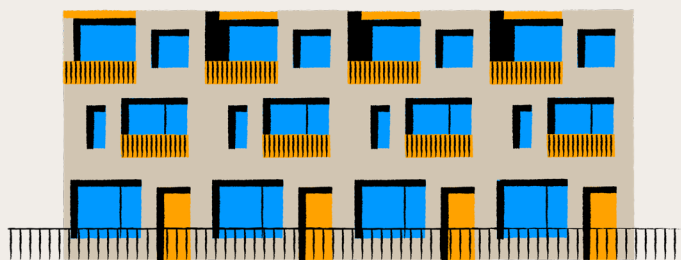
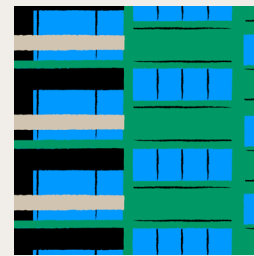
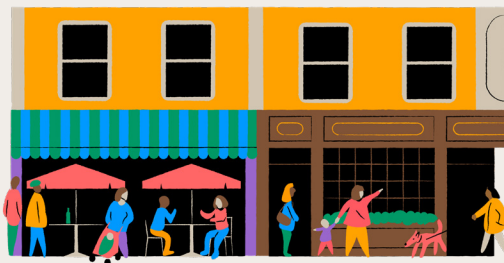


Wandsworth Local Plan Partial Review Publication (Regulation 19) Version Consultation Document

January 2025



Wandsworth Local Plan Partial Review: Publication Version

1 Explanatory Note for Regulation 19 Consultation	2
2 Proposed Policies and Supporting Text	3
3 Schedule of Other Proposed Changes	20

Proposed Policies and Supporting Text

LP23 Affordable Housing (Strategic Policy)	3
LP24 Housing Mix	8
LP28 Purpose Built Student Accommodation	10
LP29 Housing with Shared Facilities	13
LP30 Build to Rent	16
LP31 Specialist Housing for Vulnerable People and Older People	18

Read Me First: Explanatory Note for Public Consultation

What is this document?

The purpose of this document is to show the policies, supporting text and other text the Council is proposing to include in the Wandsworth Local Plan (2023-2038) as part of its Local Plan Partial Review.

The Council is publishing its proposals for consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The consultation is an opportunity to have your say on whether you feel the proposed policies should become part of the **Wandsworth** Local Plan.

What is the Local Plan Partial Review?

The Local Plan sets out the policies, or rules, that applications for planning permission are considered against.

As part of the Local Plan Partial Review, the Council is proposing to update a small number of policies within the Wandsworth Local Plan (2023-2038) to ensure local development maximises the delivery of the housing most needed in Wandsworth, including genuinely affordable housing such as social rented housing.

Changes are proposed to six policies in total, along with changes to supporting and other text for clarity or consistency. All other policies are proposed to remain as per the adopted Local Plan. The six policies are:

- Policy LP23: Affordable Housing
- Policy LP24: Housing Mix
- Policy LP28: Purpose-Built Student Accommodation
- Policy LP29: Housing with Shared Facilities
- Policy LP30: Build to Rent
- Policy LP31: Specialist Housing for Vulnerable People and for Older People

More information on the Local Plan Partial Review can be found at www.wandsworth.gov.uk/LocalPlanReview

How to use this document

This document shows the wording of policies, supporting text and other text that are proposed to be included within the Wandsworth Local Plan (2023-2038) as part of the Council's Local Plan Partial Review. The proposed policies are shown in Section 2 in **purple boxes**, followed by the proposed supporting text. Any other changes are shown in Section 3.

The consultation is also available on our website as:

- A non-technical Easy Read summary
- A 'tracked' version of the existing Local Plan with each proposed change highlighted, or
- A 'clean' version of the existing Local Plan with the proposed changes made.

Please note, the paragraph numbering in this document reflects the paragraph numbering of the full Local Plan to ensure consistency with all other consultation material.

How to respond

You can comment directly on our proposals using the online consultation portal at: <https://wandsworth-consult.objective.co.uk>

Or you can send your comments by email to planningpolicy@wandsworth.gov.uk or by post to Spatial Planning, Wandsworth Town Hall, Wandsworth High Street, London, SW18 2PU

Before responding, you may find it helpful to read information on the 'soundness' and 'legal compliance' tests that the Government will consider before our proposals can become part of the Wandsworth Local Plan.

More information, including further guidance on soundness and legal compliance and downloadable response forms, can be found on our website at: www.wandsworth.gov.uk/LocalPlanReview

You must respond no later than **11:59pm on Monday 24th February 2025**.

If you require further assistance, please contact us using the means listed above.

2. Proposed Policies and Supporting Text

Policy LP23 (Affordable Housing (Strategic Policy)) - Proposed Policy Wording

LP23 Affordable Housing (Strategic Policy)

- A. The Council will seek to maximise the delivery of affordable housing with a strategic target of 50% of all new homes (by habitable room) to be affordable. The affordable homes provided should be genuinely affordable for the majority of residents in the borough and, therefore, should prioritise the delivery of social rented housing which is the tenure most needed within the borough. This will be achieved by the following:
1. Affordable housing required from major developments must be provided on-site, unless the conditions below are satisfied:
 - a. Off-site delivery of affordable housing from major developments will only be accepted in exceptional circumstances where it can be demonstrated that on-site delivery is not feasible, including where an applicant can demonstrate, with evidence, that it has not been possible to secure a provider from any of the Council's preferred Registered Providers or any other Registered Providers operating within Wandsworth, or where it can be demonstrated that off-site provision on another site in the borough would deliver significantly more family-sized affordable homes and/or more social rented homes to a higher standard. In all cases where off-site provision is proposed, applicants will be required to identify a site(s) which would be acceptable for the development of affordable housing.
 - b. Subject to satisfying Part a, where it is clearly demonstrated to the Council's satisfaction that on-site delivery is not feasible and an appropriate alternative site for off-site delivery cannot be identified, the payment of a financial contribution in lieu of on- and off-site delivery will be considered. Payments in lieu and any financial contributions towards affordable housing must be at least equivalent to the increased gross development value resulting from affordable housing not being provided on-site.
 2. Where on-site affordable housing is provided, the Council will require an affordable housing tenure split of a minimum of 70% social rent and maximum of 30% intermediate housing (preferably in the form of a rented intermediate tenure) by habitable room. Applications for development proposals which provide affordable housing on-site will require evidence of meaningful discussions with Registered Providers which have informed the proposed tenure, size of units, service charge rates, access and design to address local priorities, aligning with the housing mix included within Policy LP24 (Housing Mix).
 3. Development proposals involving the provision of affordable housing will be expected to be tenure blind, achieving the same high-quality standards as the market housing element of the scheme in terms of accessibility, internal space requirements, external appearance, design quality and provision of private outdoor space.
 4. Development proposals involving the loss of any existing affordable housing will not be accepted, unless it would result in the provision of at least an equivalent amount of affordable housing and deliver a net uplift in the number of social rented by dwellings and/or habitable room. Estate regeneration will be required to provide at least the equivalent amount and tenure of affordable housing by habitable room and is expected to achieve an uplift in provision.

Small Sites (1-9 dwellings (gross))

- B. Developments delivering between 1 and 9 residential dwellings (gross) are required to provide a financial contribution to support the delivery of affordable housing in the borough. The level of contribution required will be £50,000 per unit on a gross basis (subject to indexation). In exceptional cases where a financial contribution is not considered by the applicant to be financially viable, the applicant must provide the Council

with a viability assessment which demonstrates to the Council's satisfaction, and subject to independent review, the maximum viable affordable housing contribution to be provided. The cost of any independent review must be covered by the applicant.

Major Developments (10 dwellings or more (gross))

- C. For all major development proposals, applicants are expected to deliver 50% of all habitable rooms as affordable housing. Applicants that provide this level of affordable housing will not be required to provide viability information at application stage or be subject to a review mechanism (subject to the conditions of Part D below).
- D. Applicants may use the Council's Fast Track Route, provided they meet the thresholds and requirements below and meet other Local Plan requirements.

