

Wandsworth Local Plan

Planning Obligations

Supplementary Planning Document

Draft for Consultation



Wandsworth Draft Planning Obligations SPD

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I Introduction

Purpose of the Planning Obligations SPD

- I.1** This Wandsworth Planning Obligations Supplementary Planning Document (SPD) sets out the Council's approach to securing planning obligations through the development management process. The SPD provides detailed guidance on how planning obligations will be determined and applied in relation to different types of development.
- I.2** The SPD addresses each of the main policy areas within the Wandsworth Local Plan (2023-2038) with the exception of affordable housing which will be included within the forthcoming Affordable Housing SPD.
- I.3** This SPD is not itself part of the local development plan but is a local development document which guides the Council's decision making on planning applications. The SPD supports the implementation of the policies of the Wandsworth's Local Plan (2023-2038) and is a material consideration in the determination of planning applications. The planning obligations set out by London Plan Guidance will continue to apply alongside the local requirements defined in this SPD.
- I.4** The SPD provides consistency with the Council's Infrastructure Delivery Plan, updated annually, which identifies infrastructure requirements across the borough, setting out what infrastructure is needed, where, and when. The SPD also better reflects the Council's wider objectives, captured within its [Developers' Protocol](#) (2023) and [Raising the Bar Guidance](#) (2024), and reflected in its launch of a [Neighbourhood Renewal Fund](#) and its decision to take a [borough wide approach to infrastructure spending](#).
- I.5** This SPD is structured in a way that sets out, for each policy area, the relevant threshold or trigger which will define the need for a planning obligation, relevant policy context (including references to the relevant Local Plan and London Plan policies) and wider planning considerations, and the specific planning obligations required (whether financial or non-financial).
- I.6** The Council has developed a range of resources on its website to assist in the application of this SPD. Developers are particularly encouraged to use

the Planning Obligations calculator published alongside this Planning Obligations SPD on the Council's website. The Planning Obligations calculator uses the formulas set out in the SPD to help applicants calculate the likely contributions required for a proposed development. The Planning Obligations calculator should be used as a starting point for discussions, although it should be recognised that all final contributions and the need for site-specific obligations will need to be confirmed with the Council at the pre-application and/or application stage.

What are Planning Obligations and why are they important?

- I.7** Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal and make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the three tests⁽¹⁾. They must be:
 - 1. necessary to make the development acceptable in planning terms;
 - 2. directly related to the development; and
 - 3. fairly and reasonably related in scale and kind to the development.
- I.8** While planning obligations will always be negotiated individually on a site-by-site basis, this SPD aims to give developers, members of the public, and other stakeholders a clear indication of what obligations are likely to be required to make development acceptable in planning terms.
- I.9** The types of planning obligation addressed in this SPD are different to the Community Infrastructure Levy (CIL), which is a non-negotiable charge used to fund local infrastructure that will support future development. CIL is charged on most new developments involving the creation of one or more new dwellings, or 100sqm or more of new gross internal floorspace. The two types of CIL collected in Wandsworth are borough level Wandsworth CIL and Mayoral CIL. This SPD does not provide detailed guidance on CIL but acknowledges the relationship between CIL and the types of planning obligations addressed in this SPD where relevant. Information on Wandsworth and Mayoral CIL are set out on the [Council's website](#).

¹ These tests are set out as statutory tests in [regulation 122](#) (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework.

I.10 Taken together, planning obligations (in the form of Unilateral Undertakings, Section 106 Agreements and Section 278 Agreements), CIL and certain planning conditions that secure infrastructure are called planning contributions. Importantly, planning obligations should only be used where it is not possible to address unacceptable impacts through

a planning condition. Table I below outlines the different ways in which developers may be asked to contribute towards infrastructure.

I.11 Further guidance on the role and function of planning obligations is set out in the [Planning Practice Guidance \(PPG\) section titled 'Planning Obligations'](#)

Planning contribution	Type	Aim	Delivery Mechanism
Planning obligations	S106 Agreement	Legal obligations to secure on-site infrastructure or financial contributions towards off-site infrastructure to mitigate the impacts of a development and make it acceptable in planning terms	S106 Agreements or Unilateral Undertaking
	S278 Agreement (highways contributions)	Legal obligations to make alterations or improvements to a public highway as part of a planning application	S106 Agreements, where no S106 is attached to the permission, S278 contributions can be secured via a negatively worded planning condition
Community Infrastructure Levy (CIL)	Wandsworth CIL	Fixed charge levied on new development to fund borough-wide infrastructure	Local Planning Authorities collect CIL payments when work on the new development commences
	Mayoral CIL	Fixed charge levied on new development to fund London-wide transport infrastructure	
Planning Conditions	Pre-commencement	Requirements or restrictions applied to a planning permission to mitigate the adverse effects of development, enhance its quality, and enable development to proceed where it would otherwise have been necessary to refuse planning permission	Attached to the planning permission, pre-commencement conditions can only be imposed on the grant of permission with the written agreement of the applicant
	Pre-occupancy		
	Post-occupancy management and monitoring		

Table I Planning Contributions towards infrastructure

Legal Context

I.12 The main way in which planning obligations are secured is via an agreement under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority. Highways contributions pursuant to Section 278 of the

Highways Act 1980 are also considered planning obligations and usually secured via S106 Agreements.

I.13 [Section 106 of the Town and Country Planning Act 1990](#) outlines the law as relates to applying, modifying, discharging and appealing planning obligations.

I.14 Planning obligations secured under Section 106 agreements and Unilateral Undertakings are legally binding and enforceable.

Policy Context

National Policy

- I.15** The [National Planning Policy Framework \(NPPF, 2024\)](#) sets out the national policy position on the use and application of planning obligations. It identifies, at Paragraph 56, that:

56. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

- I.16** The [Planning Practice Guidance \(PPG, 2019\)](#) provides detailed guidance on the use of planning obligations, and process for changing obligations, where relevant. This SPD has been prepared to align with the PPG.
- I.17** It is recognised that the planning system is likely to be subject to reform in the near future and that changes to legislation, regulations or national policy on the use of planning obligations may occur during the lifetime of this document. The Council will look to advise applicants on any material changes and bring forward a new SPD if appropriate.

Regional Policy

- I.18** The [London Plan \(2021\)](#) forms part of the development plan for Wandsworth. Its policies, and those contained within any successor plan, will be used as the basis for planning decisions.
- I.19** The London Plan identifies a range of policy areas where planning obligations will need to be used to secure contributions towards infrastructure or to mitigate other impacts arising from development. The framework provided by the London Plan has informed the development of local policies, through the Local Plan, which specify the use of planning obligations in more detail.

Local Policy

- I.20** The [Wandsworth Local Plan \(2023\)](#) sets out a framework for managing growth and development in Wandsworth over the next 15 years. It contains a range of both area-based and more general policies which together identify how development will be expected to contribute to a wider vision and set of objectives.

- I.21** In relation to planning obligations, the Local Plan identifies a range of policy areas where planning obligations will be needed to make development acceptable in planning terms. It includes references to the role of the Planning Obligations SPD (which should be taken to now mean this document, unless subsequently superseded by a newer version). In particular, it identifies, through Policy LP62 (Planning Obligations), that:

Planning obligations will be sought on a site-by-site basis including to secure the provision of affordable housing and to ensure that development proposals make on-site provision or fund local improvements to mitigate the specific impact of development and/or additional facilities made necessary by the proposal, subject to the three tests set out in the CIL Regulations and the principles set out in the Council's adopted Planning Obligations SPD (or successor document). Where the Council is satisfied through an independently verified viability assessment that the provision of infrastructure and services as required in the adopted Planning Obligations SPD (or successor document) and/or identified in the Infrastructure Delivery Plan would render a scheme unviable at the point of submitting a planning application then the provision of affordable housing and necessary transport infrastructure will be prioritised.

2 Negotiating and monitoring Planning Obligations

Use of Thresholds and Triggers

- 2.1** In accordance with the Local Plan, indicative thresholds have been set (where applicable) for each of the types of planning obligations in order to provide clarity as to when particular planning obligations are likely to be sought. In setting thresholds or triggers, the Council's intention is to balance the objective of ensuring that developments genuinely mitigate the impacts they will generate with the objective of not overburdening smaller developments which do not typically generate the economies of scale of larger developments.
- 2.2** The Council has sought to develop an approach that is not overly complex, and therefore whilst different thresholds are applied in relation to the various types of planning obligations, the Council has sought to align these with established thresholds wherever possible.
- 2.3** It is noted that some planning obligations are very site- or circumstance-specific. In these cases, it may not be possible to define a simple or consistent threshold based on development size or scale. There may also be rare cases where planning obligations are required to address matters which, in most cases, are addressed in alternative ways. For example, complex amenity issues which cannot be fully controlled by condition. Within relevant sections, this SPD nevertheless seeks to provide clarity as to the types of circumstance which might require planning obligations, acknowledging that this is not exhaustive.
- 2.4** Appendix I sets out examples of the likely delivery mechanism for securing contributions from different policy areas.

Drafting of Planning Obligations

- 2.5** Applicants, agents and developers are encouraged to seek pre-application advice prior to the formal submission of major development proposals within the borough.
- 2.6** Applicants should use this SPD and the Planning Obligations Calculator to help assess the impacts of the proposed scheme and any planning obligations likely to be required to mitigate the impacts of the development. Applicants are encouraged to submit these details as a draft Heads of Terms document alongside the pre-application

submission documentation to allow officers sufficient time to consider the details contained within the draft Heads of Terms.

- 2.7** Applicants may wish to use Section 3 as the starting point for understanding whether their development is likely to require planning obligations. Applicants should however be mindful that some planning obligations will be highly site- or circumstance-specific and that further planning obligations may emerge as necessary once a specific proposal has been reviewed by the local planning authority.
- 2.8** There may be circumstances where the Council requests the applicant to provide and pay for an independent third-party review of specialist reports prior to determining an application. The Council may also request the applicant to provide further information or specialist reports in order to scrutinise future policy requirements. In addition, where there are appraisals or updates required to reports, the review of these by a third-party will also need to be paid for by the applicant.
- 2.9** Developers will be expected to meet all legal costs associated with drawing up planning obligations, together with reasonable costs incurred by the Council in drawing up s278 agreements. For developments that involve negotiations with the Mayor of London or Transport for London, and where they will require their own legal advice, the developer also needs to reimburse these costs for site specific S106 agreements.

Monitoring Fees

- 2.10** Developers entering into planning obligations will be required to pay a S106 monitoring fee, in order to mitigate the additional costs incurred by the Council in the administration and monitoring of S106 Obligations.
- 2.11** The Community Infrastructure Levy Regulations 2010 (as amended) provides for application of a monitoring fee. The monitoring fee is not sought as a planning obligation, and the Council will use a tailored approach to setting the fee. Calculation of the S106 monitoring fee takes into account the type and scale of development and associated monitoring timescales, factoring in the number of obligations to be monitored and the number of payments expected for each category of financial obligation (e.g. phased payments on larger schemes). A set formula will be used to calculate monitoring fees due as detailed below.

2.12 S106 monitoring fees will routinely be sought on completion of the S106 Agreement. For larger developments, instalments may be negotiated as detailed below, subject to indexation (by way of an

increase only) on date of payment. All monitoring fee instalments are to be paid before practical completion of development.

Section 106 Monitoring Fee Calculation

Section 106 Monitoring fee due = Officer Time (in hours) x £149*

$$\text{Officer Time (in hours)} = (A + (B \times 1.5) + (C \times 3) + (D \times 4)) \times (E/F)$$

Where:

A = Development type multiplier (see below).

B = Number of non-financial obligations.

C = Number of financial obligations.

D = Number of Demand Notices required for all financial obligation categories.

E = BCIS Index figure on the date when the S106 monitoring fee is paid.

F = BCIS Index figure on the date when the S106 Agreement is completed.

Development Size and Type	Delivery Timescale Years (G)	Hours per scheme and per year (H)	Development Type Multiplier (A = G x H)**	Maximum number of instalments
<10 proposed dwellings	1	2.5	2.5	1
10-49 proposed dwellings	1.5	10.0	15.0	1
50-99 proposed dwellings	2	12.5	25.0	2
100-149 proposed dwellings	3	15.0	45.0	3
150-199 proposed dwellings	4	20.0	80.0	4
200+ proposed dwellings	5	30.0	150.0	5
<1,000 m ² non-residential proposed floorspace	1	5	5	1
1,000 m ² - 9,999 m ² non-residential proposed floorspace	2	10.0	20.0	2

10,000 m2 + non-residential proposed floorspace	3	15.0	45.0	3
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Table 2 Section 106 Monitoring Fee Calculation

* Hourly rate to be updated annually through Council fee setting.

** For mixed use developments, the predominant use determines the Development Type Multiplier.

Number of financial obligations means all financial obligations where a contribution is secured by the S106 Agreement.

Number of non-financial obligations means all non-financial obligations stated in the clauses of the S106 Agreement that requires the Section 106 Officer's administration and/or monitoring in order to ensure compliance.

Deeds of Variation will require recalculation of monitoring fee to reflect the uplift in the number and type of obligations from the original S106 Agreement. When there is no uplift, it is in the Council's discretion to seek a monitoring fee based on the hours needed to administer the Deed of Variation.

Indexation (E/F) applies by way of an increase only.

Highways inspection fee

- 2.13** In addition to the monitoring fee, the Council will also seek a highways inspection fee of 5% of the cost of proposed highway works which will be secured in the highways agreement.

Index linking

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

- 2.15** Please note that the Mayor of London/Transport for London may use its own indexation for transport projects.

Collection of financial contributions

- 2.16** The Council will seek all monetary S106 contributions to be paid on completion of the S106 Agreement unless the developer can demonstrate this is not possible due to viability/cash flow.

- 2.17** In circumstances where evidence has been provided, the Council may consider payment up to 60 days before commencement of the development and the applicant will need to notify the Council of the date of intended commencement. On large payments of £250,000 or more, the Council may negotiate phased payments. Regard will be had to the impact of phasing of CIL payments and viability when a request to pay contributions is made. As a guide, a securitisation method in the form of a bond, charge on property or parent company guarantee may be required for large developments with contributions of £5 million or more.

