Wandsworth

# Wandsworth Local Plan Partial Review

Statement of Common Ground between:

- (i) London Borough of Wandsworth and
- (ii) Royal Borough of Kingston upon Thames

# July 2025

Statement of Common Ground LB Wandsworth and RB Kingston upon Thames April 2025

# Executive Summary

A Statement of Common Ground (SoCG) is a written record of the progress made by strategic policy making authorities during the process of planning for cross-boundary matters. This SoCG has been prepared to demonstrate that the Wandsworth Local Plan Partial Review (LPPR) is *'based on effective joint working on cross-boundary strategic matters*', in accordance with the requirements of Paragraph 36 of the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) chapter on Plan-making<sup>1</sup> (Maintaining Effective Co-operation).

This SoCG focuses on any strategic cross boundary matters being addressed between the Royal Borough of Kingston upon Thames and the London Borough of Wandsworth relating to strategic cross-boundary matters covered in the Wandsworth Local Plan Partial Review.

<sup>1</sup> <u>Plan-making - GOV.UK</u>

Statement of Common Ground LB Wandsworth and RB Kingston upon Thames April 2025

## Official

# 1. Overview

- 1.1. The Wandsworth Local Plan (2023-2038) was formally adopted in July 2023 following an examination in public in November 2022 by inspectors appointed by the Secretary of State. In response to the significant need for affordable housing in the Borough, Wandsworth Council (the Council) has initiated a partial review of the adopted Local Plan. This review aims to strengthen its affordable housing policy. Additionally, it includes changes to policies relative to housing mix, student accommodation, specialist housing for older people, build-to-rent properties and housing with shared facilities.
- 1.2. Wandsworth and the Royal Borough of Kingston upon Thames share borders and work in partnership to ensure a coordinated approach to cross-boundary strategic matters.
- 1.3. This SoCG records the outcomes of engagement between the Royal Borough of Kingston upon Thames and Wandsworth Council relating to the preparation of the Wandsworth Local Plan Partial Review and, where relevant, any other live strategic matters. It summarises the collaboration between the two parties on strategic matters, ensuring that policies are appropriately justified and effectively address strategic or cross-boundary challenges.
- 1.4. The Council has routinely prepared and agreed Statements of Common Ground as part of its own plan-making processes, and in relation to those being delivered by others. The Council has agreed Statements of Common Ground with the Royal Borough of Kingston upon Thames. This SoCG partially supersedes these previous statements insofar as they were agreed prior to the Wandsworth Local Plan Partial Review.

# 2. Legislation and Policy Background

- 2.1. The Localism Act 2011 introduced a "Duty to Cooperate" into the Planning & Compulsory Purchase Act 2004. This duty requires local planning authorities, county councils, and other statutory bodies to actively engage and collaborate on strategic matters. Section 110 of Section 33A, entitled "Duty to Cooperate in relation to planning of sustainable development", in the Planning & Compulsory Purchase Act 2004 defines cooperation on 'strategic matters' to be:
  - sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is

strategic and has or would have a significant impact on at least two planning areas;"

- sustainable development or use of land in a two-tier area if the development or use is a county matter or has or would have a significant impact on a county matter."
- 2.2. The National Planning Policy Framework (NPPF) (2024) (Paras 20-24) sets out the requirements and guidance that the Local Plan will be tested against. This includes cooperation on 'strategic priorities', in delivering:
  a) homes (including affordable housing), employment, retail, leisure and other commercial development
  b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change.

management, water supply, wastewater, flood risk and coastal change
management, and the provision of minerals and energy (including heat)
c) community facilities (such as health, education and cultural infrastructure)
d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

- 2.3. Paragraphs 24 to 27 of the NPPF (2024) state that strategic planning plays a vital role in ensuring sustainable growth and strategic policy-making authorities should work collaboratively on strategic matters that need to be addressed within the plan. This includes where applicable working with 'Local Nature Partnerships, the Marine Management Organisation, county councils, infrastructure providers, elected Mayors and combined authorities' (Para 25).
- 2.4. Planning Inspectors are required to test legal compliance with the Duty to Cooperate legislation and all other legal requirements alongside the wider tests of the Plan's 'soundness'.

