

Local Planning Authority CIL Compliance Report

London Borough of Wandsworth

Site: Mount Clare Campus, Minstead Gardens, Roehampton Gate, London W15 4EE

Planning Inspectorate Reference: APP/H15960/W/25/3371729

Introduction

Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) ('Regulations') states that a planning obligation may only constitute a reason for granting planning permission if the obligation is:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

This statement sets out how the planning obligation satisfies these tests in the context of the relevant policies. The amounts of the financial contribution proposed is not agreed by the Appellant. The applicability of the Affordable Housing In Lieu Contribution is not agreed by the Appellant although the concept of indexation on financial contributions is agreed as set out in the Appellant's first draft s106 agreement.

Delivery of the obligation will be triggered by standard restrictions in relation to completion of the S106 agreement, commencement and occupation of the development to ensure that the obligations that are required will be delivered.

Financial Obligation

The Financial Obligation is to be indexed in line with the BCIS Index in accordance with Local Plan policy LP62 and the Planning Obligations SPD (2025). This is standard practise and allows the Appellant to pay the contribution ahead of the trigger date should they so wish and the indexation would stop alternatively the indexation will reflect the amount as calculated now in terms of mitigation and the actual payment date which could be some time later.

Affordable Housing In Lieu Contribution	
Obligation	Owner to pay an Affordable Housing In Lieu Contribution of [£5,266,854] prior to Occupation of 5% of the bed spaces.
Compliance with CIL Regulations	<p><u>Necessary:</u></p> <p>All proposals of residential accommodation with shared facilities are required to provide either affordable housing or a financial contribution as per Local Plan policy LP23. In the absence of affordable housing provision on-site as part of the proposed</p>

	<p>development (which the Council consider is required as a matter of policy), a payment in lieu for off-site affordable housing is necessary.</p> <p><u>Directly related:</u></p> <p>The contribution is directly related to the lack of provision of affordable housing (as per the definition within NPPF, Annex 2) for the proposed development.</p> <p><u>Fairly and reasonably related in scale and kind:</u></p> <p>The contribution is calculated in-line with rental values generally attributed to temporary accommodation by the Council for single person accommodation, based upon the Appellant's intended provision as part of the proposed development.</p>
<p>Policy Support</p>	<p><u>Local Plan:</u></p> <ul style="list-style-type: none"> • LP23 – Affordable Housing • LP29 – Housing with Shared Facilities • LP31 – Specialist Housing for Vulnerable People and for Older People <p><u>London Plan:</u></p> <ul style="list-style-type: none"> • H4 – Delivering affordable housing • H5 – Threshold approach to applications • H16 – Large-scale purpose-built shared living <p>The Council's position on the application of this policy is set out at section 8 of the proofs of Evidence of Nik Smith.</p>
<p>How calculated</p>	<p>The calculation of the contribution is set out in a report dated 18 December 2025 prepared by BPS Chartered Surveyors and appended to the proof of evidence of Nik Smith (NS/3).</p>
<p>What would it be spent on</p>	<p>It would be used towards the provision of Affordable Housing as part of the Council's own Homes for Wandsworth Programme</p>

	and as grant funding on major sites to support additional affordable housing delivery in the Borough
--	--

Monitoring Fee	
Obligation	Monitoring fee of £5,587.50 to be paid by the Owner to the Council on completion of the S106 agreement line with the requirements of the council's Planning Obligations SPD
Compliance with CIL Regulations	<p><u>Necessary:</u> It is required to mitigate the additional costs incurred by the Council in the administration and monitoring of s106 Obligations.</p> <p><u>Directly related:</u> The monitoring fee relates to the number of obligations within the S106 Agreement.</p> <p><u>Fairly and reasonably related in scale and kind:</u> Calculation of the s106 monitoring fee takes into account the type and scale of development and associated monitoring timescales, factoring in the number of obligations to be monitored and the number of payments expected for each category of financial obligation.</p>
Policy Support	Wandsworth Planning Obligations SPD
How calculated	<p>S106 Monitoring fee due = Officer Time (hours) x hourly rate (£149 per hour, index linked)</p> <p>Officer Time (hours) = $(A + (B \times 1.5) + (C \times 3) + (D \times 4)) \times (E/F)$</p> <p>A = Development type multiplier (see Wandsworth Planning Obligations SPD).</p> <p>B = Number of non-financial obligations.</p> <p>C = Number of financial obligations.</p> <p>D = Number of Demand Notices required for all financial obligation categories.</p> <p>E = BCIS Index figure on the date when the s106 monitoring fee is paid.</p>

	F = BCIS Index figure on the date when the s106 Agreement is completed.
What would it be spent on	It would mitigate additional costs incurred by the Council in the administration and monitoring of s106 Obligations.

Travel Plan Monitoring Fee	
Obligation	Monitoring fee of £1,490.00 to be paid by the Owner to the Council prior to Commencement to be used towards monitoring of the Travel Plan
Compliance with CIL Regulations	<p><u>Necessary:</u> It is required to mitigate the additional costs incurred by the Council in the monitoring of the Travel Plan.</p> <p><u>Directly related:</u> The monitoring fee relates to the travel plans for the Development.</p> <p><u>Fairly and reasonably related in scale and kind:</u> Calculation of the Travel Plan monitoring fee takes into account the estimated time taken by Council officers in monitoring of the Travel Plan.</p>
Policy Support	Wandsworth Planning Obligations SPD
How calculated	One hour worth of work per year for the first five years of operation of the travel plans charged at £146 per hour
What would it be spent on	It would mitigate additional costs incurred by the Council in the monitoring of the Travel Plan.