The Executive agreed the draft DPG subject to public consultation at its meeting on 11th July 2005. The method of consultation, the results, and the action taken are set out in this report and some amendments are proposed to the DPG.

The report seeks approval of the amended Clapham Park Development Planning Guidelines. The revised DPG prepared by Consultants (Urban Initiatives) is attached as Appendix 3.

Summary of financial implications

There are no direct financial implications to the Council on the consultation of the Development Planning Guidelines.

Recommendations

- (1) That the consultation on the Development Plan Consultation Guidelines be noted, including List of Consultees at Appendix 1.
- (2) That the responses to the consultation and the proposed changes to the DPG set out in Appendix 2 be agreed.
- (3) That the amended Development Planning Guidelines for Clapham Park in Appendix 3 be agreed by the Executive, and submitted to full Council (23.11.05) for approval.

Consultation

Name of consultee	Directorate or Organisation	Date sent to consultee	Date response received from consultee	Comments appear in report para:
Internal				
Eric Bohl	Executive Director, Corporate Services	13/09/2005		
Jo Negrini	Revitalise	13/09/2005		
Ian Parker	Head of Corporate Regeneration	13/09/2005	20/9/2005	
Charlie Foreman	Asst Director of Housing	13/09/2005		
Geeta Le Tissier	Housing Regeneration Manager	13/09/2005		
Jon Lissimore	Environmental Development Manager (Housing)	13/09/2005		
Neil Isaac	Environmental Services	13/09/2005		
John Horgarth	Education	13/09/2005		
Peter Flockhart/ Mike Dickens	Legal	13/09/2005	20/09/2005	
Des Farry	Finance	13/09/2005	14/09/2005	
Michele Guimarin	Brixton Town Centre Manager	13/09/2005		
Leah Levane	Streatham Town Centre Manager	13/09/2005		
Martin Rackauskas	Community Safety Team	13/09/2005		
Robert Heslop	Transport and Highways	13/09/2005		
Helen Ridge	Head of Arts	13/09/2005	21/092005	
Councillors				
Cllr Peter Truesdale	Leader of Council			
Cllr John Whelan	Deputy Leader			
Cllr Andrew Sawdon	Executive Member for Community Safety, Regeneration and Transport		21/092005	
Cllr Anthony Bottral	Executive Member for Education			
Cllr Clare Whelan	Executive Member for Environment			
Cllr Keith Fitchett	Executive Member for Housing			
Cllr Roger Geiss	Executive Member for Social Services			
Cllr Darren Sanders	Executive Deputy, Regeneration & Community Safety			
Cllr Bernard Gentry	Executive Deputy for Housing			
Cllr Julian Heather	Executive Deputy for Transport			
Cllr Jeremy Baker	Executive Deputy for Schools			
Cllr John Pindar	Thornton Ward Member (Lib Dem)			
Cllr Stephen Dering	Thornton Ward Member (Lib Dem)			
Cllr Lib Peck	Thornton Ward Member (Labour)			
Cllr June Fythchet	Streatham Hill Member (Lib Dem)			
Cllr Jeremy Clyne	Streatham Hill Member (Lib Dem)			
Cllr Ashley Lumsden	Streatham Hill Member (Lib Dem) and Executive Member for Finance			
Entered in Consultation and Events Diary?				
Yes/No			If yes, date	XX.XX.05

Report history

Decision type: Non-key decision?		Urgency item? No.	
Authorised by Executive member:	Date report drafted:	Report deadline:	Date report sent:
28.09.05	13.9.05	21.09.05	22.09.05
Report no.:	Report author and contact for queries:		
222/05-06	Clive Fraser/Sarah Houmoller, Implementation Team, Lambeth Planning Service 0207 026 1178 Cfraser@lambeth.gov.uk 020 7926 1178 SHoumoller@lambeth.gov.uk		