The threshold for affordable housing on gross residential development is:

- a. a minimum of 45%; or
 - b. 50% for public sector land where there is no portfolio agreement with the Mayor; or
 - c. 50% for Strategic Industrial Locations and Locally Significant Industrial Areas (LSIAs) in accordance with Policy LP34 (Managing Land for Industry and Distribution) and any non-designated industrial land that comes forward for residential uses in accordance with London Plan Policy E7 (Industrial intensification, co-location and substitution) where the scheme would result in a net loss of industrial capacity.
- 1. To follow the Council's Fast Track Route, major development proposals must meet all other criteria set out in Policy LP23. The Council requires a mix of 70% social rented housing (minimum) and 30% intermediate housing (maximum), and higher levels of social rented housing are strongly encouraged.
 - 2. Fast tracked development proposals providing between 45-50% affordable housing by habitable room are not required to provide a viability assessment at application stage, however, an early and late review mechanism will be applicable.
 - 3. Fast tracked development proposals providing at least 50% affordable housing by habitable room are not required to provide a viability assessment at application stage and are not subject to a review mechanism, except where an agreed level of progress on implementation is not made within two years of the permission being granted, in which case an early-stage review will be triggered.
- E. Where development proposals do not meet the threshold level (as per part D), applicants should demonstrate how all potential public subsidy options for maximising affordable housing have been utilised to increase the number of affordable habitable rooms on-site. In these circumstances, applicants will be required to use the Viability Tested Route and will be required to submit detailed viability information. This will assess the maximum level of affordable housing (and any other required planning contributions) that a development can deliver and will be subject to independent review, the cost of which must be covered by the applicant. Proposals that cannot reach the required threshold will be expected to maximise the level of social rented housing wherever possible.
 - F. Development proposals which follow the Viability Tested Route and are granted permission for a non-policy compliant level of affordable housing will be subject to detailed review mechanisms (early, mid and late stage) throughout the period up to full completion, including an advanced stage review mechanism.

Vacant Building Credit

- G. The application of the Vacant Building Credit (VBC) is not appropriate in Wandsworth. The use of VBC will only be considered in limited circumstances, where applicants clearly demonstrate there are exceptional reasons why it is appropriate and all of the following criteria are met:
1. The building is not in use at the time the application is submitted;
 2. The building is not covered by an extant or recently expired permission;
 3. The site is not protected for alternative land use;
 4. The building has not been made vacant for the sole purpose of redevelopment.

Policy LP23 (Affordable Housing) - Proposed Supporting Text

- 17.10 Wandsworth is popular borough to live in and is attractive to residents who enjoy its vibrant lifestyle, pleasant townscape and lively neighbourhoods. With a young population and low unemployment, these factors should result in a buoyant housing market, however, in reality this is not the case. At present there are 13,513 households on the housing waiting list (as of September 2024), an increase of around 14% since March 2023, including over 3,000 homeless households and over 700 sheltered households. Having a permanent home is vital to a person's health and wellbeing, where individuals feel safe in good quality buildings providing an environment that meets the household's needs. Therefore, it is essential to prioritise the delivery of affordable housing, especially social rented housing, within Wandsworth.
- 17.11 The affordable housing policy applies to all new housing developments, including new builds, changes of use to wholly residential and mixed-use sites incorporating residential use, where planning permission is required. Given the high level of need for affordable housing in the borough, the Council's priority is to maximise the delivery of general-needs social rented housing. Where forms of housing are proposed which do not contribute to this need, they will only be considered appropriate if they meet a demonstrable and specific local need, which is supported by a clear evidence base.
- 17.12 The affordable housing percentage (on-site or off-site) or any financial contribution (if the specific circumstances included within Policy LP23 are met) should be calculated in relation to gross rather than net development, i.e. it should be based on the total number of units proposed in the final development.
- 17.13 The Local Plan includes a strategic target for 50% of all habitable rooms delivered over the plan period to be affordable. To support this target, all major developments delivering 10 or more dwellings gross will be required to deliver 50% affordable housing or the relevant threshold applicable if using the Council's Fast Track Route. Where it is considered that a development is being brought forward in a way that deliberately evades the major development threshold of 10 or more dwellings (for example, by lowering densities, providing unit sizes significantly above the Nationally Described Space Standards, phasing development, submitting subsequent applications on the same site or adjoining sites, or through the incremental acquisition of sites which individually are not required to deliver affordable housing on-site), the Council will apply the affordable housing policy requirements on the basis of the whole site being a major development and will apply the relevant criteria within Policy LP23.
- 17.14 For the purposes of Policy LP23, 'small sites' are those which deliver between 1 and 9 dwellings (gross). All small sites will be required to make a financial contribution of £50,000 per gross dwelling. The contribution will be indexed annually in line with the Community Infrastructure Levy using the BCIS All-in tender price index, and the level will be assessed on the validation date of a planning application and secured through a legal agreement.
- 17.15 To ensure the strategic target is met, maximised levels of affordable housing are expected to be delivered through the Council's own housing schemes and those brought forward by Registered Providers. By providing affordable housing across

the borough in this way, the Council considers that a 50% strategic affordable housing target is deliverable and achievable over the plan period.

17.16 In the context of London, the London Plan specifies that rented genuinely affordable housing only includes social rented homes or London Affordable Rented homes. However, the Council's priority is to deliver social rented homes as this is the housing type most in demand within the borough, and the type which caters for the most acute and immediate housing need. This is reflected within the up-to-date Housing Needs Assessment (2024) which identifies a need for up to 17,000 affordable to rent dwellings in Wandsworth by 2038. The prioritisation of social rented housing is consistent with the position of the Mayor of London, given that London Affordable Rents are no longer updated by the GLA as of March 2023 and are no longer eligible for grant. This direction towards prioritising the delivery of social rented housing is also consistent with emerging national policy which shows an increased emphasis towards maximising the delivery of this tenure.

17.17 Intermediate housing within the borough includes Shared Ownership and London Living Rent. The Council's priority within this tenure is to deliver intermediate housing as London Living Rent as this tenure caters for households on a lower relative income. Applicants will need to justify to the Council where other forms of intermediate housing are proposed, including on viability grounds, particularly if the number of social rented units proposed are impacted. Shared Ownership is unaffordable to a majority of local residents with affordable housing needs and will therefore only be accepted if it facilitates the delivery of a higher number of social rented dwellings and/or habitable rooms and this will need to be clearly set out to the Council as part of any planning application.

17.18 To incentivise housing delivery and conform to the London Plan, the Council's Affordable Housing policy sets out a Fast Track Route applicable within the borough. The Council's Fast Track Route has a minimum threshold of either 45% or 50% by habitable room depending on the type of site. Fast-tracked applications that provide between 45-50% affordable housing by habitable room, with the specified tenure mix within the policy, will not be required to submit viability information at the planning application stage. However, they will be subject to an early and late-stage review, with a mid-stage review applicable at the discretion of

the Council. If an application provides 50% or more affordable housing by habitable room, with the specified tenure mix within the policy, applicants will not be required to submit viability evidence at planning application stage or be subject to a review mechanism, unless an agreed level of implementation is not made within two years of permission. All applications triggering Policy LP23, regardless of the affordable housing percentage provided, must provide the tenure mix specified within Policy LP23, unless there is compelling viability evidence to justify any deviation. The Council's approach reflects the general principles of London Plan Policy H5, however, viability evidence developed as part of the Local Plan Partial Review shows that a higher level of affordable housing can be achieved within Wandsworth, justifying a different threshold to that included within the London Plan. Policy LP23 is aimed at fast-tracking applications that provide the threshold level of affordable housing, progressing applications more quickly and removing time otherwise spent on complex viability discussions, seeking to embed affordable housing requirements into land values and help deliver a higher level of affordable housing more quickly. If sites are unable to provide the appropriate level of affordable housing, applicants must use the Viability Tested Route and provide the maximum viable level.

17.19 Sites which are currently, or have been, in public ownership must provide at least 50% affordable housing on-site, without public subsidy (such as grant funding). This applies to sites owned or in use by a public sector organisation, or company or organisation in public ownership, or on land that has been released from public ownership, having previously been owned or in use (at any point in the past) by a public sector organisation, or company or organisation in public ownership. Public sector sites are (or have been) public assets and therefore there is a reasonable expectation that such sites should prioritise affordable housing which helps address housing needs. This approach is reflected within the draft Affordable Housing London Plan Guidance (2023).

17.20 Applicants will be expected to demonstrate that all opportunities to secure public subsidy to deliver a greater number of affordable homes have been taken, particularly for any applications which are unable to achieve 50% without subsidy. This should include proactive and ongoing engagement with Registered Providers at the earliest opportunity.

Public subsidy would include, but is not limited to, any form of grant and loan from a public body, land received at zero or discounted value, and other funding sources available to Registered Providers such as rent receipts, receipts from sale of land, sale of shared ownership properties or similar products, and other funding a Registered Provider may provide. Applicants must make clear the level of affordable housing that can be achieved with and without subsidy as part of any application.