Reporting

- 2.18** The Council makes publicly available information as to what planning obligation contributions are received and how these contributions are used, reported annually in the [Infrastructure Funding Statement](#).

3 Overview of Planning Obligations Required

- 3.1** Table 3 below provides a high-level overview of the planning obligations that may be required to address different policy requirements within the Wandsworth Local Plan.
- 3.2** Applicants are encouraged to use Table 3 as the starting point for considering whether their development is likely to require planning obligations. However, the information within Table 3 only provides a high-level summary and, wherever a development is likely to meet the relevant threshold, applicants are strongly encouraged to read the full guidance on those policy areas set out in the following chapters. This is particularly important given that the need for planning obligations will often apply only in certain locations or circumstances that may not be clear from Table 3 alone.

Policy Area	Local Plan Policy	Planning Obligations	Threshold	Trigger
Historic Environment	LP3 (Historic Environment)	Contribution towards the conservation, restoration or enhancement of the historic environment, archaeological sites or monuments	All developments	Where the development has a harmful impact on the historic environment that requires mitigation and this mitigation cannot be fully addressed through design or use of conditions
CCTV	LPI (The Design Led Approach) LPI17 (Social and Community Infrastructure)	Provision of CCTV cameras (on-site or commuted sum)	All developments	- Where existing CCTV would be removed and needs to be replaced, or - Where the development is in an area where there are gaps in coverage and a need for CCTV has been identified the Council's CCTV strategy, or - Where there is a need for public space surveillance, or - Where a development has a negative impact on public safety or transport that needs to be mitigated through CCTV.
Carbon Reduction	LPI10 (Responding to the Climate Crisis)	Commuted sum to the Council's Carbon Offset Fund	All developments	In exceptional circumstances where the carbon savings required by Policy LPI10 cannot be delivered on-site

Policy Area	Local Plan Policy	Planning Obligations	Threshold	Trigger
	LPI1 (Energy Infrastructure)	Financial contribution towards post-construction monitoring for the buildings' energy efficiency	All major developments	N/A
Decentralised Energy Networks (DEN)	LPI1 (Energy Infrastructure)	On-site provision of a DEN	All major developments	- Where the development is proposed in an area that no DENs are planned, or - In exceptional circumstances, where it is not technically feasible or viable to connect a development to an existing DEN
		Financial contribution towards establishing and expanding a DEN	All major developments	Where it is necessary to fund the establishment or expansion of a DEN which the proposed development would connect to.
Water and Flooding	LPI2 (Water and Flooding)	Provision of on-site flood alleviation or mitigation measures	All developments	Where flooding measures are necessary to make the development acceptable in planning terms and the required measures cannot be secured through other means, e.g. design or planning condition.
		Financial contribution towards off-site flood alleviation or mitigation measures	All developments	Where flooding measures are necessary to make the development acceptable in planning terms, but the required measures are not already covered by the Council's Infrastructure Delivery Plan.
Waste	LPI3 (Circular Economy, Recycling and Waste Management)	Securing compensatory capacity for any proposed loss of capacity at a safeguarded waste site	All developments	Where the development results in the loss of capacity at any safeguarded waste site.

Policy Area	Local Plan Policy	Planning Obligations	Threshold	Trigger
Air Quality	LPI4 (Air Quality, Pollution and Managing Impacts of Development)	Committed sum to the borough's Air Quality Fund	All major developments and any minor developments in/next to an Air Quality Focus Area	In exceptional circumstances where NO2 and PM modelled concentrations exceed the targets set by the Council's Air Quality Action Plan and where on-site mitigation measures are not feasible.
		Financial contribution towards monitoring air quality impacts and enforcement of air quality planning conditions	All major developments	N/A
Social and Community Infrastructure	LPI7 (Social and Community Infrastructure)	Contribution towards the delivery of new community and social infrastructure	All major residential developments Developments within growth locations	Where the development generates a site-specific need for new community or social infrastructure that cannot be addressed through other means, e.g. CIL. See specific instructions for how need is calculated for healthcare and education.
		Contribution towards the delivery of replacement community and social infrastructure	Developments that result in the loss of community or social infrastructure	In specific circumstances where it is necessary to replace or re-provide community or social infrastructure proposed for loss and this is not possible to secure through other means, e.g. condition
Arts and Culture	LPI8 (Arts, Culture and Entertainment)	Contribution towards arts and culture through delivery of an Arts and Culture Action Plan or, in exceptional circumstances, a committed sum equivalent to: £400 per dwelling £20,000 per 10,000 m² of non-residential floor space	Developments of 100 or more dwellings; and/or 10,000 sqm or more of non-residential floorspace.	N/A

Policy Area	Local Plan Policy	Planning Obligations	Threshold	Trigger
		Financial contribution towards new arts and cultural infrastructure set out in specific visions and/or guidance documents, equivalent to: £600 per dwelling £20,000 per 10, 000 m² of non-residential floorspace	Developments of 100 or more dwellings; and/or 10,000 sqm or more of non-residential floorspace.	Where developments come forward in locations where specific arts and cultural visions and guidance documents are in place (e.g. Lombard Road, York Road Focal Point Area and Wandsworth Town)
		Contribution towards the delivery of replacement arts and culture infrastructure	Developments that result in the loss of arts and culture infrastructure	In specific circumstances where it is necessary to replace or reprovide arts and culture infrastructure proposed for loss and this is not possible to secure through other means, e.g. condition
Play Space	LP19 (Play Space)	On-site provision equivalent to 10 sqm per child, or, if unfeasible, a commuted sum towards the provision of new play space or the enhancement of existing play space in the locality.	All major residential developments	For commuted sums, only in exceptional circumstances where the provision of on-site play space would not be feasible or appropriate.
Open Space	LP20 (New Open Space) LP54 (Open Space, Sport and Recreation)	On-site provision, or, if unfeasible, a commuted sum toward the enhancement of existing public open space and public realm in the locality.	All major developments	For commuted sums, only in exceptional circumstances where the provision of on-site open space would not be feasible or appropriate.
Utilities and Digital Connectivity Infrastructure	LP22 (Utilities and Digital Connectivity Infrastructure)	Provision of digital connectivity infrastructure or traditional utilities on-site or within the vicinity of the development site.	All developments	Where utilities or digital connectivity infrastructure is required to mitigate the impacts of the development.

Policy Area	Local Plan Policy	Planning Obligations	Threshold	Trigger
Affordable and Open Workspace	LP38 (Affordable and Open Workspace)	Provision of the relevant proportion of employment space as open or affordable workspace (see Policy LP38) In exceptional circumstances, where on-site provision is not appropriate or feasible, a commuted sum in line with the suggested formula in Table 4	Developments of 1,000 sqm of gross economic floorspace	For commuted sums, only in exceptional circumstances where the provision of affordable or open workspace on-site would not be feasible or appropriate.
Local Employment and Training Opportunities	LP39 (Local Employment and Training Opportunities)	A Local Employment and Enterprise Agreement and financial contribution towards local employment and training opportunities in line with the suggested formula in Table 5	Developments of 100 or more dwellings; and/or 1,000 sqm or more of non-residential floorspace	N/A
		A financial contribution towards local employment and training opportunities in line with the suggested formula (Approach to Calculating Employment and Enterprise Contribution)	Developments of 10-99 dwellings	
The Use of Local Goods, Services, Suppliers and Sub-contractors by the Developer	LP39 (Local Employment and Training Opportunities)	A Local Procurement Plan based on a target of 20% of the value of qualifying supplies and services, or, in exceptional circumstances, a commuted sum	All major developments	N/A
Visitor Accommodation	LP46 (Visitor Accommodation)	Securing public access to ancillary facilities of visitor accommodation	Developments consisting of visitor accommodation	N/A
Sustainable Transport	LP49 (Sustainable Transport) LP50 (Transport and Development)	Securing measures or contributions towards highways improvements and sustainable transport. These may include: - Measures within Construction Logistics Plans (CLPs) - Measures within travel plans - Site specific highways improvements (S278 Agreements)	All applications	Where the development has a highways or transport impact that requires mitigation. This will be informed by the Transport Statement, Transport Assessment or Travel Plan.

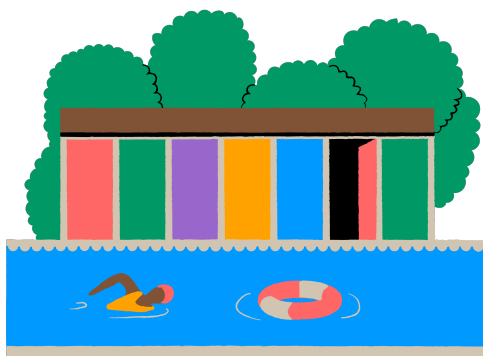
Policy Area	Local Plan Policy	Planning Obligations	Threshold	Trigger
	LP51 (Parking Servicing and Car Free Development) LP52 (Public Transport and Infrastructure)	- Financial contributions towards public transport improvements - EV charging points - Car club operation and membership for residents - Parking restrictions		
Biodiversity	LP55 (Biodiversity) LP57 (Urban Greening Factor)	Securing contributions to mitigate or compensate for biodiversity impacts off-site	All applications	In exceptional circumstances where the applicant has followed the mitigation hierarchy, it is not possible to avoid biodiversity impacts, and mitigation cannot be secured on-site through other means, e.g. design or conditions
		Securing measures required for Biodiversity Net Gain (BNG) to secure the provision or maintenance of significant on-site enhancements or off-site gains	All applications	In exceptional circumstances, where it is not possible to secure measures necessary for Biodiversity Net Gain (BNG) through other means, e.g. design or conditions
Trees	LP56 (Tree Management and Landscaping)	Financial contributions towards provision of off-site trees, in line with the CAVAT methodology	All applications	In exceptional circumstances, where the development requires the felling of a tree and it is not practical to replace it on-site.

Table 3 Overview of Planning Obligations

4 Placemaking - Area Strategies

Area Strategies

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
PM1 – PM10	• Wandle Delta Masterplan SPD • Clapham Junction Masterplan SPD (Emerging) • Wandsworth Growth Plan



Threshold or Trigger for Planning Obligation

- 4.1** Planning obligations towards specific place-making infrastructure may be sought from developments located **within the boundary of one or more Area Strategy policies** within the Local Plan, as defined by the Policies Map.
- 4.2** Where relevant, planning obligations may also be used to secure contributions towards the vision or objectives of area-specific planning briefs, masterplans and SPDs, where necessary to address the objectives of the Local Plan.

Policy Context

- 4.3** The Local Plan sets out a place-based approach to development in the borough. Detailed Area Strategy policies have been identified for the following areas:
- PM2 Wandsworth Town
 - PM3 Nine Elms
 - PM4 Clapham Junction and York Road/Winstanley Regeneration Area
 - PM5 Putney
 - PM6 Tooting
 - PM7 Roehampton and Alton Estate Regeneration Area
 - PM8 Balham
 - PM9 Wandsworth's Riverside
 - PM10 Wandle Valley

- 4.4** The purpose of the Area Strategies is to provide a place-based policy framework, including detailed visions or policy objectives for specific areas, intended to guide development and support the implementation of the borough-wide policies at an area- or neighbourhood scale. Each Area Strategy is supported by Site Allocations which provide detailed site-specific requirements. The Area Strategies should be taken into account by planning applicants for the development of sites within the Area Strategies together with the borough-wide policies.

Planning considerations

- 4.5** Development within the boundary of Area Strategies, or within Site Allocations, will play an important role in realising the visions and objectives identified for these areas. The Area Strategy and Site Allocation policies within the Local Plan include some requirements which are specific to the opportunities or challenges identified for those areas, rather than the general requirements addressed elsewhere in this document. Developments within the boundary of one or more Area Strategy will be required to contribute proportionately to the delivery of infrastructure in line with the Local Plan.

Requirements

- 4.6** Where a development falls within an area covered by one or more Area Strategy, planning obligations may be used to secure contributions towards the vision and policy objectives for that area.
- 4.7** The starting point for establishing the need to apply planning obligations will be the Area Strategy and Site Allocation policies within the Local Plan, and any supporting documentation including planning briefs, masterplans or Supplementary Planning Documents. The need for planning obligations to be applied will be sensitive to the exact location, scale and use of the development, and the ability to satisfy the requirements of the Area Strategy or Site Allocation policies without the need for planning obligations, e.g. through design or use of

conditions. Applicants will be expected to design development proposals with the aim of satisfying the full requirements of Area Strategy and Site Allocation policies and supporting briefs, masterplans or SPDs, and are encouraged to engage with the local planning authority at an early stage to understand whether planning obligations may be needed to secure further contributions. General examples include:

Economic development

- The provision of affordable workspace, including in specific priority areas identified in the Local Plan such as Battersea Design and Technology Quarter (BDTQ)
- Improvements to town centres, including specific centres identified in the Local Plan

Public realm enhancements

- Improvements to pedestrian and cycle routes, including to enhance specific corridors and connections identified in the Local Plan
- Improvements to the general streetscape, including to deliver or fund enhancements to public realm, wayfinding and permeability in specific areas identified in the Local Plan

Transport and connectivity

- Active travel enhancements, including along specific routes identified in the Local Plan
- Improvements to sustainable transport infrastructure, including enhancements to specific railway stations identified in the Local Plan and emerging Clapham Junction Masterplan SPD
- New and improved riverside walkways and crossings, including the Thames Path and specific walkways and crossings identified in the Local Plan and Wandle Delta SPD

Open spaces

- New open space and open space enhancement, including specific formal and informal open spaces identified in the Local Plan and Wandle Delta SPD
- Creating a network of public spaces and promoting urban greening
- Provision for children's play

Sustainability

- Enhancements to local biodiversity and improved greening
- Enhancements to riverside environments, including in specific locations identified in the Local Plan and Wandle Delta SPD

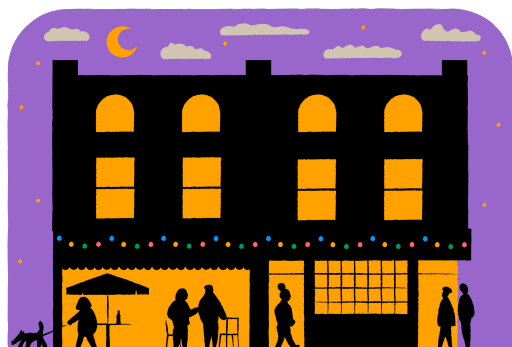
Community infrastructure

- The provision of education, recreation, cultural and health facilities, including in specific locations identified in the Local Plan

5 Achieving High Quality Places and Design Excellence

Historic Environment

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP3 (Historic Environment)	- Urban Design Study (2021) - Historic Environment SPD - Conservation Area Appraisals



Threshold or Trigger for Planning Obligation

- 5.1** Planning obligations relating to the historic environment will be **site-specific**.
- 5.2** Planning obligations may be required where it is identified that financial contributions towards conservation, restoration or enhancement measures are required in order to record or preserve archaeological sites or where mitigation is required to reduce harmful impacts on the historic environment to an acceptable level.
- 5.3** Whilst the need for planning obligations relating to the historic environment will be determined on a site-specific basis, the types of development more likely to trigger a requirement for a planning obligation are:
- Proposals relating to or affecting heritage assets, including those listed in Paragraph 14.18 of the Local Plan
 - Proposals affecting strategic or local views
 - Proposals affecting assets of archaeological interest, including within Archaeological Priority Areas

Policy Context

- 5.4** The Local Plan recognises that the borough's identity is, in part, created by the value of its heritage assets which represent an irreplaceable

resource that have the potential to enhance its character and distinctiveness. Policy LP3 (Historic Environment) supports proposals that protect, sustain and, where appropriate, enhance heritage assets and their settings. It also seeks to protect locally important views which contribute to the intrinsic character of the Borough.