# 3. Legal Duty to Cooperate

- 3.1. The London Plan (2021) expresses the need for collaboration between boroughs on strategic issues that go beyond the scope of borough boundaries. Wandsworth Borough Council and other public bodies have routinely and effectively cooperated on cross-boundary and strategic matters.
- 3.2. Co-operation can take many forms which are effective in different contexts. The Council and other prescribed bodies for the purpose of the Duty to Cooperate co-operate effectively through shared participation in a range of strategic or cross-boundary forums. These forums include:
  - The Association of London Borough Planning Officers (ALBPO)
  - London Councils
  - Specific projects or workstreams overseen by the Greater London Authority (GLA)
- 3.3. The Council and other prescribed bodies also achieve effective co-operation through ongoing informal liaison and the holding of periodic or ad hoc meetings between officers which ensure issues are monitored and addressed collaboratively.
- 3.4. In scoping the Wandsworth Local Plan Partial Review, the Council has generally not identified or foreseen significant strategic or cross-boundary matters. Given the relatively limited scope of the Wandsworth Local Plan Partial Review, a majority of the co-operation with other prescribed bodies has been achieved effectively through periodic and/or ad hoc meetings and through formal consultation responses. Updates have also been provided at meetings of some of the strategic forums listed above.
- 3.5. Where advice or feedback has been provided, either through informal liaison or formal consultation responses, the Council has given these appropriate weight and used these to inform the drafting of policies as part of the Wandsworth Local Plan Partial Review.

Official

# 4. Strategic Geography

- 4.1. Wandsworth is an inner-London Borough located in south-west London and is bordered on the northern edge by the river Thames with the London Borough of Lambeth to the east, London Borough of Merton to the south and London Borough of Richmond Upon Thames to the west.
- 4.2. Figure 1 below shows Wandsworth Borough in relation to adjoining Boroughs.
- 4.3. As shown by Figure 1, the Royal Borough of Kingston upon Thames is located to the south-west of Wandsworth.



# 5. Wandsworth Local Plan Partial Review

- 5.1. The Wandsworth Local Plan Partial Review underwent Regulation 18 consultation from 23 October to 4 December 2023, followed by a Regulation 19 consultation from 13 January to 24 February 2025. The draft policies within the Local Plan that are relevant to the Wandsworth Local Plan Partial Review include:
  - Policy LP23 Affordable Housing
  - Policy LP24 (Housing Mix)
  - Policy LP28 (Purpose Built Student Accommodation)

Statement of Common Ground LB Wandsworth and RB Kingston upon Thames April 2025

- Policy LP29 (Housing with Shared Facilities)
- Policy LP30 (Build to Rent)
- Policy LP31 (Specialist Housing for Vulnerable and Older People)
- 5.2. All other policies within the Local Plan are proposed to remain as existing in the adopted Wandsworth Local Plan (2023-2038).
- 5.3. The following sections give an overview of the main changes proposed to each of the above listed policies.

# Affordable Housing (Policy LP23)

- 5.4. Draft Policy LP23 aim to address the affordable housing needs in Wandsworth as detailed in the Housing Needs Assessment (2024). Draft Policy LP23 sets a strategic target of 50% of new homes (by habitable room) to be affordable. It requires an affordable housing tenure split of a minimum of 70% social rent and maximum of 30% intermediate housing. The threshold for the Council's Fast Track Route is set at 45% for private sites, and 50% for public sector land and strategic or local industrial locations.
- 5.5. Additionally, the draft policy requires financial contributions towards affordable housing from small sites with 9 or fewer dwellings of £50,000 per dwelling calculated on a gross basis.
- 5.6. Developments that are unable to meet these requirements must submit viability evidence and follow the Viability Tested Route (VTR).

# Housing Mix (Policy LP24)

- 5.7. Draft Policy LP24 slightly reduces the proportion of one-bedroom homes sought from market housing and re-balances towards family-sized homes (two or more bedrooms), which are most needed in Wandsworth. This adjustment aims to address the high demand for larger homes suitable for families.
- 5.8. The housing mix policy has also been updated to require a greater proportion of one- to two-bedroom intermediate homes. These changes are intended to ensure that the housing mix aligns with the current needs and income levels of residents, providing a more balanced and accessible range of housing options across the borough.

# Purpose Built-Student Accommodation (Policy LP28)

 5.9. Draft Policy LP28 proposes that Purpose-Built Student Accommodation (PBSA) is only suitable on land which is unsuitable for conventional housing. This
 Statement of Common Ground
 LB Wandsworth and RB Kingston upon Thames
 April 2025 measure aims to prioritise the use of available land for conventional housing, including conventional affordable housing.