Background documents

- NDC Clapham Park Master Plan, Sept 2004
- Clapham Park Development Planning Guidance: Draft Sustainability Appraisal
- Adopted Unitary Development Plan August 1998
- Revised Deposit Draft Development Plan June 2004
- London Plan February 2004
- Draft GLA Supplementary Planning Guidance: Housing Provision and Affordable Housing
- Lambeth Community Strategy
- Lambeth Economic Development Strategy
- Lambeth Sustainable Construction Programme
- Lambeth Housing Strategy 2004 –2007
- Planning Policy Statement 1: Delivering Sustainable Communities
- PPS 1 Good Practice Guide : By Design; Urban Design in the Planning System, Towards Better Practice:
- PPS 1 Companion Guide: Safer Places, The Planning System and Crime Prevention
- Planning Policy Guidance 3: Housing
- PPG 3: Good Practice Guide: Better Places To Live
- Planning Policy Statement 6: Planning For Town Centres
- Planning Policy Statement 12: Local Development Frameworks
- Planning Policy Guidance 13 Transport
- Planning Policy Guidance 15: Planning and the Historic Environment
- Planning Policy Guidance 17: Planning For Opens Space, Sport, and Recreation
- PPG 17 Good Practice Guide Assessing Needs and Opportunities

- Planning Policy Guidance 24 Planning and Noise
- Planning Policy Guidance 25 Development and Flood Risk
- DPG Consultation Response File (held in Planning)

Appendices

Appendix 1: List of Consultees

Appendix 2: Table of Responses

Appendix 3: Amended Development Planning Guidelines for Clapham Park

Development Planning Guidelines - Clapham Park

1. Context

- 1.1 On the 28 September 2004 the Executive, noted the potential benefits to residents of Clapham Park of the Clapham Park Master Plan developed by the Clapham Park New Deal for Communities Project, and approved the preparation of Development Planning Guidelines (DPG) to guide a future outline planning application and subsequent detailed planning applications to deliver its key spatial and physical aspirations for the community.
- 1.2 The Clapham Park Master Plan Project in its entirety has significant implications in transforming the Clapham Park New Deal for Communities area, and in significant long-term housing and other investment in the area totalling approximately £450 million at current construction cost estimates. The Executive on 28 September 2004 addressed these issues in including the project within the overall Revitalise programme.
- 1.3 Following the decision of the Executive in September 2004, to produce Development Planning Guidelines, the Clapham Park New Deal for Communities Project entered into a legal agreement to fund the production of the DPG, with Lambeth as the Local Planning Authority acting independently to commission and approve the work. A selection process for appropriate consultants was carried out, and Urban Initiatives were appointed in November 2004 to undertake the work.
- 1.4 On 11 July 2005 the Executive approved the draft Development Planning Guidelines for Clapham Park prepared by Urban Initiatives for public consultation and required that the results of the consultation and final DPG to be reported back to the Executive for approval in October 2005.

2. Proposals and reasons

Purpose of Development Planning Guidelines

- 2.1 The principal use of the DPG, when adopted, is to inform and guide the future redevelopment of Clapham Park, firstly in the submission and assessment of an outline planning application (received 2 September 2005), and secondly, in assessing and approving future detailed applications for individual building blocks or phases of redevelopment of Clapham Park over approximately, the next 10 years.
- 2.2 The long term use of the Development Planning Guidelines will also create a consistent approach during the development of Clapham Park, to enable Lambeth Council as a Planning Authority to assess future detailed planning applications in the context of an overall development framework. The clear aim is to ensure the meeting of the Clapham Park Vision and to achieve a quality outcome in terms of the homes, environment and facilities for residents over the anticipated timescale of implementation over the next ten years.

The Consultation Process

- 2.3 Considerable effort and a wide range of means have been used to consult on the draft Development Planning Guidelines during the core consultation period starting from 10 August 2005 and ending on 12 September 2005.

Public Consultation

- A **Newsletter** summarising the main points of the DPG and explaining the purpose and consultation arrangements was distributed to over 8,000 households within the Clapham Park New Deal for Communities area and neighbouring streets
- An **Exhibition**, took place at the Clapham Park Show Flat and Clapham Park Project Offices at Streatham Place between 16 August and 8 of September. The exhibition was staffed by the Planning Service at specified times on weekdays, evenings, and weekends, and advertised in the Newsletter and comments sheets being made available.
- **On-line Availability.** The Development Planning Guidelines (consultation draft) were placed on-line at www.lambeth.gov.uk/planning with a hard copy display in Town Planning Advice Centre, Acre House.
- A **Press Release**. was issued to make people aware of consultation process and publicising the consultation events.
- A **Public Meeting** was held at Glen brook School on Tuesday 6 September. This included a presentation by Urban Initiatives that gave residents an opportunity to raise question on the Development Planning Guidelines with the Consultants and Lambeth Planning staff. This was advertised in the Newsletter and Press Release.