Planning Considerations

- 5.5** In order to ensure compliance with Policies LP3, planning obligations may be required to make proposals acceptable in planning terms, where impacts cannot be fully addressed through design or planning conditions. This could include contributions towards the conservation, restoration and enhancement of the historic environment and archaeological sites and monuments. These will be sought where an impact is directly or indirectly linked as a consequence of a development site and requires mitigation.

Requirements

- 5.6** Where identified as necessary to address impacts on the historic environment, planning obligations may be applied to achieve the following:

Heritage Assets

- The repair, restoration or maintenance of a heritage asset(s) and their setting including listed buildings, conservation areas and locally listed buildings and landscapes;
- Increased public access and improved signage to and from heritage assets;
- Interpretation panels/historical information and public open days;
- The production and implementation of Conservation Management Plans particularly for Historic Parks and Gardens and important listed buildings and the updating of existing Management Plans;
- The repair and reinstatement of historic street signs as identified on Council lists

-
- The dissemination of historic environment information for public/school education and research; and
 - Sustainability improvements for historic buildings.

5.7 It is essential that heritage works are provided in a timescale commensurate with the proposed phasing of the development and the Council will seek to approve trigger points in the S106 agreement. The obligation will be secured through developer provision of identified works. Where appropriate, the obligation may include provision for the long term maintenance of the heritage asset or historic environment. Where the proposal involves enabling development to secure the repair, restoration and maintenance of the heritage asset, the Council will require any identified funds raised through provision of the enabling development to be held in an account, and appropriate arrangements put in place to manage spending of such funds.

Archaeological sites and remains

5.8 Where a proposal is identified as having an impact on archaeological remains, it will need to be recorded, and its findings published appropriately and placed on the Greater London Historic Environment Record (GLHER).

5.9 In some instances, where the Council deems archaeological assets to be of sufficient value, those assets will need to be preserved in situ. In other instances, archaeological assets may need to be excavated. Developers are expected to meet any cost associated with these activities or other relevant recommendations from the Greater London Archaeological Advisory Service (GLAAS)(5) required by the Council. In such cases, planning obligations within S106 agreements might need to cover the following:

- Measures for preservation or investigation, recording and recovery of archaeological remains and sites; and
- The display of archaeological sites

CCTV

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LPI (The Design-led Approach) LPI 17 (Social and Community Infrastructure)	- Wandsworth CCTV Strategy: 2024 – 2029 - London Plan Policy D11 Safety, security and resilience to emergency

Threshold or Trigger for Planning Obligation

5.10 Planning obligations to secure provision of CCTV cameras may be required from **any development** where:

- Existing Council owned CCTV is removed as a result of the development work and needs to be replaced;
- The development is in an area where there are identified gaps in coverage which the Council is seeking to address, as set out in the [CCTV strategy](#);
- There is a requirement for public space surveillance in new developments; and/or
- The development has a negative impact on public safety (and where appropriate the provision of suicide prevention measures related to riverside development) or transport such that CCTV is required to mitigate this and make the development acceptable.

Policy Context

5.11 Policy LPI (The Design-Led Approach) requires that minimising opportunities for crime and antisocial behaviour should be integral to the design of development proposals. However, there may be instances where the nature of development will create the need for additional measures to maintain a safe and secure environment and reduce fear of crime, including CCTV and other crime preventing measures. Policy LPI 17 (Social and Community Infrastructure) recognises the importance of community safety in creating sustainable and liveable neighbourhoods.

Planning considerations

5.12 CCTV is used by the Council for multiple reasons including the detection of crimes, deterring offenders, assisting the police, managing traffic flow and regulations, managing council-owned property and effective management of large events. The

Council's Joint Control Centre (JCC) is responsible for monitoring CCTV coverage across Wandsworth and Richmond.

5.13 The Council's CCTV Strategy seeks to maximise the effectiveness of the Council's CCTV and ensure there is growth and sustainability in the network. The Strategy encourages exploring options for bringing new areas into the Council's network for monitoring through the JCC.

Requirements

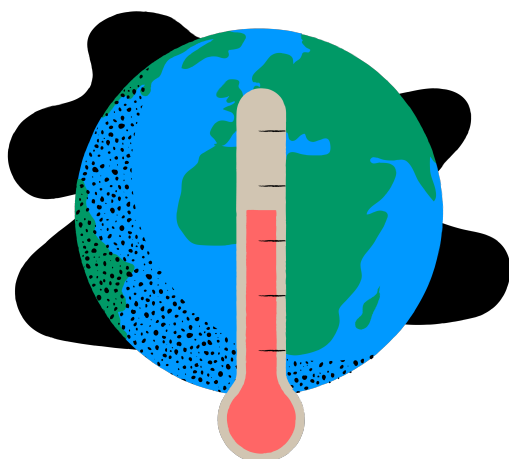
5.14 Where identified as necessary, the Council may use planning obligations to secure the provision of CCTV cameras, unless it is possible to secure the necessary provision through other means (e.g. a condition). The exact siting, location and specification for CCTV will be site-specific and will need to be agreed as part of any planning application.

5.15 The need to provide CCTV may, in some circumstances, be met through the provision of private CCTV as part of a development but there may be instances where a planning obligation in the form of a commuted sum would still be charged. This commuted sum would be required to fund the installation or transmission of the new camera system, or connections to the Council's existing network. As set out in the CCTV Strategy, the Council may require on-site provision for facilities and/or a physical connection to the Council's CCTV network.

6 Tackling Climate Change

Responding to the Climate Crisis (Carbon Reduction)

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP10 (Responding to the Climate Crisis) LP11 (Energy Infrastructure)	- Mayor's Energy SPG (2020) - GLA 'Be Seen' - Building Regulations 2021



Threshold or Trigger for Planning Obligation

6.1 Planning obligations towards carbon reduction will be required:

- To secure a financial contribution from any development which demonstrates, in exceptional circumstances, that it is not possible to fully achieve the on-site carbon emission standards set out in Part C of Policy LP10; and
- From all major developments in order to provide or fund the provision of post-construction monitoring in line with Part F of Policy LP10.⁽²⁾

Policy Context

6.2 The Wandsworth Environmental and Sustainability Strategy (WESS) 2019-2030 sets out the Council's ambitions for the next ten years in relation to urban greening, carbon reduction, air quality and waste

and recycling. The WESS is supported by an annual action plan that will be driven forward by the Council's Climate Change Group.

6.3 The Local Plan supports the Council's ambition to be the greenest council in inner London by 2030, carbon neutral by 2030 and zero carbon by 2043. The London Plan and Local Plan both seek to ensure that new development proposals make the fullest contribution to minimising standards which are designed to lead to zero carbon residential buildings.

6.4 Policy LP10 (Responding to the Climate Crisis) requires all new major development to achieve zero carbon standards with a minimum on-site reduction of 35%, all non-major new residential development provided in new buildings to achieve a minimum on-site reduction of 35%, any other residential development to achieve at least a 10% reduction and any other non-residential development to achieve at least a 15% reduction through the use of energy efficiency measures.

Planning Considerations

6.5 All development should be supported by a Sustainability Assessment and built to the highest standards of sustainable design, construction and operation. The Wandsworth Sustainability Checklist describes the key principles of sustainable design and construction. Normally, requirements for sustainable design will be dealt with using conditions, but in some circumstances, a S106 agreement may be required to secure the highest environmental standards of development.

6.6 As stated in the Local Planning Validation Checklist, an Energy Assessment must be submitted with any planning application. The Energy Assessment must

² For major developments, in line with Part F to Policy LP10 and Paragraph 15.21 of the Local Plan, the Council may also use planning obligations to require the developer to provide or contribute towards the cost of monitoring the building's energy efficiency over a four-year period, using smart meters and a web-based platform.

set out how the application achieves the 35% reduction by Policy LP10 and set out any remaining requirement for off-setting. For guidance on how to calculate this, follow the updated Energy Assessment Guidance and Carbon Emissions reporting spreadsheet to align with the London Plan and Part L 2021 building regulations.

off-site, where the shortfall of the proposed development can be saved. Developers can also mitigate against carbon dioxide by directly funding or installing community energy projects or retrofitting initiatives, or habitat restoration projects. Any future review would be paid for by the applicant.

Requirements

- 6.7** In exceptional circumstances, where an applicant demonstrates that the carbon savings required by Policy LP10 cannot be delivered on-site, the remaining regulated emissions will be off-set through a financial contribution to the Council's Carbon Offset Fund which will need to be secured through a S106 legal agreement. At the time of publication, the price of carbon is £95/tonne⁽³⁾ over 30 years, or but may otherwise be determined by the Council in accordance with the London Plan or its own assessment. The Council will use the latest available information in setting the appropriate price of carbon at the point of a planning application being considered.
- 6.9** Any off-set payments are calculated at the planning application stage and will be required to be recalculated at the detailed design stage or following amendments and conditions. This is to ensure that undertaking assessments following completion to review the development emissions is possible and appropriate. Assessing the payment in line with evolving design and construction of the development ensures accuracy.
- 6.10** Off-setting payment contributions to the Council's Carbon Offset Fund will be spent on measures that will reduce carbon emissions in the borough, such as the retrofitting of Council buildings, funding of renewable energy generation on existing public buildings, or enhancing the Council's vehicle fleet to improve carbon emission standards. These projects will be outlined on the Council's website. These contributions can be reduced where a developer can implement mitigation measures

3 This pricing is consistent with the recommendations made within the London Plan, although it may be subject to amendment in the future to ensure the Council's 'stepped approach' to realising zero carbon. Future changes to energy efficiency standards will be kept under review, and policy requirements will be updated with the prevailing standards if required.

Decentralised Energy Networks

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LPII (Energy Infrastructure)	- London Plan Energy Hierarchy - London Plan Policy SI3 Energy infrastructure

Threshold or Trigger for Planning Obligation

- 6.11** Planning obligations may be used to secure an on-site Decentralised Energy Network (DEN), where a **major development** is proposed in an area where no DENs are present or planned, or in exceptional circumstances where it can be sufficiently demonstrated that it is not technically feasible and/or economically viable to connect to an existing network in line with the GLA's latest Energy Assessment Guidance.
- 6.12** On a site-specific basis, developments may also be required to make financial contributions where necessary to fund the establishment or expansion of a network which it is proposed the development would connect to.

Policy Context

- 6.13** Policy LPII (Energy Infrastructure) expects new development to connect to any existing DEN or to adhere to an alternative energy strategy where this can be demonstrated as being more efficient, clean and decarbonised than the DEN (in accordance with the London Plan Energy Hierarchy). Where networks do not exist, Policy LPII expects developments to make provision to connect to any future network that may be developed, having regard to the possibility for this to come forward.

Planning Considerations

- 6.14** For small-scale developments, the cost and technical complexity of achieving a DEN connection may, in some cases, outweigh the potential benefits. In such instances, a proportionate approach will be applied, provided it is justified by evidence.
- 6.15** Where applicants consider full compliance to be unfeasible, applicants are encouraged to provide clear and robust evidence to demonstrate this. This may include financial appraisals, technical assessments, or site-specific constraints. Where justified, alternative or reduced measures may be considered acceptable, provided they align with the overarching objectives of the policy.

Requirements

- 6.16** Planning obligations will be used, where appropriate, to secure the proper installation, maintenance and responsibility for any proposed Decentralised Heat Network and related sustainable measures.
- 6.17** To support the development of strategic sustainable energy infrastructure, developers may be required to identify land and access for Energy Centres, District Energy Network (DEN) plants, and district heating connections. Financial contributions may also be needed to establish or expand networks where on-site or nearby works are necessary to mitigate the impact of development or facilitate site delivery. Developers will be expected to contribute to DEN costs based on the avoided expense of their own plant installation.

Water and Flooding

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LPI2 (Water and Flooding)	- London Plan Drainage Hierarchy - London Plan Policy SI 12 Flood Risk Management - Council's Infrastructure Delivery Plan

Threshold or Trigger for Planning Obligation

- 6.18** Planning obligations relating to water and flooding will be required on a site-specific basis.
- 6.19** Examples of where planning obligations relating to water or flooding may be required could include developments where a contribution to flood mitigation measures is required to make the development acceptable in planning terms.

