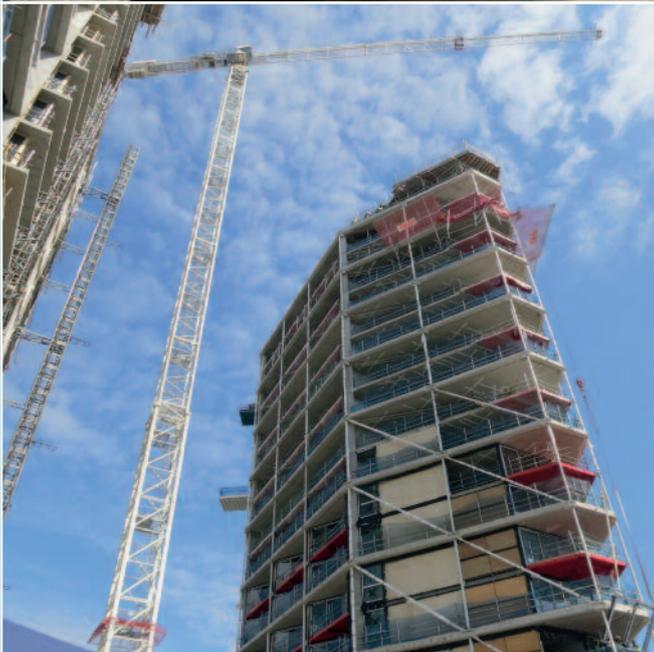


# Wandsworth Local Plan

## Development Management Policies Document

Adopted  
March 2016





# Development Management Policies Document - Review

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# 1 Introduction

## The Local Plan

**1.1** The Planning and Compulsory Purchase Act 2004 and National Planning Policy Framework (NPPF) require local planning authorities to produce a Local Plan, setting out a spatial strategy and policies and proposals for the development and other use of land within their borough. The Council's Local Plan is made up of a set of three Development Plan Documents. The Core Strategy is the most important of these documents as it sets out the Council's vision and guiding principles for planning in Wandsworth. Wandsworth's first Core Strategy was found sound by the Planning Inspectorate in June 2010 and was formally adopted in October 2010.

**1.2** The Core Strategy is supported by two further DPDs, this document; the Development Management Policies Document (DMPD), and the Site Specific Allocations Document (SSAD), the original documents were adopted in February 2012. Together, these documents replaced the Wandsworth Unitary Development Plan 2003 (UDP), and form the statutory Development Plan for the borough, along with the London Plan, guiding change over the plan period 2015 -2030.

## Development Management Policies Document

### Purpose of the Development Management Policies Document

**1.3** The Development Management Policies Document sets out the Council's detailed policies for managing development in the borough. The policies it contains, together with those in the Core Strategy, SSAD and the London Plan, form the 'Development Plan' for the borough and will be used to assess and determine planning applications. The role of the DMPD is also to help deliver the Core Strategy, the Council's Corporate Business Plan and other Council policies and strategies where relevant.

**1.4** A number of the key issues relating to development management policies were considered as part of the exploration of issues in relation to the Core Strategy. Further detailed work on house conversions and town and local centre boundaries was reported to Committee in January 2009. The preferred options version of the Council's original DMPD was open for comment during the public consultation period from December 2009 to February 2010. This set out the Council's preferred options for policies and provided details of the alternative options which were considered. The proposed submission version of the DMPD was published for formal representations from October to December 2010. Minor changes were made to the document to enhance its 'soundness' and the submission version DMPD was submitted to the Secretary of State for Examination in May 2011. The DMPD was found sound by an independent Planning Inspector in December 2011, and subject to the changes identified in the Inspector's Examination report, the DMPD was adopted by the Council in February 2012.

**1.5** The Council was required to review its Local Plan following the publication of the NPPF, to ensure compliance with new national policies. Changes were also needed to reflect the London Plan 2011 and to address a number of other changes which had been identified. Following Executive approval the Council therefore carried out consultation from 6 July - 31 August 2012 on the areas to be included in the Local Plan review. The Proposed Submission Version of the DMPD was approved by the Executive on 29 April 2013 with representations being sought between 17 May and 28 June 2013.

### **Structure of the Development Management Policies Document**

**1.6** The policies within this document have been prepared to reflect the spatial objectives of the Core Strategy and to deliver the Core Strategy, by providing further detail on issues specific to Wandsworth. Each chapter begins with a description of the policy context, pointing to the relevant Core Strategy policy and an explanation of the policy approach. The explanatory text includes reference to Wandsworth's corporate strategies and other guidance and organisations where appropriate but should not be considered an exhaustive list. Some cross-referencing to other policies in the development plan has been provided, but it should be noted that all policies within the development plan (this includes the London Plan, the Core Strategy, DMPD and SSAD) are interdependent and should be read together.

### **Links with other policy**

#### **National Policy and Guidance**

**1.7** Under the development plan system, local planning authorities are required to address locally specific issues relevant to the borough and are not to repeat policy in the National Planning Policy Framework and other national planning policy in local development documents. In order to guide applicants, reference has been made to the most relevant national policies and guidance but it should be noted that not every national policy has been referred to and that such references are correct at the time of printing and will change over time. The latest information on national and London planning policy and guidance can be found on the Planning Portal website [www.planningportal.gov.uk](http://www.planningportal.gov.uk) and the London Plan website [www.london.gov.uk/what-we-do/planning/london-plan](http://www.london.gov.uk/what-we-do/planning/london-plan)

**1.8** Particularly important issues in the Wandsworth context relate to flooding, the protection of family housing and open space protection. All other policies have also been tailored to address locally specific issues.

#### **Site Specific Allocations Document**

**1.9** In addition to the DMPD the Council also produced a Site Specific Allocations Document (SSAD). The SSAD sets out the Council's development principles for individual sites which are likely to be redeveloped over the life of the plan, and are key to the delivery of the Core Strategy vision. The SSAD and DMPD should be referred to when proposals for development

involve areas on or adjacent to sites allocated in the SSAD. Where no specific allocation in the SSAD applies, proposals will be considered against the spatial objectives in the Core Strategy and the development principles in the DMPD.

### **Supplementary Planning Documents**

**1.10** As part of the development of the DMPD, the Council reviewed the need for Supplementary Planning Documents (SPDs), to provide greater detail in relation to specific policy areas. Details of where the Council intends to develop SPDs in the future are included in the text of the relevant chapters. The Mayor has also produced a number of Supplementary Planning Guidance documents which provide further detail in relation to the application of London Plan policy.

**1.11** On adoption, the original DMPD and the SSAD replaced the UDP. It is acknowledged that there will be a lag period between adoption of the original DMPD and preparation of all necessary SPDs to support the document. Since the original DMPD was adopted the Council has adopted SPDs including ones on Housing, Refuse and Recyclables in Developments, Planning Obligations and Local Views. In addition, existing SPGs which are still considered useful are referred to in the chapters to provide applicants with guidance and will still be considered when assessing planning applications until the relevant SPD has been prepared.

### **Authority Monitoring Report**

**1.12** Every local authority is required to prepare monitoring reports, previously an Annual Monitoring Report, containing information on the implementation and effectiveness of policies set out in Local Development Documents. The monitoring reports focus on indicators for which data is readily available in order to assess the extent to which policies in Local Development Documents are being achieved. Indicators relating to DMPD policies have already been identified and are included in Appendix 1 of the Core Strategy.

**1.13** Further information on the Council's approach to monitoring the Local Plan is contained in the Core Strategy.

### **Sustainability Appraisal and Strategic Environmental Assessment**

**1.14** Government legislation requires the Council to carry out a Sustainability Appraisal (SA) of all the documents which together make up the Local Plan. The main role of the SA is to ensure that the planning policies being developed by the Council, in this case the Development Management Policies Document, achieve the optimal balance of positive social, environmental and economic outcomes for Wandsworth.

**1.15** In addition, the Council is required under European Directive to undertake a Strategic Environmental Assessment (SEA) of new plans. Government guidance considers it appropriate to combine both assessments through a single approach. The Council has therefore prepared an assessment of the changes to the Local Plan including the DMPD which integrates both

SA and SEA, and is referred to by the single term 'Sustainability Appraisal'. In addition, the Council has chosen to integrate the Core Strategy, DMPD and SSAD into one SA to avoid any duplication.

**1.16** An Equalities Impact Assessment (EIA) of the changes to the DMPD policies has also been undertaken as required by the Race Relations Act 2000, the Disability Discrimination Act 2005 and the Equality Act 2006. EIAs provide a process for examining the impact of policies on certain groups, to identify and combat discrimination and serve the needs of disadvantaged groups in the community. The EIA considers the impact of the DMPD policies in terms of race, gender and disability, and is reported at the end of the Sustainability Appraisal Report.