Community Organisation Consultation

- There was a presentation to the **Joint Boards of Clapham Homes and Project**, by Urban Initiatives and Planning Officers on 8 September.
- An informal meeting with the **Knights Youth Club** Trustees and Lambeth Education and Planning Officers was held on the 31 August. Further consultation was agreed to take place during the outline planning application stage in addition to ongoing consultation between the Youth Centre Trustees and Clapham Park Homes. The issue of the green open space and mature trees and green open space between Streatham Place (South Circular) and Perry and Brunei Houses has not as of yet been the subject of a direct public consultation exercise, other than being addressed in the Councillors' seminar (see below).
- Informal discussions via Education Early Years have taken place regarding the **Maytree Centre**. They have not been formally consulted separately in relation to the DPG.
- Over 40 amenity and community groups were sent copies of the newsletter

Ward Councillor Consultation

- **Ward Members, Executive Members and Planning Applications Committee Members** were all sent a letter with the leaflet, a copy of the Development Planning Guidelines (consultation draft), the full Arboriculture Report and a plan of the trees on site on 23 August. A presentation and briefing session was also held for Ward, Executive, and Planning Application Councillors on 14 September, the responses from this session have also been included in consultation in Appendix 2.

Statutory & Internal Officer Consultation.

- **Statutory Consultees** (see Appendix 1) were sent copies of the DPG.
- **Council Officers**, copies of the DPG (consultation draft) were also sent to relevant Council departments for further consideration.

Responses Received and Summary of Main Points Made

- 2.4 The comments received are listed in detail in Appendix 2 along with responses made by the Council's consultants (Urban Initiatives) together with recommended proposed changes to the Development Planning Guidelines agreed by officers.
- 2.5 In summary, the number of responses received was limited despite the considerable effort in advertising and seeking comments on the draft Development Planning Guidelines. There were only three specific written submissions on the Draft DPG by local residents, and three comments cards received from visitors to the exhibition (visitors totalled about 20 to 30). The public meeting on 6 September was attended by six members of the public. However, comments were received from the Knights Youth Centre, Transport for London, the Environment Agency, and Clapham Park Project. The presentations to the Joint Boards of Clapham Park Project and Homes, and Ward, Executive, and Planning Application Committee Councillors were relatively well attended with informed debate and comment. These are recorded in Appendix 2.
- 2.6 The letters from residents disagreed with the principle of a redevelopment of this scale and magnitude. In principle this issue has already been dealt with in previous consultation on the Clapham Park Master Plan and the ballot on the stock transfer earlier this year. The response from Clapham Park Project, states that 95% of the Development Planning Guidelines accords with the revised Master Plan, and they support the principle of guidance that can respond flexibility over time to the redevelopment proposals.
- 2.7 However, various comments raise significant issues about urban structure about street typology and transport, parking, open space and sustainability, and about the relocation of Knights Youth Centre.

Urban Structure, Street Typology and Transport Issues

- 2.8 Transport for London's response supports;
- the overarching strategy to rejuvenate Clapham Park and considers the transportation objectives acceptable;

- the policies for improving pedestrian access through the site, as these are well thought out and should offer substantial benefits for pedestrians in terms of pedestrian permeability and safety;
- the adoption of a street hierarchy to enhance legibility noting that TfL guidelines and standards should be taken into account in the design of the routes and be taken into account in DPG;
- the goal of reducing severance of the South Circular and Kings Avenue through new crossing facilities and direct pedestrian and cycle routes without deviation to shopping, community and transport links. Notes that proposed changes/enhancements directly impacting on Trunk Road London Network must require TfL agreement and the DPG should refer to this; and
- greater penetration of bus routes will be required throughout the estate, especially in the more remote areas (north-west quadrant). Improvements must be phased with development at an early stage.

2.9 Clapham Park Project comments state:

- that the routes in Urban Structure Diagram do not link major terminals and do not provide strategic links for the community or commercial hubs;
- that the diagram contradicts the document's intention to reduce vehicular connections onto the South Circular, creates a transport corridor, encourages 'rat-running' and that the proposed routes would conflict with the proposed bus facilities on the corner of Kings Avenue and the South Circular;
- an in principle objection to buses entering the redevelopment of the estate other than around proposed bus facilities around Kings Avenue and the South Circular;
- that the DPG urban structure would sever their proposed location for the park in the west; and
- pedestrian and cycle permeability could be achieved without a vehicular link, through the use of a piazza.

