

Wandsworth Local Plan

MAIN MATTERS, ISSUES AND QUESTIONS WITH DRAFT HEARINGS PROGRAMME

Inspectors

Jameson Bridgwater PGDipTP MRTPI

and

Graham Wyatt BA (Hons) MRTPI

Hearings commence 1000 Tuesday 15 November 2022

The Council Chamber Wandsworth Town Hall SW18 2PU

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

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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

Important Notes

- Participants should only respond to the questions which directly relate to their previously submitted written representations on the plan. Please clearly indicate in your statement(s) the question(s) you are answering.
- Further statements should be proportionate in length to the number of questions being answered and should not, in total, exceed 3,000 words per Matter.
- The plan is being examined as submitted by the Council. Therefore, at this stage, it is not necessary to consider the merits for development of sites not included in the plan ("omission sites"). Should it be determined that there is a need for additional or different sites to be allocated, we will, in the first instance, ask the Council to consider how it would wish to proceed with the Examination.
- The questions concerning soundness are primarily focussed on the plan's policies. Insofar as they relate to the plan's soundness other elements of the plan, including the supporting text, will be considered as part of the discussion of the relevant policies.

TIMETABLE

The Main Matters (MM) are set out in detail below.

WEEK 1

Day 1 – 1000 - Tuesday 15 November 2022

- Inspector's Opening Statement
- Council's Opening Statement
- Main Matter 1 – Legal Requirements and Overarching Issues
- Main Matter 2 – Spatial Development Strategy (Policies SDS1 and PM1)

Participants [Day 1]

London Borough of Wandsworth and TBC

Day 2 – 1000 - Wednesday 16 November 2022

- Main Matter 13 – Achieving High Quality Places (Policy LP1 – LP9)
- Main Matter 3 – Wandsworth Town (Policies PM2, WT1 to WT22)
- Main Matter 4 – Nine Elms (Policies PM3, NE1 to NE13)

Participants [Day 2]

London Borough of Wandsworth and TBC

Day 3 – 1000 - Thursday 17 November 2022

- Main Matter 5 – Clapham Junction and York Road/Winstanley Regeneration Area (Policies PM4, CJ1 to CJ7)

- Main Matter 6 – Putney (Policies PM5, PUT1 to PUT6)
- Main Matter 7 – Tooting (Policies PM6, TO1 to TO3)
- Main Matter 8 – Roehampton and Alton Estate Regeneration Area (Policies PM7, RO1 to RO3)

Participants [Day 3]

London Borough of Wandsworth and TBC

Day 4 – Friday 18 November 2022 - Reserve

Reserve Morning if Required (MM1 to MM8, MM13)

WEEK 2

Day 5 – 1000 - Tuesday 22 November 2022

- Main Matter 9 – Balham (Policies PM8 and BA1)
- Main Matter 10 – Wandsworth Riverside (Policies PM9, RIV1 to RIV11)
- Main Matter 11 – Wandle Valley (Policies PM10 and WV1)
- Main Matter 12 – Outside the Spatial Areas (Policies OUT1 to OUT6)

Participants [Day 5]

London Borough of Wandsworth and TBC

Day 6 – 1000 - Wednesday 23 November 2022

- Main Matter 14 – Tackling Climate Change (Policies LP10 – LP14)
- Main Matter 15 – Providing for Wandsworth’s People (Policies LP15 – LP22)
- Main Matter 16 – Providing Housing (Policies LP23 to LP32)

Participants [Day 6]

London Borough of Wandsworth and TBC

Day 7 – 1000 - Thursday 24 November 2022

- Main Matter 17 – Building a Strong Economy (Policies LP33 to LP40)
- Main Matter 18 – Ensuring the Vitality, Vibrancy and Uniqueness of the Borough’s Centres (Policies LP41 to LP48)
- Main Matter 19 – Sustainable Transport (Policies LP49 to LP52)

Participants [Day 7]

London Borough of Wandsworth and TBC

Day 8 – Friday 25 November 2022 (Morning Only)

Reserve Morning if Required (MM9 to MM12, MM14 to MM19)

WEEK 3

Day 9 – 1000 - Tuesday 29 November 2022

- Main Matter 20 – Green and Blue Infrastructure (Policies LP53 to LP60)
- Main Matter 21 – Implementation and Delivery (Policies LP62 to LP63)
- Main Matter 22 – Monitoring (Policy LP61)

Participants [Day 9]

London Borough of Wandsworth and TBC

Day 10 - Wednesday 30 November 2022

Reserve Day if Required

Participants [Day 10]

London Borough of Wandsworth and TBC

Please note

Timings - whilst the start time for each day is fixed, the morning, afternoon, and lunch breaks and close of sessions are dependent on the discussions during the hearing and therefore maybe subject to change.