## 2 Sustainable Development Principles

### Context

**2.1** The Core Strategy outlines how and where growth can be accommodated in the borough in a sustainable way, preserving its character and open spaces. High quality design is a key element of sustainable development. This not only includes the physical design of buildings and their surrounds but also their layout and access arrangements, sustainable design and construction methods, and design which responds to local constraints such as flood risk. The National Planning Policy Framework (NPPF), explains how good quality and inclusive design should be applied to all development, including consideration of the wider public realm, in order to contribute positively to improving quality of life, social inclusion, health and safety of people, and in promoting regeneration.

**2.2** The Core Strategy contains several policies aimed at improving the quality of development in the borough including Policies IS1 - Promoting sustainable development, IS2 - Sustainable design, low carbon development and renewable energy, IS3 - Promoting good quality design and IS4 - Protecting and enhancing environmental quality. The Core Strategy is also supplemented by a range of Government publications relating to the built environment. This chapter builds on the spatial vision set out in the Core Strategy, setting out detailed policies on general development, protection of the historic environment, sustainable design, tall buildings, flood risk management, advertisements and telecommunications.

### General development principles - Sustainable urban design and the quality of the environment

**2.3** The NPPF makes it clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It states that "Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment".

**2.4** The NPPF also states that Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. In April 2012 the Council set up the Wandsworth Design Review Panel as an independent body to assess development proposals which fulfil the criteria for major planning applications and public realm schemes. The Panel is multi-disciplinary offering advice from a diverse range of experts with a broad spectrum of professional skills and experience.

**2.5** In accordance with the NPPF and the nature of the borough, the best use should be made of previously developed land (which excludes residential gardens), including vacant and derelict sites and buildings, in order to optimise the potential of sites. As set out in the Core Strategy, the scale and density of development should have regard to the site's

accessibility and existing and proposed infrastructure and the London Plan Sustainable Residential Quality (SRQ) density matrix (London Plan Table 3.2), without harming the character of the surrounding area. New development will be expected to reflect the nature and character of an area, taking account of local distinctiveness. The quality of design of buildings and spaces is more important than any particular style, though most parts of the borough have distinctive visual characteristics that contribute to their identity, and new developments can reinforce this character. The Council also recognises the valuable role of art in the public realm in contributing to place making and high quality distinctive design. The following detailed policies aim to promote and reinforce the local distinctiveness of the various districts, riverside locations and town centres within the borough.

**2.6** Developments should aim to minimise their impact on neighbouring properties. Future developments will be expected to avoid potentially conflicting uses. The Core Strategy sets out how the borough will develop in the future and provides the framework for managing uses in identifying areas for business, mixed-use, waste management, industry, and town centres where ambient noise levels tend to be higher and which tend to be located away from family housing. The Core Strategy identifies particular types of development that could be suitable in these locations. Operations that are likely to give rise to noise, dust, vibration or other pollutants are also controlled by the licensing regime implemented by the Council's Environmental Services Division. In addition to the spatial approach to managing impacts of developments, care in the design of buildings needs to be taken to ensure that the scale and massing is appropriate to the location, and potential impacts on neighbours, such as noise, loss of outlook, privacy or sunlight/daylight are avoided, remedied or mitigated. Where mixed-use development incorporates a residential element, it will be important to ensure that the operational requirements of existing businesses in the vicinity are not prejudiced through redevelopment and that residential amenity and the safety of occupants is maintained.

**2.7** Core Strategy Policy PL4 sets out the Council's approach to the protection and enhancement of open space and the natural environment in the borough. Landscape character is defined as 'a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse'. Put simply, landscape character is that which makes an area unique. The term 'landscape' refers to the design of all space between buildings, and includes walls and boundaries and paving materials, as well as planting and art in the public realm. These considerations are vital in integrating developments into their surroundings. Opportunities to enhance landscape characteristics will be encouraged and the design of buildings should be sympathetic to existing landscape character. Detailed policies on open space and the natural environment are contained in Chapter 6 of this document. Policy on the protection of strategic views is set out in Core Strategy Policy IS3. In addition, there are important local views which contribute to the character of the borough, as defined in the Local Views Supplementary Planning Document. Guidance on submission of visual assessments relating to proposed new development is provided in paragraph 2.46.

**2.8** The Council will seek to ensure that there is adequate infrastructure available to serve all new developments, including social and transport infrastructure and utility infrastructure (water supply, sewerage, waste management, telecommunications, broadband, heat, power

and cooling). Developers will be required to demonstrate that there is adequate capacity to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Where there is a capacity issue, the developer will be required to liaise with the infrastructure provider and/or the Council to agree required improvements.

**2.9** In accordance with Core Strategy Policy IS1 developments should be designed to reduce the need to travel and minimise car use. Further detail on Transport policies can be found in Chapter 8 of this document.

**2.10** Good design and layout is also important in achieving opportunities for sustainable waste management, including incorporation of recycling facilities. New developments should integrate waste management facilities without adverse impact on the streetscene and/or landscape. The National Planning Policy for Waste provides more details for applicants and developers on best practice in this respect.

**2.11** It is important that design creates environments that are safe and accessible for people of all abilities. Core Strategy Policy IS5 requires at least 10% of all new homes to be wheelchair accessible. The Mayor's Housing Supplementary Planning Guidance (SPG) provides best practice guidance for wheelchair accessible housing.

**2.12** It is also important that crime and disorder, or the fear of crime, do not undermine quality of life or community cohesion; this includes counter terrorism design to protect crowded places. Crime and disorder reduction is a key theme of the Council's Corporate Business Plan, "Making Wandsworth an attractive, safe, sustainable and healthy place" is one of the Council's five strategic objectives. It is also the focus of the Wandsworth Community Safety Partnership Plan 2010-2013. The design of the built environment can help reduce crime through simple strategies such as providing natural surveillance, access control and creating a sense of ownership. These principles are known as Crime Prevention Through Environmental Design Principles (CPTED). Secured by Design is the UK Police flagship initiative supporting the principles of 'designing out crime' by use of effective crime prevention and securing standards for a range of applications. Research supporting the initiative shows that Secured by Design can reduce burglary and car crime by 50% and criminal damage by 25%. Providing a safe and inclusive environment which maximises personal safety and minimises opportunities for crime and antisocial behaviour will be a key requirement of development proposals. Guidance on achieving this can be found at [www.securedbydesign.com](http://www.securedbydesign.com). The document Crowded Places the Planning System and Counter Terrorism (2012) and the Mayor's Housing SPG also provide further guidance. The essential principles of the guidance in these documents are now contained in the NPPF and NPPG. Applicants should also contact the Metropolitan Police Crime Prevention Design Advisor for advice.

**2.13** Lighting can be very effective in enhancing the attractiveness of buildings and spaces. It also contributes to personal safety and security. However, it is important that lighting schemes take into account the importance of energy conservation as well as any harmful

impacts on amenity, road users and nature conservation. Lighting that extends or intensifies the use of facilities should take into account the appropriateness of the location in terms of transport accessibility, amenity of neighbouring residents and personal safety and security, particularly after dark. Therefore, developments which include a lighting scheme will only be permitted if the amount of lighting and light spillage from the site is minimised to that necessary to achieve its purpose, and any adverse effects are minimised. Light pollution can have a detrimental effect on wildlife, particularly to birds, bats and other nocturnal species that will avoid over-lit areas. Darker areas of the borough, especially large areas of open space such as Putney Heath, are particularly sensitive to light pollution and lighting should be designed to minimise any harmful effects of light spill. Guidance on appropriate lighting techniques is available from the Institute of Lighting Engineers and the Light London Principles published by Open House/Art in the Open.

**2.14** Health Impact Assessment (HIA) assesses the impact of the wider determinants on the population's health and wellbeing. It uses both quantitative and qualitative information; data from population needs assessments, literature reviews of the evidence base, and stakeholders and local people's experience and knowledge. It suggests how any adverse health impacts could be mitigated and how positive impacts could be maximised to inform decisions on planning applications. The requirement for a HIA will be established at the pre-application stage as part of a screening process, with advice from the National Health Service (NHS). For developments requiring Environmental Impact Assessment (EIA), the HIA can usefully be incorporated in the EIA so that environmental and health impacts are considered together. For major strategic developments, not subject to EIA a 'stand alone' HIA is normally required. Other developments will generally not be required to submit a HIA, but this should be confirmed at pre-application stage. Where a HIA is required, it should be undertaken in consultation with the NHS as a mechanism for ensuring that development proposals contribute to the health of existing and new residents and help reduce health inequalities within the borough. Further guidance on the assessment of health impacts is published in Health Issues in Planning Best Practice Guidance, GLA 2007.

