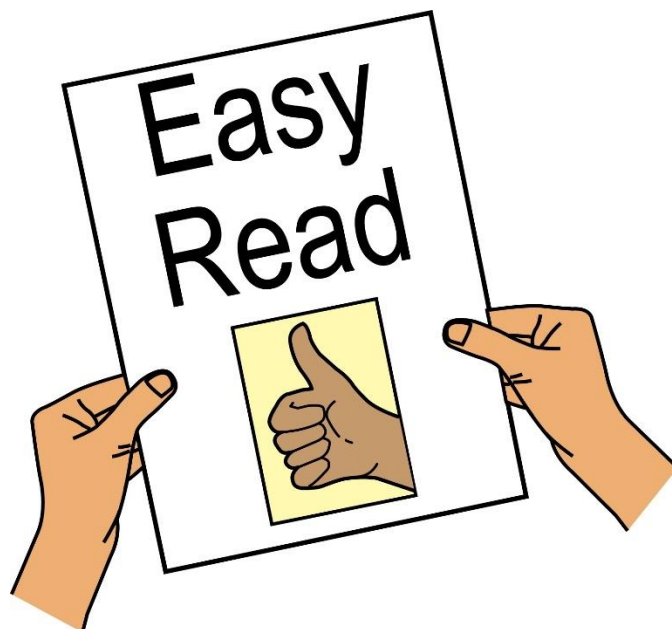




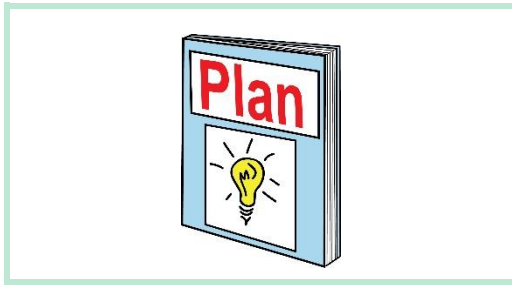
# Local Plan Partial Review

January 2025



**Partial review:** Not a review of the whole plan, but just a part of it.

## Introduction and the story so far



By law, Wandsworth Council must write a document for the local area called a **Local Plan**.

**Local Plan:** This is a long-term plan for how the council thinks that Wandsworth Borough should change. When a developer (a building company) applies for planning permission to build something, the Council must look at all the rules and policies in the Local Plan to make sure everything is being done properly and legally.



When a developer wants to build new buildings or change how an existing building is used, they usually need the Council's approval (called planning permission).



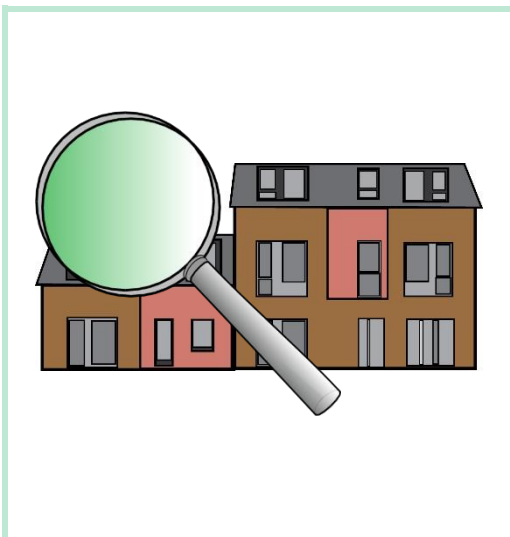
Wandsworth Council approved its current Local Plan in July 2023. Now we want to change a small part of it.



The changes are to make sure we can provide as much **genuinely affordable housing** for our residents as we can.

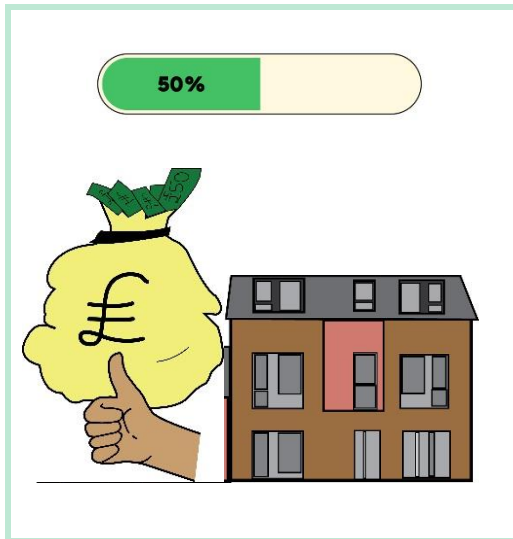
**Affordable housing:** These are homes which are at a lower rent or sale price than homes on the regular open (or private) housing market. (See below for more information.)

