



LONDON BOROUGH OF WANDSWORTH

LOCAL PLAN INDEPENDENT EXAMINATION IN PUBLIC

WRITTEN STATEMENT

MAIN MATTERS 3 - 11:

AREA STRATEGIES

(POLICIES PM2 – PM10 inclusive)

WEDNESDAY 16 NOVEMBER 2022

Abbreviations

HELAA – Housing and Economic Land Availability Assessment

LP – The London Plan

NDG – National Design Guide

NPPF – National Planning Policy Framework

NPPG – National Planning Practice Guidance

SHLAA – Strategic Housing Land Availability Assessment

UDS – Urban Design Study

WLP – Wandsworth Local Plan

The Area Strategies in the Local Plan have been developed using a consistent approach having had regard to national guidance, the London Plan and the local context. The following paragraphs explain this approach and how it has had regard to the national, London and local context. This applies equally to all of the Area Strategies. Rather than repeating this across Main Matters 3 to 11, this is set out once, in this statement, for the sake of brevity. Each of the Main Matter statements in relation to each individual Area Strategy will therefore only cover matters of relevant to that place.

For the sake of clarity this Statement therefore responses to the following questions as set out in the Main Matters, Issues and Questions:

Main Matter 3: Is the area strategy and are the site allocation policies for Wandsworth Town justified by appropriate available evidence, having regard to national guidance, local context, and are they in 'general conformity' with the LP?

Main Matter 4: Is the area strategy and are the site allocation policies for Nine Elms justified by appropriate available evidence, having regard to national guidance, local context, and are they in 'general conformity' with the LP?

Main Matter 5: Is the area strategy and are the site allocation policies for Clapham Junction and York Road/Winstanley Regeneration Area justified by appropriate available evidence, having regard to national guidance, local context, and are they in 'general conformity' with the LP?

Main Matter 6: Is the area strategy and are the site allocation policies for Putney justified by appropriate available evidence, having regard to national guidance, local context, and are they in 'general conformity' with the LP?

Main Matter 7: Is the area strategy and are the site allocation policies for Tooting justified by appropriate available evidence, having regard to national guidance, local context, and are they in 'general conformity' with the LP?

Main Matter 8: Is the area strategy and are the site allocation policies for Roehampton and Alton Estate Regeneration Area justified by appropriate available evidence, having regard to national guidance, local context, and are they in 'general conformity' with the LP?

Main Matter 9: Is the area strategy and are the site allocation policies for Balham justified by appropriate available evidence, having regard to national guidance, local context, and are they in 'general conformity' with the LP?

Main Matter 10: Is the area strategy and are the site allocation policies for Wandsworth Riverside justified by appropriate available evidence, having regard to national guidance, local context, and are they in ‘general conformity’ with the LP?

Main Matter 11: Is the area strategy and are the site allocation policies for Wandle Valley justified by appropriate available evidence, having regard to national guidance, local context, and are they in ‘general conformity’ with the LP?

National Guidance (NPPF)

National guidance seeks the creation of high quality, beautiful and sustainable buildings and places (para. 126). It also sets out that plans should set out a clear design vision for places, developed with local communities, to reflect local characteristics and that these should be grounded in an understanding and evaluation of each area (para. 127). In addition strategic policies should set out an overall strategy for the scale, pattern and design quality of places (places, as distinct from a borough or area). The value of ‘place’ is further recognised in the important issue of housing provision (para. 73); whilst housing numbers are important, plans should, ‘set clear expectations for the quality of the places to be created and how this can be maintained’. In meeting the defined needs of place – housing and employment in particular – best use should be made of existing and available land, and its use should be optimised based on character and context assessments. Para. 120 sets out a series of expectations from planning policies, which includes encouraging multiple benefits from land (e.g. mixed uses, gaining environmental improvements through development proposals) and promoting the use of brownfield and under-utilised land. As such the Area Strategy approach is entirely consistent with the NPPF in that it reflects the different local character and function of identified places within the borough.