2.10 In responding to the above the Council's officers and consultants (Urban Initiatives) believe it is important to note that the principles outlined in the DPG have been developed by using good design guidance as set out in "By Design" (A Government Good Practice Guide on Delivering Sustainable Communities - PPS1). Key to this is how the importance of greater permeability, connectivity, legibility, and flexibility are applied to create an interlinked network of pedestrian friendly streets to give easy access throughout the estate and adjoining areas. Its interpretation lays down a challenge to how any redevelopment on Clapham Park should work, at strategic and practical level. There is a need to avoid the creation of unconnected and adaptable street patterns of estate developments of the past. In response to Clapham Park Project's other comments, it should be noted that rat running can be addressed through traffic management measures. The principle of increasing the levels of Public Transport is key to the success of the overall redevelopment, and generally accepted by all parties. In terms of buses penetrating the estate this is largely an operational issue, to be considered in transport terms by the local community, Lambeth Transport, and TfL Buses. It is essential that the street hierarchy and typology should be adequate to support this.

- 2.12 **Recommendations:** No substantial change to the sections dealing with Urban Structure, Street Typology and Transport, adjustment to take on TfL comments where appropriate.

Parking

- 2.13 TfL state the parking provision must be in conformity with the London Plan. On-street parking should be set at a level which discourages car use but at the same time does not lead to overspill parking onto roads used by buses. Controlled parking zones and/or yellow line controls may be required to ensure on-street parking does not delay bus operations, including at bus stops. The S106 should include mechanisms which allow monitoring of on-street parking conditions and which set aside funding for any modifications required.
- 2.14 Comment: Clapham Park Project: state that consultation on the use of permits to control parking has been inconclusive, low income residents would resist the additional expenditure. The controlling of on street parking through a resident permit system should be subject to demonstrable local support.
- 2.15 It would be normal practice to consult current residents on the introduction of on-street car parking. However, there will be additional demand for car parking spaces following the redevelopment proposals and the provision of additional homes and facilities. An assessment of car parking capacity and requirement for regulation will be undertaken in relation to the outline and subsequent detailed planning applications for each development phase.
- 2.14 **Recommendations** Change the DPG to reflect TfL points and the provision of resident parking system to be subject to a detailed assessment.

Open Space and Sustainability

- 2.15 Councillors in their briefing stressed that the parks needs to be clearly accessible and legible and as maintenance funding would come from the Council it should be an asset for all and not just Clapham Park residents. Also consideration needs to be given to facilities and open space on the boundaries of the master plan and NDC area. Local residents also expressed concern about protecting open space and mature trees.
- 2.16 The Environment Agency have commented on Sustainable Drainage Systems (SuDs), and also highlighted a desire to see a greater emphasis on biodiversity. It is suggested that opportunities for the incorporation of wildlife in the new development should be taken. Green and brown roofs should be included. That generally, the guidelines do not enhance ecology or biodiversity. Biodiversity should be given more prominence, it is part of creating sustainable development and reference should be made to London's Biodiversity Strategy. Further Council officer comments at the public consultation stage from the Environmental Development Team in Housing suggest that the Ecohomes standard of 'excellent' should be sought if proposed development does not deliver any other exemplary sustainable development. Also that there should be a commitment to seeking 75% Forestry Stewardship Council (FSC) certified sustainable timber as a minimum.

2. 17 In response, the DPG does require that the park is accessible and connected and routes to it are legible (see - Urban structure Diagram). The specific issue of open space at the boundary of the redevelopment areas needs to be addressed at the planning application stage. Specifically in relation to the proposals for the redevelopment of existing blocks, the reshaping of open space and its definition as either public open space or residential amenity space. Also its role in providing linkages as well as the issue of potential enhancement of existing open space in the vicinity both in and outside the development area. The DPG acknowledges the green environment and trees as the most positive element of the estate's character and that this should be retained in any redevelopment proposals. Placing greater emphasis on Sustainable Drainage (SuDs), biodiversity, enhancing ecology and opportunities for incorporating wildlife in development within the DPG is considered acceptable. Ecohomes standards and FSC certification can be incorporated in DPG as desirable targets, which by necessity need to be balanced against other factors in terms of cost in following through.