**2.15** Statutory requirements to consult apply for developments affected by Hazardous Installations. Hazardous Gas Installations affect parts of Putney and Wandsworth. Planning authorities must consult the Health and Safety Executive (HSE) on planning applications using methodology and software known as PADHI+, which is available online. The HSE will advise on safety grounds whether or not planning permission should be granted. Information on whether a site is affected by this requirement is available from the Council.

**2.16** The London Heliport is based at Bridges Wharf. The Heliport maintain notional approach and departure surfaces which slope away from the Heliport landing platform, for which they ensure that no buildings or structures penetrate. Any penetration of those surfaces could restrict the heliport in how it operates, and affect the safety of both people in aircraft or people and property on the ground. These areas are protected under what the Civil Aviation Authority refer to as 'unofficial safeguarding'. The London Heliport will be notified of developments affecting these safeguarded areas. Information on whether a property may be affected can be obtained from the Council.

**2.17** The layout, design, paving and furnishing of public spaces should reflect the character and appearance of surrounding buildings. Signs, services and utility installations should be designed and sited so as to minimise clutter, obstruction and visual intrusion, and to enhance the street scene. In line with the Mayor's Transport Strategy (May 2010) which seeks to reduce street clutter to enhance the amenity value and safety of London's streets, proposals to reduce street clutter will be supported.

**2.18** All development proposals will be assessed against Policy DMS1. It is acknowledged that not all elements of this policy will be relevant for every development, however applicants must consider the relevance of all criteria to their proposal as they may be asked to justify why they consider a specific element is not relevant to their application. These policies are also complemented by advice and guidance contained in the Government's National Planning Policy Framework (NPPF), National Planning Practice Guidance, the London Plan, and the Council's corporate plans and strategies which will inform much of the detailed aspects of development. Further guidance on design is contained in the Manual for Streets (CLG/DoT 2007). The Government is currently reviewing national planning guidance and it is expected that the first two documents will be incorporated into revised guidance material. The Council will expect a positive assessment against the Building for Life 12 (BfL12) Standards; a national standard for well-designed housing and neighbourhoods to help to achieve this objective (see Policy DMH4). The original Building for Life Standards were updated in 2012 by the Buildings for Life Partnership (Cabe at the Design Council, Design for Homes and the Home Builders Federation) to be compliant with and support the objectives of the NPPF.

## Policy DMS 1

### **General development principles - Sustainable urban design and the quality of the environment**

Planning permission will be granted for developments which comply with the following criteria where relevant:

- a. use a design-led approach to optimise the potential of sites so that the layout and arrangement of buildings ensure a high level of physical integration with their surroundings;
- b. ensure that the scale, massing and appearance of the development provides a high quality, sustainable design and layout, that contributes positively to local spatial character;
- c. does not harm the amenity of occupiers/users and nearby properties through unacceptable noise, vibration, traffic congestion, air pollution, overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight;
- d. are sympathetic to local landscape characteristics and avoid, remedy or mitigate any impact on natural features, open spaces and identified views;
- e. ensure that development takes account of existing or planned social and transport infrastructure and contributes to additional infrastructure where necessary, so that

- development is adequately served by public transport and a range of community facilities;
- f. are adequately serviced with utility infrastructure related and appropriate to the development including water supply, sewerage, waste management, telecommunications, broadband, heat, power and cooling;
  - g. are designed to reduce the need to travel and minimise car use;
  - h. include waste and recycling storage facilities on-site unless there are exceptional circumstances, in which case off-site provision will be sought;
  - i. are accessible to people with disabilities;
  - j. are designed to provide a safe and inclusive environment which maximises personal safety and minimises opportunities for crime and antisocial behaviour including terrorist activities;
  - k. take into account the operational needs of existing businesses and do not prejudice the existing uses/operations;
  - l. minimise light pollution and reduce harmful effects on neighbours and wildlife;
  - m. contribute towards a healthy neighbourhood and consider the health impacts of development. The requirement for a Health Impact Assessment will be determined at pre-application stage;
  - n. in the case of development involving hazardous substances or processes, and development in the vicinity of sites where hazardous substances are used, stored or transported, it can be shown that users of the site, occupants of neighbouring land and the environment will be adequately protected from any additional risk to health and safety;
  - o. the layout, design, paving and furnishing of public spaces reflects the character and appearance of surrounding buildings, and is designed so as to minimise street clutter, obstruction and visual intrusion. Proposals to reduce street clutter will be supported.

## Managing the historic environment

**2.19** The Council has a duty to conserve and enhance the significance, character and appearance of the borough's historic environment when carrying out its statutory functions and through the planning system. It is recognised that the historic environment contributes to the enjoyment of life in the borough and provides a unique sense of identity.

**2.20** Wandsworth has a wide range of heritage assets across the borough. Our 45 conservation areas include town centres, such as Clapham Junction and Wandsworth town; planned philanthropic Victorian housing at the Shaftesbury Park Estate; pioneering early twentieth century 'cottage estates' such as the Dover House Estate and Totterdown Fields; and many other areas of special character such as the Heaver Estate, Battersea Park and Putney Embankment.

**2.21** The borough has around 500 statutory listed buildings which include former Georgian country houses in Roehampton, bridges across the Thames, many churches, former municipal buildings such as Wandsworth's Court House (now Wandsworth library), the 1930s Town Hall itself and many houses; all buildings that are of recognised interest to the nation.

**2.22** Not all of Wandsworth's heritage is designated and it is important that we recognise the value of our undesignated historic environment in planning for the future. Many buildings are of significance, particularly to the local environment, even though they may not be protected by law. The Council recognises this and maintains a Local List of heritage assets which may include buildings, structures, street furniture, war memorials, archaeological areas, public art and more if it is of significance to the borough. Public art is welcomed to reinterpret or retell history through site responsive work and community engagement. There were approximately 400 locally listed heritage assets in 2010.

**2.23** The importance of the historic environment is confirmed in the National Planning Policy Framework (NPPF), which is material to all applications affecting the historic environment. The NPPF requires local authorities to take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

**2.24** The historic environment is a non-renewable resource and once harmed, buildings and places can lose their character and their significance. A sustainable environment is one in which future generations will have the same opportunity as people today to enjoy, study and make use of our heritage assets. There are many alterations that can needlessly harm what is special about Wandsworth's historic environment and these will be strongly resisted. There is a presumption in favour of sustainable development of which the conservation and enhancement of the historic environment forms an important part. In seeking sustainable development great weight will be given to the conservation of heritage assets in the borough.

**2.25** The Council maintains a Heritage at Risk Register in conjunction with Historic England to monitor and find solutions for designated heritage assets that are at risk of losing their significance through decay or unsympathetic alteration. The Council works with owners to help them restore their buildings (or areas) so that they can be removed from the register. Grant assistance may be available for conservation and enhancement from the Council, and officers can advise on other grant giving bodies. Where new uses are found, these will only be approved if they are compatible with the conservation of the building or area. There can often be a positive relationship between the use of historic buildings for arts and culture uses and these will be encouraged subject to the satisfaction of town centre and community facilities policies in Chapters 4 and 7.

**2.26** The Council may from time to time make Article 4 Directions to protect parts of the historic environment that, if lost, would harm the significance, appearance, character and setting of a heritage asset or the surrounding historic environment. The Council will collate information on the borough's historic environment including maintaining up to date Conservation Area Appraisals and Management Strategies; a Local List of heritage assets of significance to the borough of Wandsworth, and make this publicly available through the website and the Historic Environment Record.

**2.27** War memorials are an important part of our heritage. They provide insight into the changing face of commemoration and military, social and art history. The UK National Inventory of War Memorials records 237 memorials in Wandsworth at May 2009, some of which are listed heritage assets and others undesignated. Given the importance of war memorials in commemorating those who gave their lives for peace, development involving their demolition is considered inappropriate.

**2.28** Battersea Park, Wandsworth Park, Putney Vale Cemetery, Wimbledon Park and part of the grounds of the Grove House, Roehampton and Springfield Hospital are included in the Register of Historic Parks and Gardens under the National Heritage Act 1983. These areas have historic layouts and features of landscape significance which make them of special historic interest. Development should aim to conserve and enhance the character and appearance of historic parks and gardens. General policies on protection and enhancement of open space are set out in Chapter 6 of this document.

**2.29** The historic environment is particularly sensitive to tall buildings. Policy DMS4 - Tall buildings, contains detailed criteria for the assessment of tall buildings, which include an assessment of the impact on the existing historic environment through a conservation impact assessment, identifying how the surrounding area's character or appearance or the setting of a listed building will be preserved or enhanced. As set out in Core Strategy Policy IS3e, views of the Westminster World Heritage Site will be protected in accordance with the London Views Management Framework. Important local views to be protected are listed in the Local Views Supplementary Planning Document (SPD). Policy DMH5 - Alterations and extensions, is also relevant because of the impact these can have on the historic environment.