- 17.21** Where applications are unable to deliver on-site affordable housing within the specific circumstances set out within Policy LP23, the Council will expect payment in lieu calculations to follow the guidance set out within the draft Affordable Housing London Plan Guidance (2023) and adopted London Plan Guidance on Affordable Housing and Viability (2017) including that “The value of the in-lieu contribution should be based on the difference in Gross Development Value arising when the affordable units are changed to market units within the appraisal”.
- 17.22** Government guidance is clear that the role for viability assessment is primarily at the plan[1]making stage. The Council has rigorously tested the affordable housing thresholds and overall strategic target across a range of common site types within the borough to make sure that they are viable, through the Whole Plan Viability Assessment (2024). It has confirmed that the policy compliant level of affordable housing required on sites is viable on the majority of common site typologies with the borough. The Council will, where justified, consider viability assessments through the Viability Tested Route if it can be demonstrated that the site has abnormal costs that could not be foreseen. For example, infrastructure provision or high levels of contamination that were not foreseen at plan-making stage and need to be considered on a site-specific basis, taking into account variations between private sales values, scheme composition and benchmark land value. The Council will only accept non-compliant levels of affordable housing once it has been confirmed that the applicant has explored with the relevant Council officers the availability and application of grant to reach the maximum level of affordable housing on-site or provide a better tenure of affordable housing.
- 17.23** Where detailed viability evidence is required to ascertain the maximum level of affordable housing deliverable on a scheme, this will need to follow

the guidance set out in RICS (Royal Institute of Chartered Surveyors), ‘Assessing Viability in Planning under the National Planning Policy Framework’ (2021), National Planning Practice Guidance, the Council’s Affordable Housing SPD and the GLA’s Development Viability LPG (Consultation Draft 2023) and any subsequent updates. The Council will expect all developers to ensure that they identify and seek the Council’s approval of a Registered Provider to support the delivery of affordable housing on site at the time of submission of a planning application. To confirm on-site deliverability and/or establish notional values of affordable units which reflect local housing market conditions, evidence should be provided of discussions with at least the Council’s preferred Registered Providers (RPs), or any other RPs recommended by the Council (Not for Profit and demonstrating a high standard of management). The onus will be on applicants to pay for any viability assessment if the proposal is not policy compliant and any cost of independent assessment. If build costs need to be assessed, then applicants will also need to pay for these to be reviewed by an independent Quantity Surveyor.

- 17.24** All viability tested applications, and schemes which have been re-submitted for the Council’s consideration where the original permission did not meet the threshold or required tenure split, will be subject to the inclusion of early, mid and late-stage review mechanisms at appropriate stages/ milestone(s) of the construction period. Where reviews are required, these will be expected to follow the formula set out in the London Plan unless otherwise agreed by the Council.
- 17.25** Affordable housing will be secured on-site by way of a legal agreement. To incentivise developers to build out their permissions in a timely manner, an early-stage review will be inserted into all legal agreements securing affordable housing with a trigger date of 24 months after the date of the decision. The Council will strongly resist any development which provides less than a policy compliant offer of affordable housing on site.

Policy LP24 (Housing Mix) - Proposed Policy Wording

LP24 Housing Mix

- A. Development proposals creating additional residential units will be supported where the market housing dwelling mix:
1. Includes a range of dwelling sizes to address local need, including for family-sized housing and down-sizing;
 2. Takes into account the existing housing stock in the neighbourhood in order to avoid any over-concentration of a single size of homes, where this would undermine the achievement of creating mixed and balanced communities;
 3. and Contributes to the borough-level indicative proportions detailed below:

Dwelling size/ Tenure	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Market	20-30%	30-40%	15-25%	5-10%

Table 17.1 Market Housing Dwelling Mix

- B. Development proposals creating 10 or more units (gross), will not be supported where 1 person/studio accommodation exceeds 5% of all market units. 1 person/studio accommodation will only be supported within the market element of the housing to be provided.
- C. Planning applications will be required to be supported by evidence, proportionate to the nature and scale of development proposed, to justify the mix of new market homes to be provided.
- D. Development proposals will be supported where the affordable housing dwelling mix contributes to the borough-level indicative proportions detailed below:

Housing size/ Tenure	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Rented Affordable Housing	30-40%	30-40%	25-35%	10-15%
Intermediate Affordable Housing	35-45%	45-55%	0-5%	0-5%

Table 17.2 Affordable Housing Dwelling Mix

- E. The dwelling mix will be considered on a site by site basis and in applying the preferred housing mix regard will be given to:
1. Current evidence in relation to housing need;
 2. The surrounding context and character;
 3. The overall level of affordable housing proposed; and
 4. The financial viability of the scheme.

Policy LP24 (Housing Mix) - Proposed Supporting Text

- 17.26** The preferred borough-wide housing mix for affordable and market housing has been informed by the Housing Need Assessment (2024). While development proposals will be expected to contribute to meeting the housing size mix priorities set out in Policy LP24 (Housing Mix), rigid application of these requirements may not be appropriate in all cases. When considering the mix of dwelling sizes appropriate to a development, the Council will have regard to individual site circumstances including location, the character of the area, site constraints, viability, discussions with Registered Providers and the local demographic of the area. The Council will also allow flexibility in estate regeneration schemes, in particular where a dwelling mix has been agreed on the basis of detailed consultation with the residents which has taken on-board their specific needs. Furthermore, flexibility will be applied for developments providing for retirement, sheltered or extra care housing. The policy also recognises that the needs identified in the Housing Needs Assessment could change over time. Therefore, the policy refers to 'current evidence' in relation to housing need. This approach allows for the policy to reflect changes in the evidence of the need for different dwelling types over the period of the Local Plan.
- 17.27** In considering the market housing element, the Council will take account of the existing stock of homes within the locality to achieve the objective of creating mixed and balanced communities. Information regarding, amongst other things, the profile of housing and population characteristics within local areas can be found by using the Local Area Reports facility on the Office of National Statistics 'Nomis Official Labour Market Statistics' website, or such other replacement source.
- 17.28** New homes should contribute to supporting the creation of stable local neighbourhoods and cohesive communities. Preference will therefore be given to larger homes. Proposals which provide more than a small proportion (5%) of studios are unlikely to achieve this objective, and therefore will not be supported. A maximum proportion of studios and 1 bedroom one person units has only been set for market housing as this type of accommodation will not be supported as part of the affordable housing element of a scheme, unless a higher number of small units is shown to significantly increase the number of Social Rented homes delivered as part of the proposal.
- 17.29** This policy covers Use Class C3 and C4 housing only. The dwelling mix requirements set out in this policy do not apply to developments that provide housing for specific community needs. In such developments, the appropriateness of the proposed mix of dwelling sizes will be assessed in terms of the needs of the intended occupiers.

Policy LP28 (Purpose Built Student Accommodation) - Proposed Policy Wording

LP28 Purpose Built Student Accommodation

- A. Proposals for Purpose-Built Student Accommodation will be supported where the development:
1. Is proposed on a site which is not suitable for conventional housing;
 2. Includes a financial contribution towards affordable housing equivalent to Local Plan Policy LP23 (Affordable Housing);
 3. Includes affordable student housing provision as set out in London Plan Policy H15;
 4. Is accompanied by a site management and maintenance plan which demonstrates that the accommodation will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers, and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood, including outside of term times.
 5. Has access to sufficient levels of public transport, and to shops, services and leisure facilities appropriate to the student population;
 6. Can demonstrate a priority for meeting the accommodation needs firstly of recognised HEPs in Wandsworth, and then in neighbouring authorities or within a practical travelling distance from Wandsworth;
 7. Would not result in an over-concentration of single-person accommodation at the neighbourhood level which may be detrimental to the balance and mix of uses in the area or place undue pressure on local infrastructure;
 8. Can make facilities provided for student residents available to the wider community, particularly where there is an acknowledged shortfall in such provision within the neighbourhood;
 9. Provides a high-quality living environment, including the provision of adequate functional living spaces and layouts, well-integrated internal and external communal areas, and a high level of amenity (providing good levels of daylight and sunlight, and natural ventilation); and
 10. Provides at least 10% of student rooms which are readily adaptable for occupation by wheelchair users.
- B. The loss of existing student accommodation will be permitted when it is demonstrated that the facility no longer caters for current or future needs and the floorspace is replaced by another form of residential accommodation that meets other Local Plan housing requirements. Proposals for a change of use of existing student accommodation which result in the net loss of student residential floorspace will only be permitted when:
1. The loss of student housing would be replaced by another priority housing need; or
 2. The loss of student accommodation would be solely at ground floor level; and
 - a. The development would replace the ground floor student accommodation with active ground floor uses; and
 - b. The proposed ground floor uses would pass the sequential test for main town centre uses in accordance with Policy LP43 (Out of Centre Development).