**Genuinely affordable housing:** Housing that people on low or medium incomes can actually afford. Usually that means they spend about a third of their income on housing costs.

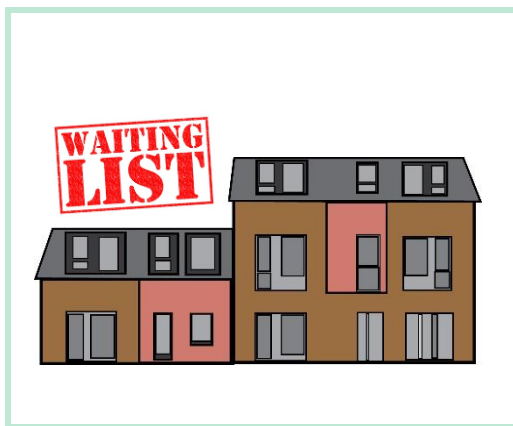


Our focus will be on providing more **social rented housing**, which is the type of housing the Borough needs the most. This process of updating the Local Plan is called the Local Plan Partial Review.

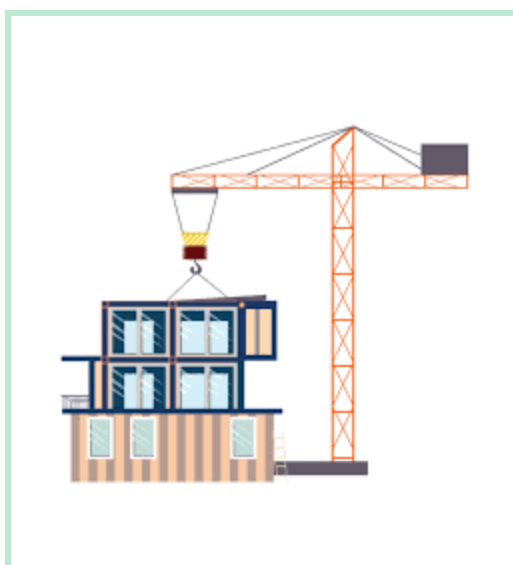
**Social rented housing:** This is housing provided by a social landlord (usually a local authority or a housing association). The rent is about half of regular open market rent prices.



In the **Council's Corporate Plan 2022-2026**, we have a clear goal to deliver more genuinely affordable homes for residents. This includes a goal for 50% of new homes built to be affordable.

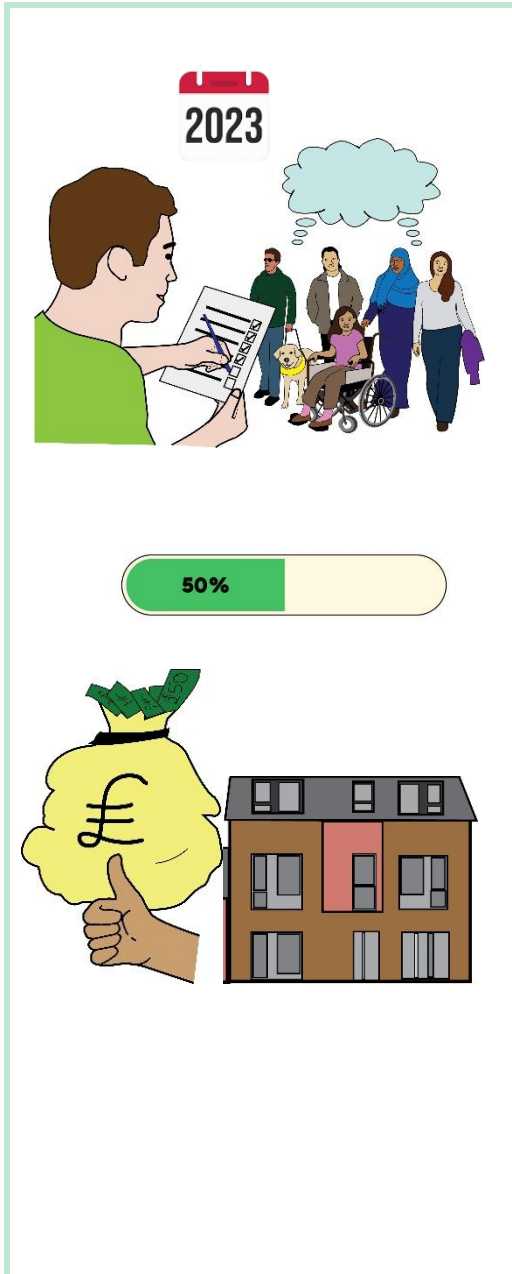


There are currently over 13,000 households and over 3,000 homeless households on the Wandsworth housing waiting list.