**2.30** All applications affecting a heritage asset or its setting must be accompanied by a Design & Access Statement and a Statement of Heritage Significance and Impact (Heritage Statement), either as a separate document or as part of the Design and Access Statement. This shall be proportionate in detail to the value of the asset affected and the impact of the proposal. The Heritage Statement should be carried out by a specialist historic environment consultant where applications involve substantial change or demolition of a heritage asset or new buildings which may impact on a heritage asset.

**Heritage Assets included in this policy include:**

- Listed buildings (designated HA)
- Locally listed buildings (undesignated HA)
- Conservation areas (designated HA)

- War memorials (undesigned or designated HA)
- Registered Historic parks and gardens (designated HA)
- Register of historic parks and gardens of local interest (undesigned HA)
- Scheduled ancient monuments (designated HA)
- Archaeological Priority Areas (designated HA)
- Any other building, monument, site, place, area or landscape positively identified as having a degree of significance warranting consideration in planning decisions (undesigned HA)

**2.31** A list of Conservation Areas is contained in Appendix 2 - Proposals. The Council's listed buildings and locally listed buildings are available on the Council's website.

## Policy DMS 2

### Managing the historic environment

- a. In addition to satisfying the relevant parts of Policy DMS1, applications affecting a heritage asset or its setting will be granted where it:
  - i. is in accordance with the NPPF, the London Plan and relevant Historic England guidance;
  - ii. takes full account of the Council's Conservation Area Appraisals and Management Strategies;
  - iii. is accompanied by a satisfactory Statement of Heritage Significance and Impact (Heritage Statement) produced by a heritage specialist where appropriate.
- b. Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself, and the surrounding historic environment, and where they have consideration for the following:
  - i. the conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, shopfronts or elements of shopfronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling, walls and historic planform in listed buildings;
  - ii. the reinstatement of features and elements that contribute to the heritage asset's significance which have been lost which may include any of the above items or others;
  - iii. the conservation and, where appropriate, the enhancement of the space in between and around buildings as well as front, side and rear gardens;
  - iv. the removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash,

- paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;
  - v. the use of the heritage asset should be compatible with the conservation of its significance;
  - vi. historical information discovered during the application process shall be submitted to the Greater London Historic Environment Record by the applicant.
- c. Development involving substantial harm to heritage assets will only be granted in exceptional circumstances, where the great weight given to conservation has been fully taken into account; and the substantial public benefit derived has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF.
- d. Proposals for development involving ground disturbance in Archaeological Priority Areas (as identified on the Policies Map), will need a desk based archaeological assessment and may also require field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation.
- e. Further detail will be set out in a forthcoming Historic Environment Supplementary Planning Document (SPD).
- f. Applications affecting non-designated heritage assets (such as locally listed buildings) will be dealt with in accordance with the NPPF.
- g. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset will not be taken into account in any decision.

## Sustainable design and low-carbon energy

**2.32** Core Strategy Policy IS2 - Sustainable design, low carbon development and renewable energy, sets out the Council's approach to improving energy conservation and efficiency and contributions to renewable energy. Policy DMS3 provides further direction regarding information requirements to demonstrate compliance with Core Strategy policy.

**2.33** In accordance with Core Strategy Policy IS2, all new residential development should achieve the specified elements of the national technical standards and all other new development should achieve high standards of BREEAM. The expectations for different types of development are set out in detail in Policy DMS3. Incorporating sound insulation and good daylighting can help to address issues of neighbour noise within high density developments and improve the quality of life through reducing the need for artificial light within the home. Developers may use the Home Quality Mark to demonstrate that higher design and operational aspects over and above those required by Building Regulations have been incorporated.

**2.34** The existing building stock within Wandsworth makes significant contribution to the borough's carbon dioxide emissions. As such, conversions, extensions and refurbishment of existing buildings present an opportunity to reduce carbon dioxide emissions through retrofitting.

**2.35** Core Strategy Policy IS4 sets out the Council's intention to protect and enhance environmental quality. New development that increases the intensity of use of a site can have negative impacts on local air quality; as such, mitigation measures will be sought to minimise harmful air quality impacts arising from development. The Planning Service is working in conjunction with Environmental Services to help achieve the aims of the Air Quality Action Plan. Further guidance is set out in the Mayor's Sustainable Design and Construction SPG and Control of Dust and Emissions During Construction and Demolition SPG.

**2.36** Sustainable Drainage Systems (SuDS) can manage surface water run-off in new and existing developments to lower the risk of flooding and water pollution. Traditional drainage systems tend to move rainwater into sewage systems and waterways as quickly as possible which can contribute to flash flooding, pollution of rivers and the depletion of groundwater. SuDS techniques such as infiltration trenches, swales and permeable paving can help to reduce peak flows to sewers and rivers and improve water quality by replicating natural drainage patterns. SuDS can also provide opportunities to create or improve habitats, biodiversity and open space. Implementing SuDS can help to achieve credits as part of BREEAM assessments. Further detail is set out in Policy DMS6 - Sustainable drainage systems.

**2.37** Development should be designed to avoid internal overheating and further contributions to the urban heat island effect. Climate change may mean that the risks of overheating will increase in the future and designs should take this into account. Living roofs and walls can have a vast range of sustainability benefits in urban areas, including thermal balancing of buildings and surrounding areas which can reduce the urban heat island effect, reduction of flash flooding and the provision of amenity for residents. Living roofs and walls can also provide important habitat and help preserve and enhance biodiversity in the borough.

**2.38** In accordance with the NPPF, the Council will endeavour to help applicants identify feasible climate mitigation solutions through pre-application discussions which minimise the impact on heritage assets. Where conflict between climate change objectives and the conservation of heritage assets does occur, the public benefit of mitigating the effects of climate change will be weighed against any harm to the significance of heritage assets in accordance with the NPPF. New developments in Conservation Areas may offer good opportunities to integrate sustainable design and low carbon energy sensitively without harming heritage assets. There are also opportunities to improve the energy efficiency of existing heritage buildings through measures such as improved insulation and draught-proofing. These measures should be considered before applying energy generating technologies. When retrofitting renewable energy technologies to listed buildings or buildings within Conservation Areas, care should be taken to choose appropriate technologies and to site equipment in the least visually harmful location. Historic England has produced guidance on improving energy efficiency and using renewable energy technologies on traditional buildings ([historicengland.org.uk/advice/your-home](http://historicengland.org.uk/advice/your-home)). Further advice is also available in the Council's Conservation Area Appraisal and Management Strategies.

**2.39** To ensure that development proposals comply with Core Strategy and London Plan policies, the approach to energy supply on development sites should be clearly laid out in an Energy Assessment which shows how various options have been considered and includes

sufficient detail to demonstrate an achievable energy strategy. All new residential development and all major non-residential development should submit an energy assessment alongside any relevant BREEAM pre-assessments. Conditions may be attached to planning permissions to ensure the provision of evidence that the approved energy strategy is implemented on site and to require final certification and/or evidence of the proposed national technical standards and BREEAM levels.

**2.40** The overall CO<sub>2</sub> savings achieved by a development will be taken into account in assessing proposals in line with the energy hierarchy and London Plan policies. The first priority is to reduce energy demand; residential development should aim to improve on the minimum Fabric Energy Efficiency standards set out in the version of Part L in force at the time of the application. In addition, all development is encouraged to incorporate on-site renewable energy technology within their design. In line with the London Plan and Core Strategy Policy IS2, the Council will encourage all development to aspire to the 20% carbon reduction from renewable energy generation target, unless it can be demonstrated to be unfeasible. Major developments should achieve CO<sub>2</sub> reductions in line with the London Plan.

### Policy DMS 3

#### **Sustainable design and low-carbon energy**

##### **Sustainable design and construction**

a. Development will be required to meet the following sustainability standards or such equivalent standards that replace them:

- All new residential development:  
19% improvement over 2013 Building Regulations until such time that national or London Plan standards exceed this level. Major residential development will also be required to meet the targets set out in Policy 5.2 of the London Plan.
- Major non-residential development (including conversions):  
2013-19: BREEAM Excellent  
2019 onwards (or in line with national zero carbon timetable): BREEAM Outstanding
- Minor non-residential development (including conversions):  
Encouraged to meet same standards as majors.

b. Applications for all new developments should be accompanied by a preliminary assessment report demonstrating how the relevant national technical standards and BREEAM standards will be met. Design Stage and Post Construction reviews will generally be required by conditions.

c. All developments will employ good standards of sustainable design and construction, as outlined in Core Strategy Policy IS2. This will include, but not necessarily be limited to the following:

- i. incorporation of Sustainable Drainage Systems (SuDS) or demonstration of alternative sustainable approaches to the management of surface water. Further detail is set out in Policy DMS6;
- ii. sustainable construction methods, such as the use of sustainably sourced and recycled materials;
- iii the use of demolished material from the development site where practicable, in order to minimise the transportation of waste and reduce carbon dioxide emissions;
- iv. incorporation of water conservation measures, achieving water use of 110 litres per person per day for homes under the optional national technical standard;
- v. incorporation of living roofs and walls where feasible.

