

LONDON BOROUGH OF WANDSWORTH

**APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT
1990**

(AS AMENDED)

BY

PROMONTORIA BATTERSEA

**IN RESPECT OF THE APPEAL AGAINST THE DECISION BY THE LONDON
BOROUGH OF WANDSWORTH TO REFUSE PLANNING PERMISSION FOR THE
DEVELOPMENT OF**

1 BATTERSEA BRIDGE ROAD, LONDON, SW11 3BZ

**LOCAL PLAN PARTIAL REVIEW UPDATE – WANDSWORTH BOROUGH
COUNCIL**

Appeal reference number: 6002127

LPA Reference: 2024/1322

CD 5.44

1. Local Plan Partial Review

- 1.1 As included in the LPA's Statement of Case CD9.01, the LPA commenced a consultation on amendments to its adopted Local Plan (Wandsworth Local Plan Partial Review - Publication (Regulation 19) Consultation).
- 1.2 The amendments propose revisions to the following policies:
 - LP23 - Affordable Housing
 - LP24 - Housing Mix
 - LP28 - Purpose Built Student Accommodation
 - LP29 - Housing with Shared Facilities
 - LP30 - Build to Rent
 - LP31 - Specialist Housing for Vulnerable People and for Older People.
- 1.3 The Local Plan Partial Review was submitted for Examination in April 2025, the public hearings took place on the 4th – 6th November 2025, and the consultation on the Main Modifications took place from 26th November 2025 to 14th January 2026.
- 1.4 Since the submission of the Councils Proof of Evidence on the 20th February 2026, the Planning Inspectors Report was received by the Council on the 20th February 2026, which states subject to the inclusion of the Main Modifications the Local Plan Partial Review provides an appropriate basis for the planning of the London Borough of Wandsworth.
- 1.5 Since the Inspectors Report was published, the Local Plan Partial Review has since been adopted at Full Council on the 4th March 2026 and now carries full weight as part of planning decision-making within Wandsworth. The current version of the Local Plan Partial Review is included within the Core Documents list (CD 5.43).
- 1.6 In regard to the changes included as part of the Local Plan Partial Review, LP23 continues to refer to London Plan policy H5 in regard to the relevant Affordable Housing threshold applicable for the Fast Track Route and the tenure split required within policy LP23 is 70:30 Social Rented to Intermediate tenure. Given the application seeks to provide 50% Affordable Housing on the basis of 100% delivered as Social Rented housing, the proposal continues to be above Local Plan policy requirements.
- 1.7 The Local Plan Partial Review also slightly changes the expected housing mixes for market and affordable homes, with the following housing mixes recommended within LP24 for Market and Social Rented housing:

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

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

- 1.8 In regard to the proposal, the following mix is proposed as included within the Councils Planning Committee report (CD3.01) and includes the following mix in relation to Affordable and Market housing:

	1 bed	2 bed	3 bed	4 bed	Total
Social Rent	9	18	19	8	54
Social Rent %	17%	33%	35%	15%	
Private	4	26	24	2	56
Private %	7%	46%	43%	4%	
Total	13	44	43	10	110

- 1.9 For the Affordable Housing provision, the proposal remains broadly inline with the supported housing mix in LP24 with the exception of the lower number of 1 bed homes proposed, however the mix of market homes does deviate from LP24. Within LP24 there, there is an allowance to consider housing mixes on a site by site basis, including a consideration for the level of affordable proposed, which as stated above is over and above the requirements of LP24. Therefore, the Council would apply greater flexibility in regard to the housing mix proposed.
- 1.10 Taking into account the above points, the Council can confirm that the adoption of the Local Plan Partial Review will not require a reassessment of the wider Planning balance.