Policy LP28 (Purpose Built Student Accommodation) - Proposed Supporting Text

17.42 The London Plan identifies that more student housing is required across London. Over the past 5 years within Wandsworth around 1,000 student

rooms have been either, planned, under construction or completed, providing a substantial increase in student rooms across Inner London. However, with significant pressures on the availability of land for genuinely affordable housing

within the borough, the priority over the Local Plan period is to ensure new student accommodation supports the delivery of social rented housing, by safeguarding land appropriate for conventional housing and through a financial contribution towards conventional affordable housing. New purpose-built student accommodation is required to provide a financial contribution equivalent to the relevant criteria and thresholds set out within Policy

- 17.43** The financial contribution should be calculated on the basis of the difference between the Gross Development Value including the relevant policy requirement of affordable habitable rooms, and the Gross Development Value of the scheme with no affordable habitable rooms provided, subject to viability. Proposals for student accommodation should ensure that this financial contribution is prioritised.
- 17.44** In exceptional circumstances where a student housing development is proposed on a site which could accommodate some conventional housing, the equivalent level of affordable housing as required by Policy LP23 should be provided as a separate block on the site as part of the scheme and phased accordingly.
- 17.45** Proposals for new student accommodation which will prioritise supporting HEPs (Higher Education Providers) located within Wandsworth will be accepted on sites that are not suitable for conventional housing, such as a site located within an existing HEP campus, where conventional housing would be inappropriate.
- 17.46** Proposals for student accommodation must either be operated directly by a HEP or the majority of the bedrooms in the development must have an agreement in place from initial occupation with one or more HEPs, to provide housing for its students, and to commit to having such an agreement for as long as the development is used for student accommodation in accordance with London Plan Policy HI5. The linkage with one or more HEP will be secured through an appropriate Section 106 planning obligation. It is important for private providers of student accommodation to have early discussions with HEPs to ensure the accommodation is designed and built to meet their requirements. The Council will expect developers to demonstrate that they have engaged with the appropriate organisations to ensure that new developments will meet identified need.
- 17.47** Proposals will need to demonstrate that the development will not result in an over-concentration of single-person accommodation at the neighbourhood level (see Glossary). Schemes will be considered on a site-by-site basis having regard to their scale and any existing concentrations (including any sites with extant planning permissions). It is also recognised that neighbourhood extents will differ across the borough, which will require evidence to be submitted by the applicant and agreed with the Council as to the extent of area where impacts are likely to arise from proposed schemes.
- 17.48** Where Purpose-Built Student Accommodation is considered acceptable in accordance with Policy LP28, it should be directed to well-connected locations with good level of access to public transport, including those supported by good walking and cycling infrastructure. It is also important that Purpose-Built Student Accommodation is sited so student residents have access to a wide range of services and facilities within a 15-minute walking distance. Purpose-Built Student Accommodation will also be supported where the development is capable of having good access to public transport and facilities as a result of proposed transport improvements, including through a package of measures that the proposal would deliver. During the site selection process applicants should give priority to locations in proximity to the institutions that the development will serve, particularly sites within existing campuses.
- 17.49** Policy LP28 seeks to protect against the loss of existing student accommodation. This is particularly to ensure that such loss does not adversely impact on existing capacity or existing residents, whose displacement could create additional pressure on the conventional housing market. However, flexibility will be applied where it can be clearly demonstrated that demand for the provision in question no longer exists and the redevelopment of the existing student housing contributes to meeting a higher priority housing need, specifically additional Social Rented housing.
- 17.50** In line with the London Plan, proposals for Purpose-Built Student Accommodation will be required to provide functional living spaces and layouts, as well as adequate proportions of affordable and wheelchair accessible/easily adaptable student accommodation. Proposals should have consideration for repurposing, with

proposals designed and constructed in a manner that alternative uses could be accommodated if the use of a building for student accommodation is no longer required.

- 17.51** In addition, all proposals will be required to enter into a Section 106 planning obligation to secure a student management plan to guarantee the protection of residential amenity for neighbours and for the occupiers of the accommodation.

Policy LP29 (Housing with Shared Facilities) - Proposed Policy Wording

LP29 Housing with Shared Facilities

- A. Development proposals for new Houses in Multiple Occupation (HMOs) will be supported where they:
1. Do not result in the loss of housing suitable for occupation by families as defined in Part A of Local Plan Policy LP26 (Conversions);
 2. Do not result in an overconcentration of HMOs and other single-person accommodation at the neighbourhood level;
 3. Do not give rise to adverse impacts on the amenity of the surrounding properties and the character of the neighbourhood, including as a result of cumulative impacts;
 4. Have access to good levels of public transport (PTAL 4 or higher), and to shops and services appropriate to the needs of the intended occupiers; and
 5. Provide a good quality of accommodation, in line with Policy LP27 (Housing Standards).
- B. Development proposals that result in the loss of an HMO will be resisted unless:
1. It can be demonstrated that the existing building does not meet the appropriate standards for an HMO and has no realistic prospect of meeting the standards; or
 2. Adequate replacement provision can be secured within the borough, having regard to the requirements of Part A above, such that there would be no net loss in HMO floorspace.
- C. Development proposals for large-scale purpose-built shared living accommodation which is defined as being a 'sui generis' use will generally be resisted. Such accommodation will only be permitted where:
1. It is proposed on a site which is not suitable for conventional housing;
 2. It is clearly demonstrated that large-scale purpose-built shared living accommodation is better suited to meeting the local housing needs than conventional housing; and
 3. It would not lead to an overconcentration of single-person accommodation at the neighbourhood level.
- D. Where the principle of large-scale purpose-built shared living accommodation is accepted in line with Part C, proposals must:
1. Meet criteria A1-A9 of London Plan Policy H16;
 2. Demonstrate through the submission of a management plan that the development will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood; and
 3. Provide a financial contribution towards the provision of affordable housing in the borough, equivalent to the corresponding threshold level set out in Policy LP23(Affordable Housing) to be provided at a discount of 50% of the market rent. All large-scale purpose-built shared living schemes will be subject to the Viability Tested Route set out in Policy LP23, and any proposals which do not provide a contribution equivalent to at least 50% of units will be subject to review mechanisms (early, mid and late-stage).

**Policy LP29 (Housing with Shared Facilities) -
Proposed Supporting Text**

17.52 HMOs are flats or houses permanently occupied by more than one household, where each household does not have exclusive access to all cooking, washing and toilet facilities behind a locked front door. They are classified as either 'small' (housing 3 to 6 people) or 'large' (housing more than 6 people). The former is classified as Class C4 'House in Multiple Occupation' in the Town and Country Planning (Use Classes) Order 1987 (as amended), while the latter are sui generis, meaning the use does not fall within a specific use class. It is permitted to change a Use Class C4 HMO property to a Use Class C3 dwelling house without the need for planning permission, and vice versa. Planning permission is however required for the use of land and buildings for larger HMOs which are defined as being a 'sui generis' use. Therefore, Part A of the policy covers large HMOs, unless the proposal meets the Local Plan definition of large-scale purpose-built shared living, in which case Parts C and D of the policy will apply.

17.53 New HMOs should contribute positively to their neighbourhoods by supporting the maintenance or creation of mixed and balanced communities. Proposals must demonstrate that any such development will not result in a harmful overconcentration of HMOs at a neighbourhood level (see Glossary; neighbourhood extents will differ across the borough, which will require evidence to be submitted by the applicant and agreed with the Council as to the extent of area where impacts are likely to arise from proposed schemes). This is to ensure an appropriate distribution of different types of housing provision across the borough, along with the protection of the amenity of neighbouring properties and the character of the neighbourhood. Furthermore, as with other forms of higher density development, housing with shared facilities should be located in well-connected locations with good level of access to public transport (PTAL 4 or higher), including those supported by good walking and cycling infrastructure. It is also important that HMOs are sited so future occupiers have access to a wide range of services and facilities within a 15-minute walking distance.

17.54 Good quality HMOs can make an important contribution to local housing provision, particularly for vulnerable groups and those on lower incomes. For this reason, the loss of good quality

shared-living accommodation will be resisted. We will seek to protect HMOs where there is good reason to believe they could be improved to a decent standard. Where a change of use or redevelopment is acceptable in principle, we will seek appropriate re-provision of residential floorspace giving priority to HMO or other accommodation to meet priority needs in the borough.

17.55 Wandsworth has very recently experienced a rise in the development of large-scale purpose-built shared living accommodation, including co-living schemes. The London Plan defines this type of provision as a shared living accommodation generally comprising of 50 units or more. However, in Wandsworth this will be considered on a case-by-case basis, with the London Plan and relevant Local Plan policies applying on developments of 30 or more units as a general guideline. This is owing to the significant variances in the character, urban structure and mix of uses across the borough, and the need to ensure development of this scale is appropriate to its location.

