



London Borough of Wandsworth

Town and Country Planning Act 1990 (as amended)

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Inquiries Procedure) (England) Rules 2000

**Planning Obligations - Statement of Compliance with
the Community Infrastructure Levy Regulations 2010
(as amended)**

Site: The Glassmill, 1 Battersea Bridge Road, London, SW11 3BG

Planning Inspectorate reference: 6002127

LPA Reference: 2024/1322

1. Introduction

- 1.1. This Statement has been prepared on behalf of the London Borough of Wandsworth (the “**Council**”) for the appeal against refusal of the application for development at the Glassmill, 1 Battersea Bridge Road, London, SW11 3BG (the “**Development**”) submitted by Promontoria Battersea Limited (the “**Appellant**”).
- 1.2. The Council and the Appellant submitted the first draft of the Section 106 Agreement (the “**Agreement**”) to the Inspector on 20 February 2026. A further draft Section 106 Agreement will be provided to the Inspector on 3 March 2026. In accordance with the Inspector’s CMC note, the Agreement will be a working document during the inquiry and should it be necessary a reasonable period of time will be allowed after the inquiry to submit an executed Agreement.
- 1.3. The Appellant has reviewed and agreed the content of this Statement.
- 1.4. The purpose of this Statement is to assist the Inspector by setting out the policy justification for the imposition of planning obligations in the event that the appeal is allowed, any relevant calculations and details of how any contributions will be used by reference to the tests in Regulation 122 of the Community Infrastructure Regulations 2010 (as amended) (the “**Regulations**”).
- 1.5. Regulation 122 states that a planning obligation may only constitute a reason for granting planning permission for the development 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
(the “**Tests**”).
- 1.6. The Tests are further stated in paragraph 58 of the NPPF.
- 1.7. Section 2 of PINS Planning obligations: good practice advice (updated in February 2025) states:

The following evidence is likely to be needed to enable the Inspector to assess whether any financial contribution provided through a planning obligation (or the local planning authority’s requirement for one) meets the tests:

 - *the relevant development plan policy or policies, and the relevant sections of any supplementary planning document or supplementary planning guidance*
 - *quantified evidence of the additional demands on facilities or infrastructure which are likely to arise from the proposed development*
 - *details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands*
 - *the methodology for calculating any financial contribution necessary to improve existing facilities or infrastructure, or provide new facilities or infrastructure, to meet the additional demands*
 - *and details of the facilities or infrastructure on which any financial contribution will be spent.*
- 1.8. Section 9 of the Statement of Common Ground (CD7.01) sets out the heads of terms for the planning obligations and is based on section 19 of the Planning Applications Committee report (CD3.01).

1.9. Those Heads of Terms comprise:

- Provision of Affordable Housing, 54 Social Rent Units, including Wheelchair User Dwellings
- Operational Management Plan for the communal amenity spaces
- Play Space Contribution of £147,300
- Carbon Off-set payment of £157,917
- Be Seen energy monitoring
- Exclusion from parking permits in controlled parking zones
- Car club membership for Occupiers
- Travel Plan monitoring fee of £730
- Highway works secured by s278 agreement
- Healthy Streets Contribution to TfL in the sum of £436,812
- Public Realm works
- Best endeavours to raise the Thames flood defences
- Enhancements to the Thames riverwall
- Air quality monitoring contribution £30,000
- Arts and Culture Contribution / Cultural Action Plan
- Health Care contribution to the NHS in the sum of £30,000
- Local Employment Agreement, financial contribution £91,506.25 and opportunities for Local suppliers
- Monitoring fee

(the “**Planning Obligations**”).

1.10. Clause 4.3 of the draft Agreement contains a standard blue pencil clause in appeal situations which provides that a planning obligation shall not take effect unless the Inspector states in the decision letter that the planning obligation meets the Tests.

1.11. The Council is satisfied that all of the Planning Obligations meet the Tests. However there is an unresolved point regarding the extent of the obligations to mitigate flood risk.

1.12. Certain capitalised terms used in this Statement will carry the same definitions as used in the Agreement.

2. The Development Plan

2.1. As set out in Section 7 of the Statement of Common Ground the development plan for the purposes of Section 38(6) of the 2004 Act comprises the London Plan 2021 and the Wandsworth Local Plan 2023.

2.2. Section 8 of the Statement of Common Ground sets out the relevant agreed Supplementary Planning Guidance (‘SPG’), Supplementary Planning Documents (‘SPD’) and the London Plan Guidance (‘LPG’). At the date of determination of the Application by the Council, the Planning

Obligations SPD 2020 (CD5.05) was in force. In December 2025 the Council adopted a new Planning Obligations SPD (CD5.06).