Policy Context

- 6.20** Policy LPI2 (Water and Flooding) requires developments to demonstrate that they will avoid or reduce the risk of fluvial, tidal, surface water and other types of flooding and manage residual risks through appropriate flood risk measures, including the use of a range of Sustainable Drainage Systems (SUDS) appropriate to the various parts of the Borough.
- 6.21** Flood defences should be maintained and, where necessary, enhanced or raised for the lifetime of the development.

Planning Considerations

- 6.22** Flooding mitigation measures that are not already covered by the Council's Infrastructure Funding Statement and are deemed necessary to mitigate the specific impacts of a proposed development will be secured by planning condition, or where this is not possible, by financial and/or non-financial planning obligation.
- 6.23** The Environment Agency has identified specific flood alleviation schemes in need of funding and contributions through CIL or planning obligations in the form of commuted sums, including a project to reduce flood risk on the River Wandle. Off-site enhancements may be required along the Thames Path corridor and the Wandle River. Further guidance is included in the Wandle Catchment Plan.

- 6.24** The Council will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Council will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.
- 6.25** Thames Water currently offer a pre-planning service which confirms if capacity exists to serve the development or if upgrades are required for potable water, waste water and surface water requirements. Details on [Thames Water's pre planning service](#) is available online.

Requirements

- 6.26** Planning obligations relating to flood risk will be sought where necessary to secure flood alleviation or mitigation measures required under Policy LPI2, including SUDS, unless these can be secured by planning condition.
- 6.27** On a site-specific basis, a planning obligation in the form of a financial or non-financial contribution may also be required towards off-site flood risk mitigation works where a flood alleviation project directly mitigates flood risk on-site.

Waste

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LPI3 (Circular Economy, Recycling and Waste Management)	- London Environment Strategy - London Plan Policy SI 9 Safeguarded waste sites - Reuse, Recycling and Waste SPD

Threshold or Trigger for Planning Obligation

for a number of years, the potential capacity of the site should be calculated using an appropriate and evidenced throughput per hectare.

6.28 Planning obligations relating to waste may be sought from any development which would result in the loss of capacity at any safeguarded waste site.

Policy Context

6.29 Wandsworth's existing waste sites contribute capacity to manage the Local Authority Collected Waste (LACW) / Commercial & Industrial (C&I), apportioned by the London Plan, and Construction & Demolition (C&D) waste streams as set out in Table 15.4 of the Local Plan.

6.30 In line with Policy LPI3 (Circular Economy, Recycling and Waste Management), safeguarded waste sites will only be released for other uses if compensatory capacity is provided within Wandsworth or, if the borough's waste needs have been met, elsewhere in London.

Requirement

6.31 A safeguarded waste site will only be released for other uses if an applicant demonstrates, to the satisfaction of the Council, that compensatory capacity has been or will be provided. Planning obligations may be used to secure this compensatory capacity in perpetuity. As set out in the Local Plan, any compensatory capacity proposed should be provided within Wandsworth unless it can be demonstrated that Wandsworth has met its waste need, for apportioned waste. This could be achieved through reference to the Authority's Monitoring Report.

6.32 Compensatory provision will be required to meet or exceed the same level of the waste hierarchy of that which is lost and meet or exceed the maximum achievable throughput of the site over the last five years. The maximum throughput achieved on the site over the last five years can be identified through the Environment Agency's Waste Data Interrogators. Where this information is not available, for example if a waste site has been vacant

Air Quality

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LPI4 (Air Quality, Pollution and Managing Impacts of Development)	- London Plan Policy SI I Improving air quality - Air Quality Neutral London Plan Guidance, GLA 2023 - Air Quality Positive London Plan Guidance, GLA 2023 - Wandsworth Air Quality Action Plan, 2023 to 2028 - Sustainable Design and Construction Supplementary Planning Guidance, GLA 2014 - The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance, GLA 2014.

Threshold or Trigger for Planning Obligation

6.33 Planning obligations to mitigate the impacts of development on air quality may be required, in exceptional circumstances, where modelled concentrations exceed the targets set out in policies and it is not feasible to mitigate impacts on-site.

6.34 The need for planning obligations will take account of Air Quality Assessments (AQAs) required from certain developments. AQAs are required from:

- All major developments, in accordance with London Plan Policy SI I; and
- In some circumstances, minor developments within or adjacent to an Air Quality Focus Area (AQFA). These are areas the GLA has identified where there are both high concentrations of air pollution and high public exposure.

Policy context

6.35 Air pollution has a significant impact on climate and on people's quality of life and health. A borough wide Air Quality Management Area (AQMA) was declared in 2001 due to pollutants exceeding the National Air Quality Standards. Policy LPI4 (Air Quality, Pollution and Managing Impacts of Development) supports developments which incorporate 'air quality positive' design and the use of new technologies. Development proposals must be at least 'Air Quality Neutral' and should not contribute to worsening of air quality during the construction or operation stage, in accordance with Policy SI I of the London Plan.

6.36 The Council has produced an Air Quality Action Plan (AQAP) for 2023 to 2028 which includes measures to improve air quality across the borough by reducing the key pollutant emissions from vehicles, buildings and homes. The Wandsworth AQAP sets ambitious targets that align with the World Health Organization progressive guidelines for air quality. Specifically, through the AQAP the Council aims to reduce annual averages targets for nitrogen dioxide (NO₂) to the interim target of 30µg/m³ and of PM_{2.5} to 10µg/m³ in the first instance, proceeding to the tighter standards once achieved.

Planning considerations

6.37 The consideration of existing air quality and mitigation should be addressed at the planning application and design stage, with solutions identified to appropriately tackle potential impacts on future occupants. The development should not negatively impact local air quality and measures to reduce the impact should be implemented on site. Where it can be demonstrated that on-site provision is not feasible, off-site measures to improve local air quality may be acceptable, provided that equivalent air quality benefits can be demonstrated to off-set emissions. In this case a financial contribution will be sought for the Council's Air Quality Fund.

6.38 A proposed development can be air quality neutral but also have an adverse impact on local air quality. Developers should seek to mitigate these impacts and provide local measures to deal with any adverse impacts associated with development proposals during the construction and operational phases.

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- 6.39** The GLA have produced further guidance on how to reduce construction and demolition impacts, and applicants should have regard to this guidance, as well as the stipulations of the London Plan Policy SII. The Control of Dust and Emissions During Construction and Demolition SPG requires developers to produce an Air Quality and Dust Risk Assessment (AQDRA) and sets out minimum emission requirements for Non-Road Mobile Machinery (NRMM).
- 6.40** Since the Local Plan was adopted, the GLA has produced updated technical guidance on how Air Quality Neutral and Air Quality Positive standards will be assessed (see above), including the calculation of financial contributions where necessary. The process and calculations set out in these documents, and any subsequent revisions, will therefore be used to ensure developments meet relevant air quality standards.
- 6.41** Developments are expected to meet the borough air quality targets as set out in the Air Quality Action Plan (or future updates). Where NO₂ and PM modelled concentrations are exceeded, the developer shall need to mitigate the impact of poor air quality on future occupants through agreed measures including the design and ventilation strategy.

Requirements

- 6.42** Planning obligations in the form of a commuted sum will be used in exceptional circumstances where it is demonstrated that it is not feasible to deliver appropriate and adequate mitigation measures on-site as required by Policy LPI4, and that off-site measures would deliver equivalent or better air quality benefits to off-set emissions. If an off-site payment is agreed, this will be through a contribution to the borough's Air Quality Fund. The Air Quality Fund will be used to implement measures in the Borough's Air Quality Action Plan, relevant to the development and its impacts.
- 6.43** Financial contributions may also be required to cover the Council's costs of regulating the air quality impacts of new development and additional enforcement of air quality planning conditions to ensure that detrimental impact on air quality is carefully managed. This fee will be proportionate to the type and size of development.

7 Providing for Wandsworth's People Social and Community Infrastructure

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP15 (Health and Wellbeing) (Strategic Policy) LP17 (Social and Community Infrastructure) (Strategic Policy)	- London Plan Policy S1 Developing London's social infrastructure - London Plan Policy S2 Health and social care facilities - London Plan Policy S3 Education and childcare facilities - Wandsworth Infrastructure Delivery Plan - Department for Education Securing developer contributions for education, August 2023 - Joint Strategic Needs Assessment for Wandsworth - Wandsworth Joint Local Health and Wellbeing Strategy 2024-2029 '19 Steps to Health and Wellbeing'



Threshold or Trigger for Planning Obligation

7.1 Planning obligations may be used on a site-specific basis where necessary to secure the delivery of new or enhanced community facilities required to address the additional demands or needs generated by the development or in specific circumstances where it is necessary to replace community facilities proposed for loss. Improvements to community facilities will generally be funded by CIL, but there may be instances where a site-specific impact requires mitigation through direct delivery of infrastructure, or a financial contribution secured through a Section 106 agreement. Thresholds relevant to determining site-specific impacts are:

- Planning applications for 50 or more residential dwellings must submit a Health Impact Assessment (HIA) to identify how any potential negative health and well-being impacts have been addressed
- Planning applications for 10 or more residential dwellings are required to demonstrate that there is, or will be, sufficient capacity within the existing social and community infrastructure in the neighbourhood to accommodate the needs arising from new development.
- Developments within growth locations will also need to undertake a specific assessment of community facilities related to health and schooling to demonstrate the sufficiency of existing capacity or the need for additional facilities. Growth locations are defined as those areas covered by Area Strategies, as set out in Policy SDS1(A1) but may, at the Council's discretion, include areas where a significant amount of windfall development is occurring.

Policy Context

General

7.2 Policy LP17 (Social and Community Infrastructure) sets out how the Council will work with its key partner organisations to ensure that high-quality inclusive social and community facilities are provided and/or modernised to meet the needs of the whole community and reflect the approaches that the Council or its partners take to the delivery of services. Policy priorities include equitable provision of community facilities related to health and

schooling within growth locations and supporting infrastructure delivery in areas of deficiency. Under Policy LPI5, a Health Impact Assessment (HIA) is required to be submitted for all development proposals that include 50 or more residential units (also see the Council's Local Validation Checklist)

- 7.3** The Council's Infrastructure Delivery Plan (IDP) provides an updated infrastructure assessment for the borough which links into the Local Plan. The IDP sets out what is needed, where it is needed and when it is needed. It also provides an update on the delivery of the required infrastructure to date as well as setting out the range of plans, programmes and strategies, including those of partner organisations and agencies.

Education

- 7.4** The Local Plan recognises how important education is as a consideration for all major developments both in terms of the impact on existing provision and the potential to create new facilities. In considering contributions for education purposes, this includes early years, primary, secondary and further education (including SEND provision).

Healthcare

- 7.5** The South West London Integrated Care Board (ICB) is the statutory NHS organisation responsible for planning and funding most NHS services in the borough. A key part of the new Integrated Care System approach is to strengthen 'place' based partnership and collaboration between health, social care and voluntary sector partners. South West London ICB has agreed a new NHS Infrastructure Strategy for the South West London ICS to enable the SWL Joint Forward Plan 2023-28 and ICP Strategy 2023-28.
- 7.6** The provision and improvement of health facilities enables services to be delivered in accordance with the Council's Joint Local Health and Wellbeing Strategy 2024-2029 '19 Steps to Health and Wellbeing', meeting healthcare needs identified in the Joint Strategic Needs Assessment for Wandsworth (JSNA). The priorities identified are the primary driver of the forward plan of the Health and Wellbeing Board and inform the priorities for the refreshed NHS led Wandsworth Health and Care Plan.
- 7.7** Developers should engage with the ICB, NHS London Healthy Development Unit (HUDU) and partners, and the Council at pre-application stage to understand the capacity of existing healthcare

infrastructure and the likely impact of the proposals on healthcare infrastructure capacity in the locality.

Police Services

- 7.8** A Neighbourhood Police Office is a 24/7 base of operation for officers of the Metropolitan Police Service (MPS). It is not a public facing office, but rather a location typically used by officers at the beginning and the end of their shifts. The MPS have identified the following locations in need of a Neighbourhood Police Office:

- Roehampton Ward
- Tooting Broadway
- Tooting Bec Ward
- Furzedown Ward
- South Balham Ward
- Trinity Ward
- Nine Elms Ward

Planning considerations

- 7.9** Where a development of 10 or more residential dwellings is required under Policy LPI7 to demonstrate sufficient capacity within existing social and community infrastructure, applicants will be expected to address each of those uses set out in the non-exhaustive list in paragraph 16.15 of the Local Plan. Where there is a site-specific impact identified, applicants should plan for this to be addressed through planning obligations, having due regard to this SPD.
- 7.10** In addition, applicants will need to undertake a specific assessment of community facilities related to health and schooling within growth locations to demonstrate the sufficiency of existing capacity or the need for additional facilities. Development proposals within growth locations will need to provide flexibility to accommodate these facilities; including where the need arises in association with particular schemes. The Council will ensure that this provision is addressed equitably across the growth locations (in terms of requirement and its provision) and will work with developers and the community to consider this. Growth locations are those areas covered by Area Strategies, as set out in policy SDS1(A1) but may, at the Council's discretion, include areas where a significant amount of windfall development is occurring.

Requirements

7.11 Funding to support the delivery of new or enhanced community facilities will generally be provided through the Council as part of the standard CIL charge. However, where a development generates a site-specific impact that requires mitigation, the impact will need to be mitigated on-site or through the provision of financial contributions to allow the impact to be mitigated off-site. Contributions will be proportionate to the size of the development, which, depending on the type of facility, may be based on the number of dwellings or population yield.

7.12 There are a number of different ways of calculating population yield from a development, where relevant, and applicants should engage with the Council at an early stage to determine requirements for a specific site. These requirements will be based on the needs of the borough, and upon local evidence as to the required facilities which are sought. Where meeting planning obligations on-site or off-site are not possible or desirable, as agreed with the Council, a commuted sum will be sought (subject to the three S106 tests).