17.56 Whilst it is recognised that shared accommodation can be an adequate form of accommodation for some, in Wandsworth the priority is to secure provision of conventional housing, including genuinely affordable housing. Large-scale purpose-built shared living accommodation which is defined as a 'sui generis' use does not provide an alternative route to affordable housing to people on lower quartile incomes. It is also not necessarily a viable alternative to affordable housing. Firstly, it can be substantially more expensive in rental terms, on a square metre basis, than affordable rented accommodation and, secondly, because the private space provided by most developments consists solely of bedrooms, and therefore does not cater for the needs of residents who wish to continue to live within the borough, but rather for a more transient occupier. Lastly, it is unlikely to be a sustainable model of development in the long term (especially for a range of household types including families), and hence could lead to land in Wandsworth being used ineffectively if demand for such accommodation was to reduce in future.

17.57 For these reasons, proposals for large-scale purpose-built shared living accommodation will generally be resisted on sites capable of providing conventional housing. When considering whether a proposal for large-scale purpose-built shared

living would be located on a site which is suitable for conventional units the Council will have regard to: whether a proposal would displace existing C3 residential accommodation; whether a site has been identified in the Local Plan housing trajectory and/or Housing and Economic Land Availability Assessment as having capacity for conventional housing; and whether a site has an extant planning permission for C3 housing.

- 17.58** It is important to ensure that large-scale purpose-built shared living accommodation can effectively contribute to the accommodation needs of its main target group, which includes young professionals and other single persons on lower quartile and median incomes. Applicants will therefore be required to demonstrate the contributions of the scheme from the perspective of the housing need of the main target group rather than from the demand point of view which is a market driven concept. It is inevitable that any form of housing will somehow contribute to meeting housing need or demand in the borough; however, given that the borough continues to face intense development pressures from different competing land uses, it is important to protect scarce land for housing which is best suited to meeting the local need. Applicants will therefore be required to demonstrate that shared-living units would be more affordable for people on lower-quartile and median incomes than conventional units (including 'room only' options).
- 17.59** New housing development can have a significant impact on the achievement of mixed and balanced communities, and relatively high-cost tenures like large-scale HMOs can potentially lead to residential enclaves shut off from the community at large; co-living/shared living is often advocated as a way of facilitating communal interaction but this should apply to the surrounding neighbourhood and wider community not just those living within the development. Proposals will need to demonstrate that the development will not result in an over-concentration of single-person accommodation at the neighbourhood level (the neighbourhood extent requiring agreement with the Council based upon evidence to be submitted by the applicant). Single-person accommodation is defined in the Glossary. This requirement recognises that Policy LP24 (Housing Mix) seeks to limit the proportion of bedsits within market housing, and therefore it is important that Policies LP24 (Housing Mix) and LP29 (Housing with

Shared Facilities) take a holistic approach to achieving this. Schemes will be considered on a site-by-site basis having regard to their scale and any existing concentrations (including any sites with extant planning permissions).

- 17.60** Where proposals for large-scale purpose-built shared living meet initial policy requirements and are acceptable in principle, proposals will need to address specific criteria, including provision of financial contributions for affordable housing. A robust management plan will also be required to prevent adverse amenity impacts on the surrounding area and to ensure that the development is properly managed. A management plan must be submitted as early as possible, ideally at pre-application stage. All large-scale purpose-built shared living accommodation must be managed by a single company/organisation with minimum six-month tenancy lengths; shorter tenancies risk damaging any sense of community through constant turnover of residents. They also blur the lines between short-term let accommodation, turning large-scale HMOs in de facto hostels/visitor accommodation which would further undermine the ability to genuinely meet housing need.
- 17.61** The management plan must set out how the development will operate, from move-in and move-out arrangements and maintenance of communal areas, to staffing and security arrangements and responsibilities. The exact scope of a management plan should be agreed with the Council on a case-by-case basis. Where applications for large-scale HMOs are permitted, adherence to the provisions set out in the management plan will be secured through S106 Agreement.
- 17.62** Provision of non-standard 'luxury' communal facilities – such as swimming pools, cinemas, gyms - which inflate development costs will not be considered an acceptable reason for any policy non-compliance with regard to any other aspect of the development, particularly financial contributions for affordable housing.

Policy LP30 (Build to Rent) - Proposed Policy Wording

LP30 Build to Rent

- A. Development proposals for Build to Rent housing which meet the criteria set out in Part B to London Plan Policy H11 will be supported where they:
- I. Provide affordable housing in line with Policy LP23 (Affordable Housing), subject to the following additional requirements:
 - a. Where a development has potential to include more than one residential core and/or block, applicants should use this separate core and/or block to provide low cost rented housing to be managed by a registered provider. To follow the Council's Fast Track Route, 70 per cent of the overall affordable housing requirement should be provided as social rented units within this separate core and/or block, with the remaining 30 per cent at a range of genuinely affordable rents to meet priority housing need in Wandsworth.
 - b. Where an applicant can demonstrate to the Council's satisfaction that it is not feasible in design and viability terms to include a separate residential core and/or block in the development proposal, the Council will accept the provision of the equivalent number, tenure and quality of affordable housing units being provided off-site.
 - c. Where an applicant can demonstrate to the Council's satisfaction that it is not feasible to include a separate residential core and/or block in the development proposal or to provide the affordable housing units off-site, the Council will accept a financial contribution equivalent to the requirements of Policy LP23 (Affordable Housing)
 - d. If the above requirements are not met, the scheme must follow the Viability Tested route set out in Policy LP23 (Affordable Housing). In these circumstances, the Council will seek from the applicant the optimum affordable housing offer for the development as a whole
 2. Provide a mix of dwelling sizes that meets identified local housing needs, in accordance with Policy LP24 (Housing Mix).

LP30 Build to Rent - Proposed Supporting Text

- 17.63** The London Plan Policy H11 sets out the criteria by which development can be defined as Build to Rent, including that the minimum size for such schemes is for 50 dwellings. The Council will apply this definition of Build to Rent.
- 17.64** Build to Rent proposals must provide affordable housing in accordance with the requirements of Policy LP23, including to maximise the delivery of social rented housing. These affordable housing requirements should be applied in place of equivalent requirements set out in London Plan Policy H11. Discounted Market Rent products are not affordable to a majority of those with acute housing needs within the Borough and will generally be resisted unless facilitating the delivery of a compliant level of social rent. For Build to Rent schemes, the Council's preference is to

secure the social rented housing by including this in a separate core and/or block managed independently by a registered provider of affordable housing. Applicants will be required to demonstrate that this possibility has been fully explored from the outset in the design of Build to Rent proposals. The onus will be on the applicant to explain the design and/or viability reasons why it is not feasible to provide a separate core and/or block for social rented housing. Only where this has been demonstrated to the satisfaction of the Council, will it be acceptable to provide the social rented requirement off-site. Where off-site delivery of the social rented dwellings can also be demonstrated to be unfeasible, the Council will accept a financial contribution. This financial contribution must be at least equivalent to the requirements of Policy LP23 and should be at least

equivalent to difference in Gross Development Value of the scheme with and without on-site delivery, subject to viability.

- 17.65** Where social rented housing is provided in a separate core and/or block, this should be equivalent in design and appearance to the rest of the housing proposed in the scheme and maintained as such.
- 17.66** Where applicable, the covenant period for Build to Rent schemes in Wandsworth will be at least 15 years to ensure they make a long-term contribution to meeting housing need in the borough across all tenures. A claw-back mechanism will be applied in accordance with the policies of the London Plan and NPPG on Build to Rent in order to protect the value of the affordable housing provision that is withdrawn if affordable housing units in Build to Rent blocks are converted to another tenure after the expiry of the covenant period.
- 17.67** The mix of dwelling sizes should address the requirements of Local Plan Policy LP24 (Housing Mix). Applicants will be asked to demonstrate how family-sized units with three or more bedrooms have been designed with a layout primarily to be suitable for family use. This is likely to include a range of bedroom sizes and generous living space. It is acknowledged that some larger flats may be used by sharing adults as opposed to families, however it is considered that this form of occupation can still occur appropriately within flats designed primarily for family use.

Policy LP31 (Specialist Housing for Vulnerable People and Older People) - Proposed Policy Wording

LP31 Specialist Housing for Vulnerable People and Older People

- A. Existing specialist and supported housing will be protected where it is considered suitable for its use and meets relevant standards for this form of accommodation. The loss of existing specialist and supported housing will not be supported unless:
1. The applicant can robustly demonstrate that there is no longer an identified need for the retention of the accommodation either in its current format or through the modernisation of the premises; or
 2. The needs met by this form of accommodation will be re-provided elsewhere within the borough, resulting in no net loss of overall provision.