- 2.3. Where references are made in this Statement to the development plan or those other material documents mentioned above, those references will include the Core Document and page number.

3. Planning Obligations

3.1. Financial Contributions (Schedule 2)

Air Quality

- 3.1.1. A financial contribution of £30,000 to monitor air quality during construction of the Development has been sought and agreed. The contribution is payable prior to Commencement.
- 3.1.2. A borough wide Air Quality Management Area (AQMA) was declared in 2001 because pollutants exceeded the National Air Quality Standards.
- 3.1.3. An air quality assessment was submitted with the application as required by London Plan policy SI1.
- 3.1.4. Local Plan policy L14C states that the Council will support developments which incorporate 'air quality positive' design and the use of new technologies. Development proposals must be at least 'Air Quality Neutral' and should not contribute to worsening of air quality during the construction or operation stage, in accordance with Policy SI1 of the London Plan.
- 3.1.5. Paragraph 6.43 of the Wandsworth Planning Obligations SPD 2025
- Financial contributions may also be required to cover the Council's costs of regulating the air quality impacts of new development and additional enforcement of air quality planning conditions to ensure that detrimental impact on air quality is carefully managed. This fee will be proportionate to the type and size of development.*
- 3.1.6. The financial contribution of £30,000 would be spent on the staffing costs incurred by the Council in monitoring, reviewing and responding to air quality monitoring during the construction of the development.

Carbon Off-set Contribution

- 3.1.7. A financial contribution of £157,917 has been sought and agreed. 50% of the contribution is payable prior to Commencement and 50% prior to First Occupation.
- 3.1.8. London Plan policy SI2 (CD5.01/p.342) requires major development to be net zero-carbon achieved through the energy hierarchy.
- 3.1.9. The Development does not meet the zero-carbon target. The energy report submitted with the application demonstrates a carbon reduction of 63% and the financial contribution is necessary to off-set the remaining 37%.
- 3.1.10. The contribution has been calculated using the nationally recognised non-traded price of £95 per tonne. The calculation is the number of tonnes of shortfall in CO2 emissions

multiplied by £95 per tonne multiplied by 30 (years), which is assumed lifetime of the Development:

Shortfall of 55.409 tonnes x £95 x 30 = £157,917

- 3.1.11. Part C of Local Plan policy LP10 (CD5.02/p.307) reinforces London Plan policy SI2 requiring all new major developments to be zero carbon.
- 3.1.12. The accompanying text to policy LP10 at paragraph 15.18 (CD5.02/p.310) confirms that the Council has adopted the price of carbon of £95 per tonne x 30 years, equalling £2,850 per tonne of carbon. This pricing is consistent with the recommendations made within the London Plan.
- 3.1.13. London Plan policy SI2 requires London Boroughs to establish and administer a carbon off-set fund.
- 3.1.14. Paragraph 6.9 of section 6 of the Wandsworth Planning Obligations SPD 2025 (CD5.06/p.20) provides:

Off-setting payment contributions to the Council's Carbon Offset Fund will be spent on measures that will reduce carbon emissions in the borough, such as the retrofitting of Council buildings, funding of renewable energy generation on existing public buildings, or enhancing the Council's vehicle fleet to improve carbon emission standards. These projects will be outlined on the Council's website. These contributions can be reduced where a developer can implement mitigation measures off-site, where the shortfall of the proposed development can be saved. Developers can also mitigate against carbon dioxide by directly funding or installing community energy projects or retrofitting initiatives, or habitat restoration projects. Any future review would be paid for by the applicant.

- 3.1.15. Schedule 2, Paragraph 5 of the Agreement provides that if the Owner submits a reassessment of the Energy Strategy prior to First Occupation and this assessment shows that carbon shortfall position in the Development has improved, the Carbon Off-Set Contribution shall be reduced by such sum as may be identified in the updated energy strategy reassessment.
- 3.1.16. Development Plan policies
 - London Plan policy SI2 Improving air quality (CD5.01/p.335)
 - Local Plan policy LP10 Responding to the Climate Crisis (Strategic Policy) (CD5.02/p.306)
 - Paragraphs 6.1 – 6.9 of the Wandsworth Planning Obligations SPD 2025 (CD5.06/p.19-20)

Travel Plan Monitoring Contribution

- 3.1.17. A financial contribution in the sum of £730 has been sought and agreed to monitor compliance with and review of the travel plan.
- 3.1.18. Paragraph 10.17 of the Wandsworth Planning Obligations SPD 2025 (CD5.06/p.48) states:

Travel Plans serve as mitigation measures, outlining targets for reducing single-occupancy vehicle trips and increasing journeys made via sustainable transport modes. To ensure effective implementation of the Travel Plans, the Council will use planning obligations to secure funding from developers towards monitoring and review.