### **Sustainable energy**

d. All development is required to follow the energy hierarchy in accordance with Core Strategy Policy IS2 to meet CO2 reduction standards of the London Plan and Policy DMS3(a).

e. All new residential development and major non-residential development is required, and minor non-residential development is encouraged to submit an energy assessment informed by preliminary SAP (Standard Assessment Procedure for residential buildings) calculations or National Calculation Method (non-residential) and detailing how the development will address the following considerations:

- **Energy efficient design and building fabric** – development should maximise energy efficiency through design, layout, orientation, insulation materials and other sustainable construction techniques, aiming to improve on the standards set in the version of the Building Regulations current at the time of submission.
- **Decentralised energy** – All development should assess the feasibility of decentralised energy and combined heat and power (CHP) in line with policy IS2. In decentralised energy opportunity areas the following requirements apply:
  - New developments should be designed in a manner fully compatible with any existing or planned future decentralised energy network (DEN) in accordance with any relevant Energy Masterplan and the District Heating Manual for London (including appropriate design of building systems to minimise return temperatures).
  - New developments must connect to the DEN if that network is expected to be operational within 5 years of the development being completed
  - Developers will be expected to contribute towards the costs of the DEN in line with the avoided costs of their own plant installation.

- **Renewable energy feasibility** – a full assessment of the feasibility of all the potential renewable energy technologies that could be incorporated on the site. For the chosen solution, details should be provided on:
  - energy generated and the CO2 saved
  - capacity and quantity of the proposed technology/ies
  - location of the technology/ies marked on site plans

f. Conditions may be used to ensure principles outlined in this Policy are adhered to throughout the lifetime of the development.

g. Where appropriate in new developments, and in compliance with the Community Infrastructure Regulations, the Council will seek contributions towards CO2 reduction measures in line with Core Strategy Policy IS7. Details in relation to the requirements for contributions are set out in the Planning Obligations SPD.

## Tall buildings

**2.41** Core Strategy Policy IS3 sets out the Council's approach to tall buildings, identifying broad locations where they may be appropriate (Core Strategy Map 17), providing they can justify themselves in terms of the benefits they can bring for regeneration, townscape and the public realm and the effect on the historic environment. The broad locations identified comprise: the town centres, Nine Elms near Vauxhall; and Putney Wharf, Wandsworth Riverside Quarter, Wandle Delta, Ransomes Dock, and Battersea Power Station focal points of activity. These broad locations were informed by the Stage One Urban Design Statement produced by the Planning Service. The Core Strategy also acknowledges that there will be some sites within these locations that are sensitive to, or inappropriate for tall buildings, and that outside these areas tall buildings are likely to be inappropriate.

**2.42** The Stage Two Urban Design Study - Tall Buildings (S2UDS) goes further and provides:

- consideration of the appropriateness of sites for tall buildings, identifying whether they are appropriate, inappropriate, or sensitive;
- an analysis of the areas where tall buildings may be appropriate, indicating for individual sites, the height at which a building will be regarded as a tall building;
- a definition of the height at which a building will be regarded as a tall building in the remainder of the borough, where tall buildings are likely to be inappropriate, and;
- detailed criteria for the evaluation of proposals for tall buildings.

**2.43** The heights in this policy are expressed as storeys and assume an average storey height of 3 metres. The ground floor of a development will be considered as a 'storey'. Applications for tall buildings will be required to express the height of buildings in storeys and metres in order for a robust assessment of their effects to be carried out. Where applications involve the addition of storeys on a building that would already be classed as 'tall' or the additional storeys would cause the building to be considered 'tall' under Policy DMS4, an assessment against the criteria in DMS4 will be carried out.

**2.44** The policy below follows from the work undertaken as part of the S2UDS. Applications which trigger the tall buildings policy will be assessed against the criteria set out below in addition to other relevant policies in particular DMS1 - General development principles - Sustainable urban design and the quality of the environment. Further information on the detailed criteria can be found in the S2UDS. It should be noted that buildings below the 'tall buildings' threshold, will still be subject to assessment against the Core Strategy and DMPD policies. Policies relating to high quality design, sustainable design, protection of amenity, privacy and so on, will apply to any development, regardless of its height.

**2.45** Detailed visual assessments submitted with applications in order to demonstrate compliance with this policy will be required to accurately represent what would be seen by the human eye. As the use of wide angle lenses, for example, can distort perspective and distance and thus the relationship between the foreground and background, this will not normally be acceptable. However, in exceptional circumstances where a wider context is required, alternative visual assessments, such as the use of wide angled lenses, may be submitted in addition.

**2.46** The London Plan designates views which affect Wandsworth including a Linear View from King Henry VIII's Mound towards St Paul's Cathedral and River Prospects from Golden Jubilee/Hungerford Footbridges, Westminster Bridge and Waterloo Bridge towards the Palace of Westminster World Heritage site. The view towards St Paul's Cathedral affects minor areas of West Putney, Roehampton and Thamesfield and tall buildings are not considered appropriate in these locations. The views towards the Palace of Westminster affect the Nine Elms area. The London View Management Framework Supplementary Planning Guidance provides more information on the impact of these protected views. In addition, there are important local views which contribute to the character of the borough, as defined in the Local Views Supplementary Planning Document.

## **Policy DMS 4**

### **Tall buildings**

- a. Proposals will trigger assessment against the detailed criteria in Policy DMS4b in the following circumstances:

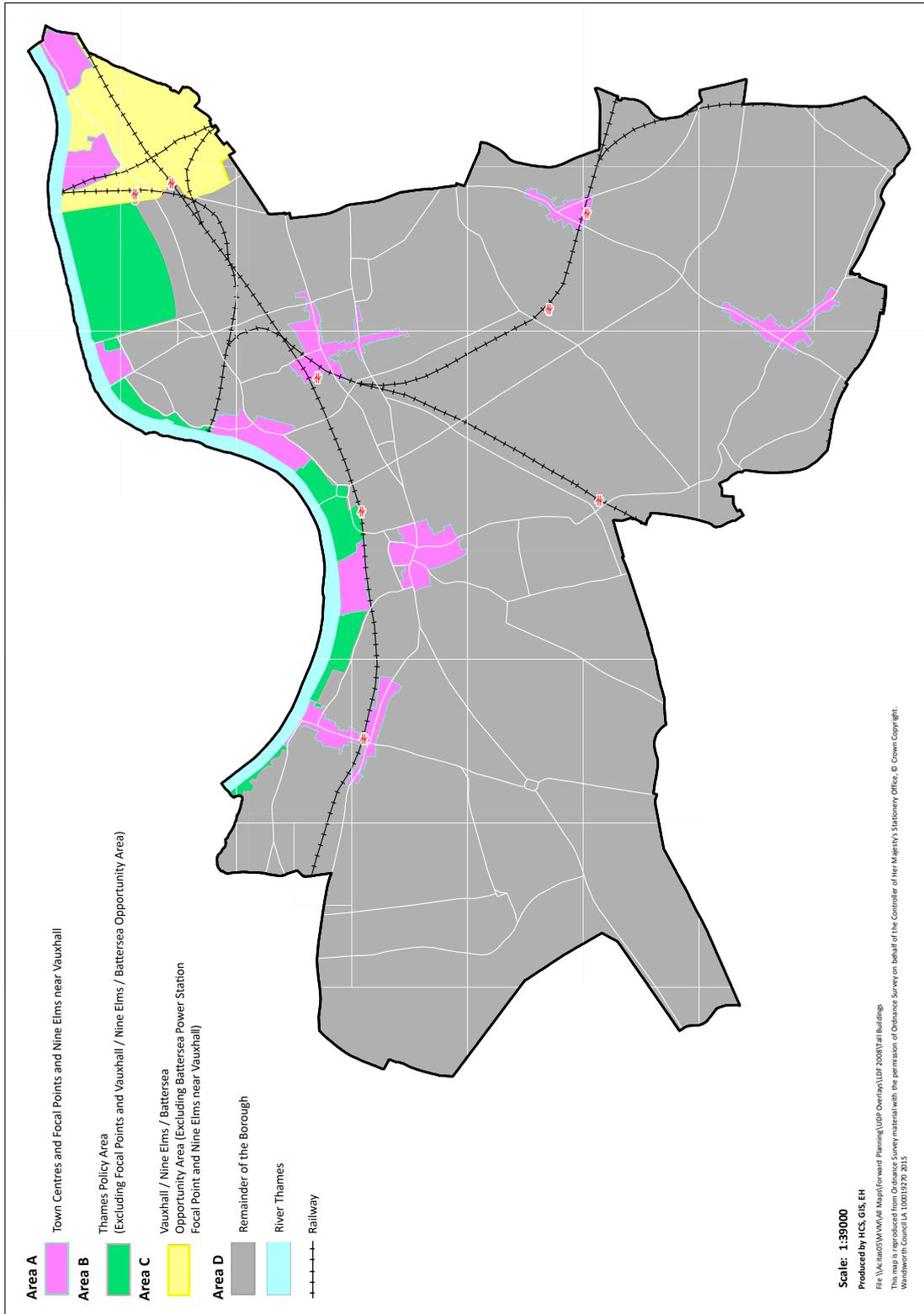
**Table 2.1**

<b>Location</b>	<b>SSAD Map A1 Tall Buildings Policy Areas</b>	<b>Height at which a building will be considered tall</b>
<b>Locations where tall buildings may be appropriate:</b>		
Town centres, focal points of activity and Nine Elms near Vauxhall	Area A	Refer to Appendix 1 'Tall Buildings Maps' in the Site Specific Allocations Document
<b>Locations where tall buildings are likely to be inappropriate:</b>		
Thames Policy Area (excluding focal points of activity and Nine Elms)	Area B	9 storeys and above
Nine Elms (excluding Battersea Power Station focal point and Nine Elms near Vauxhall)	Area C	11 storeys and above
Remainder of the borough	Area D	5 storeys and above

- b. Applications for tall buildings will be required to address the following criteria in order to demonstrate compliance with Core Strategy Policies IS3d and IS3e:
- i. describe how the proposal contributes to social inclusion, environmental health and the economic vitality of Wandsworth;
  - ii. provide a transport assessment and travel plan demonstrating innovative and sustainable approaches to transport issues including reduction of private vehicle use and improved access to public transport;
  - iii. describe how the proposal addresses the climatic effects on its surroundings including overshadowing, the diversion of wind speeds at ground level, heat islands and glare reduction;
  - iv. show, through a detailed design analysis, that the proposal will have an acceptable visual impact on surrounding areas. The visual impact should be illustrated through computer visualisations and photo montages that cover the built and natural environment, strategic views, and the settings of conservation areas and listed buildings. Where clusters of tall buildings are proposed, this should also address the cumulative impact on the skyline;
  - v. assess the impact on the existing historic environment through a conservation impact assessment identifying how the surrounding area's character or appearance or the setting of a listed building will be preserved or enhanced. As set out in Core Strategy Policy IS3e, views of the Westminster World Heritage Site will be protected in accordance with the London View Management Framework;

- vi. describe how the proposed land use mix supports and complements the surrounding land use pattern and local community;
- vii. describe how the massing and scale of the proposal creates a form that is well integrated into surrounding development;
- viii. demonstrate how the proposal successfully sits within the existing townscape and landform by way of a townscape/landscape impact assessment;
- ix. describe how the proposal positively contributes to streetscape, particularly including active frontages and legible entrances;
- x. describe how the proposal responds positively to any characteristic alignment and setbacks of surrounding areas;
- xi. describe how the proposal has been designed to create high quality public spaces. Particular consideration should be given to climatic comfort, the need for sun, light and shade, compatibility of adjacent uses and the quality of materials;
- xii. describe how the proposal will encourage public access;
- xiii. describe long term maintenance commitments in a maintenance programme including details for the long term maintenance and management of public spaces;
- xiv. submit a Management Plan, for which the freeholder is responsible, specifying how the landlord(s) will manage the development;
- xv. demonstrate financial and technical credibility of design.

**Map 1 Wandsworth Tall Building Policy Areas**



## Managing flood risk

**2.47** Core Strategy Policy PL2 - Areas of flood risk within Wandsworth, identifies the Council's approach to managing flood risk in the borough in accordance with the NPPF and the National Planning Practice Guidance. The Wandsworth Strategic Flood Risk Assessment (SFRA) identifies the detailed criteria against which a planning application will be assessed regarding flood risk. The following policies provide further detail for consideration alongside the information contained within the SFRA.

**2.48** The SFRA contains detailed guidance on all forms of flood risk including detailed breach analysis mapping, depth and hazard mapping and riverside topographic assessment. Specific sites have also been assessed in detail for the application of the Exception Test. The document also contains guidance on building design, Flood Risk Assessment (FRA) and vulnerability, developments behind flood defences, developments located within the River Wandle and Beverley Brook floodplains, surface water flooding and the use of Sustainable Drainage Systems (SuDS), water resources, residual risk and emergency planning. The Council will use the SFRA alongside the advice of the Environment Agency when considering flood risk matters.

**2.49** Inappropriate development in areas of highest flood risk should be avoided and if possible steered towards areas of lower flood risk. Flood risk is based on the Environment Agency flood zones which are classified as follows:

- Flood zone 1 (Low probability): this zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%);
- Flood zone 2 (Medium probability): this zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (0.1% - 1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year;
- Flood zone 3a (High probability): this zone comprises land assessed as having 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year;
- Flood zone 3b (The Functional Floodplain): this zone comprises land where water has to flow or be stored in times of flood. This Zone is identified in the SFRA and is defined in the National Planning Practice Guidance as land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood.

**2.50** The Sequential Test method set out in National Planning Practice Guidance will be used to guide development to appropriate locations. The Sequential Test has been applied to each allocated site (including new sites) contained within the Site Specific Allocations Document which has been produced in consultation with the Environment Agency. The Council considers the Sequential Test to be passed for all of the sites in the SSAD, subject to the requirements of the Exception Test being passed. See the Council's Sequential Test report which assesses each allocated site for further details. The Environment Agency accept the principle that within the Nine Elms Vauxhall Opportunity Area, the Sequential Test has already been passed. Exception Test supporting information is also contained within the

report to be used by applicants to justify the Exception Test as part of a FRA. Information regarding how the Sequential Test and Exception Test should be carried out and guidance on what should be included within a FRA is contained within the SFRA. Further guidance can be found in the Environment Agency's current standing advice on FRA requirements and the National Planning Practice Guidance.

**2.51** Where there are no reasonably available sites in flood zone 1, the Council will take into account the flood risk vulnerability of land uses and consider reasonably available sites in flood zone 2, applying the Exception Test if required. Only where there are no reasonably available sites in flood zones 1 or 2 will the Council consider sites in flood zone 3, taking into account flood risk vulnerability and applying the Exception Test where necessary. A site specific FRA will be required to justify the Exception Test to assess the flood risk posed to proposed developments and to ensure where necessary and appropriate, suitable mitigation measures are included in the development. Where a development type is not entirely compatible with the classification of flood risk as set out in the NPPF, the applicant must demonstrate through a FRA that both elements of the Exception Test set out in the National Planning Practice Guidance are passed.

**2.52** The Council is working in partnership with the Environment Agency to investigate how the objectives of the European Water Framework Directive 2000 and the Flood and Water Management Act 2010, Flood Risk Regulations 2009 and National Planning Practice Guidance can be achieved. Part of this work has included the production of a Surface Water Management Plan (SWMP) and Preliminary Flood Risk Assessment as part of the Drain London Project. This work also includes being in accordance with high level strategic planning documents including the Thames Regional Catchment Flood Management Plan, the Thames Estuary 2100 project and the Thames River Basin District Management Plan. The Local Flood Risk Management Strategy (LFRMS) has also been produced and sets out how the Council will meet the duties of the Flood and Water Management Act 2010 over the coming years and how flood risk from surface water, groundwater and ordinary water courses will be managed. Developers must consider flood risk from all sources including tidal, fluvial, surface water, groundwater, sewers and artificial sources within specific FRAs. The most appropriate and up-to-date information for assessing flood risk should be used.

**2.53** The following policy should be taken into account when considering flood risk management as part of a FRA. Detailed criteria on flood risk management should be followed in the SFRA, SWMP and in consultation with the Council and the Environment Agency. The most appropriate and up-to-date information on flood risk from each source should be used to inform a FRA. Definitions of the terminology used in the table can be found in the National Planning Practice Guidance.

## Policy DMS 5

### Flood risk management

If applicants can demonstrate through a site specific FRA that their site would be unaffected by all forms of flood risk including tidal, groundwater, fluvial and pluvial flood risk, the development restrictions set out in this table do not apply. Exceptions to this are some basement developments in flood zone 3b (see table 2.2).

Applications for minor development (See NPPG for definition of minor development) and changes of use are not subject to the Sequential or Exception Test.

A site specific FRA will be required for all development within flood zone 2, 3a and 3b, development over 1 hectare in area within flood zone 1, or where development may be subject to other sources of flooding. The FRA should examine the flood risk both to and from the proposed development for all sources of flood risk including tidal, fluvial, surface water, groundwater, sewer and artificial sources whilst accounting for the impacts of climate change for the lifetime of the development.