5.10. Additionally, Draft Policy LP28 has been revised to require developers of PBSA to make a contribution towards conventional affordable housing. This requirement aligns with draft Policy LP23, ensuring that the development of student accommodation also supports the wider goal of increasing the availability of affordable housing in the borough.

## Housing with Shared Facilities (Policy LP29)

5.11. Draft Policy LP29 has been updated to require developers of housing with shared facilities to make a financial contribution towards conventional affordable housing in line with draft Policy LP23.

## Build to Rent (Policy LP30)

5.12. Draft Policy LP30 has been updated to require developers to make a higher proportion of units available as conventional affordable housing, in line with Draft Policy LP23. This means that affordable units must be delivered on-site whenever possible. If on-site delivery is not feasible, developers are required to provide affordable housing on another site. If neither option is possible, developers must make a financial contribution towards affordable housing.

## Housing for Vulnerable People and Older People (Policy LP31)

5.13. Draft Policy LP29 has been updated to require developers of housing with shared facilities to make a contribution towards conventional affordable housing in line with draft Policy LP23.

# 6. Statement of Common Ground

- 6.1. The Council and the Royal Borough of Kingston upon Thames agree on the following statements:
  - i. No cross-boundary or strategic matters arising from the Wandsworth Local Plan Partial Review have been identified through co-operation between the parties
  - In relation to co-operation between the parties, both parties are satisfied that Wandsworth Council has fulfilled its legal duty to cooperate in the preparation of the Wandsworth Local Plan Partial Review
  - iii. The parties which are signatories to this Statement have co-operated effectively and an ongoing basis throughout the preparation of the Wandsworth Local Plan Partial Review

# 7. Evidence and Outcomes of Co-operation

- 7.1. A list of meetings held between the Council and the Royal Borough of Kingston upon Thames in relation to the Wandsworth Local Plan Partial Review are below:
  - 23<sup>rd</sup> January 2024
  - 10<sup>th</sup> June 2024
  - 1<sup>st</sup> October 2024
  - 15<sup>th</sup> January 2025
- 7.2. Specific outcomes of co-operation between the parties are:
  - LB Wandsworth and RB Kingston Upon Thames shared information about the ongoing work on the Local Development Plans of the respective boroughs.

## 8. <u>Governance Arrangements</u>

8.1. The parties are responsible for reviewing and signing this SoCG in line with their own governance arrangements.

## 9. Timetable for Review

- 9.1. The parties note the Council's current Local Development Scheme timetable for the Wandsworth Local Plan Partial Review.
- 9.2. The parties expect the SoCG to expire six months from adoption of the Wandsworth Local Plan Partial Review and/or the superseding of this document by a new SoCG agreed by both parties, whichever is sooner.

# 10. Signatures

Name: Adam Hutchings Date: 4 July 2025

On behalf of the London Borough of Wandsworth



Name: Ian Manders

Date: 13 June 2025

On behalf of the Royal Borough of Kingston upon Thames

#### Official

# Wandsworth Local Plan Partial Review

# Duty to Co-operate Meeting with RB Kingston

# 23.01.2024

## Attendees:

- Richard Crutchley (RC)
- Daniel Goodman (DG)
- Tom Bright (TB) Kingston
- Thomas Sild (TS) Kingston

## Update on Wandsworth Local Plan Partial Review

- DG introduced the purpose of the meeting as to update Kingston on the Wandsworth Local Plan Partial Review, part of a series of early meetings being undertaken with neighbouring authorities and the GLA
- DG gave background and context to the Local Plan Partial Review; WBC submitted their plan for examination in 2022. Whilst the Local Plan was adopted in July 2023, this was followed by an immediate review focussed around affordable housing
- Regulation 18 consultation held in late 2023, the scope of which was:
  - Review and update of Policy LP23 Affordable Housing and other policies as they relate to strengthening the provision of homes for social rent for local people, together with any other consequential changes necessary for consistency across the Plan. Seeking:
    - (To) strengthen the Local Plan policy by setting out a clear policy requirement for new housing developments in the borough to provide at least 50 per cent of dwellings as affordable homes delivered on site.
    - A greater proportion of all new affordable homes to be genuinely affordable, preferably a 70/30 split in favour of social rent.
    - To require affordable housing from small sites below the current threshold of 10 or more homes (gross).
- Around 230 responses received, of which around 40% from small developers, handful from agents and professionals, residents and community groups
  - Majority of responses were opposed, with some general support from residents and community groups
  - Many small developers used a templated response
  - Opposition from small developers focussed on the ambition to scope small sites into affordable housing requirements
  - Opposition from larger developers focussed on the ambition to increase the overall affordable housing requirement to 50%
- No policy or evidence published as part of the Regulation 18 consultation