The Area Strategies reflect the approach set out in the Framework by clearly setting out a means of distributing the borough’s objectively assessed need across the most appropriate locations, where services and transportation provision is already strong and required infrastructure can be provided and aligned with growth. It focuses on established centres and observes the natural hierarchy of prominence of the centres. The Area Strategy chapters set out the context and character of each place prior to setting out the Place-making policy that defines the priorities. The approach is demonstrably sound as defined by the Framework at para. 35, being positively prepared for each area with an indication of the development required, based on both generic and specific advice and evidence and deliverable within the timescale of the plan. As an example, appropriate densities have been established through the HELAA process (SD-047) to inform the identified capacities for housing and economic uses within each Area Strategy alongside the infrastructure required

to support growth. This includes a design-led approach to identifying capacity, making the most efficient use of land (para. 124 and 125), whilst applying the area-based character assessments of the Urban Design Study (SD-054) and ensuring land is used efficiently while also creating beautiful and sustainable places.

Considerations around design and 'placemaking' have increasingly become a core part of the Government's agenda, and a special emphasis has been directed towards creating 'beautiful places'. In 2021, the Government published its National Design Guide.

The Area Strategies are fully in accordance with, and reflect, the Government's 'placemaking' agenda as set out within the revised NPPF and National Design Guide and reflect the ten characteristics of well-designed places set out in the NDG.

London Plan

The London Plan is underpinned by the idea of '*good growth*' and sets out six key policies (GG1 – GG6) focused on building strong and inclusive communities, making the best use of land, delivering the homes that London needs and growing the economy whilst maintaining resilience and efficiency.

The London Plan's spatial strategy defines the way the Mayor sees the city developing in the plan period, including Opportunity Areas and the reinforcement of the Central Activities Zone (CAZ). The London Plan identifies town centres and high streets outside of the CAZ as central to the lives of Londoners (para 2.6.1) and has a strong town centres first approach to make the most of these concentrations of activity and promote sustainable movement and transport (para 2.7.1). The Area Strategies are therefore in general conformity with the London Plan.

The Local Context

Within the Local Plan, **Policy SDS1** sets out the spatial strategy for the delivery of development and focus for investment across the borough (in accordance with para. 20 of the NPPF) and provides the framework for the remainder of the Local Plan including the allocation of sites by principally setting out the housing requirement and the distribution of this requirement across the borough. In doing this, Policy SDS1 provides the strategic policy framework to inform the development of the Area Strategies.

The Area Strategies comprise the Vauxhall Nine Elms Battersea (VNEB) Opportunity Area, the five centres of Wandsworth, Clapham Junction, Putney, Tooting and Balham the Roehampton Regeneration Area together with Wandsworth Riverside and The Wandle

Valley. The Area Strategies focus on the key areas of growth and regeneration where opportunities exist to increase capacity and density, create specific opportunities to enhance the quality of each place and bring a wide range of benefits. As such they relate to the principal and most sustainable locations for the provision of homes, jobs and community services.

The Urban Design Study (SD-054) divides the borough into high-level ‘Places’ and lower level ‘Character Areas’, each with its own distinctive character, evolution and series of neighbourhoods. The identification of Places has been informed by a comprehensive process involving the analysis of existing planning designations, built form characteristics and historical evolution of areas. The boundaries for the Area Strategies have been drawn to ensure that these areas of planning focus are functionally and visually integrated. However, it is important to recognise that the areas covered by the strategies will also need to be functionally and visually integrated with their surrounding areas. This is reflected in the individual Area Strategies.

In summary the Area Strategies:

- focus on the key areas of growth and regeneration in the borough, where opportunities exist to increase capacity and density, create significant opportunities to enhance the quality of each place and bring a wide range of benefits to local communities;
- direct development towards the most accessible and well-connected places, in order to make the most effective use of existing public transport infrastructure and potential future enhancements, and walking and cycling networks;
- support the creation of greener and healthier areas that can help improve people’s quality of life;
- foster resilience and adaptability;
- reflect the local context and character, assesses its current performance and identifies key issues and influences.