Healthcare Contribution

3.1.19. The South West London Integrated Care Board (ICB) has requested a financial contribution of £30,000 which has been agreed. It is payable prior to First Occupation.

3.1.20. The proposed development will have an impact across all health services. Paragraph 11.1.37 of the London Plan (CD5.01/p.453) states:

Across London, developer contributions are used to fund the capital costs of new or expanded primary and community care facilities in order to meet the increasing demand for services which arises from population growth in new developments. Boroughs should use the London Healthy Urban Development Unit Planning Contributions Model (HUDU Model) to calculate the capital cost of the additional health facilities required to meet the increased demand. Boroughs should also work with Clinical Commissioning Groups and NHS England to determine what investment is required by monitoring housing and population growth, keeping infrastructure plans up to date and working together to identify and develop projects towards which Section 106 and CIL contributions could be used.

3.1.21. As set out in the London Plan, the ICB has used the Healthy Urban Development Unit Model to calculate the contribution which will be used to expand capacity within Bridge Lane Group Practice, the closest Wandsworth GP surgery to the Development.

3.1.22. The ICB said in their consultation response, which included maps showing the proximity of primary care sites, whilst there are practices north of the river it is reasonable to assume that new residents would wish to register with the Bridge Lane practice.

3.1.23. Development Plan policies

Local Plan policy LP17 Social and Community Infrastructure (CD5.02/p.330)

Paragraphs 7.5 – 7.11 of the Wandsworth Planning Obligations SPD (CD5.06/p.28 - 29)

TfL Contribution (Health Streets)

3.1.24. A financial contribution in the sum of £436,812 has been requested by TfL and agreed as a contribution towards the Health Street Corridor Improvements, defined in the Agreement as:

the improvements to include a new signalised pedestrian and cycle crossing point west of the Site and the introduction of the fully separated cycle lane with a filter lane on the western side of the carriageway and the resurfacing of the footway on both sides of road west of the site

3.1.25. The contribution is payable prior to First Occupation. The contribution has been calculated in accordance with the Estimate Summary Report provided by TfL and

attached as Appendix 1. It is the same methodology that TfL has used for the developments in the Nine Elms / Battersea Park Road Healthy Streets Corridor Improvement scheme.

3.1.26. The rationale for the healthy streets improvements is to facilitate residents of the Development making shorter regular trips by walking or cycling. The Healthy Streets Approach is an evidence-based approach to improve health and reduce health inequalities, which will help Londoners use cars less, and walk, cycle and use public transport more. It supports the delivery of the Mayor's aim that by 2041 all Londoners will be able to undertake at least the 20 minutes of active travel each day needed to stay healthy. It also requires better management of freight so the impact of moving goods, carrying out servicing and supporting construction on London's streets is lessened. To apply the Healthy Streets Approach, changes are required at a strategic, network and street level.

3.1.27. The Healthy Streets approach is endorsed in the Council's Local Plan.

3.1.28. Development Plan policies

London Plan 2021 (CD5.01)

- Policy T2 Healthy Streets (p.402)
- Policy T4 Assessing and mitigating transport impacts (p.413)
- Policy T9 Funding transport infrastructure through planning (p.441)

Wandsworth Local Plan 2023 (CD5.02)

- LP49 Sustainable Transport (Strategic Policy) (p.412)
- LP50 Transport and Development LP27 Housing Standards (p.413)

Section 10 of the Wandsworth Planning Obligations SPD December 2025 (CD5.06/p.47)

Play Space Contribution

3.1.29. A financial contribution of £147,300 has been sought and agreed and will be used towards the provision, improvement and/or upgrading of play spaces within a 1,500m walking distance from the Site. The contribution is payable prior to First Occupation.

3.1.30. The GLA's play space calculator has been used to assess the requirements for play space for the Development. That calculation is 968 sq.m of play space.

3.1.31. The Development does not provide a sufficient amount of play and informal recreation space as required by London Plan policy S4 and Local Plan policy LP19 as measured against the above calculation.

