

Non-Technical Summary of Heads of Terms

This is a non-technical version of the Heads of Terms accompanying the Planning Application, including proposed restrictions and review process, which is intended to be set out in detail in an agreement known as a 'Section 106 Agreement' which will be entered into before planning permission is granted. The proposed Heads of Terms and Section 106 will be subject to LBRuT final agreement.

1. What is the planning application proposing?

We are seeking permission for 8 Major Non-Sporting events comprising a total of 15 Major Non-Sporting Event Days per year

2. What counts as a "Major Non-Sporting Event"

These are large events at the Stadium, with more than **20,000 spectators** (excluding staff). These events can include:

- Concerts;
- Other Entertainment Events including comedy shows, TV shows, outdoor cinema, circus performance;
- Educational Events and Conferences (such as Expos, Graduations);
- Cultural & Community events such as, Religious gatherings, food festivals & other community type style events

3. What is the difference between an 'Event' and an 'Event Day'?

An 'Event Day' is a day when an event actually takes place. An 'Event' may be multiple (up to three) event days grouped together by the same artist or equipment use.

For example, an Event taking place on Thursday, Friday and Saturday would be counted as a single 'Event', but three 'Event Days' in total.

The separate term 'Event' has been introduced to reduce the number of times all the major infrastructure, such as stage and sound system comes in and out of the stadium to limit HGV movements.

Only the days where the event actually happens count as "Event Days". Days used to set up or take down equipment are counted separately.

4. How many events can happen each year?

The Planning Permission would not automatically allow the RFU to utilise the Stadium for the maximum number of events (15). Instead it is proposed for the Section 106 Agreement to require a phased increase over three years.

Year 1:

- Up to **6 Event Days**
- No more than **4 Events**
- **Only 1 weekday Event (Mon-Thu)** in the first year so that the Council and transport bodies can make sure the impact on the area and public transport was acceptable.
- **Only 1 Event outside of May – September**
- No more than **3 Event Days in a row**

Year 2:

- Up to **12 Event Days**
- No more than **6 Events**
- **Only 2 Events outside of May – September**
- No more than **3 Event Days in a row**

Year 3 (and thereafter):

- Up to **15 Event Days**
- No more than **8 Events**
- **Only 3 Events outside of May – September**
- No more than **3 Event Days in a row**

The Council must approve each step up through a formal review called the Operational Review Mechanism (explained further below).

5. Stadium Capacity Limits

Through engagement with South Western Rail (“SWR”) a phased increase to capacity limits has been agreed depending on the day of the week of the Event Day.

- Monday (not including Bank Holiday) – Up to 62,500 spectators, increasing to 75,000 subject to SWR agreement
- Tuesday – Thursday – Up to 62,500 spectators, increasing to 75,000 subject to SWR agreement
- Friday (not including Bank Holiday) – Up to 67,500 attendees, increasing to 75,000 subject to SWR agreement
- Saturday, Sunday and Bank Holidays – Up to 75,000 spectators

The above restrictions can be altered by SWR by written agreement for those Events which fall within school holiday periods, but they will always be subject to a maximum capacity of 75,000 spectators.

The limitations allow for SWR to confirm the impact on the rail network at a lower capacity on days the network is used heavily for commuting. SWR can then increase the capacity limit in stages to ensure acceptable impacts on the network at higher levels.

1. What is the Operational Review Mechanism?

An Operational Review Report (“ORR”) is an annual report that the RFU must submit to the Council before they are allowed to move up to the next level of Events.

When is it submitted?

- By 31st October each calendar year

What will the report cover?

The ORR must provide detailed evidence regarding how the concerts were managed and their impact across a variety of disciplines including:

- Noise impacts;
- Anti-social behaviour (including street urination);
- Littering and street cleanliness;
- Car parking and parking enforcement;
- Road closures and traffic management;
- Queuing at Twickenham Stadium;
- Pedestrian movement and application of the Travel Plan;
- Compliance with Event Day Operational Strategies;

- A long of complaints and how they were handled
- A summary of socio-economic benefits of increasing to the next level

Who will the Council consult on the ORR?

The Council will ask for feedback on the content of the ORR from a wide number of other Council departments (including Environmental Health, Highways, Street Enforcement and Public Health), and from other key stakeholders (in particular the Metropolitan Police, Transport for London, South Western Railway and Transport for London). They will also take guidance from the Safety Advisory Group; a multi-agency group of event experts which is chaired by someone from the Council.

How long will the Council have to make a decision?

Those Council departments and other key stakeholders must give feedback quickly so the Council can make a decision within 30 working days.

How will the Council decide whether the Stadium can increase to the next level of Events?

The Council must give one of three decisions

1. Approval to move up to the next level or to remain at the maximum level (15 Event Days)
2. Approval to move up to the next level or to remain at the maximum level (15 Event Days), but with further mitigation measures in place
3. Refusal – Stay at the same level for further year to resolve a significant issue

What happens if there is a disagreement on the conclusions of the ORR?

The Section 106 agreement will include a formal dispute-resolution process so that disagreements can be resolved quickly and independently.