2.18 **Recommendations:** DPG is sufficiently strong on open space, alterations are proposed in response to Sustainable Drainage, Biodiversity, Ecology, Wildlife, Eco Homes as set out above.

Knights Youth Centre

2.19 The Knights Youth Centre raised concerns about its implied agreement to relocation on-site. The Youth Centre has concerns about the potential loss of a purpose-built building that is not shared with any other community projects and that the move to a shared building could remove the flexible and confident service that is currently provided. The size of the youth centre mentioned in the DPG was also noted to be significantly less than the actual size of the existing Youth Centre.

2.20 It is proposed that the DPG are altered to indicate that the relocation of the Youth Centre is a possibility only, and not a requirement (although outlining the minimum standards required for its replacement if this was to occur). Consideration would have also to be given to a lesser new build facility if this was to occur.

2.21 **Recommendation:** Alteration of DPG to reflect flexibility in approach on the future location of the Knights Youth Centre as sought.

Proposed Changes

2.22 The proposed recommended changes are identified in full in Appendix 2, and highlighted in the revised Development Planning Guidelines in Appendix 3.

2.23 It should be noted that the highlighted changes in Appendix 3 includes not only recommended changes arising from responses, but also factual update changes to reflect changes in proposals from both the Council and Clapham Park Project Project/Homes i.e. the deletion of reference to a new City Academy on the Glenbrook Primary School site following the decision of the Executive on 25 July 2005 and the increase in the floorspace figures for the provision of community facilities as indicated in the outline planning application submitted by Clapham

park Homes in September. The DPG indicates floorspace figures for community facilities however, the planning application submitted by Clapham Park Homes exceeds these figures. In order to retain flexibility and to ensure that community facilities are adequately provided for rather than artificially restricted the DPG has been amended to omit floorspace figures and state that community facilities should meet community need.

3. Comments from Executive Director of Finance

- 3.1 There are no direct financial implications in the report. Future financial implications may flow from the objectives but these will be the subject of separate reports in due course

4. Comments from Director of Legal and Democratic Services

- 4.1 Appendix 3 Development Planning Guidelines (DPG), as proposed to be amended, provides additional guidance for the Clapham Park Estate to supplement relevant policies within the adopted Lambeth Unitary Development Plan (UDP) and revised deposit draft UDP.
- 4.2 This document will set out the key spatial planning and design issues, principles and recommendations that the Council will use to determine planning applications in the Clapham Park Estate.
- 4.3 The Council is currently revising its UDP and these policies will be 'saved' until replaced by Local Development Documents. Until this time this document will be referred to as DPG, although fully prepared in accordance with the guidance for the production of Supplementary Planning Documents (SPD) as set out in:
- PPS 12 – Local Development Frameworks (ODPM, 2004);
 - Creating Local Development Frameworks (ODPM, 2004); and
 - The associated Town and Country Planning (Local Development) (England) Regulations 2004.
- 4.4 The DPG is not part of the statutory Development Plan. However, when the UDP is replaced by Local Development Documents, the DPG may be adopted as SPD and form part of the Local Development Framework. As a DPG and as an SPD this document will be an important consideration in determining planning applications.

5. Results of consultation

- 5.1 This has been addressed in paragraphs 2.1-2.23 and Appendices 1 and 2.

6. Organisational implications

6.1 Risk management:

The DPG will help the Council as the Planning Authority to assess and determine the outline planning application for Clapham Park against a clear context provided by the DPG in an effective and transparent manner. An outline

planning consent is a pre-requisite for Clapham Park Homes and its parent partner developer RSL to carry out the stock transfer. The ODPM deadline for this is March 2006, a year from the successful tenant ballot in March 2005. The outline planning application has been submitted and has been validated. This will be a major project even in its outline form due to its sheer scale and complexity of issues that need to be addressed. These include a wide spectrum of the Council services and programmes involving levels of affordable housing, roads, means of access, transport, management of the new park, play spaces, community uses, provision of workspace and other local facilities. Dealing with the planning application will be a major corporate project that needs to be progressed in a tight timescale in order to meet the objective of tenant transfer by March 2006. Arrangements are being put into place in order to manage and implement this as a project. Financial provision and the additional demand on resources is addressed within the Council's Revitalise programme.