The Inspectors have set out their Main Matters and Issues below. These are based on the main headings and chapters of the Wandsworth Draft Local Plan. This will allow everyone who wishes to make representations at the Hearing to participate at the appropriate time.

The hearings programme is draft and maybe subject to minor changes please ensure that you keep updated at the examination website.

MAIN MATTERS, ISSUES AND QUESTIONS (MIQs)

Abbreviations

WLP – Wandsworth Local Plan
LP – The London Plan
NPPF – National Planning Policy Framework

Main Matter 1 – Legal Requirements and Overarching Issues

Duty to Cooperate

Has the Council met the duty to cooperate and is this clearly evidenced? In particular:

- Have all the relevant strategic matters in relation to this duty been clearly identified?
- Has the Council maximised the effectiveness of plan-making activities by engaging constructively, actively and on an on-going basis with the prescribed bodies, in the preparation of the Plan in the context of these relevant strategic matters? Does the evidence clearly set this out?

London Plan

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

Does WLP meet all other legal requirements, specifically:

- Does the content and timescale for preparation of WLP accord with the latest version of the Local Development Scheme?
- Has WLP consultation complied with the Statement of Community Involvement and public consultation requirements in the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Has WLP been subject to a Sustainability Appraisal (SA) and have the requirements for Strategic Environmental Assessment been met? Is it clear how the SA influenced the final plan and dealt with mitigation measures?
- Have the requirements for appropriate assessment under the Habitats Regulations been met? Have the results of the Habitats Regulations Assessment been carried forward in the WLP?
- Has the preparation of WLP complied with the Town and Country Planning (Local Plan) (England) Regulations 2012?

- Does the 'policies map' correctly illustrate geographically the application of policies of the WLP?

Consistent with National Policy

Does WLP accord with national policy for plan making in the NPPF, specifically:

- Does WLP 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 WLP consistent with the NPPF in all other respects? Or if not, what is the justification for any inconsistency?
- Are there any policies within WLP which are Strategic Policies, and should they be identified as such?
- Do the policies in WLP provide a clear indication of how a decision maker should react to a development proposal?

SPATIAL DEVELOPMENT STRATEGY

Main Matter 2 – Spatial Development Strategy (Policies SDS1 and PM1)

Is the Spatial Development Strategy 2023 - 2038 for the London Borough of Wandsworth justified by appropriate available evidence, having regard to national guidance, and local context, including the London Plan?

- Is Wandsworth's spatial strategy and the distribution of development as set out in Policies SDS1 and PM1 (Area Strategy and Site Allocations Compliance) supported by robust and up to date evidence and otherwise soundly based?
- In setting a minimum requirement of 20311 new homes for the plan period 2023 – 2038, does WLP Policy SDS1 make adequate provision to meet Wandsworth's housing needs and does the plan clearly set out a delivery trajectory that is achievable?
- Does WLP adequately address the needs for all types of housing and the needs of different groups in the community (as set out in paragraph 62 of NPPF)?
- Does WLP make adequate provision to meet the housing requirement for Gypsies, Travellers and Travelling Showpeople in Wandsworth?

- Does WLP make adequate provision to meet Wandsworth’s economic growth requirements for the plan period and its timescale for delivery?

AREA STRATEGIES AND SITE ALLOCATION POLICIES

Main Matter 3 – Wandsworth Town (Policies PM2, WT1 to WT22)

- 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?
- Do the housing land site allocations in Wandsworth Town show how they will contribute to the achievement of the WLP’s overall housing requirement of at least 20311 new homes and its timescale for delivery?

