

Wandsworth Local Plan Partial Review

MAIN MATTERS, ISSUES AND QUESTIONS WITH DRAFT HEARINGS PROGRAMME

Inspector

Graham Wyatt BA (Hons) MRTPI

Hearings commence 1000 on 4 November 2025

at

The Council Chamber & Conference Room 1a/1b,
Wandsworth Town Hall SW18 2PU

This programme should be read in conjunction with
the Inspector's Briefing Note

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Web: [Local Plan Partial Review: Examination library - Wandsworth Borough Council](#)

The Examination Library is managed by the Programme Officer and contains all submission documents, representations and information relating to the examination. It will be updated as further documents are submitted. Documents can be downloaded from the examination website. In the run up to the examination paper copies can be provided, if necessary, by contacting the Examination Office, C/O Banks Solutions, 80 Lavinia Way, East Preston, West Sussex, BN16 1DD

Matters, Issues and Questions

Introduction

Following my reading of the evidence and the representations made on the Wandsworth Local Plan Partial Review, January 2025 (hereafter referred to as the WLPPR), I set out below more detailed matters, issues and questions on which I wish to hear further representations. Those representations can be submitted in writing or in person at the hearing.

Further information about the hearing and format of written statements is provided in the accompanying hearing schedule and guidance note, which should be read alongside the matters, issues and questions.

Participants should only respond to the questions which directly relate to the written representations they submitted to the Regulation 19 consultation on the WLPPR¹.

The Council has prepared schedules of main modifications (SD015) that it has suggested could be made to the WLPPR in response to representations made to the Regulation 19 consultation. Participants may comment on these in their hearing statements, and these amendments will also be discussed during the hearing.

The WLPPR submitted for examination is a partial review of the Wandsworth Local Plan 2023-2038. It is important to be clear to the extent of the partial review for the purposes of the examination. The Council has confirmed the following Policies are for review:

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

There are also consequential changes to the supporting text of the Policies highlighted above as set out at Schedule 3 and Table 1 of the WLPPR.

In accordance with transitional arrangements as set out at paragraph 234 of the National Planning Policy Framework (NPPF) December 2024, the WLPPR is to be examined under the December 2023 NPPF.

Abbreviations:

¹ All references to regulations in this document are to the Town and Country Planning (Local Planning) (England) Regulations 2012

FTR	Fast Track Route
GLA	Greater London Authority
LSR	Late Stage Review
NPPF	National Planning Policy Framework
PBSA	Purpose Built Student Accommodation
VTR	Viability Tested Route
WLPPR	Wandsworth Local Plan Partial Review

TIMETABLE

The Main Matters are set out in detail below.

WEEK 1

Day 1: 1000 - Tuesday 4 November 2025 **Council Chamber**

- Inspector's opening statement
- Council's opening statement
- Main Matter 1 – Legal requirements
- Main Matter 3: Policy LP24: Housing Mix
- Main Matter 4: Policy LP28: Purpose Built Student Accommodation

Participants Day 1
Wandsworth Borough Council and TBC

Day 2: 1000 – Wednesday 5 November 2025 **Council Chamber**

- Main Matter 2 – Policy LP23: Affordable Housing
- Main Matter 5: Policy LP29: Housing with shared facilities

Participants Day 2
Wandsworth Borough Council and TBC

Day 3: 1000 – Thursday 6 November 2025 **Council Chamber**

- Main Matter 6: Policy LP30: Build to Rent
- Main Matter 7: Policy LP31: Specialist housing for vulnerable people and for older people
- Discussion Regarding Suggested Main Modifications

Participants Day 3
Wandsworth Borough Council and TBC

WEEK 2 – Reserve Week

Should additional hearing sessions or time be required the timetable will be adjusted to allow for hearings to continue from Tuesday 11 November 2025 in Conference Room 1a/1b.

Matter 1: Legal Requirements and Overarching Issues

- Preparation of the Plan needs to have met certain legal and procedural requirements as set out in the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Planning) (England) Regulations 2012, other legislation and national planning guidance.

Duty to Co-operate

- Have all the relevant strategic matters in relation to this duty been clearly identified? Only relates to Policy LP23 (strategic matters)

London Plan

- Is the WLPPR in 'general conformity' with the London Plan as required by the provisions of Section 24 of the 2004 Act?

Statement of Community Involvement

- Were adequate opportunities given for participants to access and make comments on the WLPPR? Have any concerns been expressed about the process of commenting on the WLPPR?

Sustainability Appraisal

- Have the new policies in the WLPPR been appraised against economic, social and environmental objectives? Did that appraisal include any reasonable alternative options? Was the appraisal process robust and objective? Have the conclusions of the appraisal influenced development of the new policies?
- Have the requirements for Strategic Environmental Assessment been met?

Habitats Regulations Assessment

- Would the new policies in the WLPPR have any significant adverse effect on sites of ecological importance as defined in the Conservation of Habitats and Species Regulations 2017? Has any concern been raised by Natural England?

Equalities Impact Needs Assessment

- Has due regard been given to the aims set out in Section 149 of the Equality Act 2010 to advance equality of opportunity for those with protected characteristics?

Climate Change

- Do the new policies in the WLPPR contribute towards the mitigation of, and adaptation to, climate change?

Flood Risk

- Has a sequential, risk-based approach been taken to the location of development in the new policies in the WLPPR? Are there any reasonably available sites appropriate for the development proposed in the new policies that are in areas with a lower risk of flooding?