Community Facilities

7.13 The need to provide community facilities will be assessed on a case-by-case basis, proportionate to the scale of the development and will have regard to existing local provision. This includes local evidence and/or population needs as identified via needs assessments in terms of community facilities in the local area.

Education

7.14 Where a development generates an impact on education services, through an increase in pupil demand, planning obligations will be used to create the capacity necessary to meet this demand.

7.15 The Department for Education will only provide formula funding where there is a net increase in actual pupil numbers (taking into account existing provision and the underlying forecast demand), but this will not cover the full cost of assembling land and building a school.

7.16 Planning obligations may be used to provide new places either by enlarging existing schools or making a contribution to new schools as appropriate. Whilst the creation of new places will often be funded through CIL, the Council may also use planning obligations through a Section 106

agreement to secure further contributions necessary to mitigate site-specific impacts, such as the provision of land or buildings. Such contributions may also be secured retrospectively when it has been necessary to forward fund infrastructure projects in advance of anticipated housing growth. The Department of Education has published [guidance](#) on securing developer contributions for education.

7.17 In relation to education, the Council has indicative thresholds for determining the need for additional provision:

- 210 primary school age children = provision of 1 additional permanent form of entry (FE) in primary school (30 children per year)
- 150 secondary school age children = provision of 1 additional permanent FE in a local secondary school. Higher numbers may trigger a new school subject to existing capacity for expansion.

7.18 These thresholds are intended to be indicative only and to be used in a wider context as capacity in existing schools is also relevant. For example, if a development goes ahead in an area where there is significant capacity in existing schools, it is unlikely to be favourable to create a new form of entry if existing forms of entry have ample places available. Developers should contact the Council at an early stage to establish the education needs arising from a development.

Healthcare

7.19 Where a development generates a site-specific impact that cannot be fully addressed through CIL, the Council may use other planning obligations to secure the provision of facilities on-site as part of the development proposal, or in the form of a financial contribution to increase the capacity of premises and services within the local area. Any on-site facilities should normally be secured as 'shell and core' space within a building, which may be fitted out for healthcare purposes and/or a discounted rent to ensure sufficient mitigation.

7.20 The Healthy Urban Development Unit (HUDU) guidance and [HUDU Planning Contributions Model](#) is one method of calculating the capital cost of the additional health facilities required to meet the increased demand which arises from new developments, or calculate a financial contribution. An alternative agreed method may be required.

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- 7.21** Given the long timescales involved in large-scale development, the requirement for a new on-site facility may change. In this case, if a new facility is not required or able to be delivered, then a commuted financial contribution could be secured through the S106 legal agreement to contribute to alternative provision.

Police Services

- 7.22** The impact of large-scale development on the Metropolitan Police has funding implications, and policing infrastructure can be included within CIL and S106 obligations. S106 infrastructure is not limited to buildings and could include equipment such as surveillance infrastructure, CCTV, staff set up costs, vehicles, mobile IT and Police National Database.
- 7.23** Planning obligations may be used to secure the on-site delivery of a Neighbourhood Police Office where justified.

Other Emergency Services

- 7.24** The need for emergency services facilities should be discussed with providers and developers will be expected to make appropriate provision to meet these needs.

Arts and Culture

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LPI8 (Arts, Culture and Entertainment)	- London Plan Policy HC5 Supporting London's culture and creative industries - London Plan Policy E3 Affordable Workspace - GLA Cultural Strategy for London - Cultural Infrastructure Plan and Toolbox - Wandsworth Arts and Culture Strategy 2021 – 2031 - Lombard Road/York Road Cultural Planning Guidance.

Threshold or Trigger for Planning Obligation

7.25 Planning obligations towards arts and culture may be sought from developments of:

- 100 or more dwellings; and/or
- 10,000 m² or more of non-residential floorspace

7.26 Planning obligations to secure the replacement of arts and cultural space may also be required where a development would result in the loss of such space and it is not possible to secure re-provision through other means, e.g. via a condition.

Policy Context

7.27 The Council encourages the broad support and provision of arts, culture, creative industries, and cultural practitioners across the borough to promote the borough as home to a thriving artistic and cultural community.

7.28 The Arts and Culture Strategy 2021-31 seeks to promote and encourage participation in the borough's arts, culture and entertainment facilities.

7.29 Policy LPI8 (Arts, Culture and Entertainment) recognises creative industries to be one of the fastest growing industries in the local economy and it identifies a need for employment space which reflects the requirement of the creative sector, which includes cultural, artist and maker space. It also draws attention to the risks posed by the loss of employment space due to residential development and the desirability of securing a suitable supply of appropriate space.

7.30 Policy LP38 (Affordable and Open Workspace) draws attention to the pressure impacting on the affordability of workspaces catering for small businesses such as the cultural and the creative sector, including artist studios and maker space.

7.31 Where appropriate, the Council may produce area specific vision and/or guidance documents for arts, culture and creative industries, as in the Nine Elms Opportunity area, the Lombard Road York Road Focal Point area, Wandsworth Town, as well as in the Wandle Delta Masterplan, and Clapham Junction to outline the vision for the use of arts and culture to enhance the quality of development.

7.32 As part of Wandsworth Town's evolving approach to place-making and sustainable development, a Cultural Guidance Note will be produced to support the integration of arts, heritage, and creative activity within the planning process. This guidance will ensure that cultural considerations are embedded in development proposals from the outset. By providing clear expectations and frameworks for cultural contributions, the note will help secure meaningful cultural infrastructure, programming, and partnerships that reflect the unique identity of Wandsworth Town and enhance its social and economic vitality.

Planning Considerations

7.33 The Council defines 'Arts and Culture' as being the broad range of activity and facilities which enable a vibrant sustainable creative life. This includes creative projects and interventions, with artistic rigour and integrity, often through collaboration with local communities, which add to the vibrancy and character of an area which create distinctive vibrant places; and the spaces through which the creative and cultural industries and local community

can develop creative skills, train, create and present (studios, rehearsal, production, and venue) to suit different budgets and needs.

7.34 Arts and Culture initiatives and infrastructure should respond to the local need. They should provide the opportunity to engage with and involve local residents and other groups in creating schemes which are bespoke, often responding to local character and heritage. Initiatives are encouraged to: integrate arts projects within the public realm; promote participation in the arts to foster community cohesion and engender a greater sense of place; health and wellbeing and community safety; and/or support creative learning and open pathways into creative careers. All proposed works should be discussed with the Council's Arts & Culture Services and the Council's Planning team at an early stage and submitted for the Council's approval.

Requirements

7.35 The Council will use planning obligations to secure cultural provision and infrastructure that responds to the local need and creates a vibrant distinctive place. Any new provision of arts and cultural infrastructure should seek to enhance the local cultural offer and the community's ability to engage in it.

7.36 Applicants should discuss the need for obligations in relation to arts and culture with the planning case officer and the Council's Arts and Cultural Services from an early stage, ideally at the pre-application stage.

Arts and Culture Action Plans

7.37 As part of any planning application meeting the relevant threshold, applicants will be required to produce and realise a robust Arts and Culture Action Plan to enhance the range of arts and cultural opportunities in the area. Arts and Culture Action Plans should clearly set out how the developer proposes to meet and deliver the objectives set out in the Plan and how this delivers against Wandsworth's Arts and Culture Strategy 2021 - 2031. This will need to be approved by the Council's Arts & Culture Service as part of any planning application process. The Council has a Social Value Agreement template targeted for the use of cultural community space which can be accessed via the Council's website. This may be

required in certain schemes to provide further detail on how the Arts and Culture Action Plan will be undertaken.

7.38 In circumstances agreed by the Council where an applicant is unable to provide an Arts and Culture Action Plan, or it is not appropriate (e.g. for smaller schemes), then planning obligations in the form of a commuted sum will be sought to enable the Council to meet the requirements in the local area. The commuted sum will be calculated on the following basis:

- £400 per dwelling
- £20,000 per 10,000 m² of non-residential floor space⁽⁴⁾

7.39 These sums will fund projects which relate to the provision of Arts and Culture in the Borough. Cultural Planning Guidance has also been produced for the Lombard Road, York Road Focal Point to support the SPD (and forthcoming Wandsworth Town Planning Guidance note) which provides evidence as to how commuted sums are intended to be spent within the focal point. This guidance compliments and supports existing policy and the Arts and Culture Strategy 2021 -2031, and sets out further guidance on how to implement the Council's requirements for obligations for arts and culture in the Lombard Road, York Road Focal Point Area. Any future documents that may be produced by the Council which set out future cultural needs for the Borough and specific cultural guidelines, would be used as the basis for negotiations.

Arts and Culture Infrastructure Contribution

7.40 Where further information on cultural needs is available, such as through specific visions and/or guidance documents, then planning obligations will be used to secure a financial contribution towards new arts and cultural infrastructure, in line with the planning obligation tests. This contribution will be in addition to the provisions of any Arts and Culture Action Plan or commuted sum in lieu of an Action Plan. The financial contribution is based on MLA / ACE guidance for Arts, Museums and New Development - A Standard Approach, IXIA guidance, former Percent for Art programmes and legal advice pertaining to cultural obligations within planning policy, and will be updated should new data

4 Within mixed use schemes, contributions will apply to the gross floor space created, i.e. if the scheme is 100 or more dwellings, then a pro rata approach will be taken on all non-residential floorspace; a pro rata calculation will be made on all housing units on sites that have 10,000 m² or more of non-residential floorspace.

become available. Financial contributions towards Arts and Cultural Infrastructure will be calculated as:

- £600 per dwelling
- £20,000 per 10, 000 m² of non-residential floorspace⁽⁵⁾

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

5 Within mixed use schemes, contributions will apply to the gross floor space created, i.e. if the scheme is 100 or more dwellings, then a pro rata approach will be taken on all non-residential floorspace; a pro rata calculation will be made on all housing units on sites that have 10,000 m² or more of non-residential floorspace.

Play Space

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LPI9 (Play Space)	- London Plan Policy S4 Play and informal recreation - Mayor of London 'Shaping Neighbourhoods: Play and Informal Recreation' SPG (2012)

Threshold or Trigger for Planning Obligation

7.42 Planning obligations will be used to secure the on-site provision of play space from:

- All major residential developments (10+ residential dwellings); and/or
- Any major mixed-use development with a residential component

Policy Context

7.43 Play space is key to children and young people's well-being and development. Safe and stimulating play improves young people's mental and physical health and providing appropriate play facilities increases the likelihood of children being active.

7.44 Policy LPI9 (Play Space) requires that new major residential developments and mixed-use schemes with a residential component to make on-site provision for 10 sqm of dedicated play space per child.

7.48 The expectation is that the identified requirements for play space provision are met on site, particularly in major residential and mixed-use developments with a residential component. Where it has been clearly demonstrated that the provision of on-site play space would not be feasible or appropriate, the Council will require an equivalent commuted sum towards the provision of new facilities or the enhancement of existing facilities in the locality which have, or are capable of having, sufficient capacity to accommodate the needs of the new development.

Planning considerations

7.45 Play space needs arising from a scheme should be assessed following the benchmark standards in the Mayor of London 'Shaping Neighbourhoods: Play and Informal Recreation' SPG (2012).

7.46 Where play space is likely to be required as part of a development applicants should set out at an early stage how this will be addressed through the application. As set out in Policy LPI9 adequate consultation should be undertaken with children and young people regarding the design of the play space. Proposals should consider design and quality guidance for play facilities as set out in paragraph 16.45 of the Local Plan.

Requirements

7.47 All developments meeting the relevant threshold will be required to deliver on site provision of dedicated play space based on the London Plan requirement of 10 sqm per child.

Open Space

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP20 (New Open Space) LP54 (Open Space, Sport and Recreation)	• London Plan policy G4 Open space • London Plan policy S5 Sports and recreation facilities • Open Space Study • Playing Pitch Strategy • Wandsworth Moves Together Leisure Strategy 2024-2029

Threshold or Trigger for Planning Obligations

7.49 Planning obligations will be used to secure the provision of open space from all major developments

Policy Context

7.50 The Local Plan recognises the importance of the borough's open spaces to support people's health and well-being and the borough's habitat and biodiversity objectives. Open space is part of good place-making and the Council will require effective provision and urban greening that creates an integrated and connected network of green and blue infrastructure. Policy LP20 (Open Space) requires that new open space or public realm enhancements are provided on site as part of major developments, especially in areas of public open space deficiency identified in the Open Space Study.

7.51 Policy LP54 (Open Space, Sport and Recreation) protects existing open spaces, play areas, and sport and recreation facilities. The policy seeks that proposals for new or improved sports facilities and indoor recreation and leisure developments should be developed in accordance with and meet the needs identified through the Council's Playing Pitch Strategy or the Indoor Built Facilities Assessment. The Playing Pitch Strategy has outlined what types of playing pitches the borough is deficient in and large developments are required to provide additional supply where possible. Under policy LP54, public access to open space and sports and recreation facilities on private land will be supported, in particular in areas where there is an identified deficiency in open space.

Planning considerations

7.52 The Local Plan sets out that new open space or public realm enhancements should form part of every new major development, especially in areas of open space deficiency. The inclusion of accessible and usable open spaces within developments is important to good place making and links with biodiversity and urban greening requirements.

7.53 Proposals for new public open space will need to demonstrate accessibility to all ages and abilities, convenient public access points that are open at all times, maintenance in perpetuity, that it is well-designed and adopts good place-making principles, forms an integral part of a wider scheme and maximises biodiversity benefits.

Requirements

7.54 All major developments will be required to provide new public open space on-site and make improvements to the public realm. The Council's Parks team should be engaged at the earliest opportunity to discuss the requirements for open space arising from the development.

7.55 If it can be clearly demonstrated that on-site provision is not feasible or appropriate, a commuted sum toward the enhancement of existing public open space and public realm in the locality will be required. The financial contribution will be negotiated depending on the level and standard of open space provision required, as well as relevant local evidence (see Policy LP20). Access routes into buildings will not be considered public open space for the purpose of assessment.