Main Matter 4 – Nine Elms (Policies PM3, NE1 to NE13)

- 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?
- Are the housing land site allocations in Nine Elms deliverable and do they show how they will contribute to the achievement of the WLP’s overall housing requirement of at least 20311 new homes and its timescale for delivery?

Main Matter 5 – Clapham Junction and York Road/Winstanley Regeneration Area (Policies PM4, CJ1 to CJ7)

- 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?
- Do the housing land site allocations in Clapham Junction and York Road/Winstanley Regeneration Area show how they will contribute to the achievement of the WLP’s overall housing requirement of at least 20311 new homes and its timescale for delivery?

Main Matter 6 – Putney (Policies PM5, PUT1 to PUT6)

- 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?
- Are the housing land site allocations in Putney deliverable and do they show how they will contribute to the achievement of the WLP’s overall

housing requirement of at least 20311 new homes and its timescale for delivery?

Main Matter 7 – Tooting (Policies PM6, TO1 to TO3)

- 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?
- Do the housing land site allocations in Tooting show how they will contribute to the achievement of the WLP's overall housing requirement of at least 20311 new homes and its timescale for delivery?

Main Matter 8 – Roehampton and Alton Estate Regeneration Area (Policies PM7, RO1 to RO3)

- Is the area strategy and are the site allocation policies for the 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?
- Are the housing land site allocations in the Roehampton and Alton Estate Regeneration Area deliverable and do they show how they will contribute to the achievement of the WLP's overall housing requirement of at least 20311 new homes and its timescale for delivery?

Main Matter 9 – Balham (Policies PM8 and BA1)

- Is the area strategy and is the site allocation policy for Balham justified by appropriate available evidence, having regard to national guidance, local context, and is it in 'general conformity' with the LP?
- Does the housing land site allocation in Balham show how it will contribute to the achievement of the WLP's overall housing requirement of at least 20311 new homes and its timescale for delivery?

Main Matter 10 – Wandsworth Riverside (Policies PM9, RIV1 to RIV11)

- 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?
- Are the housing land site allocations in Wandsworth Riverside deliverable and do they show how they will contribute to the achievement of the WLP's overall housing requirement of at least 20311 new homes and its timescale for delivery?

Main Matter 11 – Wandle Valley (Policies PM10 and WV1)

- Is the area strategy and is the site allocation policy for Wandle Valley justified by appropriate available evidence, having regard to national guidance, local context, and is it in 'general conformity' with the LP?
- Does the housing land site allocation in Wandle Valley show how it will contribute to the achievement of the WLP's overall housing requirement of at least 20311 new homes and its timescale for delivery?

Main Matter 12 – Outside the Spatial Areas (Policies OUT1 to OUT6)

- Are the site allocation policies for Outside the Spatial Areas justified by appropriate available evidence, having regard to national guidance, local context, and are they in 'general conformity' with the LP?
- Do the housing land site allocations Outside the Spatial Areas show how they will contribute to the achievement of the WLP's overall housing requirement of at least 20311 new homes and its timescale for delivery?

DEVELOPMENT MANAGEMENT POLICIES**Main Matter 13 – Achieving High Quality Places (Policy LP1 – LP9)**

- Are the requirements of the Achieving High Quality Places policies justified by appropriate available evidence, having regard to national guidance, local context, and the London Plan?
- Policy LP4 (Tall Buildings) - Is the policy consistent with Policy D9 of the London Plan?
- Do Policies LP1 - LP9 provide clear direction as to how a decision maker should react to a development proposal?

Main Matter 14 – Tackling Climate Change (Policies LP10 – LP14)

- Are the requirements of the Tackling Climate Change policies justified by appropriate available evidence, having regard to national guidance, and local context, and meeting the requirements of the London Plan
- Policy LP10 (Responding to Climate Crisis) - Does the policy provide clear direction as to how the decision maker should react to works to a designated heritage asset?
- Policy LP13 (Circular Economy, Recycling and Waste Management) - Does the policy provide certainty regarding committing to future capacity?
- Do Policies LP10 – LP14 provide clear direction as to how a decision maker should react to a development proposal?