Where the loss existing specialist and supported housing is proposed and satisfies the requirements of Part A, proposals for re-use or re-development of this housing will be supported where they would contribute to meeting another priority housing need (including social rent)

- B. Proposals for the development of specialist and supported housing will be supported where:
1. The applicant can robustly demonstrate that the accommodation meets an identified need, having regard to the evidence set out in the Council's most up-to date Local Housing Needs Assessment, where this is relevant, and the Council's commissioning and housing strategies;
 2. The accommodation is of a high quality and meets relevant best practice guidance for this type of accommodation;
 3. The accommodation has access to good levels of public transport, and to shops, services and leisure facilities appropriate to the needs of the intended occupiers; and
 4. Affordable housing is provided, in accordance with Policy LP23 (Affordable Housing).

Policy LP31 (Specialist Housing for Vulnerable People and Older People) - Proposed Supporting Text

17.68 Policy LP31 covers all forms of housing for vulnerable people and older people defined in use classes C2 and C3 and responds to London Plan policies and H12 and H13. It should be noted that some older people are also vulnerable. The Council is committed to protecting and empowering the most vulnerable residents in the borough. Our priority is to help local residents to remain in their own home through additional support and adaptations. This includes through the provision of new homes which are either accessible and adaptable or wheelchair accessible in accordance with Parts M4(2) and M4(3) of the Building Regulations. However, the Council recognises that care needs cannot always be met through conventional housing and therefore the provision of specialist accommodation is required. This policy aims to ensure that there is a sufficient supply of appropriate housing available for older people, homeless people, disabled people and

vulnerable people to live as independently as possible. Examples of specialist and supported housing include:

- Sheltered housing – commonly self-contained homes with limited on-site support.
- Residential care homes – commonly bedsit rooms with shared lounges and eating arrangements.
- Nursing homes – similar to residential care, but accommodating ill or frail elderly people, and staffed by qualified nursing staff.
- Dual-registered care homes – residential care homes where nursing care is provided for those residents who need it.
- Extra-care homes – combinations of the above providing independent living alongside care and support, and sometimes also offering support for older people in the wider community.
- Staff accommodation ancillary to a relevant use will also be appropriate.

- 17.69** The need for specialist and supported accommodation within Wandsworth is assessed in the LHNA 2024. Proposals for the development of specialist housing (including older persons housing) should respond to the local need for such accommodation, having regard to the evidence set out in the LHNA 2024. The Council's Housing and Homelessness Strategy 2023-2028 recognises the increasing demand for housing suitable for older people, those with disabilities and mental health needs, including supported housing, low cost market and affordable rent options. The Council has a role in the care and support market and the Market Position Statement 2023 and accommodation-based care statement set out details on the adult social care and support market, and information is regularly updated on future needs.
- 17.70** London Plan Policy H13 sets an indicative annual benchmark for the borough of 120 units of specialist older persons housing, and this should be considered in the context of more detailed local assessments of specific types of need. Provision of specialist older persons' accommodation will be monitored against the London Plan annual borough benchmark.
- 17.71** This policy seeks to resist the loss of various forms of specialist accommodation so that the level of provision in the borough is not reduced. However, the Council recognises the changing nature of care provision for older, vulnerable and homeless people. Where existing specialist accommodation does not meet modern standards or local need, the Council will support its re-provision or modernisation to ensure the provision of high-quality specialist accommodation which better meets the needs of older, vulnerable and homeless residents. The particular circumstances of each site will be taken on its own merits when considering the Council's preference for no net loss of existing floorspace.
- 17.72** Older, vulnerable and homeless people are generally more reliant on public transport, and without good access, living on their own can lead to isolation and loneliness. The location of specialist accommodation in accessible locations is therefore important to ensure occupants are able to be as independent as possible and have easy access to key local services such as health facilities as well as local shops (within a 15-minute walking distance), which is key to their general health and well-being. Specialist Housing will therefore be directed to well-connected locations with a good level of access to public transport (PTAL 4 or higher), including those supported by good walking and cycling infrastructure.
- 17.73** Development proposals for all forms of specialist and supported housing (excluding care home accommodation) will be required to provide affordable housing through the approach set out in Policy LP23 (Affordable Housing). Where a development does not meet the attributes of specialist older person's accommodation or care home accommodation, as set out at para 4.13.4 in the London Plan, then the general housing policies in the London Plan and Local Plan will apply.

Schedule of Other Proposed Changes to the Wandsworth Local Plan

3.1 Table I below lists the other proposed changes the Council proposes to make to the wording of the adopted Local Plan. These changes include:

- new or updated wording to introduce the Partial Review and wider context for the proposed updates to policies and supporting text;
- new or updated wording required to provide consistency with the changes the Council is proposing to policies or their supporting text; and
- new or updated wording which is considered to add clarity or remove ambiguity over the interpretation of the Local Plan and the policies within it.

Table I – Schedule of Other Proposed Changes to the Adopted Local Plan

3.2 *Red italic underlined text* indicates text proposed to be added

3.3 ~~Red struckthrough text~~ indicates text proposed to be deleted

Existing Paragraph	Existing Wording	New or Updated Wording
1.2	<p>The development of this Local Plan has been informed by three public consultations:</p> <ul style="list-style-type: none"> • a Local Plan issues scoping document between December 2018 and February 2019; • the Regulation 18 Local Plan between January and March 2021, and • the Regulation 19 Local Plan between January and February 2022. 	<p>The development of this Local Plan has been—was informed by three public consultations:</p> <ul style="list-style-type: none"> • a Local Plan issues scoping document between December 2018 and February 2019; • the Regulation 18 Local Plan between January and March 2021, and • the Regulation 19 Local Plan between January and February 2022. <p><i>Subsequent to its adoption in July 2023, the Local Plan has been the subject of a Partial Review which identifies changes required to maximise the delivery of the types of homes most needed in the Borough, including genuinely affordable housing. This Partial Review was the subject of two further consultations:</i></p> <ul style="list-style-type: none"> • <i><u>A Regulation 18 Statement between October and December 2023;</u></i> • <i><u>A Regulation 19 Local Plan between 13th January 2025 and 24th February 2025.</u></i>
1.7	<p>The Local Plan has been prepared within the context of a hierarchical framework of planning legislation and policy for England. At the top of the hierarchy are a number of planning related Acts of Parliament and Statutory Instruments: the National Planning Policy Framework (NPPF, 2021)</p>	<p>The Local Plan has been prepared within the context of a hierarchical framework of planning legislation and policy for England. At the top of the hierarchy are a number of planning related Acts of Parliament and Statutory Instruments: the National Planning Policy Framework (NPPF, 2021)</p>

1.13	Updated local evidence: includes new updated evidence on the Employment Land and Premises Study (2020), Retail Needs Assessment (2020), Local Housing Needs Assessment (2021) and the Urban Design Study (2021).	Updated local evidence: includes new updated evidence on the Employment Land and Premises Study (2020), Retail Needs Assessment (2020), Local Housing Needs Assessment (2021 <i>and 2024</i>) and the Urban Design Study (2021).
2.5	The borough's demographic projections underlie structural changes in the housing market and a growth in housing demand. Almost a third (31.2%) of residents rent privately, which is higher than the proportion in inner London (29%). The median monthly rent of around £1,650 is similar to the median monthly rent in inner London (£1,700), but higher than the median monthly rent in London (£1,495), and more than double that of England (£695). The median monthly rent is estimated to be approximately 40% of the median household income, which makes a lot of private sector housing unaffordable to people on lower incomes. Affordable housing provision in the borough was 885 new affordable homes delivered between 2016/17 and 2018/19	The borough's demographic projections underlie structural changes in the housing market and a growth in housing demand. Almost a third (31.2%) of residents rent privately, which is higher than the proportion in inner London (29%). The median monthly rent of around £1,650 <i>£1,900</i> is similar to the median monthly rent in inner London (£1,700 <i>£1,900</i>), but higher than the median monthly rent in London (£1,625 <i>£1,495</i>), and more than double that of England (£850 <i>£695</i>). The median monthly rent is estimated to be approximately 40% of the median household income, which makes a lot of private sector housing unaffordable to people on lower incomes. <i>The ratio of local house prices to median annual earnings is over 13, which is higher than London as a whole (12.7) and significantly higher than the national average (8), highlighting the acute housing affordability issues many local residents face.</i> Affordable housing provision in the borough was 1,949 <i>885</i> —new affordable homes delivered between 2016/17 and 2018/19 <i>and 2022/23, at an average of 390 per year. Across the same period, the number of households on the Council's Housing Register has grown considerably.</i>
2.6	Wandsworth has a number of social housing estates, particular in the more densely populated areas of Battersea and in some of the more deprived areas of Roehampton and Queenstown. In Wandsworth there are around 40 housing associations and, between them, they own over 9,000 affordable homes in the borough. Although social housing accounts for 20.3% of all properties in Wandsworth, there remains a need for low-cost rented products as there are some 8,800 households on the Wandsworth's Housing Register. In terms of housing type, a large majority of the borough is comprised of terraced houses, flats, maisonettes or apartments.	Wandsworth has a number of social housing estates, particular in the more densely populated areas of Battersea and in some of the more deprived areas of Roehampton and Queenstown. In Wandsworth there are around 40 housing associations and, between them, they own over 9,000 <i>11,000</i> affordable homes in the borough. Although <i>s</i> Social housing accounts for 20.3 <i>19.3</i> % of all properties in Wandsworth, <i>and</i> there remains <i>an acute</i> need for <i>more low-cost social</i> rented products as there are some <i>8,800</i> <i>over 13,000</i> households on the Wandsworth's Housing Register. In terms of housing type, a large majority of the borough is comprised of terraced houses, flats, maisonettes or apartments.