6.2 Equalities impact assessment:

An Equality Impact has not been undertaken. The document requires redevelopment to provide appropriate access for people with disabilities. It facilitates the provision of increased levels of affordable housing to meet the wide ranging housing needs in the community, jobs and an improved range of community facilities and infrastructure

6.3 Community safety implications:

The draft DPG identifies the need to design out crime in any future development and to provide safe, legible, connected, and secure streets and building blocks.

6.4 Environmental implications:

The DPG has been subject to a Sustainability Assessment, a copy of the Draft of which is available for inspection in Planning.

6.5 Staffing and accommodation implications:

Consultation and adoption will be carried by existing staff and appointed consultants.

6.6 Any other implications:

The Development Planning Guidelines (DPG) for Clapham Park have been prepared as a result of the Major Development Opportunity (MDO 39) designation in the Revised Deposit UDP, and also importantly in response to the Clapham Park Master Plan developed by the Clapham Park New Deal for Communities. It takes many of the aspirations contained within the master plan into a planning framework provided by the UDP and other relevant planning policies and Council strategies.

6.7 The DPG provides guidance that could support development proposals for a major mixed-use development incorporating social housing and community facilities, such a development could perform a strong regeneration function for the area, and could bring about a significant improvement in service delivery.

7. Timetable for implementation

- 7.1 Subject to agreement of the revised Development Planning Guidelines by the Executive, it will be presented to the full Council on 23 of November for final approval.
- 7.2 As stated in this report the purpose of the DPG is to guide the outline planning application, and future detailed applications. An outline planning application has now been submitted and is being consulted on. It is proposed to assess the outline planning application using the Development Planning Guidelines as a planning tool, reporting to the Planning Application Committee initially in November with a report for Members to express preliminary views on the application and to identify areas of concern arising from the assessment and public consultation. Any revisions required will then be requested in relation to the outline planning application with a view to report back to the Planning Application Committee in February with a full report for determination, including as appropriate Heads of Terms for a Section 106 Agreement.
- 7.3 Subject to the outline planning application being approved, further action will be taken in relation to the authorisation of Compulsory Purchase Orders, and Stock Transfer
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Appendix 1

List of Organisations consulted with newsletter sent on 10 August 2005:

Clapham Park Partners in Action;
Clapham Community Project;
Clapham Society;
Clapham Antiquarian Society;
Bonneville and Deauville Residents Association;
Bonneville Gardens Tenants Association;
Clapham Common Management Committee;
Crescent Grove Trustees;
Crescent Lane Estate Trustees;
Clapham Park West Tenants and Residents Association;
Clapham Park East Tenants and Residents Association;
Grafton Square Neighbourhood Association;
Northbourne Road Residents Association;
Englewood Road Residents Association;
Brixton Residents and Traders Association;
Brixton Society; Arlington Lodge Residents Association; Bonham and Brixton Hill Group;
Blenheim Gardens Tenants Association;
Effra Mansions Residents Association;
Friends of Rush Common;
Holmewood Neighbourhood Association;
Renten Close Tenants and Residents Association;
Sulina/ Morrish/ Brixton Residents Association;
Tulse Hill Tenants and Residents Association;
Water Lane Society; Streatham Society;
Telford Court Tenants and Residents Association;
The Balham Society;
Telferscott/ Radbourne Community Action Group;
Clapham Park Project;
Clapham Community Project;
Lambeth Mencap; Lambeth Mental Health;
Lambeth MIND; DASL;
Greater London Action; Home and Away Project;
Home Start Lambeth; Clapham Park East;
Clapham Baptist Church;
Clapham Churches Youth Project;
Clapham Common Clinic;
Clapham Common MAC;
Clapham Common One O'Clock Club;
Clapham Common Wildlife Watch; Clapham Confectioners;
Clapham Day Nursery; Clapham Family Practice;
Clapham Larkhall under Fives Organisation;
Clapham Manor; Clapham Manor Health Centre;
Clapham Manor Street Public Baths;
Clapham Methodist Church;
Clapham Park pre-School;
Clapham Park Thresholds Centre;

Clapham Park West;
Clapham Woodcraft Folk.

Statutory Consultees:

London Borough of Wandsworth
English Heritage
Environment Agency
London Electricity
CABE
South Thames Gas Ltd
GLA
British Gas Services Ltd
Transport for London
Thames Water Development Control Team