Research shows that the borough might need around 17,000 new social rented homes by 2038.

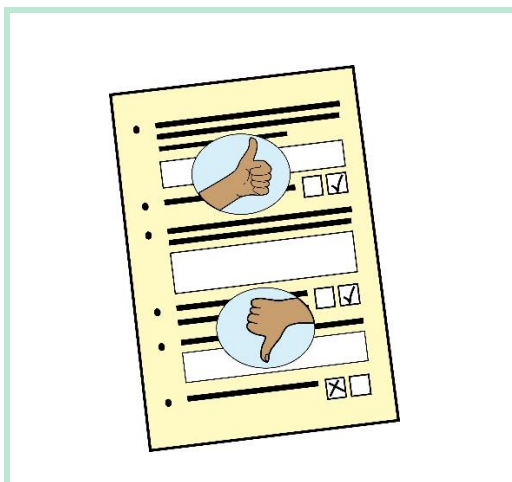
This would be over half of all the homes planned for in that period.



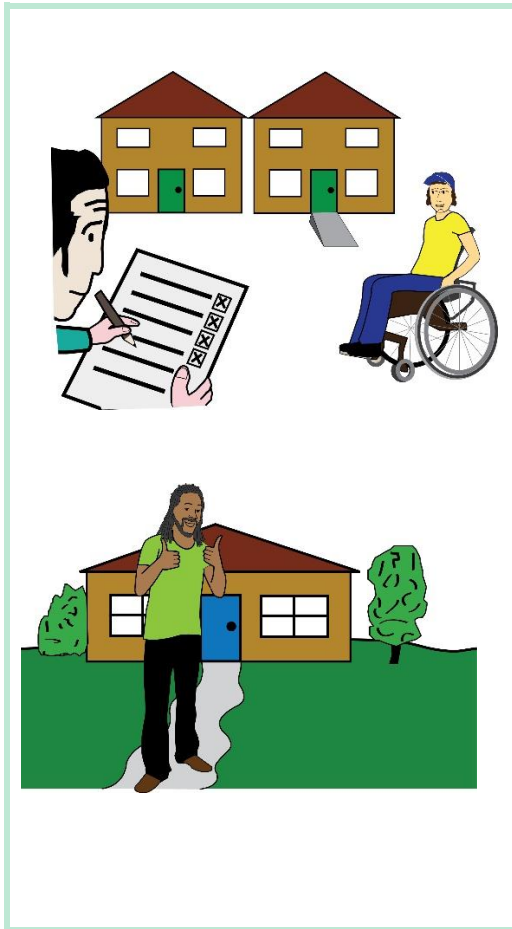
At the end of 2023, we asked the public about the three main goals of our Local Plan Partial Review.

These were:

- That every new housing development site must provide at least 50% affordable homes.
- For more new homes to be genuinely affordable, with a 70/30 split in favour of social rented housing preferred.
- That small sites (10 homes or less) must also start providing affordable housing.



Since the end of 2023, we have received new information on housing needs and related costs. Now, with this new information we have, we are asking for your views again.



We are proposing changes to these parts of the Local Plan:

- Affordable Housing
- Housing Mix
- Student Accommodation
- Housing with Shared Facilities
- Build to Rent
- Specialist Housing for Vulnerable People and for Older People

## What is affordable housing?



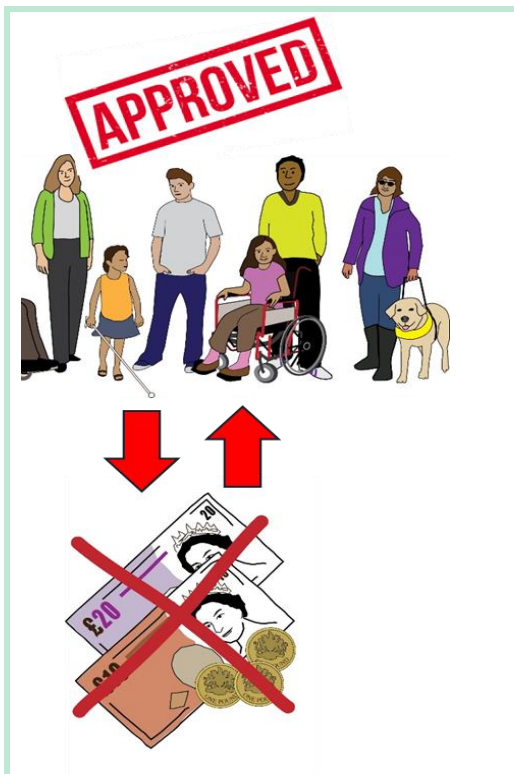
Affordable housing is homes which are made available at a lower rent or sale price than homes on the open (private) market. Developers (builders) must make some of the new homes they build available as affordable housing.