- Wandsworth proposing to undertake a Whole Plan Viability assessment and updated LHNA to support the review. Kingston happy to share their own updated LHNA when available; Richmond previously shared LHNA with Kingston
- Emerging Kingston WPVA suggesting that small sites contribution is viable and supports 70:30 tenure split
- Wandsworth have established steering and working groups comprising senior Members and Officers to help guide the review forward. RC clarified there was expected to be no external representatives on steering group, more a vehicle to help clarify and define ambitions
- Wandsworth have an updated LDS which is looking at an Autumn 2024 Regulation 19 consultation
- Wandsworth mindful of scoping any knock-on effects on other policies
- Kingston considering role of First Homes, given evidence of limited market interest / take up. RC advised references to First Homes were deleted from Wandsworth policy. Will be reviewed as part of Partial Review but still expected similar conclusions on limited take up.
- Kingston looking at how to address other forms of accommodation, particular forms which can be used to circumvent affordable housing requirements, space standards etc.
- Wandsworth considering whether affordable housing should be sought from non-selfcontained housing. This could be another way to increase supply

## Update on Kingston Local Plan

- Progress carried out First Draft Reg 18 consultation in Winter 2022/23.
- Tall Buildings Strategy engagement in December 23: Tall buildings to be focused in Kingston town centres
- Viability Assessment First draft received Jan 2024
- Updated LDS including Local Plan timetable:
  - O Publication Reg 19 consultation Summer 2024
  - O Submission to SoS Autumn 2024
  - O Examination Spring 2025
- Spatial Strategy:
  - London Plan identifies potential Opportunity Areas for the Borough, but this was predicated on Crossrail 2 being delivered. Kingston not currently proposing an Opportunity Area Planning Framework.
  - Plan for Kingston Town Centre Area Majority of new housing will be delivered in and around Kingston Town Centre.
- Housing:
  - Meeting London Plan housing requirement is going to be a challenge for Kingston.
  - Kingston wrote to LBW and all neighbouring boroughs in 2022 about potential unmet housing need
- Economy:

- 2022 Employment Land Review identifies a significant need for additional office floorspace in Kingston.
- Kingston has commissioned consultants to carry out a Retail and Leisure Needs Assessment - Will include a telephone survey of residents in surrounding local authority areas, including Wandsworth
- Site allocations query around Asda Roehampton site which was previously allocated for redevelopment but no longer on policies map. RC to investigate and advise

# Wandsworth Local Plan Partial Review

# Duty to Co-operate Meeting with Royal Borough of Kingston upon Thames

# Monday 10<sup>th</sup> June 2024 – 15:30

### Attendees:

- Richard Crutchley (RC) Wandsworth
- Amy Ingle (AI) Wandsworth
- Bebert Longi (BL) Wandsworth
- Tom Bright (TB) Royal Borough of Kingston

### Discussions

#### Introductions

- RC Introduced the session and purpose of the DtC meetings.
- RC revisited the three main aspirations for the Local Plan Review, which is focused on aspects of Policy LP23, Affordable Housing, namely:
  - $\circ$  50% affordable housing contribution from developments
  - $\circ$   $\,$  To change the tenure split to 70:30 in favour of social rent
  - Affordable housing contributions from small sites (<10 dwellings)

#### Update on Wandsworth Local Plan Partial Review

- RC explained the partial review of the adopted Local Plan (2023). An update to the evidence base has been commissioned. The HNA is being undertaken by ORS, and the WPVA is being undertaken by BNP Paribas.
- TB advised that BNP Paribas also undertaking the Kingston WPVA.
- RC noted WBC are aiming to take Reg.19 version to Transport Committee in October. The form of the changes is up for discussion as it remains unclear how far changes will need to be made to associated parts of the plan (e.g. one new policy or a tracked changes version?).
- RC noted that WBC will likely need to make some amendments to other areas of the Local Plan where affordable housing is mentioned, so it is up to date and robust. For example, LP24 Housing Mix is an area where the data may be used to explore an updated understanding of need
- RC commented that WBC were aiming to target a broader understanding of the Local Plan Partial Review prior to any Reg.19 consultation, including by attending local Housing Area Panels.
- TB noted that this is quite a unique Local Plan review because it is so specific and will need a very specific engagement approach.
- TB inquired about production of a SoCG. RC advised that for the previous plan, WBC produced one SoCG document between all neighbouring authorities and confirmed that WBC will most likely take this approach again for the review. RC noted that timescales on any future SoCG are yet to be defined.