Consistent with National Policy

- Does the WLPPR accord with national policy for plan making in the NPPF, specifically:
- Does the WLPPR contribute to the achievement of the three dimensions of sustainable development – economic, social, and environmental?
- Has it been positively prepared 'in a way that is aspirational but deliverable'? (Paragraph 16 of the NPPF)
- Is the WLPPR consistent with the NPPF in all other respects? Or if not, what is the justification for any inconsistency?
- Do the policies in WLPPR provide a clear indication of how a decision maker should react to a development proposal?

Matter 2: Policy 23 - Affordable housing

- Are the requirements for Affordable Housing set out in Policy LP23 justified by appropriate available evidence, having regard to national guidance, and local context, and is it in 'general conformity' with the London Plan?
- Are the requirements for Affordable Housing set out in Policy LP23 positively prepared 'in a way that is aspirational but deliverable'?
- Is the Policy clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?
- Is the requirement to provide a housing tenure split of 70% social rent and maximum of 30% intermediate by habitable room consistent with

national policy and in general conformity with the London Plan? If not, what justification is there for doing so?

- Will this tenure split deliver an uplift in the level of affordable housing across the borough?
- Is the requirement to provide 45% affordable housing on sites using the Fast Track Route (FTR) consistent with national policy and in general conformity with the London Plan? If not, what justification is there for doing so?
- Will this deliver an uplift in the level of affordable housing across the borough?
- What would be the effect of requiring 45% affordable housing on sites using the FTR on the deliverability/viability of such developments?
- Is the requirement for a late stage review for applications that follow the FTR consistent with national policy and in general conformity with the London Plan? If not, what justification is there for doing so?
- Is it clear within Policy LP23 when an early, mid or late stage review will, or will not, be required?

Policy LP23 - Affordable housing requirement on small-scale residential developments

- Are the requirements for Small-scale residential development set out in Policy LP23 justified by appropriate available evidence, having regard to national guidance, and local context, and is it in 'general conformity' with the London Plan?
- What effect would the requirement for small-scale residential development to provide a financial contribution/viability assessment have on the deliverability/viability of such developments?
- Is the wording of Policy LP23 clear about when major and small-scale development is required to contribute towards the provision of affordable housing?
- Is the wording of Policy LP23 clear about what constitutes small-scale residential development? Is the definition of small-scale residential development consistent with national policy and in 'general conformity' with the London Plan?
- Do the changes to the introduction to the WLPPR, its strategic context, vision and objectives, its place making area strategies, and the supporting text to Policy LP7: Residential Development on Small Sites materially affect the WLPPR?

Policy LP23 - Vacant Building Credit

- Are the requirements for Vacant Building Credit set out in Policy LP23 justified by appropriate available evidence, having regard to national guidance, and local context, and is it in 'general conformity' with the London Plan?
- Are the requirements for Vacant Building Credit set out in Policy LP23 positively prepared 'in a way that is aspirational but deliverable'?
- Is the Policy clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

Matter 3: Policy LP24 – Housing Mix

- Are the requirements for Housing Mix set out in Policy LP24 justified by appropriate available evidence, having regard to national guidance, and local context, and is it in 'general conformity' with the London Plan?
- Are the requirements for Housing Mix set out in Policy LP24 positively prepared 'in a way that is aspirational but deliverable'?
- Is the Policy clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?
- Is Policy LP24 clear to what type and size of development the policy applies and is that justified by evidence?
- What effect would the housing mix set out in Policy LP24 have on the viability and deliverability of development in Wandsworth? Would it materially limit other objectives of the WLPPR or the London Plan, including optimising site capacity through a design led approach?
- Are the meanings of terms used in Policy LP24 clear and effective? How can these be defined for the purposes of the policy?

Matter 4: Policy LP28 – Purpose Built Student Accommodation (PBSA)

- Are the requirements for PBSA set out in Policy LP28 justified by appropriate available evidence, having regard to national guidance, and local context, and is it in 'general conformity' with the London Plan?
- Are the requirements for PBSA set out in Policy LP28 positively prepared 'in a way that is aspirational but deliverable'?
- Is the Policy clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?
- Does Policy LP28 allow developments to follow the FTR? If not, what justification is there for doing so?

Matter 5: Policy LP29: Housing with Shared Facilities

- Are the requirements for Housing with Shared Facilities set out in Policy LP29 justified by appropriate available evidence, having regard to national guidance, and local context, and is it in 'general conformity' with the London Plan?
- Are the requirements for Housing with Shared Facilities set out in Policy LP29 positively prepared 'in a way that is aspirational but deliverable'?
- Is the Policy clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?
- Is the requirement of Policy LP29 to expect schemes for housing with shared facilities which do not provide a contribution equivalent to at least 50 per cent of units to be subject to review mechanisms, consistent with national policy and in 'general conformity' the London Plan? If not, what justification is there for doing so?

Matter 6: Policy LP30: Build to Rent

- Are the requirements for Build to Rent set out in Policy LP30 justified by appropriate available evidence, having regard to national guidance, and local context, and is it in 'general conformity' with the London Plan?
- Are the requirements for Build to Rent set out in Policy LP30 positively prepared 'in a way that is aspirational but deliverable'?
- Is the Policy clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

Matter 7: Policy LP31: Specialist Housing for Vulnerable People and for Older People

- Are the requirements for Specialist Housing for Vulnerable People and for Older People set out in Policy LP31 justified by appropriate available evidence, having regard to national guidance, and local context, and is it in 'general conformity' with the London Plan?
- Are the requirements for Specialist Housing for Vulnerable People and for Older People set out in Policy LP31 positively prepared 'in a way that is aspirational but deliverable'?
- Is the Policy clearly defined and unambiguous so that it is evident how a decision maker should react to development proposals?

Discussion Regarding Suggested Main Modifications

End