The FRA will be required to consider how the development will remain safe during a flood and how development would recover from a flood. Developers will be required to make future tenants or freeholders aware of the likelihood and possible impact of flooding on the property, how to receive flood warnings and what action should be taken should a warning be received or a flood occur. In some cases it may be necessary to develop a capability within the property for affected people to stay in a safe place for 72 hours whilst the area is flooded. This information should be contained within a flood evacuation plan.

Development in flood zones 1, 2 , 3a and 3b will be permitted subject to meeting the criteria in the following table:

**Table 2.2**

Flood Zone	Land use and Development Restrictions
<b>Flood zone 3b (Functional Floodplain)</b>	<p>On undeveloped sites, planning permission will not be permitted unless it is for:</p> <ul style="list-style-type: none"> <li>• Water-compatible development;</li> <li>• Essential infrastructure.</li> </ul> <p>Excluding development for water-compatible development and essential infrastructure, redevelopment of existing developed sites, including proposals for the change of use or conversion to a use with a like for like vulnerability classification, will only</p>

Flood Zone	Land use and Development Restrictions
	<p>be supported if there is an overall net flood risk reduction. Changes of use or conversion to a higher vulnerability classification will not be permitted.</p> <p>Safe refuge is required above the 1 in 200 year tidal flood level (including climate change) (or appropriate extreme water level as advised by the Environment Agency) or the 1 in 100 year fluvial flood level (including climate change). Safe access and egress (must be low hazard in accordance with FD2320) is required for all sites.</p> <p>Conversions of basements to a higher vulnerability classification or self contained units will not be permitted. Habitable rooms will not be permitted in basements.</p> <p>All basements, basement extensions and basement conversions must have safe access threshold levels and internal staircases provided to access floors above the 1 in 200 year tidal flood level (including climate change) (or appropriate extreme water level as advised by the Environment Agency) or the 1 in 100 year fluvial flood level (including climate change). Where basements are proposed they should also include storage for surface water and/or other SuDS proposals as set out in Policy DMS6.</p> <p>See DMPD Policy DMH5 for the policy on garden development.</p> <p><b>Sequential Test</b></p> <p>Required for all development, except if the site and its proposed use has already passed the sequential Test informed by the SFRA as completed by the Council, and/or the site is located within the Nine Elms Opportunity Area.</p> <p><b>Exception Test</b></p> <p>Required for all development except water compatible development.</p> <p><b>Flood Risk Assessment</b></p> <p>Required for all development proposals.</p>

<b>Flood Zone</b>	<b>Land use and Development Restrictions</b>
<b>Flood zone 3a (High Probability)</b>	<p>Acceptable Land uses are:</p> <ul style="list-style-type: none"> <li>• Water-compatible;</li> <li>• Less vulnerable development;</li> <li>• More vulnerable development.</li> </ul> <p>For development in defended tidal areas (River Thames and Wandle Delta area)</p> <ol style="list-style-type: none"> <li>a. Floor levels for more vulnerable development with a sleeping element are required to be raised above the 1 in 200 year tidal flood level (including climate change) or appropriate extreme water level as advised by the Environment Agency. Depending on the flood level and comparison of site levels, this may not preclude ground floor residential use subject to the inclusion of satisfactory flood risk mitigation measures to be agreed in consultation with the Environment Agency.</li> <li>b. Safe refuge above the 1 in 200 year tidal flood level (including climate change) (or appropriate extreme water level as advised by the Environment Agency) or safe access and egress (must be low hazard in accordance with FD2320) is required for all sites to enable the evacuation of people from the development, provide the emergency services with access to the development during times of flood and enable flood defence authorities to carry out any necessary duties during periods of flood.</li> <li>c. All basements, basement extensions and basement conversions must have safe access threshold levels and internal staircases provided to access floors above the 1 in 200 year tidal flood level (including climate change) or appropriate extreme water level as advised by the Environment Agency.</li> <li>d. Self-contained residential basements and bedrooms at basement level will not be permitted.</li> </ol> <p>For development in undefended fluvial areas (River Wandle and Beverley Brook)</p> <ol style="list-style-type: none"> <li>e. Floor levels for more vulnerable development with a sleeping element are required to be raised over the 1 in 100 year fluvial flood level (including climate change) plus an additional 300mm freeboard depending on the source of flood risk to be agreed with the Environment Agency.</li> </ol>

Flood Zone	Land use and Development Restrictions
	<p>Depending on the flood level and comparison of site levels, this may not preclude ground floor residential use subject to the inclusion of satisfactory flood risk mitigation measures to be agreed in consultation with the Environment Agency. Floor levels for undefended less vulnerable developments should also be raised in accordance with this standard.</p> <ul style="list-style-type: none"> <li>f. Safe refuge above the 1 in 100 year fluvial flood level (including climate change) or safe access and egress (must be low hazard in accordance with FD2320) is required for all sites to enable the evacuation of people from the development, provide the emergency services with access to the development during times of flood and enable flood defence authorities to carry out any necessary duties during periods of flood.</li> <li>g. All basements, basement extensions and basement conversions must have safe access threshold levels and internal staircases provided to access floors above the 1 in 100 year fluvial flood level (including climate change).</li> <li>h. Self-contained residential basements and bedrooms at basement level will not be permitted.</li> </ul> <p>Where basements are proposed surface water flooding should be considered with potential mitigation to include raising access floor level thresholds, providing storage for surface water and/or other SuDS proposals as set out in Policy DMS6.</p> <p>See DMPD Policy DMH5 for the policy on garden development.</p> <p><b>Sequential Test</b></p> <p>Required for all development, except if the site and its proposed use has already passed the Sequential Test informed by the SFRA as completed by the Council, and/or the site is located within the Nine Elms Opportunity Area.</p> <p><b>Exception Test</b></p> <p>Required for more vulnerable development.</p> <p><b>Flood Risk Assessment</b></p> <p>Required for all development proposals.</p>

<b>Flood Zone</b>	<b>Land use and Development Restrictions</b>
<p><b>Flood zone 2 (Medium probability)</b></p>	<p>No land use restrictions.</p> <p>For development in defended tidal areas (River Thames and Wandle Delta area)</p> <ul style="list-style-type: none"> <li>a. Floor levels for more vulnerable development with a sleeping element are required to be raised above the 1 in 200 year tidal flood level (including climate change) or appropriate extreme water level as advised by the Environment Agency's Flood Risk Standing Advice. Depending on the flood level and comparison of site levels, this may not preclude ground floor residential use subject to the inclusion of satisfactory flood risk mitigation measures to be agreed in consultation with the Environment Agency.</li> <li>b. Safe refuge above the 1 in 200 year tidal flood level (including climate change) (or appropriate extreme water level as advised by the Environment Agency's Flood Risk Standing Advice), or safe access and egress (must be low hazard in accordance with FD2320) is required for all sites to enable the evacuation of people from the development, provide the emergency services with access to the development during times of flood and enable flood defence authorities to carry out any necessary duties during periods of flood.</li> <li>c. All basements, basement extensions and basement conversions must have safe access threshold levels and internal staircases provided to access floors above the 1 in 200 year tidal flood level (including climate change) or appropriate extreme water level as advised by the Environment Agency's Flood Risk Standing Advice.</li> <li>d. Self-contained residential basements and bedrooms at basement level will not be permitted.</li> </ul> <p>For development in undefended fluvial areas (River Wandle and Beverley Brook)</p> <ul style="list-style-type: none"> <li>e. Floor levels for more vulnerable development with a sleeping element are required to be raised above the 1 in 100 year fluvial flood level (including climate change) plus an additional 300mm freeboard depending on the source of flood risk to be agreed with the Environment Agency's Flood Risk Standing Advice. Depending on the flood level and comparison of site levels, this may not preclude ground</li> </ul>

Flood Zone	Land use and Development Restrictions
	<p>floor residential use subject to the inclusion of satisfactory flood risk mitigation measures to be agreed in consultation with the Environment Agency. Floor levels for undefended less vulnerable developments should also be raised in accordance with this standard.</p> <ul style="list-style-type: none"> <li>f. Safe refuge above the 1 in 100 year fluvial flood level (including climate change) or safe access and egress (must be low hazard in accordance with FD2320) is required for all sites to enable the evacuation of people from the development, provide the emergency services with access to the development during times of flood and enable flood defence authorities to carry out any necessary duties during periods of flood.</li> <li>g. All basements, basement extensions and basement conversions must have safe access threshold levels and internal staircases provided to access floors above the 1 in 100 year (including climate change) fluvial flood level.</li> <li>h. Self-contained residential basements and bedrooms at basement level will not be permitted.</li> </ul> <p>Where basements are proposed surface water flooding should be considered with potential mitigation to include raising access floor level thresholds, providing storage for surface water and/or other SuDS proposals as set out in Policy DMS6.</p> <p>See DMPD Policy DMH5 for the policy on garden development.</p> <p><b>Sequential Test</b></p> <p>Required for all development, except if the site and its proposed use has already passed the Sequential Test informed by the SFRA as completed by the Council, and/or the site is located within the Nine Elms Opportunity Area.</p> <p><b>Exception Test</b></p> <p>Required for all highly vulnerable development.</p> <p><b>Flood Risk Assessment</b></p>