- RC explained works taking place on the Clapham Junction masterplan.
- TB explained status of Kingston Local Plan review likely that Kingston will also be taking the small sites approach and early evidence from BNP Paribas indicates that this will be viable.
- TB noted that Iceni have been commissioned to undertake HNA Social rent, affordable rent and intermediate housing; 70/30 split also.
- TB noted that the full Kingston Local Development Scheme was updated earlier this year, and Kingston aiming for Committee in Sept on Reg.19 and full Council in Oct with a view to submission to SoS in early 2025. Potential for delays in this programme due to election, team capacity, examination timescales.
- TB noted there were no cross-boundary issues of note at this stage.
- TB explained Kingston will likely not meet their housing target and so are expecting some challenges with this (they have a 9,640 target from London Plan 964 p/a). Kingston need to identify how many homes they feel can be delivered over 15-year plan period.
- TB: Retail and leisure needs assessment Wandsworth falls into the catchment. The assessment shows Kingston's catchment area is contracting and that it is not as attractive as in previous years as a retail and leisure centre. As most town centres, proportion of sales through online shopping have risen and town centre spending has reduced. Also seeing more diverse range of uses in town centre.
- RC asked if Wandsworth were likely to receive another letter on unmet housing need
- TB noted that Kingston evidence base should be published by Reg.19 stage (including the WPVA).
- TB noted a lack of interest from Registered Providers for First Homes RP's would much rather see intermediate tenure/shared ownership.
- RC: Raised ASDA Roehampton query from previous DtC meeting. This will be part of the next SHLAA but it is not an allocated site.

## <u>AOB</u>

• TB: a colleague at Kingston is doing a dissertation on Affordable Housing – TB asked if anyone at Richmond and Wandsworth Councils would be happy to speak to them. RC pointed TB to the planning policy email address.

# Wandsworth and Royal Borough of Kingston

# **Duty to Co-operate Meeting Notes**

# 01.10.2024

#### Attendees:

- Richard Crutchley (RC) Wandsworth
- Amy Ingle (AI) Wandsworth
- Wilson Lui (WL) Kingston

### Discussions

Introductions

- Attendees introduced themselves.
- This DtC meeting is being led by Kingston.
- Royal Borough of Kingston (RBK) were due to go out to reg 19 consultation in November, but this is delayed due to draft NPPF now reviewing the implications of this including from the revised local housing need figure. Reg. 19 consultation now on hold for time being.

### Local Housing needs and Housing Targets

- WL explained that under revised NPPF, Kingston have a LHN fig of 1,464 which is significantly higher than the London Plan target. RBK are unlikely to meet revised LHN figure or London plan target due to allocations. RBK have concerns around whether the sites put forward will be considered deliverable under revised NPPF.
- WL: For DtC purposes, RBK have an unmet need for housing.
- WL: RBK are reviewing options RBK are not currently supportive of Green Belt release, and London Plan sets out a target which RBK need to demonstrate compliance with. Even if RBK release Green Belt, they are unlikely to be able to meet housing need in full. Proposed arrangement is to go through Duty to Co-operate - need to go through the process of informing neighbouring boroughs of the situation
- WL: In due course, there will be the SoCG to agree key matters for cross boundary considerations
- RC gave an update on the policies involved in the Wandsworth partial review LP23, LP24, LP28, LP29, LP30 and LP31.
- RC: Wandsworth are waiting for new London Plan for housing need figures.

## Employment and Retail

- WL: RBK employment land review from 2021 highlighted significant need for additional office space up to 2041, with most demand expected to come from Kingston Town Centre and Surbiton. RBK has recently commissioned a retail needs assessment draft report has identified an additional need for comparison and convenience goods floorspace up to 2034.
- WL: Industrial land is more complicated due to the need for HGV's access Can't stack industrial and build up like office space.