3.1.32. The Development includes:

- 231 sq.m of play space within the Communal Garden at level 11;
- 164 sq.m for 0-4 year olds,
- 50 sq.m for 5-11 year olds
- 17.5 sq.m for 12-15

- 3.1.33. The deficit of 736.5 sq.m is to be off-set by a financial contribution to be spent on the provision, improvement and / or upgrade of play spaces within a 1,500m walking distance.
- 3.1.34. The calculation is the number of square metres of deficit of play space multiplied by £200/m². This figure is the actual costs to deliver playgrounds across the borough which have been funded by the Council's capital scheme.
- $$736.5 \times £200 = £147,300$$
- 3.1.25. Development Plan policies
- London Plan 2021 (CD5.01/p.227)
- Policy S4 Play and informal recreation
- Wandsworth Local Plan 2023 (CD5.02/p.346)
- LP19 Play Space
- Paragraphs 7.43 – 7.49 Section 10 of the Wandsworth Planning Obligations SPD December 2025 (CD5.06/p.24)

3.2. Affordable Housing (Schedule 3)

Summary of Obligations

- 3.2.1. 54 Affordable Housing Units will be provided at Social Rent in accordance with the following approved Affordable Housing Mix:
- 9 x 1 bed 2 person flats
 - 15 x 2 bed 3 person flats – with one (1) to be a Wheelchair User Unit
 - 3 x 2 bed 4 person flat
 - 9 x 3 bed 4 person flats and
 - 10 x 3 bed 5 person flats – with one (1) to be a Wheelchair User Unit
 - 8 x 4 bed 5 person flats – with four (4) to be a Wheelchair User Unit
- 3.2.2. Not to construct the Affordable Housing Units beyond shell and core level until the Owner has provided details of the Approved Provider. This requirement enables the Registered Provider to have some input into the design and fit out.
- 3.2.3. The Affordable Housing Units are required to be constructed to prescribed construction standards, including wheelchair units.
- 3.2.4. The timing of delivery and the corresponding restriction on occupation of Open Market Units until practical completion of the Affordable Housing Units and transfer to the Affordable Housing Provider.
- 3.2.5. Restrictions on use – the draft Agreement contains the usual restrictions on Occupation of the Affordable Housing Units and standard wording for the releases for chargees of the Affordable Housing Units and any occupiers acquiring under a statutory or voluntary right to acquire.

- 3.2.6. Provision of 90% of the Residential Units in compliance with Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.
- 3.2.7. Provision of 10% of the Residential Units in compliance with Building Regulation requirements M4(3)(2)(a) 'Wheelchair User Units' of which six shall be Affordable Housing Units.
- 3.2.8. In respect of the Wheelchair User Units, to consult the Council's Occupational Therapist with regard to the design and layout and to comply with the Council's Occupational Therapist's reasonable requests.
- 3.2.9. Development Plan policies
- London Plan 2021 (CD5.01)
- Policy D7 Accessible housing
 - Policy H4 Delivering affordable housing (p.172)
 - Policy H5 Threshold approach to applications (p.176)
 - Policy H6 Affordable housing tenure (p.181)
 - Policy H7 Monitoring of affordable housing (p.185)
- Wandsworth Local Plan 2023 (CD5.02)
- LP23 Affordable Housing (Strategic Policy) (p.354)
 - LP24 Housing Mix (p.356)
 - LP27 Housing Standards (p.359)

3.3. Controlled Parking Zone exemption (Schedule 4, Part 1)

- 3.3.1. This is not a planning obligation for the purposes of the CIL Regulations but is included in this Statement for the sake of completeness. Pursuant to powers under section 16 of the Greater London Council (General Powers) Act 1974 the Council imposes a restriction on Occupiers of the Development from being able to apply for permits to park in Controlled Parking Zones. The Owner is required to ensure that all Occupiers are notified that they are prohibited from applying for permits, unless they are holders of a Disabled Person's Badge.
- 3.3.2. In *R (on the application of Khodari) v Kensington and Chelsea Royal London Borough Council* (2017) EWCA Civ 333, the Court of Appeal held that a requirement that a property developer enter into an obligation that future occupiers of a building would not apply for a residential parking permit was not capable of being a planning obligation under section 106 of the Town and Country Planning Act 1990. It was, however, legally valid under s16 of the Greater London Council (General Powers) Act 1974.
- 3.3.3. Because the restriction is not a planning obligation under s106, it is not subject to the Tests. However, the restriction is a long-standing policy requirement to alleviate parking stress caused by the cumulative impacts of new development.