Main Matter 15 – Providing for Wandsworth’s People (Policies LP15 – LP22)

- Are the requirements of the Providing for Wandsworth’s People policies justified by appropriate available evidence, having regard to national guidance, and local context, and meeting the requirements of the London Plan?
- Policy LP15 (Health and Wellbeing) - With regard to new hot food takeaway shops, is the proposed 400m school exclusion zone justified by appropriate available evidence?
- Policy LP16 (Public Houses and Bars) - Should the wording of the policy allow for re-provision?
- LP20 (New Open Space) - Is the wording of the policy sufficiently clear as to when a financial contribution from major developments may be necessary or acceptable?
- Do Policies LP15 – LP22 provide clear direction as to how a decision maker should react to a development proposal?

Main Matter 16 – Providing Housing (Policies LP23 to LP32)

- Are the requirements of the Housing policies justified by appropriate available evidence, having regard to national guidance, and local context, and meeting the requirements of the London Plan?
- Are the policies relating to Affordable Housing justified by appropriate available evidence, having regard to national guidance, and local context, and SDS1?
- Is the Gypsies and Travellers Accommodation Needs Assessment April 2022 up to date and robust in its identification of needs for plots and pitches?
- Does the Council’s approach in relation to traveller sites generally conform with the expectations of Planning Policy for Traveller Sites (August 2015)?
- Does policy LP32 provide an adequate criterion-based policy for the assessment of Gypsy and Traveller site proposals?
- Do Policies LP23 – LP32 provide clear direction as to how a decision maker should react to a development proposal?

Main Matter 17 – Building a Strong Economy (Policies LP33 to LP40)

- Are the requirements of the Strong Economy policies justified by appropriate available evidence, having regard to national guidance, and local context, and meeting the requirements of the London Plan?
- Policy LP36 (Railway Arches) - Does the policy provide certainty for short term vacancies and enclosed arches with regard to potential harm to existing biodiversity?
- Policy LP38 (Affordable and Open Workspace) - Does the policy provide clarity regarding the period for which such workspace should be provided?

- Do Policies LP33 to LP40 provide clear direction as to how a decision maker should react to a development proposal?

Main Matter 18 – Ensuring the Vitality, Vibrancy and Uniqueness of the Borough’s Centres (Policies LP41 to LP48)

- Are the requirements of the Borough’s Centres policies justified by appropriate available evidence, having regard to national guidance, and local context, and meeting the requirements of the London Plan?
- LP46 (Visitor Accommodation) - Are stays exceeding 90 days justified by appropriate available evidence?
- Do policies LP41 to LP48 provide a clear direction as to how a decision maker should react to a development proposal?

Main Matter 19 – Sustainable Transport (Policies LP49 to LP52)

- Are the requirements of the Sustainable Transport policies justified by appropriate available evidence, having regard to national guidance, and local context, and meeting the requirements of the London Plan?
- LP49 (Sustainable Transport) - Is there clarity regarding the movement of freight via the river?
- LP52 (Public Transport and Infrastructure) - Is greater clarity required regarding the Council’s position relating to the Wandsworth gyratory system?
- Do policies LP49 to LP52 provide a clear direction as to how a decision maker should react to a development proposal?

Main Matter 20 – Green and Blue Infrastructure (Policies LP53 to LP60)

- Are the requirements of the Green and Blue Infrastructure policies justified by appropriate available evidence, having regard to national guidance, and local context, and meeting the requirements of the London Plan?
- LP54 (Open Space, Sport, and Recreation) - Does the policy comply with the Framework’s requirement regarding the loss of playing fields?
- Do policies LP53 to LP60 provide a clear direction as to how a decision maker should react to a development proposal?

Main Matter 21 – Implementation and Delivery (Policies LP62 to LP63)

- Are the requirements of the Implementation and Delivery policies justified by appropriate available evidence, having regard to national guidance, and local context, and meeting the requirements of the London Plan?
- Will Policy LP62 be effective in securing the necessary infrastructure to support the Borough’s Growth ambitions?
- Will Policy LP63 be effective in supporting the preparation and adoption of Neighbourhood Plans within the Borough?

Main Matter 22 – Monitoring (Policy LP61)

- Will the Council's monitoring and review processes for the WLP be effective in assessing the success or failure of delivery and what alternatives might reasonably be provided if necessary?