These homes are then reserved for people who otherwise could not afford to rent or buy a home in the Borough.



In Wandsworth, social rented housing is the type of housing that is most affordable and the most needed. The rents for social rented homes are often around half of market rents.

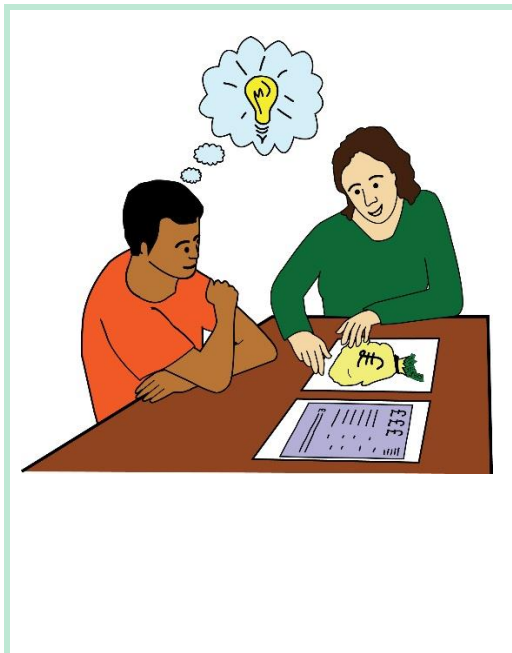


We give priority to people and families with the greatest needs.





Another form of affordable housing is called intermediate housing. This type of housing is less expensive than open (private) market housing, but more expensive than social rented housing.

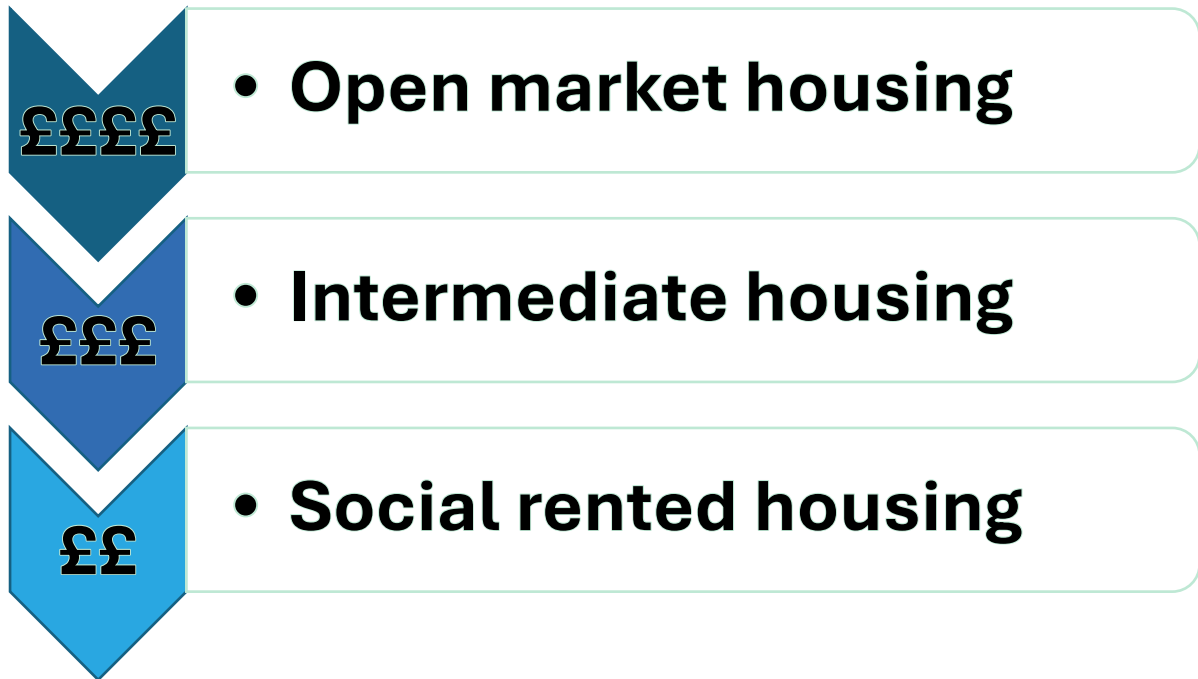


Intermediate housing is available to people who cannot afford to buy on the open market but who do not meet the requirements for social rented housing. Intermediate housing includes **London Living Rent** and **Shared Ownership** homes.