3.4. Travel Plan (Schedule 4, Part 2)

Summary of Obligations

- 3.4.1. Prior to First Occupation of a Residential Unit the Owner is required to submit a Travel Plan based on the framework travel plan submitted with the Application.
- 3.4.2. Following First Occupation of the Residential Units the Owner is required to implement the measures, initiatives and monitoring set out in the Travel Plan.
- 3.4.3. Provide details to the Council of the measures and initiatives, management, monitoring and review tasks and overall compliance with the objectives.
- 3.4.4. To work constructively and positively with the Borough Planner to review and amend the Travel Plan where the objectives are not being met.
- 3.4.5. Development Plan policies
London Plan 2021 (CD5.01)
 - Policy T1 Strategic approach to transport (p/401)
 - Policy T3 Assessing and mitigating transport impacts (p.406)
 - Policy T4 Assessing and Mitigating Transport Impacts (p.413)Wandsworth Local Plan 2023 (CD5.02)
 - LP49 Sustainable Transport (Strategic Policy) (p.412)
 - LP50 Transport and Development (p.413)Section 10 of the Wandsworth Planning Obligations SPD December 2025 (CD5.06)

3.5. Car Club (Schedule 4, Part 3)

Summary of Obligations

- 3.5.1. In lieu of car parking spaces on site, prior to First Occupation the Owner is to enter into an agreement with a Car Club Operator for a period of not less than two years which permits Occupiers of the Residential Units to become members of the Car Club and to provide a free Car Club membership for 12 months.
- 3.5.2. The Owner is to provide the first household in Occupation of each Residential Unit free membership of the Car Club for a period of 12 months. There are requirements to notify households.
- 3.5.3. If the Owner has been unable to enter into an agreement with a Car Club Operator and the Council is satisfied that the Owner has used Reasonable Endeavours then the obligations fall away.
- 3.5.4. Development Plan policies
London Plan 2021 (CD5.01)
 - Policy T6.1 Residential Parking Delivering affordable housingWandsworth Local Plan 2023 (CD5.02)
 - LP51 Parking, Servicing and Car Free Development

3.6. Public Realm Improvement Works (Schedule 5)

Summary of Obligations

- 3.6.1. The Public Realm is shown on [Plan C] and is mostly outside of the red line and within highway.
- 3.6.2. The proposed improvements include changing the current level differences, planting, steps, and informal seating. Part of those works include reconstruction of the highway and footways section adjacent to the Site's boundaries.
- 3.6.3. The Owner is required to submit the Public Realm Improvements Works Specification to the Council for approval prior to Commencement.
- 3.6.4. The Owner is required to enter into the Highway Agreement to cover the works within the highway / footway within six months of Commencement (or later with the Council's approval).
- 3.6.5. The works have to be carried out prior to First Occupation.
- 3.6.6. Development Plan Policies
- London Plan 2021 (CD5.01)
- Policy D8 Public realm (p.134)
 - Policy T9 Funding transport infrastructure through planning (p.441)
- Wandsworth Local Plan 2023 (CD5.02)
- PM9 Wandsworth's Riverside (Strategic Policy) (p.240)
 - LP59 Riverside Uses, including River-dependent, River-related and Adjacent Uses (p.436)
- Paragraph 7.55 Wandsworth Planning Obligations SPD December 2025 (CD5.06/p.35)

3.7. Amenity Areas Management Plan (Schedule 6)

Summary of Obligations

- 3.7.1. The Amenity Areas are defined as:
- (a) Internal amenity space (224.1 sq.m) for the Occupiers of the Open Market Housing Units at level 3
 - (b) Gym (225.5 sq.m for Occupiers of the Open Market Housing Units) on level 2
 - (c) Internal amenity space (114 sq. m) for the Occupiers of the Affordable Housing Units
 - (d) Communal roof garden (312 sq.m) including children's play area (231.5 sq.m) for Occupiers of the Affordable Housing Units at level 11
 - (e) Gym (110 sq.m for Occupiers of the Affordable Housing Units)

- 3.7.2. The Amenity Areas Management Plan details how the areas will be made available for Occupiers of the Development and ensure that those areas are managed, inspected, kept clean / lit etc.
- 3.7.3. The Amenity Areas Management Plan is to be submitted to and approved by the Council prior to First Occupation and thereafter implemented for the lifetime of the Development.
- 3.7.4. London Plan policy D6 requires a minimum of 5 sq.m of private outdoor space for 1-2 person dwellings and an extra 1 sq.m should be provided for each additional occupant. The external space must achieve a minimum depth and width of 1.5m.
- 3.7.5. Local Plan policy LP27 requires new residential dwellings to be provided with dedicated outdoor amenity space of at least 10 sq.m for one or two bedroom dwellings and 15 sq. m for three bedroom dwellings and larger.
- 3.7.6. The Development provides total amenity space of 1,272 sq.m as balconies or winter gardens but this is insufficient in policy terms and there is a shortfall of 93 sq. m. 40 of the 56 private market residential units have undersized gardens.
- 3.7.7. The Amenity Areas proposed address the deficiencies. The Amenity Areas Management Plan is necessary to ensure the proper management of these areas for the benefit of the Occupiers.
- 3.7.8. Development Plan policies
 - London Plan 2021 (CD5.01)
 - Policy D6 housing quality and standards
 - Wandsworth Local Plan 2023 (CD5.02)
 - LP27 Housing standards