7.56 Applicants will be required to provide a management plan demonstrating how any new open space will be managed, and public access maintained. This will normally be secured through planning condition, however there may be circumstances where a planning obligation or financial contribution may also be sought for maintenance. Where a new

public open space is proposed to be privately owned, this will be considered where it meets the [Public London Charter](#) (or future versions).

- 7.57** The Council will promote the multi-use of premises, including in schools and private or commercial facilities for sports and community purposes, subject to appropriate management arrangements and secured through community use agreements as part of a legal agreement.

Utilities and Digital Connectivity Infrastructure

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP22 (Utilities and Digital Connectivity Infrastructure) (Strategic Policy)	London Plan Policy SI 6 Digital connectivity infrastructure

Threshold or Trigger for Planning Obligations

7.58 Planning obligations towards utilities and digital connectivity infrastructure will be determined on a site-specific basis where necessary to make a development acceptable in planning terms.

Policy context

7.59 Policy LP22 (Utilities and Digital Connectivity Infrastructure) requires developments to provide the necessary utilities and digital infrastructure to support development, including those identified in the Infrastructure Delivery Plan. This includes digital connectivity, as well as traditional utilities such as water, recycling, telecommunications, heat, energy and waste management.

Planning considerations

7.60 The availability and capacity of existing and proposed infrastructure, or the potential capacity for enhancement through investment will be taken into account when assessing planning applications. Services brought forward by partner organisations will be incorporated within proposals as they come forward, with funding supported by the Community Infrastructure Levy and/or planning obligations.

Requirements

7.61 Where utilities or digital apparatus is required as part of a proposal or needed to mitigate the impact of development, it should be provided on-site or within the vicinity of the development site, and will be secured through planning obligations.

8 Building a Strong Economy

Affordable and Open Workspace

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP38 (Affordable and Open Workspace)	London Plan Policy E3 Affordable workspace



Threshold or Trigger for Planning Obligation

- 8.1** Planning obligations towards affordable or open workspace will be sought from any development providing more than 1,000 sqm of (gross) economic floorspace

Policy context

- 8.2** The Local Plan seeks to ensure that a wide range of businesses are able to afford to operate from the borough and that the premises they use provide the flexibility that businesses need in order to start and grow. In the context of increasing commercial rents and a constrained supply of floorspace together with forecast increased demand, businesses have found it difficult to find affordable space and this is especially acute for start-up businesses and other small and medium-sized enterprises (SMEs), minimising the productive economic potential of the borough and its residents.
- 8.3** In the adopted Local Plan, the term 'affordable workspace' either relates to the provision of open workspace (for example, co-working spaces, incubators, artists' studios and maker-spaces), or provision of workspace through a discount to the market rent referred to as affordable rent (generally for a specific social, cultural, or economic development purpose and provided directly by a dedicated workspace provider, a public, private, charitable or other supporting body). The terms 'Affordable Workspace' and 'Open Workspace' are defined in the glossary to the Local Plan.

- 8.4** Policy LP38 (Affordable and Open Workspace) expects that all development that provides economic floorspace will contribute to the provision of affordable and/or open workspace, in perpetuity or for a minimum of 30 years, which will be secured by way of S106 planning obligation and/or conditions, with details provided in an Affordable Workspace Management Plan. The policy approach is consistent with London Plan Policy E3 which states that, in defined circumstances, planning obligations may be used to secure affordable workspace at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose.

Planning considerations

- 8.5** Whilst planning obligations relating to dedicated affordable and/or open workspace will only apply to developments providing more than 1,000 sqm of gross economic floorspace, developments providing less than 1,000 sqm will still need to provide for a range of unit sizes, unless a specific end user has been identified and there is sufficient certainty regarding their occupation at the time of submitting the application, or if the proposed development is for a co-working space (or similar open workspace models).

Requirements

- 8.6** Planning obligations will applied to developments providing more than 1,000 sqm of gross economic floorspace to ensure they:
- Provide a proportion of open workspace equivalent to 10% of the gross economic floorspace and no less than 400 sqm (whichever is greater); **or**
 - Provide a proportion of economic floorspace at an affordable rent and with layouts, operations and services which support the provisions and specialist sectors identified at LP 38 B, in perpetuity or for a minimum of 30 years as follows:
 - Development in the Nine Elms OA (as delineated by the boundary on Council's Policies Map): at least 10% of gross

economic floorspace must be provided at no more than a capped rate of 50% of the prevailing market rate for comparable premises.

- ii. Development in all other locations: at least 10% of gross economic floorspace must be provided at no more than a capped rate of 80% of the prevailing market rate for comparable premises.

8.7 Affordable and/or open workspace should be provided in perpetuity. Where a developer can demonstrate there are strong reasons for not providing the affordable and/or open workspace in perpetuity, the Council will require the provision to be secured for a minimum period of 30 years.

8.8 The discounted rental values identified above are minimum targets. These will be achieved through S106 negotiations, and the Council recognises there will be site specific considerations, depending on the location, size and type of premises, and the viability of the scheme. Where appropriate and feasible to do so, developers should seek to go beyond the relevant minimum discount required by policy (which would be a material planning consideration weighing in favour of a development proposal), with consideration given to the nature and location of the proposed development to ensure that workspace provision is genuinely affordable and meets the specific needs of specialist sectors, particularly in locations with above average market rates.

8.9 Discounted rental rates should be derived from existing comparable market rents and not the market rental values a developer / site owner may be seeking from the proposed development. The Council will review the evidence of comparable market rents for both on-site provision and in calculating payments in lieu. In the case of dispute, the Council and the developer will jointly appoint an independent surveyor at the cost of the developer to confirm market rent (value) and maximum service charge levels.

Affordable Workspace Management Plan

8.10 Where an applicant is complying with Policy LP38 through the provision of affordable and/or open workspace on-site, the submission of a draft Affordable Workspace Management Plan (AWMP) is required at planning submission stage, and a final version will be secured by way of S106 planning obligation and/or conditions.

8.11 The AWMP will need to set out how the development will operate for Small and Medium Enterprises (SMEs) and will meet the provisions of Policies LP37 and LP38. The AWMP should be developed in liaison with the Council's Economic Development Office (EDO) and based on the template available on the Council's website. The AWMP shall include specific details showing how the economic floorspace will be provided and then managed for micro-, small- or medium-sized businesses at all stages of their development and shall include, but is not limited to, the following:

- The floor plans showing the location of the Affordable Workspace and the subdivision and the size of individual units;
- Details of the leasing or charging arrangements (including security of tenure under the Landlord and Tenant Act 1954 and the Code for Leasing and Business Premises in England and Wales 2020), that will ensure space is accessible to priority tenants such as:
- How priority shall be given to tenants (or possibly owner occupiers) whose current premises are due for redevelopment;
- Details for building management;
- Details of the landlord's fit-out including as a minimum power and basic lighting, floor finishes and WC and kitchenette facilities;
- Nomination rights and eligibility requirements; and
- Reporting requirements – this will set out information the developer / owner will be required to provide to the Council on an annual basis for monitoring purposes.

8.12 Early engagement with the Council's EDO to discuss the content of the AWMP, preferably at pre-application stage, is strongly encouraged. If some of the specified information is unavailable or incomplete at planning submission stage, as much information as possible should be included in the draft AWMP submitted with the planning application to inform its determination before it is finalised by way of S106 planning obligation and/or conditions.

Commuted Sum

8.13 In exceptional circumstances where it can be demonstrated robustly that it is not appropriate or feasible to deliver new affordable workspace on-site, the Council may consider alternative interventions that will achieve equivalent value and impact which is likely to take the form of an off-site financial contribution. It will be the responsibility of the developer to robustly demonstrate why delivery of

on-site provision is not viable or feasible and/or how a greater economic impact could be achieved through a payment in lieu. Any commuted sum will be calculated using the formula at Table 4. The variables used in the formula (for example, market rent and investment yield) will need to be evidenced and agreed with the Council. The yield applied in the calculation should align with the yield

assumptions used in the latest Wandsworth Whole Plan Viability Assessment for the relevant type of use, unless it can be demonstrated that an alternative yield is justified based on site-specific evidence or market conditions. Payments will be used by the Council to support the provision of affordable workspace anywhere in Wandsworth.

	Factor
A	Total gross economic floorspace (square metres)
B	Percentage of floorspace to be discounted
C	Amount of floorspace subject to discount (square metres)
D	Market rent per square metre subject to discount
E	Market rent for discounted floorspace before discount
F	Percentage discount
G	Rent after discount
H	Value of discount
I	Investment Yield
J	Income Multiplier
K	Capital value of discount

Table 4 Affordable Workspace Commuted Sum Calculation

Using the factors above, the following formula will be used to calculate the fee:

Step 1: $C = A \times B$

Step 2: $E = D \times C$

Step 3: $G = E \times F$

Step 4: $H = E - G$

Step 5: $J = (I/I)$

Step 6: $K = H \times J$

Local Employment and Training Opportunities

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP39 (Local Employment and Training Opportunities)	London Plan Policy E11 Skills and opportunities for all

Threshold or Trigger for Planning Obligation

8.14 Planning obligations relating to local employment and training opportunities will be sought from **all major developments**.

8.15 Different requirements will be applied based on the size of developments. The thresholds that will be used to determine the relevant requirements are:

Requirements for larger sites:

- Any residential developments providing 100 dwellings or more; and/or
- Any developments consisting of 1,000 m² or more of non-residential floorspace

Requirements for smaller sites:

- Any development of between 10 and 99 dwellings

Policy Context

8.16 The Local Plan seeks to promote sustainable economic development in the borough by providing opportunities for local employment and skills development. New development provides an opportunity to realise benefits for local people through the generation of local employment opportunities, providing enterprise and training places and procuring the goods and services provided by existing businesses during the construction and end use phases of development.

8.17 Policy LP39 (Local Employment and Training Opportunities) requires all new major development to enter into a Local Employment and Enterprise Agreement and ensure that existing borough businesses are used for the supply of local goods, services and supplies as part of construction and operation of developments. The policy approach is consistent with London Plan policy E11 which requires that development proposals should support employment, skills development, apprenticeships and other education and training opportunities in both the construction and the end-use phases.

Planning considerations

8.18 Policy LP39 applies the requirements for a Local Employment Agreement to all new major development. For large sites exceeding the thresholds below this will involve entering into a Local Employment and Enterprise Agreement with the Council, with provisions delivered on site through an Employment and Skills Plan with the Council, alongside a financial contribution which will be used by the Council to support the delivery of the Employment and Skills Plan. For smaller developments, an Employment and Skills Plan contribution will be required which will be used towards providing advice to start-up businesses to grow and support local people to access local jobs and training.

Requirements

Requirements for larger sites

8.19 Developments meeting the relevant 'larger site' threshold are required to:

- enter into a Local Employment and Enterprise Agreement with the Council whose provisions will be delivered through an Employment and Skills Plan with the Council; and
- pay a financial contribution to support the provision of job, training and apprenticeship placements and support for local businesses and entrepreneurs for both the construction phase and reflecting the proposed post-construction occupation of the employment space.

8.20 The number of job, training and apprenticeship places that a development will be expected to provide for Wandsworth residents in the construction phase is based upon the size and nature of the development; this will inform the use of construction industry benchmarks to determine targets for new entrants/apprenticeships. The number of job, training and apprenticeship places that a development will be expected to provide for Wandsworth residents in the end-use (operational)

phase is based upon the amount of gross floor space created and the average employee density for the type of use proposed, to give the employee or jobs yield; this is then multiplied by the average percentage of borough based jobs filled by Wandsworth residents. Developments will vary in scale and nature and Table 5 below provides an

indicative assessment of the provision of employment opportunities for Wandsworth residents for a given level of development. This (or alternative suitable methodologies) will form the basis for calculating the Local Employment Contribution as set out in Table 5.

Type of use	(A) Jobs, training and apprenticeship places in construction phase	(B) Jobs, training and apprenticeship places in end-use (operational) phase
Housing	5 Jobs per 1,000 sqm	Not applicable*
Non-residential uses		Estimated employee yield of development** x % of all jobs in Wandsworth taken by Wandsworth residents***
Total number of jobs	(A) Jobs, training and apprenticeship places in construction phase + (B) Jobs, training and apprenticeship places in the end-use phase	

*Except in circumstances where residential models generate end-use employment through on-site management and facilities teams. Examples include co-living schemes and Build to Rent models.

**Employee yield should be calculated by dividing the gross internal floor area created by average employee density values (based on the HCA employment density guide 2015 or similar recognised employment density metrics); employee yields for schemes that are calculated separately within planning applications may also be used as long as the calculation is based upon a recognised methodology.

Employee yield of a development = gross internal floor area ÷ employee density

***The percentage of jobs in Wandsworth taken by Wandsworth residents is estimated to be 27%, based on the 2011 census.

The developer should contact the Council's Economic Development Office to agree the employment yield figures for both construction and end-use phases.

Table 5 Approach to Calculating Employment Opportunities for Wandsworth Residents

Employment and Skills Plans (ESPs)

8.21 Developments meeting the 'larger site' threshold will be required to enter into a Local Employment and Enterprise Agreement with the Council's Economic Development Office (EDO) as part of the S106 legal agreement. This will include a requirement to agree an Employment and Skills Plan (ESP) with the Council's EDO at least three months before the commencement of development.

8.22 The purpose of the ESP is to set out the detailed delivery of the Local Employment and Enterprise Agreement through agreed targets once construction programmes and end-users are more clearly identified. Developers are encouraged to

contact the EDO as early as possible in the application process to discuss the development of the ESP, especially where there are site specific requirements. The Agreement sets out the purpose and provisions for local employment and enterprise benefit. The ESP is the mechanism for delivering these provisions through a planned approach, based on agreed development timescales and with named responsible contacts. The ESP delivery is monitored to check compliance and to inform S106 reporting by the Council.

8.23 The Council will seek to ensure that a proportion of jobs, training placements and apprenticeships are provided for Wandsworth residents. The Council, with partners, has introduced a number of programmes to support job brokerage,

employer-led training, skills training, apprenticeships and work experience placements. The Council also runs a programme of enterprise and business support activities that will be relevant for developers of business workspaces. The ESP should set out how these services will assist in the delivery of the Plan targets.