2.31	Through the Corporate Business Plan (2021), the Council has six strategic objectives that reflect the Council's priorities and its ongoing corporate ambition to deliver high quality, value for money services:	Through the <u>The</u> Corporate Business Plan (2021), the Council has had six strategic objectives that reflected <u>the</u> Council's priorities <u>at that time</u> . and its ongoing corporate ambition to deliver high quality, value for money services:
New after 2.31		<p><u>The Corporate Business Plan in place when this Local Plan was originally developed has been superseded by a new Corporate Plan 2022-2026. The Partial Review of the Local Plan is guided by the objectives set out in this new Corporate Plan 2022-2026, which sets three overarching objectives. These represent the Council's priorities for residents and the local area.</u></p> <p><u>These objectives are:</u></p> <p><u>A fairer Wandsworth</u></p> <ul style="list-style-type: none"> • <u>Work towards ensuring all local people have a genuinely affordable place to call home</u> • <u>Support residents who are impacted by the cost of living crisis and COVID-19</u> <p><u>A compassionate Wandsworth</u></p> <ul style="list-style-type: none"> • <u>Be a compassionate Council that truly listens and is ambitious for all</u> • <u>Create safer neighbourhoods where communities feel confident and protected and victims and survivors are supported.</u> <p><u>A more sustainable Wandsworth</u></p> <ul style="list-style-type: none"> • <u>Tackle climate change by working together with our residents, businesses and communities and will be carbon neutral as a council by 2030</u>
2.41-2.42	<p>The Council's Housing and Homelessness Strategy sets out the plans for its housing and homelessness services for the period 2019-2022.</p> <p>The Strategy focuses on five key themes, each of which plays an integral part in providing housing for the borough:</p> <ul style="list-style-type: none"> • Building more homes. • Proud of our council housing. • Improving standards for private renters. 	<p>The Council's Housing and Homelessness Strategy sets out the plans for its housing and homelessness services for the period <u>2023- 2028. 2019-2022.</u></p> <p>The Strategy focuses on five key themes, each of which plays an integral part in providing housing for the borough:</p> <ul style="list-style-type: none"> • <u>Delivering for our council tenants and leaseholders.</u>

	<ul style="list-style-type: none"> • Tackling homelessness and rough sleeping. • Supporting vulnerable residents. <p>2.42 The Strategy aims to meet and if possible exceed the Council’s house building targets, including for affordable housing, within the adopted Local Plan.</p> <p>As part of meeting these targets the Council has put in place development and regeneration programmes to accelerate affordable housing provision to deliver 5,500 homes. This includes estate regeneration projects at York Road/Winstanley and Roehampton and the delivery of new homes on Council owned land</p>	<ul style="list-style-type: none"> • Building more Homes • Improving Standards for Private Renters • Tackling Homelessness and Rough Sleeping • <u>Supporting Residents with Additional Needs</u> • Proud of our council housing- • Supporting vulnerable residents- <p>2.42 The Strategy aims to meet and if possible exceed the Council’s house building targets, including for affordable housing, within the adopted Local Plan. <u>In line with the Housing and Homelessness Strategy, the Council is committed to building thousands of new affordable homes itself, including 1,000 homes for council rent as part of its Homes for Wandsworth developments and ambitious estate regeneration projects such as the Alton Renewal Plan, and to working with partners including private developers to maximise the delivery of affordable housing, achieving 50% on sites wherever possible and prioritising the delivery of Social Rented housing wherever possible.</u></p> <p>As part of meeting these targets the Council has put in place development and regeneration programmes to accelerate affordable housing provision to deliver 5,500 homes. This includes estate regeneration projects at York Road/Winstanley and Roehampton and the delivery of new homes on Council owned land</p>
2.81	<p>The provision of affordable housing, including for families, is a strategic priority to which new residential development will need to respond. The COVID-19 pandemic may lead to changes in relation to internal and external migration patterns, which could affect the type and size of homes needed. As such, there is a need for the Council to maintain flexibility in its approach to the market housing mix in order to be responsive to changing circumstance. Co-living will be discouraged unless it would be provided on sites that are not suitable for development for conventional units and it would not result in an over-concentration of single person accommodation in the neighbourhood to which it relates. This is to ensure that the dwelling stock supports the</p>	<p>The provision of <u>genuinely</u> affordable housing, <u>particularly for those in greatest need including for families</u>, is a strategic priority to which <u>all</u> new residential development will need to respond. <u>Wandsworth has a very significant need for social housing with over 13,000 households on a local housing queue, including over 3,000 homeless households. To ensure that local households can access the homes they need, the Council will look to maximise the delivery of genuinely affordable housing, with a particular emphasis on social rented housing, across the plan period.</u> The COVID-19 pandemic may lead to changes in relation to internal and external migration patterns, which could affect the type and size of homes needed. As such, there is a</p>

	<p>creation of settled and blended communities, and that the borough remains an attractive place for families.</p>	<p>need for the Council to maintain flexibility in its approach to the market housing mix in order to be responsive to changing circumstance:</p> <p>Co-living <i>Non-conventional housing</i> will be discouraged unless it would be provided on sites that are not suitable for development for conventional units, would <u>support the delivery of conventional affordable housing</u> and it would not result in an over-concentration of single person accommodation in the neighbourhood to which it relates. This is to ensure that the dwelling stock <u>prioritises those in greatest need</u>, supports the creation of settled and blended communities, and that the borough remains an attractive place for families.</p>
2.82	<p>In order to support the delivery of Wandsworth’s housing and affordable housing requirements, the Council is building 1,000 homes as part of its ‘Housing for All’ programme. This programme aims to help people of all backgrounds living or working in the borough to secure a home through a variety of tenures. The programme will not only bring forward affordable homes, but will also provide improved public and green spaces, including tree planting, children’s play facilities, new community rooms, and cycling and pedestrian connections. Smaller, privately rented units which are often the only feasible option for residents faced with the high costs of housing and the shortage of affordable properties will also be provided.</p>	<p>In order to support the delivery of Wandsworth’s housing and affordable housing requirements, the Council is building 1,000 homes as part of its ‘Housing for All’ <u>‘Homes for Wandsworth’</u> programme. This programme aims to help people in greatest need of all backgrounds living or working in the borough to secure a <u>Council-rented</u> home through a variety of tenures. The programme will not only bring forward affordable, <u>Council-rented</u> homes, but will also provide improved public and green spaces, including tree planting, children’s play facilities, new community rooms, and cycling and pedestrian connections. <u>The Council is also committed to leading on ambitious, comprehensive renewal projects across its housing estates, including the Alton Renewal Plan. Smaller, privately rented units which are often the only feasible option for residents faced with the high costs of housing and the shortage of affordable properties will also be provided.</u></p>
14.47	<p>The London Plan sets out a ‘small sites’ housing requirement for each borough, which is reflected in this Plan at Policy SDS1. Small sites are defined as those that are less than 0.25 hectares.</p>	<p>The London Plan sets out a ‘small sites’ housing requirement for each borough, which is reflected in this Plan at Policy SDS1. Small sites are defined as those that are less than 0.25 hectares. <u>For the avoidance of doubt, ‘small sites’ has a different meaning for the purposes of Policy LP23, being a site capable of delivering between 1 and 9 dwellings (gross).</u></p>