3.8. **Local Employment Agreement (Schedule 7)**

Summary of Obligations

- 3.8.1. The Development proposes more than 100 residential units and therefore triggers the requirement for the Appellant to enter into a Local Employment Agreement.
- 3.8.2. The Local Employment Agreement records the commitment of the Council and Owner to maximise opportunities for Local People and Local Businesses to benefit from the Development by offering training, employment and supply opportunities in both the construction and end use phases.
- 3.8.3. The provisions of the Local Employment Plan are to be delivered on site through an Employment and Skills Plan with the Council Plan in which the Owner agrees to promote with end users, contractors and sub-contractors employment and training opportunities and engagement with local schools.
- 3.8.4. To support the delivery of the Employment and Skills Plan by the Council the Appellant is required to pay a financial contribution of £152,036.50. The contribution supports the placing of candidates in apprentices, training places and jobs. The calculation is set out on page 44 of the Wandsworth Planning Obligations SPD 2025 (CD5.06).

Approach to Calculating Employment and Enterprise Contribution

A = Provision of employment opportunities for Wandsworth residents for both construction phase and end-use phase, where appropriate (See Table 5)

B = Average cost of placing Wandsworth residents in jobs, training places and apprenticeships (currently £5,026*)

C = % of employees in Wandsworth requiring training and support (currently 25%)

D = financial contribution

D = A x B x C

- 3.8.5. That original sum as set out in the Committee Report was calculated in Wandsworth Planning Obligations SPD 2020 (CD5.05).
- 3.8.6. The number of job, training and apprenticeship places that a development will be expected to provide for Wandsworth residents in the construction phase is based upon the size and use of the development and construction industry benchmarks for new entrants/apprenticeships.
- 3.8.7. The calculation for the Development is:
A is calculated by reference to the floorspace to be created and is 121. Therefore:
 $121 * £5,026 * 0.25 = £152,036.50$
- 3.8.8. The average placement cost is taken from the Department of Education (formerly the Education and Skills Funding Agency).
- 3.8.9. The difference between the calculation under the 2020 and 2025 Planning Obligations SPDs, is the average placement cost of placing Wandsworth residents in jobs, training and apprenticeships. It has increased from £3,025 to £5,026.
- 3.8.10. To incentivise compliance, where the Council is satisfied that the Appellant has Owner has been able to achieve the objectives of the Employment and Skills Plan, one third of the financial contribution is repayable by the Council.
- 3.8.11. Development Plan Policies
London Plan 2021 (CD5.01)
- E11 Skills and opportunities for all (p.276)
- Wandsworth Local Plan 2023 (CD5.02)
- LP39 Local Employment and Training Opportunities (p.391)
- Paragraphs 8.14-8.30 of the Wandsworth Planning Obligations SPD December 2025 (CD5.06/p.41-44)

3.9. Community Space (Schedule 8)

Summary of Obligations

- 3.9.1. Under the Agreement the Development is required to provide no less than 274 sq.m GIA of community floorspace. It is to be constructed to Category A Fit-Out standard prior to Occupation of not more than 80% of the Residential Units.
- 3.9.2. The Community Space is to be let to community groups in the Local Area for a peppercorn rent with no building service charge.

- 3.9.3. Local Plan policy LP17 requires proposals for new social and community infrastructure to be provided for, amongst other things, an identified need, close and accessible to the community it is intended to serve, contained within high quality buildings that are inclusively designed, have a submitted maintenance and funding plan and affordable service charges and do not result in an over concentration of similar uses.
- 3.9.4. The Committee Report states in paragraph 1.29 (CD3.01/p.40) expressions of interest have been received from potential charity occupiers.
- 3.9.5. Development Plan Policies
 London Plan (CD5.01)
- Policy S1 Developing London's social infrastructure (p.216)
- Wandsworth Local Plan 2023 (CD5.02)
- LP17 Social and Community Infrastructure (Strategic Policy) (p.340)
- Section 7 of the Wandsworth Planning Obligations SPD December 2025 (CD5.06/p.27-30)