- WL: RBK may have unmet retail need unsure about shared catchments with Wandsworth.
- WL: RBK has unmet need for employment

#### Gypsy and Traveller Sites

- WL: RBK 2018 G&T accommodation needs assessment identified a requirement or 74 pitches based on the updated G&T definition.
- WL to find out how many pitches RBK have already.
- WL: Potential G&T sites are being considered as part of the new Local Plan, but RBK is struggling to find suitable sites to meet the need for G&T pitches.

#### Infrastructure Planning

- WL: Opportunity to improve cycling and bus connections with transport partners
- WL: RBK exploring habitat bank opportunities.

#### Implications arising from draft NPPF

- WL: Asked if Wandsworth officers had any thoughts on potential implications.
- RC: Main issues are green belt and housing numbers. Wandsworth don't have Green Belt, only MOL which will need to be treated separately.
- WL: The revised frameworks expectation is for LPA's to plan for their development needs, including meeting their housing need figure in full.

#### Future Arrangements for DtC

- WL: Follow up meeting to take place following publication of revised NPPF.
- RC: Wandsworth would be happy to participate in a working group

#### Wandsworth Local Plan Partial Review update

- RC gave an update on status of the Wandsworth partial review getting ready to circulate reports and documents next week, to go out to Reg 19 in January.
- RC: Review has considered comments from small developers at reg 18 stage.
- WL asked about examination of Wandsworth Local Plan on housing numbers
  - RC: mainly about heights and viability
  - RC: had some challenge on housing number figures between London plan figures and the HBF

#### Wandsworth Local Plan Partial Review

#### Duty to Co-operate Meeting with Royal Borough of Kingston

#### 15.01.2025

#### Attendees:

- Daniel Goodman (DG) Wandsworth
- Amy Ingle (AI) Wandsworth
- Bebert Longi (BL) Wandsworth
- Wilson Lui (WL) Royal Borough of Kingston
- Hakeem Ahmed (HA) Royal Borough of Kingston

#### Introductions

- DG provided a background on the purpose of the meeting and the consultation launch for the partial review of the Local Plan.
- DG raised that the Wandsworth has launched the Local Plan Partial Review (LPPR) Regulation 19 consultation this week.

#### Partial Review of Local Plan (LPPR)

- DGo provided an update on the partial review and recapped the main ambitions of the review:
  - Wandsworth Local Plan adopted in July 2023; partial review initiated shortly afterwards
  - Proposes 50% affordable housing requirement, with local fast track route, and tenure split of 70% for social rent and 30% intermediate split.
  - Also proposes to introduce an affordable housing contribution for smaller sites (<10 units) to contribute to affordable housing.
- DGo noted that the partial review Regulation 19 consultation was launched this week and was closing after 6 weeks on Monday 24th February.
- DGo presented the main amendments to each of the 6 policies included in the partial review:
  - Policy LP23 Affordable Housing the threshold is increased to 45% for fast-track applications, small sites to make financial contributions to affordable housing of £50,000 per dwelling
  - Policy LP24 Housing Mix has been updated to shift a preference towards familysized homes; fewer one-bedroom units.
  - Policy LP28 updates Student Accommodation to require developers contribute financially to conventional affordable housing.
  - Policy LP29 and LP30 Shared Living/HMOs & Build-to-Rent updated to align with local thresholds and clarify contributions.
  - Policy LP31 Housing for Vulnerable People and Older People updated to align with the Local Plan rather than London Plan requires for Affordable Housing.
- Consultation set to close on 24th February 2025.
- WL raised questions on whether S106 will be used to collect contributions and approach in cases with small developer claims for unaffordability. DG responded that

S106 could be used in a proportionate way using templates and there will be a viability testing mechanism for smaller schemes will be in place through an in-house viability teams and larger schemes will undergo full viability testing.

#### **Clapham Junction Master Plan**

- DG gave updates on the progress of Stage 2 of the Clapham Junction Master Plan.
- Collaborating with stakeholders to improve station access and surrounding development.
- SPD consultation planned for late 2025.
- Public consultation will continue until February 2025.

#### **RBK Policy Updates**

- RBK has put their local plan consultation on hold and are now looking for a launch date next year.
- They are also conducting a review of its green belt policy and will look to engage with neighbouring authorities when they have appointed consultants.

#### AOB

n/a

Official