17.2	Wandsworth has a strong track record in the delivery of housing, with 10,706 new homes delivered in the last 5 years against a target of 9,198 new homes. The Council will continue to be pro-active in promoting opportunities for new housing development on all suitable sites, including windfall sites and small sites, to meet its housing requirement as set out in Policy SDSI	Wandsworth has a strong track record in the delivery of housing, with 10,706 <u>9,882</u> new homes delivered in the last 5 years against a target of 9,198 <u>9,474</u> new homes. The Council will continue to be pro-active in promoting opportunities for new housing development on all suitable sites, including windfall sites and small sites, to meet its housing requirement as set out in Policy SDSI																																																																																																						
New after 17.2		<u>Wandsworth is one of the ten least affordable boroughs to live in the country, with average house prices over 1.3 times average annual earnings. There are currently over 13,000 households registered on a Wandsworth Housing Queue and the Local Housing Needs Assessment (2024) identifies a gross need for over 10,000 genuinely affordable homes immediately, including over 3,000 homeless households in priority need. Over the past 5 years, affordable housing delivery has averaged 390 a year, although on average less than 40% of these have been low-cost rented products catering for those in greatest need. Across this same period, the number of households on a Wandsworth housing queue has increased by around 53%. The Council, across its plans and strategies, is looking to significantly increase the delivery of new low-cost rented affordable housing, with a particular emphasis on social rented housing. Maximising provision of new genuinely affordable social housing is vital to meeting high levels of immediate and long-term need for such housing, and in doing so, preventing and solving homelessness and reducing reliance on temporary accommodation.</u>																																																																																																						
Appendix 4	<p>23.16 The trajectory / pipeline for the Local Plan period is shown below against the target defined by the London Plan in Policy H1 and paragraph 4.1.11.</p> <table border="1" data-bbox="542 1534 766 1904"> <thead> <tr> <th></th> <th>Completions*</th> <th>Target**</th> </tr> </thead> <tbody> <tr><td>2023/24</td><td>3,712</td><td>1,950</td></tr> <tr><td>2024/25</td><td>2,846</td><td>1,950</td></tr> <tr><td>2025/26</td><td>4,008</td><td>1,950</td></tr> <tr><td>2026/27</td><td>2,424</td><td>1,950</td></tr> <tr><td>2027/28</td><td>2,957</td><td>1,950</td></tr> <tr><td>2028/29</td><td>1,934</td><td>1,950</td></tr> <tr><td>2029/30</td><td>2,277</td><td>957</td></tr> <tr><td>2030/31</td><td>1,356</td><td>957</td></tr> <tr><td>2031/32</td><td>873</td><td>957</td></tr> <tr><td>2032/33</td><td>748</td><td>957</td></tr> <tr><td>2033/34</td><td>748</td><td>957</td></tr> <tr><td>2034/35</td><td>671</td><td>957</td></tr> <tr><td>2035/36</td><td>587</td><td>957</td></tr> <tr><td>2036/37</td><td>587</td><td>957</td></tr> <tr><td>2037/38</td><td>587</td><td>957</td></tr> <tr><td>Total</td><td>26,315</td><td>20,313</td></tr> </tbody> </table> <p>Table 23.1 Trajectory / pipeline for the Local Plan period</p> <p>23.17 *Projected completions for the Local Plan period. Source: 2021/22 Housing AMR, figures rounded</p> <p>23.18 **London Plan Target is applied from 2023/24 to 2028/29 (end of London Plan period); in 2029/30 to 2037/38 the target is 957 derived from SHLAA 2017+Small Sites target; figures rounded.</p>		Completions*	Target**	2023/24	3,712	1,950	2024/25	2,846	1,950	2025/26	4,008	1,950	2026/27	2,424	1,950	2027/28	2,957	1,950	2028/29	1,934	1,950	2029/30	2,277	957	2030/31	1,356	957	2031/32	873	957	2032/33	748	957	2033/34	748	957	2034/35	671	957	2035/36	587	957	2036/37	587	957	2037/38	587	957	Total	26,315	20,313	<table border="1" data-bbox="1037 1512 1436 1904"> <thead> <tr> <th></th> <th>Completions*</th> <th>Target**</th> </tr> </thead> <tbody> <tr><td>2023/24</td><td><u>2,815 (actual)</u> 3,712</td><td>1,950</td></tr> <tr><td>2024/25</td><td><u>2,198</u> 2,846</td><td>1,950</td></tr> <tr><td>2025/26</td><td><u>1,317</u> 4,008</td><td>1,950</td></tr> <tr><td>2026/27</td><td><u>1,811</u> 2,424</td><td>1,950</td></tr> <tr><td>2027/28</td><td><u>3,668</u> 2,957</td><td>1,950</td></tr> <tr><td>2028/29</td><td><u>3,617</u> 1,934</td><td>1,950</td></tr> <tr><td>2029/30</td><td><u>3,355</u> 2,277</td><td>957</td></tr> <tr><td>2030/31</td><td><u>915</u> 1,356</td><td>957</td></tr> <tr><td>2031/32</td><td><u>1,351</u> 873</td><td>957</td></tr> <tr><td>2032/33</td><td><u>1,198</u> 748</td><td>957</td></tr> <tr><td>2033/34</td><td><u>844</u> 748</td><td>957</td></tr> <tr><td>2034/35</td><td><u>748</u> 671</td><td>957</td></tr> <tr><td>2035/36</td><td><u>748</u> 587</td><td>957</td></tr> <tr><td>2036/37</td><td><u>611</u> 587</td><td>957</td></tr> <tr><td>2037/38</td><td><u>625</u> 587</td><td>957</td></tr> <tr><td>Total</td><td>25,820 26,315</td><td>20,313</td></tr> </tbody> </table> <p>Table 23.1 Trajectory / pipeline for the Local Plan period</p> <p>23.17 *Project completions for the Local Plan period. Source: 2021/22 2023/24 Housing AMR, figures rounded</p>		Completions*	Target**	2023/24	<u>2,815 (actual)</u> 3,712	1,950	2024/25	<u>2,198</u> 2,846	1,950	2025/26	<u>1,317</u> 4,008	1,950	2026/27	<u>1,811</u> 2,424	1,950	2027/28	<u>3,668</u> 2,957	1,950	2028/29	<u>3,617</u> 1,934	1,950	2029/30	<u>3,355</u> 2,277	957	2030/31	<u>915</u> 1,356	957	2031/32	<u>1,351</u> 873	957	2032/33	<u>1,198</u> 748	957	2033/34	<u>844</u> 748	957	2034/35	<u>748</u> 671	957	2035/36	<u>748</u> 587	957	2036/37	<u>611</u> 587	957	2037/38	<u>625</u> 587	957	Total	25,820 26,315	20,313
	Completions*	Target**																																																																																																						
2023/24	3,712	1,950																																																																																																						
2024/25	2,846	1,950																																																																																																						
2025/26	4,008	1,950																																																																																																						
2026/27	2,424	1,950																																																																																																						
2027/28	2,957	1,950																																																																																																						
2028/29	1,934	1,950																																																																																																						
2029/30	2,277	957																																																																																																						
2030/31	1,356	957																																																																																																						
2031/32	873	957																																																																																																						
2032/33	748	957																																																																																																						
2033/34	748	957																																																																																																						
2034/35	671	957																																																																																																						
2035/36	587	957																																																																																																						
2036/37	587	957																																																																																																						
2037/38	587	957																																																																																																						
Total	26,315	20,313																																																																																																						
	Completions*	Target**																																																																																																						
2023/24	<u>2,815 (actual)</u> 3,712	1,950																																																																																																						
2024/25	<u>2,198</u> 2,846	1,950																																																																																																						
2025/26	<u>1,317</u> 4,008	1,950																																																																																																						
2026/27	<u>1,811</u> 2,424	1,950																																																																																																						
2027/28	<u>3,668</u> 2,957	1,950																																																																																																						
2028/29	<u>3,617</u> 1,934	1,950																																																																																																						
2029/30	<u>3,355</u> 2,277	957																																																																																																						
2030/31	<u>915</u> 1,356	957																																																																																																						
2031/32	<u>1,351</u> 873	957																																																																																																						
2032/33	<u>1,198</u> 748	957																																																																																																						
2033/34	<u>844</u> 748	957																																																																																																						
2034/35	<u>748</u> 671	957																																																																																																						
2035/36	<u>748</u> 587	957																																																																																																						
2036/37	<u>611</u> 587	957																																																																																																						
2037/38	<u>625</u> 587	957																																																																																																						
Total	25,820 26,315	20,313																																																																																																						

For more information write to:
Spatial Planning and Design,
Place Division,
Town Hall,
Wandsworth High Street,
London SW18 2PU

Email: planningpolicy@wandsworth.gov.uk

telephone: (020) 8871 6000

or visit our website: www.wandsworth.gov.uk/planning