The Area Strategies reflect the placemaking agenda defined at the national level and emphasised by the London Plan by setting out clear objectives for its major areas of change based upon their specific characteristics and role within the wider borough. Though linked by a common approach, and the core principles and objectives underpinning the Plan, each strategy responds to its own unique character and anchor for change and develops a forward-looking strategy for the delivery of development. The Area Strategies identify the

features that should steer the design and planning of future development; outlining a series of growth, renewal and regeneration priorities tailored to each of the areas. The identification of the areas covered by the strategies has been informed by a comprehensive process involving the analysis of existing planning designations and uses, an understanding of each area's opportunities and any challenges to be addressed, built form characteristics and the historical evolution of areas. Crucially, the process has also been informed by community engagement to ensure that the designation of each Area reflects those 'Places' recognised by local people.

Policy PM1 provides an overarching guide to development within the Area Strategy boundaries to ensure that development positively addresses the Plan's three principles, the objectives of each individual area and the remaining policies of the Plan. The policy also points to any specific supplementary guidance that exists for each of the strategy areas (e.g. conservation area appraisals).

The Place-based approach

The Local Plan has developed fourteen place-based principles for creating cohesive, connected and healthy communities, and has used these as a tool to assess place performance and create a 'spider diagram' to determine where each place is currently performing. The Council's approach is set out in detail in the Plan including in Chapter 2, paragraphs 2.71 – 2.100 (pages 26-31) and Chapter 3, paragraphs 3.8 – 3.22 (pages 38-44).

The development of the Area Strategies has been informed by a significant amount of evidence including:

- SD-034 [Wandsworth Employment Land and Premises Study](#) (AECOM, 2020)
- SD-041 [Wandsworth Town Centre and Retail Needs Assessment](#) (Lichfields, 2020)
- SD-054 [Urban Design Study: Characterisation, development capacity and design guidance](#) (Arup, 2020)
- SD-057 [Air Quality Action Plan 2016-2021](#)
- SD-058 [Wandsworth Council's Third Local Implementation Plan](#) (2019)
- SD-061 [Active Wandsworth Strategy 2017-2022](#) (Enable Leisure and Culture)
- SD-062 [The Wandsworth Health and Well-being Strategy 2015-2020](#) (Wandsworth Health and Well-being Board)
- SD-065 [Arts and Culture Strategy](#) 2021-2031
- SD-073 [London Borough of Wandsworth Open Space Study](#) (Knight, Kavanagh & Page, 2021)

- SD-075 [Wandsworth Community Safety Partnership Plan 2017-2021](#) (Wandsworth Community Safety Partnership)
- SD-099 [Strategic Flood Risk Assessment](#) (AECOM, 2020)
- SD-106 Area Strategy Summary Documents
- [Biodiversity Strategy 2020](#) (Enable)

Each Area Strategy contains an explanation of the local context and character for the Area, as well as an Area specific Vision. The Area specific considerations are then articulated through a policy ('PM#') setting out the key considerations and requirements for site allocations. The individual Site Allocations then articulate site specific development considerations and design requirements. These components of each Strategy are informed by the evidence base as relevant to the specific area. The policies draw on each Area's spider diagram and the specific characteristics of, and aspirations for, each place to identify actions within the three guiding themes of Placemaking, Inclusive Growth and People First. Placemaking and design input has been provided through liaison with relevant officers of the Council including, for example, Urban Design and Conservation and Transport colleagues within the Council and through reference to other evidence over and above that listed above, including the Site Allocations Methodology Paper (SD-033) and relevant Conservation Area Appraisals.

The Area Strategies were prepared within the context of the Local Plan Vision, Objectives and Strategic Policies to provide more focused and geographically representative policies and guidance for all the major growth centres in the borough to support decision-making. The Area Strategy for the Wandsworth Riverside area overlaps Putney and provides a strategic overview in respect of other riverside focal points at Wandsworth Town and Nine Elms. The Wandle Valley is a strategically important corridor which is recognised in the London Plan. The development of these two Area Strategies reflect their strategic importance both within and out with the borough and seek to ensure that a consistent and integrated approach to development is taken within these areas.

The identification of each Area Strategy and its boundary has been informed by a comprehensive process involving the analysis of existing planning designations and uses, built form characteristics and the historical evolution of areas. Crucially, the process has also been informed by community engagement to ensure that the guidance and boundary reflects those 'Places' recognised by local people (see, for example, the Area Strategy Summary Statement, SD-106).