**London Living Rent:** Homes made available to rent at around a third of household income.

**Shared Ownership:** A government scheme to help first-time buyers get on the property ladder. You buy part of the property and rent the rest until you can afford to own it 100%.



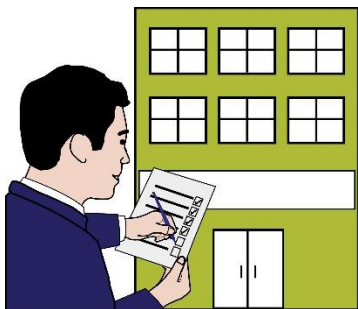


## Summary of Proposed Changes to our planning policies (rules)

### Affordable Housing

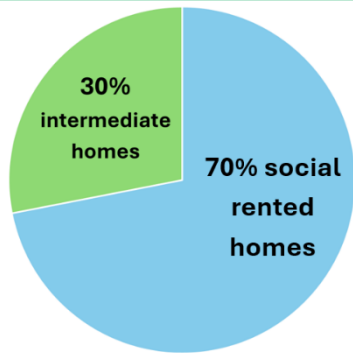


The Council is changing its affordable housing policy (rules) to focus more on the delivery of social rented housing.



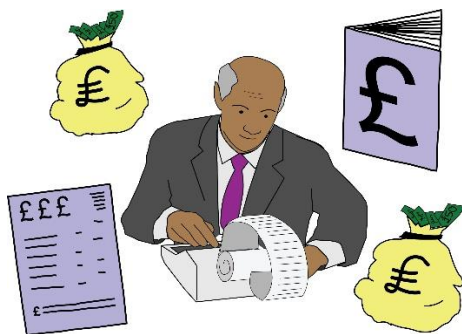
It is doing this in a few ways:

- A target of 50% of all new homes built in Wandsworth to be affordable housing.
- Large developments on public or industrial land must offer at least 50% affordable housing or prove why they cannot. This proof will be checked by both the Council and an independent expert.
- Large developments on other land must offer at least 45% affordable housing or prove why they cannot. This proof will be checked by both the Council and an independent expert.



- At least 70% of new affordable homes built will be social rented, with the up to 30% remaining being intermediate homes (like London Living Rent).

- New sites with less than 10 homes must pay towards affordable housing - £50,000 for each new home built.

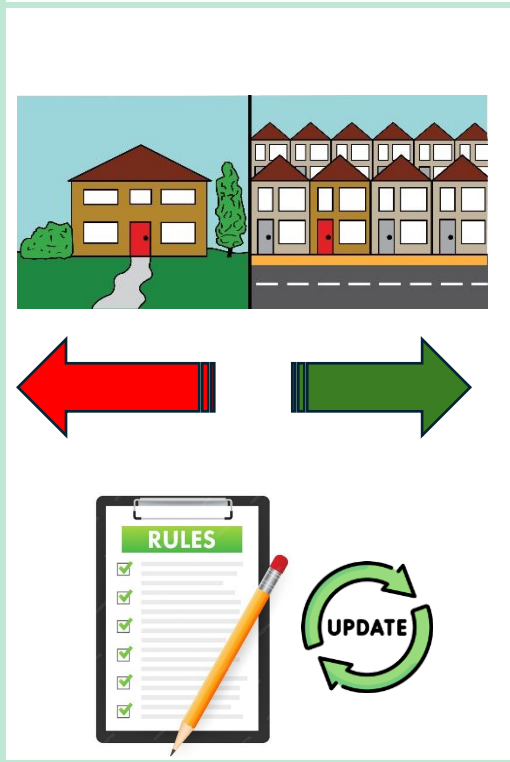


Any developments that genuinely cannot afford to meet the new rules will have to provide proof both before and after construction. This proof will be checked by the Council and an independent expert.

# Housing Mix

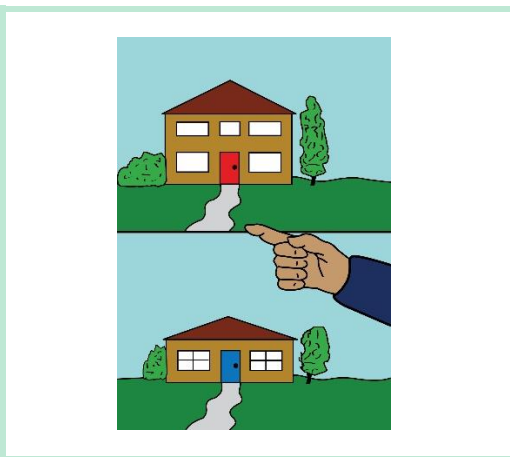


Our Housing Mix is all the different types of housing we have in the borough.