3.10. Affordable Workspace (Schedule 9)

Summary of Obligations

- 3.10.1. To provide not less than 535 sq.m of the office floor space as affordable workspace, not more than 80% of Open Market Rent.
- 3.10.2. To provide the Affordable Workspace to Category A Fit-Out standard and to ensure that it is designed and laid out to be flexible and adaptable so as to be suitable for a wide range of occupiers, including start-ups and small and medium-sized enterprises.
- 3.10.3. To make ready the Affordable Workspace prior to Occupation of not more than 80% of the Residential Units.
- 3.10.4. To submit the Affordable Workspace Management Plan to the Council for its written approval, not later than three months prior to Occupation of the Affordable Workspace. The plan shall include:
- the hours of operation of the Affordable Workspace;
 - the number of cycle storage spaces to be allocated to Eligible Affordable Workspace Tenants;
 - details of landlord services (if any) to be provided to Eligible Affordable Workspace Tenants; and
 - such other matters as the Council and the Owner and/or Owner may agree should be included in the Affordable Workspace Management Plan
- 3.10.5. The Affordable Workspace is to be provided for 30 years. The Appellant has sought a review mechanism to assess the operation of the obligations after the first ten years.
- 3.10.6. The requirement to provide the Affordable Workspace is triggered by Local Plan policy LP38. Average rental rates for offices and industrial space in the borough have increased significantly in recent years. Policy LP38 seeks to ensure that a wide range

of businesses are able to afford to operate from the borough and that the premises they use provide the flexibility that businesses need in order to flourish.

3.10.7. Development Plan Policies

London Plan (CD5.01)

- Policy E3 Affordable workspace (p.244)

Wandsworth Local Plan 2023 (CD5.02)

- LP38 Affordable and Open Workspace (p.387)

Paragraphs 8.1 – 8.13 of the Wandsworth Planning Obligations SPD December 2025 (CD5.06/p.27-30)

3.11. Arts and Culture (Schedule 10)

Summary of Obligations

3.11.1. Part D of Local Plan policy LP18 applicants will be required to produce and realise an Arts and Culture Action Plan to enhance the range of arts and cultural opportunities in the area.

3.11.2. Prior to First Occupation of the Residential Units the Owner can elect to either submit an Arts and Cultural Action Plan to the Council or pay the Arts Contribution of £110,000.

3.11.3. The Arts and Cultural Action Plan is defined as:

a plan describing how the Owner proposes to promote arts and culture as part of the Development pursuant to section 7 of the Wandsworth Planning Obligations SPD (adopted December 2025) including delivery arrangements, timescales a costed budget which shall not be required to exceed the value of the Arts Contribution. The plan shall be based on the Outline Arts and Culture Action Plan dated April 2024 prepared by DP9 submitted with the Application and may include:

- (a) permanent arts commissions integrated within landscaping or building features on the Site [or as part of the Public Realm Improvements Works];
- (b) early activation through temporary creative projects through the development's construction phase;
- (c) support for local festivals or other programmes; and
- (d) tangible creative ways for local communities to participate and learn.

3.11.4. If the Owner elects to submit the Arts and Cultural Action Plan then it is required to implement the plan before Occupation of 80% of the Residential Units and to comply with the plan for the life of the Development.

3.11.5. The Council has adopted an Arts and culture Strategy 2021-2031. The Council considers that art and culture play a vital role in making Wandsworth a prosperous, healthy and attractive place to live. Arts and culture brings people together and provides a sense of vitality and belonging. This Arts and Culture Strategy is the Council's commitment to a long-term creative vision for the borough.

3.11.6. The Development proposes over 100 residential units and therefore meets the threshold for requiring planning obligations towards arts and culture. The Wandsworth Planning

Obligations SPD at paragraph 7.39, provides that in agreed circumstances a financial contribution will be acceptable in lieu of the Arts and Cultural Action Plan.

- 3.11.7. The Development is within the Ransome Dock Focal Point of Activity and therefore is required to contribute to both the provision of public art and arts and cultural infrastructure.
- 3.11.8. The financial contribution of £110,000 is calculated as £400 per Residential Unit towards public art and £600 per Residential Unit towards arts and cultural infrastructure.
- 3.11.9. The public art contribution will be used to fund projects which relate to art and culture.
- 3.11.10. With regard to the contribution towards arts and cultural infrastructure, paragraph 7.42 of Wandsworth Planning Obligations SPD December 2025 (CD5.06/p.33) states:

These contributions will be used to address issues relating to the provision of cultural infrastructure, such as affordable cultural and creative space, workspace and associated support (e.g. through subsidised capital lease, subsidised rent and/or fit out).

