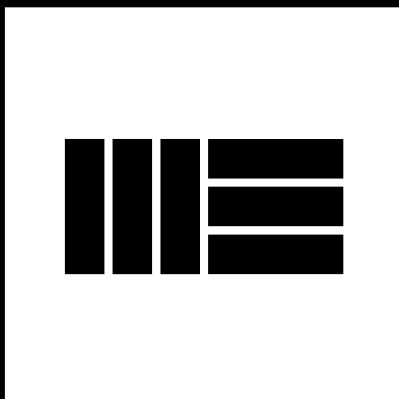


**41-49 AND 49-59
BATTERSEA PARK
ROAD, LONDON, SW8
5AL**

**SUMMARY PROOF OF EVIDENCE IN
RELATION TO TOWN PLANNING
MATTERS (APP/H5960/W/24/3358065)**

MARCH 2025



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1.0 SUMMARY

QUALIFICATIONS AND EXPERIENCE

- 1.1 My name is Sam Stackhouse and this is a summary of my Proof of Evidence. I have a Bachelor of Arts degree in History and Ancient History from Cardiff University and I have a Master of Science degree in Urban and Regional Planning from the University of Birmingham. I am a Chartered Member of the Royal Town Planning Institute having been elected in 2014.

INTRODUCTION

- 1.2 I am instructed by Watkin Jones Group (“The Appellant”) to provide town planning evidence in relation to a planning appeal (APP/H5960/W/24/3358065) (“the Appeal”) pursuant to the site known as 41-49 Battersea Park Road (Booker Cash & Carry) and 49-59 Battersea Park Road (the former BMW Car Service Garage) SW8 5AL (“the Site” / “the Appeal Site”).

- 1.3 The Appeal is made against the non-determination of the application by the London Borough of Wandsworth (“the LBW” / “the Council”) for the following development (“the Development”):

“Application for Phased Full Planning Permission for: Demolition of the existing building and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works.”

- 1.4 In land use terms, the Development comprises:

- The construction of three Plots:
 - Plot 1: a 12-storey building (ground inclusive) comprising 91 sqm of commercial floorspace (Class E) and 187 sqm of flexible affordable commercial and community floorspace (Class E and Class F) at ground floor and 55 affordable dwellings (Class C3) above.
 - Plot 2: a part 7 / part 16 storey building (ground inclusive) comprising 91 sqm of commercial floorspace (Class E) and 97 sqm of flexible commercial and community floorspace (Class E and Class F) at ground floor and 237 PBSA bedrooms (Sui Generis) above.
 - Plot 3: a part 7 / part 19 / part 22 storeys building (ground inclusive) comprising 525 PBSA bedrooms (Sui Generis) above.
- 4,442 sqm of public realm, including 356 sqm of children’s play space.

- 1.5 I have been advising on the redevelopment of the Appeal Site since December 2020 and led the submission of the planning application in May 2022. I have continued to be involved during the determination of the application leading up to this appeal. I therefore have a good understanding of the Site and the relevant planning policy framework pursuant to the redevelopment of the Site.

- 1.6 My evidence addresses town planning matters in relation to the LBW’s putative reasons for refusal, the Council’s Statement of Case, the areas of uncommon ground in the Statement of Common Ground and the topic-specific Statement of Common Ground on living conditions, and the main issues identified by the Inspector in the Case Management Conference on 4 March 2025.

- 1.7 I have appraised the Development in the context of the London Plan (2021) and the Wandsworth Local Plan 2023-2038 and Policies Map (2023) – both of which comprise the statutory development plan. I have also taken into account considerations which I consider are material to the determination of the Appeal including:

- National Planning Policy Framework (NPPF) (2024);
- Planning Practice Guidance;
- The Mayor’s Purpose-Built Student Accommodation LPG (2024);
- The Mayor’s Housing SPG (2016);

- LBWs Planning Obligations SPD (2020);
- Wandsworth Local Housing Needs Assessment (2024);
- Wandsworth Housing Background Paper (2025);
- The Extant Planning Permission on the Site (2015/6813);
- Surrounding planning permissions including New Mansion Square (2015/3555), New Covent Garden Market (2014/2810), and Palmerstone Court (2020/2837); and
- PBSA Appeal Decisions in London since the adoption of the London Plan.

MY ASSESSMENT OF THE DEVELOPMENT IN THE CONTEXT OF THE DEVELOPMENT PLAN AND MATERIAL CONSIDERATIONS

1.8 I consider that that Development is compliant with the development plan as whole. In particular, the Development delivers a mix of uses consistent with the Site's adopted Site Allocation and complies with the key design principles within the allocation. It also makes best use of previously developed land, will address a significant need for PBSA and conventional housing (including affordable), deliver new employment opportunities, provide premises for local community groups, make a positive improvement to local townscape, and bring public realm and place-making benefits. From an environmental perspective, the Application will deliver a biodiversity net gain significantly in excess of policy, as well as compliance with policies relating to carbon reduction, urban greening, circular economy and drainage. Overall, I consider that compliance is found with those policies most important for determining the Appeal, including:

- London Plan Policy D3 (Optimising site capacity through the design-led approach);
- London Plan Policy D4 (Delivering good design);
- London Plan Policy D6 (High quality and standards);
- London Plan Policy D9 (Tall Buildings);
- London Plan Policy GG2 (Making the Best Use of Land);
- London Plan Policy GG4 (Delivering the homes Londoners need);
- London Plan Policy H1 (Increasing Housing Supply);
- London Plan Policy H4 (Delivering Affordable Housing);
- London Plan Policy H6 (Affordable Housing Tenure);
- London Plan Policy H15 (Purpose Built Student Accommodation);
- Local Plan Policy SDS1 (Spatial Development Strategy 2023-2038 (Strategic Policy));
- Local Plan Policy LP1 (The Design-led Approach (Strategic Policy));
- Local Plan Policy LP2 (General Development Principles (Strategic Policy));
- Local Plan Policy LP4 (Tall and Mid-Rise Buildings);
- Local Plan Policy LP20 (New Open Space);
- Local Plan Policy LP23 (Affordable Housing);
- Local Plan Policy LP27 (Housing Standards);
- Local Plan Policy LP28 (Purpose Built Student Accommodation);
- Local Plan Policy LP55 (Biodiversity);
- Local Plan Policy LP62 (Planning Obligations); and
- Local Plan Site Allocation ref. NE2.

1.9 There are some aspects of the Development which I consider are not in strict accordance with some aspects of development plan policy. Where this is the case, I consider that the approach has been justified and any harm arising from the conflict is limited. Therefore, when considered in the context of the other Development Plan policies, I consider that the Development is compliant with the Development Plan when read as a whole.

1.10 With regards to material considerations weighing against the Development, I attribute limited adverse weight to the Development's daylight impacts on some dwellings within New Mansion Square and Viridian Apartments, and limited adverse weight to the Development's impact on outlook and privacy to 7 dwellings in Simper Mansions. I also attribute limited adverse weight to the shortfall in affordable student housing against the policy target. These negative impacts of the Development do not rise to substantial harm and in the context of Paragraph 125 of the NPPF, applications for the reuse of brownfield land for housing should be approved unless substantial harm would be caused.

1.11 I consider that there are a number of material considerations that weigh in favour of the Development as follows:

- The making best use of suitable allocated brownfield land for new homes in accordance with a site allocation - **substantial weight**;
- The delivery of 55 affordable homes in a borough that has a proven track record of under-delivery against its affordable housing policy target, is unable to demonstrate through its latest housing land capacity assessment that it can come close to achieving its affordable housing target of 677 homes per year (50% of the annual target of 1,354 homes) in the immediate future, and has a current unmet affordable housing need for 6,087 households – **substantial weight**;
- The delivery of 502 homes (equivalent) contributing significantly to LBW's housing annual target of 1,354 homes per year and its local housing need of 4,328 dwellings per annum. – **substantial weight**;
- The delivery of 762 student bedrooms contributing urgent supply to the existing student to bed ratio shortfall of 5.05 students to 1 bed within commutable distance of the Site – **substantial weight**;
- A new public realm providing 4,442 sqm of high quality public realm for use by new residents and the existing community, including the provision of play space in excess of policy standards for ages 0-11 – **significant weight**;
- A BNG uplift of 147% and the replanting of 73 new trees (with no existing loss) – **significant weight**;
- A development which reflects local design policies and government guidance on design - **significant weight**;
- Economic benefits including the creation of 280 full time construction jobs, including 7-10 apprenticeships and the creation of up to 31 jobs once the Development is operational, as well as local business spending by new residents on retail, leisure and F&B expenditure – **moderate weight**;
- The provision of ground floor commercial and community uses on the ground floor of the Development providing local amenities to future and neighbouring residents, creation of jobs and active frontage – **moderate weight**;
- The provision of an affordable commercial and community use on the ground floor of Plot 1 that will be available at a peppercorn rent to provide opportunities for start-ups and local community groups – **moderate weight**; and
- The Proposed Development will result in a demonstrable improvement to the existing appearance of the Site and function of the local townscape and have no impact upon the setting or significance of heritage assets nearby – **moderate weight**.

1.12 In conclusion, I conclude that the Development is compliant with the development plan when read as a whole. There are also material considerations that further weigh in favour of the Development such that planning permission should be granted when considered in the context of Section 38 (6) of the Planning and Compulsory Purchase Act.

Signed:

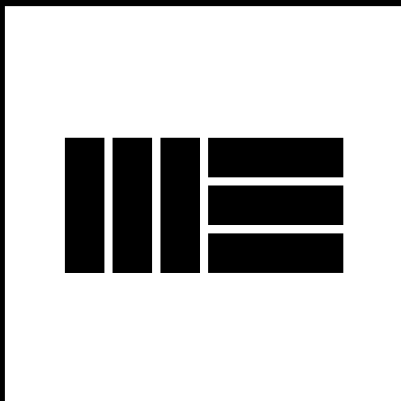


Sam Stackhouse (MRTPI)

Partner, Montagu Evans LLP

Date: 31 March 2025

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WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.