The size of homes most needed in the borough is family-sized homes (2 bedrooms or more).

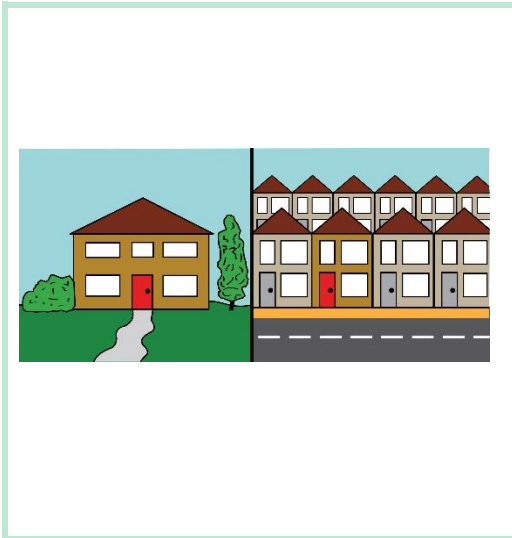
The Council is updating its Housing Mix rules so that we can offer more of these types of homes.



Income rules make it very difficult to deliver 3 or 4-bed intermediate homes. This is because of rules about how much people can earn that reduce the number of people who qualify for this type of home.



So we are updating our Housing Mix policy (rules) to aim for more 1 and 2-bed intermediate homes.



Each site will have different needs. We need to make sure the size of homes we build is suited to the character of that area. Plus we need to think about how housing needs will change over time.

## Student Housing



Wandsworth has a very high need for affordable housing.

When we build new student housing, we need to make sure that we are not stopping local people from getting the homes they need most.

The balance needs to be right and fair.



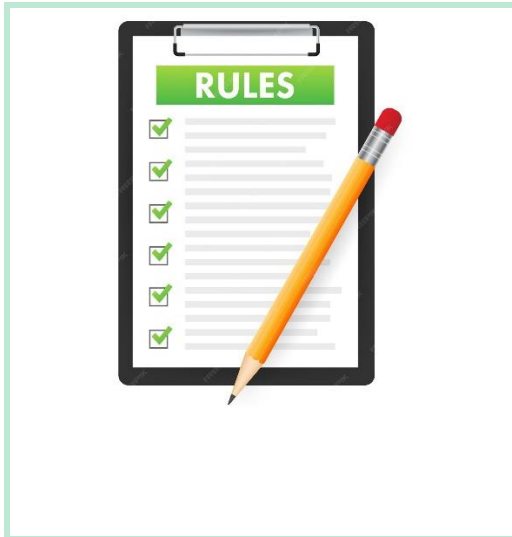
The Council is changing its student housing rules. In future, student housing can only be built on land that is not suitable for open market or affordable housing.

Student housing developers must also make a payment towards building more affordable housing. This payment will be as per the new affordable housing policy rules (the three main new rules as shown on page 5).

## Housing with Shared Facilities

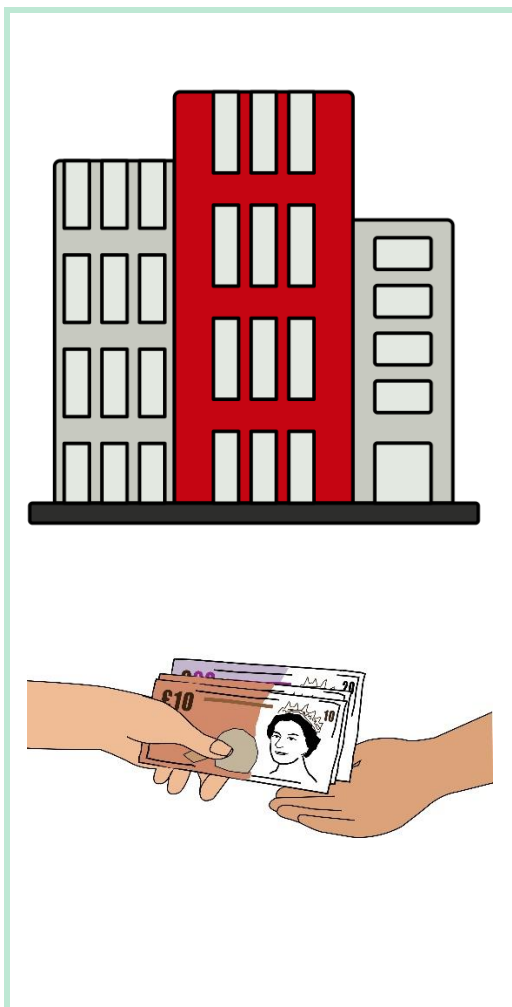


Housing with Shared Facilities are sometimes called Houses in Multiple occupation (HMO) or Co-Living housing. These homes are where residents share some facilities, such as kitchens, bathrooms and living rooms.