3.11.11. Development Plan Policies

London Plan (CD5.01)

- Policy S1 Developing London's social infrastructure (p.216)

Wandsworth Local Plan 2023 (CD5.02)

- LP18 Arts, Culture and Entertainment (p.340)

The table on page 8 and paragraphs 7.25 – 7.42 Section 7 of the Wandsworth Planning Obligations SPD December 2025 (CD5.06/p.27-30)

3.12. Flood Defence (Schedule 11)

Discussions are ongoing between the Appellant and the Environment Agency. An addendum to this Statement will be provided to the Inspector.

3.13. Be Seen Energy Monitoring (Schedule 12)

Summary of Obligations

- 3.13.1. The Be Seen energy monitoring obligations in Schedule 12 are the GLA's precedent wording. Be Seen is the fourth step in the GLA's energy hierarchy under London Plan policy SI2:

1. Be Lean – use less energy
2. Be Clean – exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
3. Be Green – maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
4. Be Seen – monitor, verify and report on energy performance

- 3.13.2. The aim is to achieve zero carbon by 2050.

- 3.13.3. The requirements are to provide accurate and verified estimates of energy performance indicators before commencement and then prior to First Occupation.
- 3.13.4. The Owner shall also confirm prior to First Occupation of any Reportable Unit that in respect of the relevant Reportable Unit suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators.
- 3.13.5. For the first five years following Occupation (or end of the Defects Liability Period) the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators.
- 3.13.6. Finally, where performance estimates are not being met, the Owner is required to investigate and notify the GLA and thereafter submit an action plan to remedy the issues.
- 3.13.7. Development Plan Policies
 London Plan (CD5.01)
- Policy SI2 Minimising greenhouse gas emissions (p.342)
- Wandsworth Local Plan 2023 (CD5.02)
- LP10 Responding to the Climate Crisis (Strategic Policy) (p.307)
- The table on page 8 and paragraphs 6.1 – 6.9 of the Wandsworth Planning Obligations SPD December 2025 (CD5.06/p.19-20)

3.14. Monitoring Fees

- 3.14.1. The table on pages 6 and 7 of the Wandsworth Planning Obligations SPD (CD5.06) sets out how the monitoring fee is calculated.
- 3.14.2. The amount is £21,456 and the calculation is as follows:

			Hours	Amount £149/Hour
Development Type	RES4		45.0	£6,705.00
Number of non-financial obligations	50		75.0	£11,175.00
Number of financial obligations	8		12.0	£1,788.00
Number of Demand Notices to be issued	3		12.0	£1,788.00
Total Officer's Hours/Total Fee unindexed			144.0	£21,456.00
Total Working Days			20.22	

- 3.14.3. Regulation 122 (2A) provides that the Tests do not apply to monitoring fees provided that the sum to be paid fairly and reasonably relates in scale and kind to the development; and the sum to be paid to the authority does not exceed the authority's estimate of its cost of monitoring the development over the lifetime of the planning obligations which relate to that development.
- 3.14.4. The Council considers that these two requirements are met.

4. The Council's Obligations (Schedule 13)

- 4.1. As is usual, the Council gives covenants to the Owner to use the Contributions for the purposes for which they were paid, as set out in the Agreement and to repay any unspent or uncommitted sums, ten years after receipt. There is also a reminder covenant to repay one third of the Local Employment Skills and Training Contribution under Part 4 of Schedule 7.

- 4.2. The Council also covenants to pay the Healthcare Contribution and the TfL Contribution to the NHS and TfL within 20 Working Days of receipt.
- 4.3. There is also an obligation relating to the Council providing confirmation that it is satisfied that the Owner has used Reasonable Endeavours, and if not, what in its view is reasonably necessary to comply with the relevant obligation in the Agreement.

5. Additional Points

- 5.1. The financial contributions payable under the Agreement are subject to late payment interest under Clause 12.1 of the Agreement.
- 5.2. Under Clause 12.2 the financial contributions are to be index lined by reference to the All In Tender Price index produced quarterly by the Building Cost Information Service of the Royal Institution of Chartered Surveyors.
- 5.3. Paragraph 2.14 of the Wandsworth Planning Obligations SPD December 2025 (CD5.06) states:

In order to maintain the value of contributions from the date of resolution to grant permission until an appropriate trigger, they will be index linked. The index that is used may vary, particularly according to the type of contribution, and depending on any successor to current relevant inflationary indices as these may be changed by the Office for National Statistics (ONS). The Council will use the most appropriate indices to provide a guide to the construction and other costs of new infrastructure and facilities that are required.

Ashfords LLP

03 March 2026