8.24 The ESP will, as a minimum, address how the developer intends to deliver the following requirements:

- Measures to ensure that a minimum total number of jobs created by the development in the construction and end-use phases (as calculated in Table 5) will be filled by Wandsworth residents;
- Provision of apprenticeships and traineeships for Wandsworth residents should be calculated with reference to the benchmarks in the CITB Client Led Model. The developer, its contractors or sub-contractors will be expected to pay its apprentices at a minimum of the London Living Wage and support training/college release arrangements until attainment of their qualification at a minimum of NVQ level 2. The developer will be expected to work with the EDO to identify candidates for apprenticeship places;
- Promotion of contract opportunities through the supply chain to local businesses (which the Council's EDO is able to facilitate);
- Provision of job opportunities in the end-use phase with appropriate support for long-term unemployed Wandsworth residents or those facing other labour market barriers;
- Where a scheme is promoting employment floorspace, to focus and ensure local end-use benefit supports local enterprise start-up and development as well as employment opportunity;
- Engagement with schools and education providers to promote to young people aged 11 to 19 the achievement of skills and qualifications needed for employment in the construction and end-use phases of developments. The ESP will include the details of the initiatives to be delivered and the Council supports: speakers / role models to speak to young people to encourage and inspire, work experience placements, mentoring, advice on curriculum design, and workplace visits;
- Acknowledgement and agreement by the developer that the Council shall act as the primary principal agency for the support for

the developer meeting its requirements in relation to the provision of business, employment and training opportunities arising out of the development;

- Job, training and apprenticeship vacancies to be notified to the Council - these should normally be advertised exclusively to Wandsworth residents via the EDO (or any other Council appointed agency) for a minimum 10 working days unless otherwise agreed by the Council. The developer will be required to ensure that its contractors and sub-contractors comply with this obligation;
- Provision of a named contact representing the developer/landowner responsible for implementation of the provisions within the ESP;
- Provision by the developer to the Council of quarterly monitoring reports on the implementation of their ESP; and
- Provision of details relating to the planned construction phasing information and labour forecasting data to the Council (as updated from time to time in the monitoring reports) to enable the Council to place or nominate appropriate candidates for jobs, training places and apprenticeships as the opportunities within the development arise.

8.25 An ESP template will be made available on the Council's website alongside the SPD on adoption.

Local Employment and Enterprise Financial Contributions

8.26 All developments meeting the 'larger site' threshold will be required to pay a financial contribution which will be used by the Council to support the delivery of the corresponding ESP.

8.27 The financial contribution is calculated by multiplying the average cost to the Council of supporting and/or placing Wandsworth residents in jobs, training places and apprenticeships by the estimated employment yield available to Wandsworth residents created by the development during both the construction and end-use (operational) phases.

8.28 The figure for the average placement support cost is taken from the Education and Skills Funding Agency unit costs, which may be amended from time to time. Please see the calculation below. Where the Council considers that a developer has used all reasonable endeavours to comply with the provisions of the ESP, the Council will repay to the developer one third of the financial contribution.

The ESP will contain provisions relating to regular monitoring and review of performance against the targets set out and will also contain provisions which govern any repayment of a third of the financial contribution. Partial repayment is designed to act as an incentive to developers to work actively with the EDO to meet their obligations in

the ESP to maximise employment and training opportunities arising from their developments for Wandsworth residents and businesses. For the avoidance of doubt, the financial contribution will be accepted by the Council as a permitted cost of the development when calculating viability for affordable housing purposes.

Approach to Calculating Employment and Enterprise Contribution

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

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

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

D = financial contribution

$$D = A \times B \times C$$

*This is an indexed value, and so will change over time. The value of £5,026 is used in the Planning Obligations Calculator. The Developer should contact the Council's EDO to agree the final financial contribution.

Requirements for Smaller Sites

8.29 Developments meeting the 'smaller site' threshold will be required to make a financial contribution to go towards supporting residents to develop skills. An Employment and Skills Plan is not required in this instance and the contribution will be used towards providing advice to start-up businesses to grow and support local people to access local jobs and training.

8.30 The Local Employment Contribution is calculated on the basis of the jobs yield from the development (which can be derived from the CITB methodology or equivalent) multiplied by the cost of a training place, currently £5,026.

For example:

A £10m development is the equivalent to 10 Jobs (based on CITB standards)

Current cost of a training place is £5,026

Local Employment Contribution = $10 \times £5,026 = £50,260$

The Use of Local Goods, Services, Suppliers and Sub-contractors by the Developer

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP39 (Local Employment and Training Opportunities)	London Plan Policy EI I Skills and opportunities for all

Threshold or Trigger for Planning Obligation

8.31 Planning obligations will be used to secure a local procurement plan from **all major developments**.

Policy context

8.32 Policy LP39 (Local Employment and Training Opportunities) requires, as part of the Local Employment Agreement, that major development ensures that opportunities are afforded for the use of existing borough businesses for the supply of local goods, services, and supplies as part of the construction and operation of development.

8.33 The use of local suppliers of goods and services to development supports the maintenance of a sustainable local economy by providing further employment opportunities for local labour. In turn, this encourages greater spend in the local economy supporting a wider range of business activity in the borough.

Planning considerations

8.34 Through Supply Wandsworth, the localised procurement strategy delivered via the Economic Development Office (EDO), the Council will seek to ensure that local businesses benefit from procurement opportunities at pre, post and during construction and end-use development phases. Developers will be expected to work with the Council to promote and advertise tender opportunities, ensuring that contracts valuing from £5k to £500k are offered where possible to local suppliers through standard procurement selection processes.

Requirement

8.35 A Local Procurement Plan will need to be included within the Local Employment Agreement and will be based on a target of 20% of the value of qualifying supplies and services to be provided from companies and organisations based in the borough.

The Local Procurement Plan should be developed in partnership with the Council (Supply Wandsworth), through a dedicated representative of the development working with Supply Wandsworth to identify the contract opportunities, with the Local Procurement Plan setting out arrangements for bringing the contract opportunities to the local supply chain market.

8.36 The Council will also expect developers to brief sub-contractors on the requirements of the Local Procurement Plan and ensure that cooperation is agreed as a prerequisite to accepting sub-contract tenders and include a written statement in contracts with sub-contractors requiring them to adhere to the Local Procurement Plan. The Local Procurement Plan will be expected to establish the requirements for monitoring information to be provided to Supply Wandsworth. A Local Procurement Plan template will be made available on the Council's website alongside the SPD on adoption.

8.37 In exceptional circumstances, where a developer is not able to provide such opportunities as part of the development proposal, the Council may apply planning obligations in the form of a commuted sum payment to enable adequate alternative services or opportunities to be provided in the locality. In this circumstance, the Council would base the value of the commuted sum to reflect what percentage of local supply may be viable and achievable in the local economy. The sum will be based against benchmarks for similar scale projects and the standard costs for the delivery of such opportunities elsewhere in the borough. In determining the figure, regard will be had to the 20% value target.

9 Ensuring the Vitality, Vibrancy and Uniqueness of the Borough's Centres

Visitor Accommodation

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP46 (Visitor Economy)	London Plan Policy E10 Visitor infrastructure



or outdoor sports facilities), the Council will explore the potential for any leisure facilities of this type provided as part of the hotel to be made available for use by the general public at times to be agreed with the Council.

Requirements

- 9.5** The Council may use planning obligations to ensure ancillary facilities provided as part of any visitor accommodation are made reasonably available for use by the general public, including the associated maintenance requirements of ancillary facilities (both business and leisure), including hours of availability to the public if relevant.

Threshold or Trigger for Planning Obligation

- 9.1** Developments consisting of new or expanded visitor accommodation may be subject to planning obligations to secure public access to ancillary facilities.

Policy context

- 9.2** Policy LP46 supports proposals for new or expanded visitor accommodation in places where they are suitably located and do not cause unacceptable harm to local amenity and balance of uses. The policy directs this type of development to the borough's town centres and Central Activities Zone (CAZ). There is an expectation in the policy that ancillary facilities are provided for public use, unless it is demonstrated that it is not feasible.

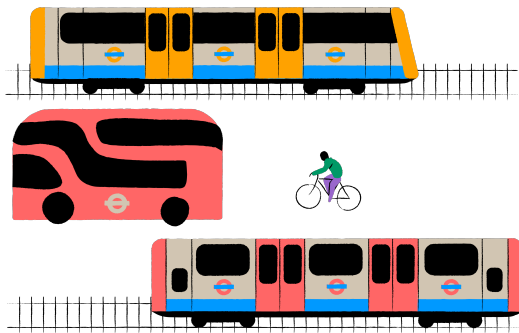
Planning Considerations

- 9.3** To ensure that hotels and other visitor accommodation provide appropriate facilities for business visitors, new hotels will be expected to provide ancillary business facilities such as meeting rooms and flexible working areas.
- 9.4** The Council's expectation is that ancillary facilities will be available for reasonable public use, wherever feasible. Where there is an identified shortage of leisure facilities in the location of the proposal (particularly swimming pools, gyms and other indoor

I0 Sustainable Transport

Sustainable Transport

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP49 (Sustainable Transport) LP50 (Transport and Development) LP51 (Parking, Servicing and Car Free Development) LP52 (Public Transport and Infrastructure)	- London Plan Policy T1 Strategic approach to transport - London Plan Policy T3 Transport capacity, connectivity and safeguarding. - London Plan Policy T4 Assessing and Mitigating Transport Impacts - London Plan Policy T5 Cycling - London Plan Policy T6-T6.5 Parking - London Plan Policy T7 Deliveries, Servicing, and Construction



Policy Context

I0.3 Policy LP49 (Sustainable Transport) supports proposals that reduce the need to travel and promote safe, sustainable and accessible transport solutions for all users, which minimise the impacts of development. Developers should consider the impact their proposal will have on the transport environment from the initial design stages of any development.

I0.4 Under Policy LP50, Transport Assessments and Travel Plans are required to demonstrate the effect of a development proposal on traffic and transport. Policy LP51 sets out standards for parking, servicing and car free development. Policy LP52 refers to circumstances where financial contributions to specific off-site improvements to public transport may be required.

Planning considerations

I0.5 CIL will be used to contribute to the provision of strategic infrastructure as identified in the Council's Infrastructure Delivery Statement. However, delivery of the larger infrastructure projects will be heavily dependent on the actions and investment of third parties such as rail companies, Government and TfL.

I0.6 Planning obligations may be sought where interventions on-site or in the vicinity are necessary to mitigate the impact of development, or to enable the delivery of the site. This may include measures identified in the Travel Plan, site specific highways improvements, or financial contributions towards public transport improvements and car club operation and membership for residents

Threshold or Trigger for Planning Obligation

I0.1 Planning obligations relating to transport may be used where necessary to make developments acceptable in planning terms. The need for planning obligations will be assessed on a site-specific basis, having regard to the location, scale and use of the proposed development.

I0.2 The need for planning obligations will be determined with reference to any Transport Statement, Transport Assessment or Travel Plan submitted. [Appendix B of the Government Guidance on Transport Assessment \(2007\)](#) identifies threshold levels for different development types which determine whether a Transport Statement or Assessment and a Travel Plan are required. Notwithstanding the thresholds, full transport assessments and travel plans are required for larger-scale developments that need to be referred to the Mayor of London.

10.7 Where the site specific impacts of a development are more appropriately mitigated by a S38/278 agreement, this will be used to secure the measures required. This may include alterations or improvements to the local highway network, necessary to promote a safe, efficient or sustainable relationship between development and the public highway, and to ensure safe and suitable access to a development site for all road users.

10.8 It should also be noted that for referable schemes, the Greater London Authority and TfL may require planning obligations such as highways works on the strategic road network. TfL may need to be included as a party in the legal agreement for works funded on the strategic transport network, and where TfL legal input is required in drafting and preparing a S106 agreement, TfL legal fees will also need to be met by developers.

10.9 The Council's Transport team will normally advise on the requirement for individual applications and/or such works will be identified through the pre-application advice service, if sought, and through submitted Transport Statements and/or Assessments. TfL also operates a pre-application service to ensure that planning applications align with the London Plan and Mayor's Transport Strategy. Further information can be accessed on the [TfL website](#).

10.10 Transport Assessments will be required to identify the potential adverse transport impacts of development and how these will be mitigated. TfL has guidance on [Transport Assessments](#) and [Travel Plans](#). For development sites below the land use threshold for a Transport assessment the Council will normally request a transport statement, (a simplified version of a Transport Assessment, used when a development proposal generates some transport impact but does not require a full assessment). It provides an overview of existing transport conditions, anticipated changes due to the development, and potential mitigation measures to support sustainable travel).

Requirements

10.11 As stated above, planning obligations relating to transport may be used where necessary to make developments acceptable in planning terms. The need for planning obligations will be assessed on a site-specific basis, having regard to the location, scale and use of the proposed development, and the content of supplied transport statements, assessments or travel plans.

10.12 Specific examples of how planning obligations may be used in relation to sustainable transport are set out below.

Measures within Construction Logistics Plans (CLPs)

10.13 The Council may require a Construction Logistics Plan (CLP) for major development sites, even if a full transport assessment is not necessary. For example, a CLP may be requested for a development with 49 flats. Each site will be assessed on its individual merits to determine whether a CLP is required.

10.14 For large developments and/or for developments in areas that are heavily trafficked, the Council will seek to secure construction logistics plans either as part of the S106 agreement or through a pre-commencement planning condition.

Measures within Travel Plans

10.15 A Travel Plan is a package of practical measures to reduce car travel to and from a proposed site, and to encourage the promotion of more sustainable forms of transport by increasing the awareness of travel options, such as walking and cycling and through provision of facilities to support such options, such as shower facilities and secure cycle parking.

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

Site-specific highways improvements

10.17 Planning obligations may be used to secure site-specific highways improvements necessary to make a development acceptable. Examples of works that may be required include:

- traffic calming measures;
- new road alignments,
- junction improvements; and
- footway improvements.