The Council wants to update its rules for new Housing with Shared Facilities. We want builders to pay towards new affordable housing. This payment will be as per the new affordable housing policy rules (the three main new rules as shown on page 5).

## Build to Rent



The Council wants to update its rules for new Build to Rent homes (usually blocks of flats). We want developers to make available a proportion of affordable homes as it says in the new affordable housing policy (rules).

These homes should be in a separate block on the site, or if not possible, on another site. Then if this is not possible, they must make a payment towards affordable housing.



## Housing for Vulnerable and Older People



Housing for Vulnerable and Older People is a special kind of housing. It may include care for them.

For example having rooms with special equipment. The Council wants to update its rules for these types of homes so that developers must provide more of them as affordable homes.

This amount of homes will be as in the new housing policy rules (the three main new rules as shown on page 5).

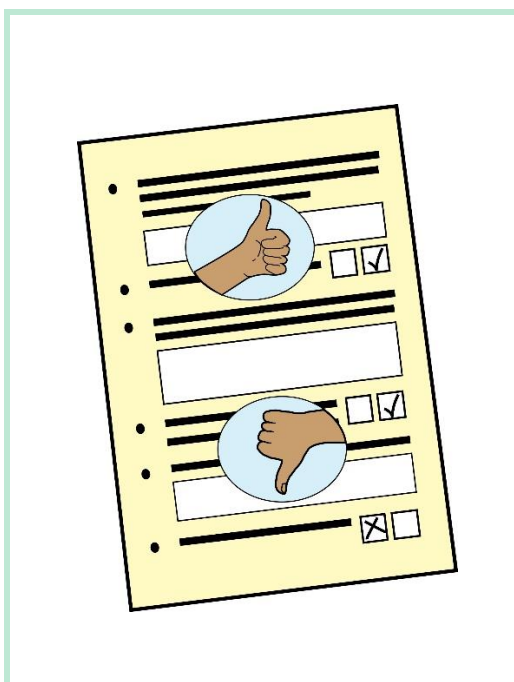
## Why should I take part in this consultation?



We want to hear your views on these proposals. It is important to us to listen to our residents.

We want to deliver the kind of housing that is really needed in the borough. Sharing your views and experience with us will help us to do that.

## How can I have my say?



This public consultation will last for 6 weeks and will close on **Monday 24<sup>th</sup> February 2025**.

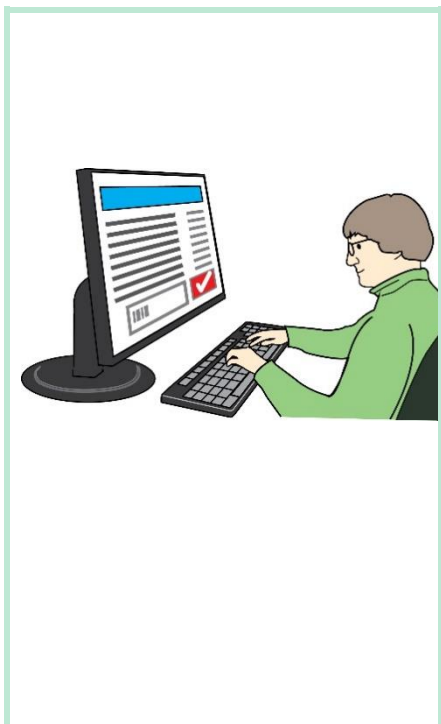
At this stage (called the ‘Regulation 19’ stage), we want feedback on our proposals to make sure they are “**sound**” and “**legally compliant**”.

**Soundness** means making sure our proposals:

- Are backed up by evidence (proof/ facts) and are better than other ways of doing things
- Are realistic and able to be delivered; and
- Are in line with Government planning policy (rules).

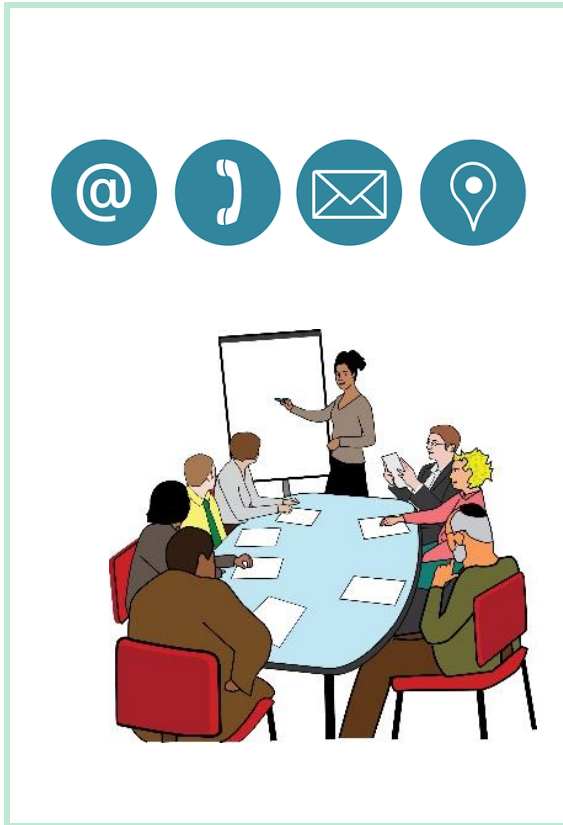
**Legally Compliant** means making sure the Council:

- Has talked and worked well with other public organisations (legally called ‘Duty to Co-operate’)
- Has asked the public what it thinks and thought carefully about the answers
- Has done all of the legal tests and checks
- Has followed all other relevant laws or rules.



You can have your say on our proposals in these ways:

- Fill in our online form at <https://wandsworth-consult.objective.co.uk/>
- Email us at [planningpolicy@wandsworth.gov.uk](mailto:planningpolicy@wandsworth.gov.uk).
- Write to us using a feedback form that can be collected from Wandsworth Town Hall or local libraries.



Please make sure your response includes your name and contact details. We cannot accept comments without these.

If you want to take part in future stages, you will need to give us your feedback to this consultation first. Future stages include attending in-person 'hearing sessions' next year.

If you need more assistance, please contact us at [planningpolicy@wandsworth.gov.uk](mailto:planningpolicy@wandsworth.gov.uk).

Please make sure you give us your feedback before **Monday 24<sup>th</sup> February 2025**.

## Next Steps

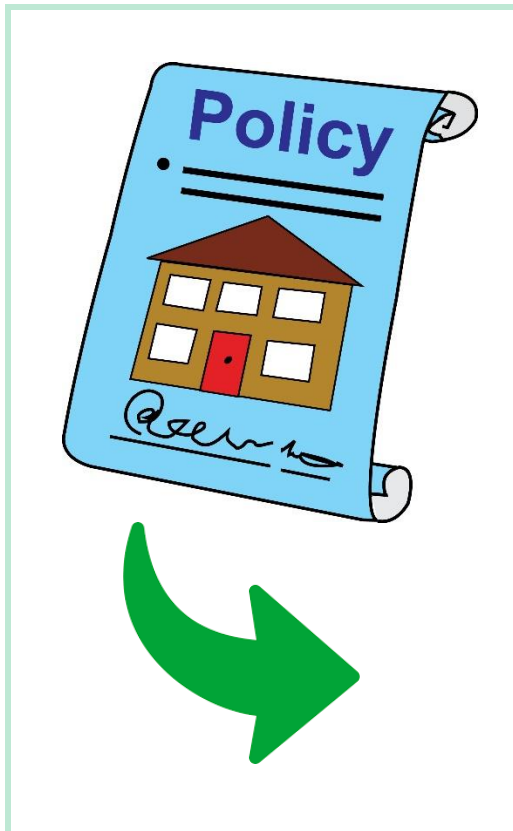


After this public consultation, the Council will need to give its proposals to the Government, along with all the responses we get from this consultation

They will appoint a Planning Inspector who will tell us if the plans can go ahead.

Then there will be some in-person ‘hearing sessions’ where the Council and other interested people and organisations can have their say.

The proposals might need more changes and then we might need to do another consultation.



The Council can only make the changes to its housing policies (rules) after the Planning Inspector is satisfied that they are 'sound' and 'legally compliant.'

Once the changes are made to our policies (rules), they will be used to make decisions on future housing planning applications within Wandsworth Borough.

This document was put into Easy Read by the Empower Team at People First. [www.peoplefirstltd.com](http://www.peoplefirstltd.com)

**Information is Power!**

**People First**  
a voice for people with learning difficulties