10.18 Such contributions may take the form of a financial payment towards the delivery of mitigation works, the safeguarding of land to provide the works in the future, or an obligation to deliver the mitigation as part of the on-site works.

Financial contributions towards public transport improvements

10.19 In some cases, improvements, amendments or additions to public transport services which are directly related to a development site and necessary to make the proposed development acceptable in planning terms, may also be required, particularly where new transport, traffic, pedestrian, or cyclist demand is generated or if there are significant transport impacts.

Non-financial obligations

10.20 The Council may also seek to secure non-financial obligations to mitigate the impact of development proposals.

Car Clubs

10.21 Developments can allocate dedicated on-site parking for car club use while actively promoting membership availability. To encourage participation, the first residents may receive a year of free membership. Car clubs offer a convenient, cost effective, and environmentally friendly alternative to private car ownership through short term, pay-as-you-go vehicle hire.

10.22 Planning obligations can support reduced on-site parking provisions or facilitate the introduction of an on-street car club bay nearby. Additionally, car club initiatives can be integrated into Travel Plans to further promote sustainable transport options.

Parking restrictions

10.23 The extension of on-street parking controls, waiting restrictions, parking permit eligibility restrictions, and parking permit free housing will be promoted to mitigate the impacts of development on parking conditions and the local highway network.

10.24 Planning obligations may be used to secure a financial contribution towards implement parking controls and to ensure that owners or occupiers of car-free residential units are not entitled to apply for parking permits.

Electric vehicle charging

10.25 Planning obligations may be used to secure the provision of electric charging points (both active and passive) in accordance with guidance set out in Chapter 10 of the London Plan, or any successor document.

11 Green and Blue Infrastructure and the Natural Environment

Biodiversity

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP55 (Biodiversity) LP57 (Urban Greening Factor)	- London Plan Policy G6 Biodiversity and access to nature - Wandsworth Biodiversity Strategy - Wandsworth Biodiversity Action Plan <i>Forthcoming Biodiversity SPD</i>

Biodiversity Net Gain (BNG) in England is now mandatory for all planning applications which must achieve the minimum requirement for 10% net increase in biodiversity. Further details on BNG requirements are provided on the Council's [website](#).



Threshold or Trigger for Planning Obligation

- 11.1** Planning obligations may be required in specific circumstances where it is necessary to secure the provision of biodiversity enhancements to make development acceptable in planning terms

Policy Context

- 11.2** Policy LP55 (Biodiversity) requires proposals to protect and enhance biodiversity, by ensuring that developments would not have an adverse effect on the borough's designated sites of habitat and species of importance and through the incorporation and creation of new habitats or biodiversity features on development sites.

- 11.3** The biodiversity mitigation hierarchy is set out in the NPPF. This requires developers to address potential harm to biodiversity. Avoidance should be prioritised, before mitigation measures, and finally compensation.

- 11.4** Biodiversity Net Gain is now a mandatory requirement for a majority of types of development, although subject to certain prescribed exemptions. Development in Wandsworth is subject to the national minimum expectation of 10% net gain.

Planning considerations

- 11.5** Each new development site will need to demonstrate that it can meet the required biodiversity provision on-site to a standard to be agreed with the Council. The works should be guided by a report from a qualified member of Chartered Institute of Ecology and Environmental Management (CIEEM) and agreed by the Council.
- 11.6** Development proposals will be expected to deliver biodiversity requirements on site.
- 11.7** Whilst measures to satisfy national Biodiversity Net Gain (BNG) requirements will typically be secured through the application of conditions relating to Biodiversity Gain Plans, applicants should be mindful that planning obligations may nevertheless be necessary to secure the maintenance of significant on-site habitat enhancements for the necessary period (e.g. for at least 30 years), to register sites for off-site gains or to secure the use of statutory credits. Further information is included in the PPG section titled 'Biodiversity Net Gain'.

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- 11.8** The Biodiversity SPD provides further guidance on requirements for incorporating ecological enhancements in development proposals. Applicants should engage with the Council at an early stage through the pre-app process to discuss biodiversity requirements arising on a specific site.

Requirements

- 11.9** In exceptional circumstances, where a development has robustly demonstrated that it has followed the biodiversity mitigation hierarchy in the NPPF to the satisfaction of the Council, planning obligations in the form of a commuted sum for off-site mitigation may be considered.
- 11.10** The Council will seek an equivalent financial contribution to off-site projects which will be secured for enhancements which help to deliver the Wandsworth Biodiversity Strategy and forthcoming supporting Wandsworth Biodiversity Action Plan, and other relevant documents, such as the River Wandle Catchment Plan produced by the Wandle Trust.
- 11.11** A financial contribution may be requested where additional monitoring or survey work is considered necessary to confirm that relevant environmental measures have been implemented successfully as part of a scheme.
- 11.12** In relation to Biodiversity Net Gain (BNG) specifically, planning obligations may be used in some circumstances where necessary to secure the provision or maintenance of significant on-site enhancements or off-site gains and where the application of planning conditions is insufficient. Matters that could be covered in planning obligations relating to BNG include management and monitoring arrangements, dealing with excess net gains to be used for other developments, offsite gains and circumstances where credits can be used as a last resort.

Trees

Relevant Local Plan Policies	Other Relevant Strategies and Guidance
LP56 (Tree Management and Landscaping)	- London Plan policy G7 Trees and woodlands - London Tree and Woodland Framework - London Borough of Wandsworth Tree Policy (2021) <i>Forthcoming Trees SPD</i>

Threshold or Trigger for Planning Obligation

11.13 Planning obligations in the form of financial contributions will be sought where the Council accepts it is not practical to replace a felled tree on-site.

Policy Context

11.14 The Council requires development proposals to retain and protect existing trees and landscape features, including veteran trees. The Council will resist any development that would result in damage or loss to trees of amenity value. The Council's Tree Policy (2021) recognises and places importance on the benefits of trees and considers the Council's ability to protect trees through the planning process.

11.15 [Local Plan Policy 56 \(Tree Management and Landscaping\)](#) states that there should be appropriate replacement on-site for any trees that are felled. If this is not practical, a financial contribution can be made for the provision of a tree off-site in line with the 'Capital Asset Value for Amenity Trees' (CAVAT). CAVAT does not apply to veteran and ancient trees which are protected from removal or damage.

Planning considerations

11.16 The CAVAT methodology is a modern assessment system that ensures trees are replaced with ones of equal quality through managing trees as public assets. It includes a calculation of the monetary value of a single tree to reflect the degree of benefit that it provides for the local population.

Requirements

11.17 Where the Council accepts the loss of a tree, and agrees that on-site replacement of the tree to be felled is not practical, planning obligations in the form of a financial contribution will be applied

towards the provision of off-site tree(s) in line with the monetary value of the existing tree(s) to be felled, calculated using the CAVAT methodology.

11.18 Where the Council accepts the on-site replacement of lesser CAVAT value than the felled tree, then a commuted sum equivalent to the difference between the removed tree and the on-site replacement tree will be required. This commuted sum will be applied towards the provision of off-site tree(s).

11.19 The Council's tree officers will assess site-specific proposals using the CAVAT methodology to calculate the contribution required when a tree is felled or damaged as part of development.

11.20 The Council's tree officers are certified in the use of CAVAT and their assessment will be the final value where applicants' own assessments are significantly lower. Where necessary, the Council and the developer will need to enter a tree bond as part of a Section 106 Agreement. In developments where a CAVAT is used, it is still expected that the development provides for the maximum amount of replacement planting on site where there is any loss or damage of trees.

12 Glossary

Fuller glossaries, including terms used within planning policies, are contained in the Wandsworth Local Plan (2023) and London Plan (2021)

Affordable Housing - As defined in The London Plan

Affordable Workspace - Workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose.

Community Infrastructure Levy (CIL) – Wandsworth - A Levy charged on new development in the Borough by the Council in order to fund infrastructure that is needed to support development set out in the Council's Local Plan and Crossrail (Mayoral CIL).

Community Infrastructure Levy Regulations - Regulations approved by the House of Commons in accordance with section 222(2)(b) of the Planning Act 2008.

Commuted Sum - A payment made to a Local Authority where it is not appropriate or feasible to provide a particular item of infrastructure on a development site. The payment is made to ensure that equivalent or enhanced provision is made elsewhere, often within the vicinity of a development (e.g. public open space or play space).

Heads of Terms - The different topic areas under which planning obligations might be identified in a Section 106 Agreement, identified using the Planning Obligations SPD and the Planning Obligations Calculator. Applicants are encouraged to submit a draft Heads of Terms document alongside the pre-application submission documentation to allow officers sufficient time to consider the details contained within the draft Heads of Terms.

Financial Contribution - A payment made to a Local Authority to fund infrastructure improvements or other mitigation required to make a development acceptable. This may include commuted sums but also other payments where there is no expectation of delivery of infrastructure or mitigation on-site.

Infrastructure - The Planning Act 2008 (Section 216(2)) defines infrastructure to include 'roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces'.

Infrastructure Delivery Plan (IDP) - The Council's IDP is updated annually and identifies the infrastructure requirements across the borough, setting out what is

needed, where, and when. It includes projects across a range of themes, including transport, education, community facilities, green and blue infrastructure, health and social care, and utilities.

Infrastructure Funding Statement (IFS) - The Council is required to publish an IFS each year. This must be published before the 31st December following the end of the financial year, and includes income and expenditure relating to both CIL and Section 106 contributions.

Local Plan - A Local Development Document which includes policies encouraging development, allocating sites or including development management policies as set out in Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

London Plan - The plan is a spatial development strategy for the Greater London area, to deal with matters of strategic importance to the area. The current London Plan was published by the GLA in 2021.

Major Development - A development of more than 10 or more residential units (gross) or developments of 1,000 sqms or more of non-residential floorspace.

Mayoral CIL - Levy charged by the Mayor of London on new development in London, in addition to the borough's CIL.

Mitigation - Any measure which is required to reduce or resolve a negative impact arising from a development. For example, additional infrastructure capacity needed to address the additional demand from the occupiers of planned housing.

Planning Condition - A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990).

Planning Contributions - Taken together, planning obligations (in the form of Unilateral Undertakings, Section 106 Agreements and Section 278 Agreements), CIL and certain planning conditions that secure infrastructure are called planning contributions.

Planning Obligations - Under Section 106 of the Town and Country Planning Act 1990 (as amended) planning obligations, secured through S106 agreements, are legal obligations entered into to mitigate the impacts of a development proposal and make it acceptable in planning terms.

Planning obligations can also be used to:

- restrict the development or use of the land in any specified way;

-
- require specified operations or activities to be carried out in, on, under or over the land;
 - require the land to be used in any specified way; or
 - require a sum or sums to be paid to the authority on a specified date or dates or periodically.

Planning Obligations Calculator - Can be used alongside the Planning Obligations SPD to help calculate the contributions required for a proposed development.

Pre-application Advice - A chargeable service provided by the Council to provide applicants with detailed advice on a proposed development before a full application is submitted.

Section 278 Agreement - A legal agreement completed between the developer and the Local Planning Authority, under section 278 of the Highways Act 1980, where a development requires works to be carried out on the existing adopted highway. These agreements provide a financial mechanism for ensuring delivery of mitigation works identified and determined as necessary for planning permission to be granted.

Threshold - The minimum size of development to which the need for a particular planning obligation may apply (this may be all developments).

Trigger - Particular features of a development that may require planning obligations to mitigate negative impacts.

Unilateral Undertaking - Legal agreement where developers covenant to undertake planning obligations. Unlike Section 106 Agreements, Unilateral Undertakings do not have to be entered into by the Local Authority.

Viability Assessment - An assessment of the financial viability of a development, taking into account a range of different factors such as location, type of site, size of scheme, and scale of contributions to infrastructure and facilities.

I3 Appendix I: Delivery Mechanisms for Planning Contributions

Infrastructure	Delivery Mechanism		
Infrastructure theme	Specific requirement	Planning Obligations	CIL
Affordable housing	See Local Plan Policies for details	Yes	No
Historic Environment	Repair, restoration or maintenance of a heritage asset and its setting.		
CCTV digital	To upgrade the Borough's CCTV transmission and recording system.	No	Yes
	The development has a negative impact on public safety or transport such that CCTV is required to mitigate the impact and make the development acceptable.	Yes	No
Sustainability	Works required to mitigate impact on sustainability and make the development acceptable in planning terms and directly related to a new development scheme .	Yes	No
	Borough-wide sustainability projects (if infrastructure).	No	Yes
Healthcare	On-site provision or off-site contributions to increase capacity of existing primary healthcare facilities as a direct result of new development.	Yes	No
	Area-wide healthcare infrastructure, such as larger primary and community healthcare facilities.	No	Yes
Education	Primary and secondary schools – on-site provision (e.g. extensions for classrooms)	Yes	Yes
	State education facility – borough-wide		
Arts and Culture	Public art.	Yes	No
	Cultural facilities – including affordable creative workspace.		
Open Space and Play Space	Green Infrastructure required to mitigate impact and make the development acceptable in planning terms and directly related to a new development scheme.	Yes	No
	Improvements to sports facilities.	No	Yes
	Borough-wide green infrastructure projects.		

Infrastructure	Delivery Mechanism		
Infrastructure theme	Specific requirement	Planning Obligations	CIL
Employment, skills, enterprise and affordable business space	Contributions towards training, skills and employment initiatives as a direct result of new development. Affordable workspace Local Procurement	Yes	No
Non-strategic transport	Measures identified in Transport Assessments and Travel Plan .	Yes	No
	Transport infrastructure required to make the development acceptable in planning terms and directly related to a new development scheme.	Yes	No
Strategic Transport Improvements	Strategic transport infrastructure projects.	No	Yes

Table 6 Delivery Mechanisms for Planning Contributions

For more information write to:
**Spatial Planning and Design,
Place Directorate,
Wandsworth Town Hall,
London SW18 2PU**

Telephone: (020) 8871 6000

Email: Wandsworthplanningpolicy@richmondandwandsworth.gov.uk

Or visit our website:

www.wandsworth.gov.uk/planning-and-building-control/planning-policy/