Flood Zone	Land use and Development Restrictions
	Required for all development proposals.
<b>Flood zone 1 (low probability)</b>	<p>No land use restrictions.</p> <p>Where basements are proposed surface water, groundwater and sewer flooding should be considered with potential mitigation to include raising access floor level thresholds, providing storage for surface water and/or other SuDS proposals as set out in Policy DMS6.</p> <p>See DMPD Policy DMH5 for policy on garden development.</p> <p><b>Sequential Test</b></p> <p>Not applicable</p> <p><b>Exception Test</b></p> <p>Not applicable</p> <p><b>Flood Risk Assessment</b></p> <p>Required for sites greater than 1 hectare in area.</p> <p>Required for all other development proposals where there is evidence of a risk from other sources of flooding, including surface water, groundwater and sewer and artificial sources. For the purposes of considering the risk of surface water flooding, Flood Risk Assessments should be undertaken for all sites where flooding in a 1 in 30 event is predicted to result in flood depths exceeding 300mm.</p>

**2.54** The borough is very susceptible to surface water flooding as was shown by the heavy rainfall experienced in the summer of 2007. In order to reduce the risk of surface water flooding in the borough it is important to ensure that sites consider and implement the principles of Sustainable Drainage Systems (SuDS) over and above what would be covered

by policy within the NPPF. To reduce the risk of existing surface water flooding and to help reduce future problems it is important to ensure that development located within Critical Drainage Areas (CDAs), identified in the Council's LFRMS, aim to achieve greenfield runoff rates or better. The satisfactory performance of SuDS depends not only on good design but also adequate maintenance, and the provision for adoption and maintenance must be made from the outset. Policy DMS6 will lead to a steady reduction in the overall amount of rainfall being discharged into the drainage system and reduce the borough's susceptibility to surface water flooding. The London Plan Supplementary Planning Guidance (SPG) on Sustainable Design and Construction (2014) explains some of the principles of sustainable drainage and provides technical guidance on the implementation of these in new development. The Mayor's standards set out in the SPG or any future replacement should be addressed in planning applications.

**2.55** The Lead Local Flood Authority is a statutory consultee in relation to surface water drainage for major applications in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. Applicants will be required to demonstrate a suitable approach to drainage through design layout, construction of development and maintenance of SuDS, in compliance with the National SuDS Standards, the London Plan Drainage Hierarchy, the Council's Local Plan and the National Planning Policy Guidance notes.

**2.56** Developments that propose to discharge surface water from the site to the public sewer network should contact Thames Water Utilities to undertake an impact study to confirm the sewer network has sufficient capacity to serve the new development. This should be carried out within the design process and confirmation submitted as part of an application.

## Policy DMS 6

### Sustainable Drainage Systems

- a. As outlined in Policy DMS3, all new developments should seek to incorporate Sustainable Drainage Systems (SuDS) or demonstrate alternative sustainable approaches to the management of surface water. Applications for developments located within flood zones 2, 3a and 3b, 1ha in size or greater, or where flooding in a 1 in 30 event is predicted to result in flood depths exceeding 300mm in flood zone 1 must be accompanied by a Flood Risk Assessment which addresses the criteria listed below. All other developments should have regard to the following criteria:
  - i. application of a site wide sequential approach to development by locating buildings within the areas of lowest flood risk on a site in accordance with the areas set out within the LFRMS as areas with increased risk of surface water flooding;
  - ii. determination of potential overland flow paths and proposals for appropriate solutions to minimise the impact of development on surface water flooding. Road and building configuration should be considered to preserve existing flow paths and improve

- flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere;
- iii. application of SuDS measures to achieve at least 50% attenuation, aiming for 100% attenuation of the undeveloped (existing) sites' surface water run off at peak times, in accordance with the preferred standard in the Mayor's Sustainable Design and Construction SPG. Applications for development in sites located within Critical Drainage Areas set out in the Surface Water Management Plan/LFRMS should provide a drainage strategy outlining how surface water will be managed to demonstrate the safe attenuation of surface water utilising SuDS where possible, for rainfall events up to the 1 in 100 year plus climate change level;
  - iv. in areas with increased risk of surface water flooding within Critical Drainage Areas, a FRA should contain measures to mitigate off site surface water flooding by aiming to achieve greenfield runoff rates (8 litres per second per hectare) or better. SuDS techniques should be applied with regard to the London Plan Sustainable Drainage Hierarchy outlined in Policy 5.13, or such guidance as supersedes it. Demonstrable justification should be provided on the extent to which each measure is being proposed;
  - v. incorporation of soft landscaping and permeable surfaces into all new residential and non-residential developments. Retention of soft landscaping and permeable surfaces in front gardens and other means of reducing, or at least not increasing, the amount of hard standing associated with existing homes is encouraged. New driveways or parking areas associated with non-residential developments and those located in front gardens should be made of permeable material; consideration of the vulnerability and importance of local ecological resources (such as water quality and biodiversity) when determining the suitability of drainage strategies/SuDS;
  - vi. demonstration of the maintenance and long term management of SuDS through a SuDS Management Plan which should outline the on-going maintenance responsibilities and the measures to be put in place to undertake these. A Section 106 agreement or planning condition may be required to agree the long term management responsibilities of SuDS.
- b. Where appropriate in new developments, the Council will seek contributions towards flood protection measures and SuDS, in accordance with Core Strategy Policy IS7, the Planning Obligations SPD and the CIL Regulations.

**2.57** The integrity and maintenance of the flood defence infrastructure is essential to minimise the risk of fluvial and tidal flooding in the borough. In order to reduce the risk of tidal flooding it is important to maintain, and where necessary, improve the river defences. Environment Agency consent is required for development within 16m of the River Thames to enable river walls to be inspected, repaired, modified or raised as necessary.

**2.58** In order to ensure efficient drainage of fluvial rivers it is important to maintain, and where necessary improve the river banks. Environment Agency consent will be required for any development within 8m of fluvial watercourses including the River Wandle and Beverley Brook. This is to enable the river channel to be inspected, cleared, repaired, modified or defences raised as necessary.

## Policy DMS 7

### Consultation with the Environment Agency

- a. The Environment Agency should be consulted on all developments adjacent to watercourses, as their consent is required for any works within 16m from the landward side of the River Thames flood defences and 8m from fluvial watercourses including the River Wandle and Beverley Brook.
- b. The Environment Agency should be consulted for any development that could affect flood defence infrastructure.
- c. Setting back developments from river banks and existing flood defence infrastructure, where there are opportunities to do so, will be encouraged.
- d. Developments should take into account the requirements of the Thames Estuary 2100 (TE2100) Plan in regards to the implementation of current and future improvements to the River Thames tidal flood defences in order to effectively manage tidal flood risk over the plan period.

## Advertisements

**2.59** Advertisements are important to commercial areas, being both informative and sometimes adding interest and vitality to the street scene. Advertisements can also greatly affect the appearance of an area. The Council considers it important to control advertisements because if insensitively handled in number, size, design or siting, they can harm the appearance of buildings and add clutter to an already busy street scene. In particular, the architectural integrity of individual buildings and groups of buildings may be damaged by insensitive advertisements. A balance has to be met between commercial requirements and the protection of the environment, including pedestrian and vehicular safety.

**2.60** National policy on the control of advertisements is contained in the NPPF. Detailed information on advertisement control, and the appropriateness of advertisements, including amenity and public safety considerations can be found in National Planning Practice Guidance (NPPG) and the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Good practice guidance is also available in 'Outdoor advertisements and signs: a guide for advertisers' published by the Department for Communities and Local Government (CLG). Historic England will also assist with the successful implementation of this policy.

## Policy DMS 8

### Advertisements

Consent will be granted for advertisements and hoardings where they would not harm visual or aural amenity or public safety, in accordance with the NPPF and National Planning Practice Guidance.

## Telecommunications

**2.61** The Government's policy on the implementation of Telecommunications equipment is found in section 5 of the National Planning Policy Framework and states that 'In preparing Local Plans, local planning authorities should support the expansion of electronic communication networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunication masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate'. The Council supports the provision of efficient and reliable telecommunication networks across the borough, including advanced fourth generation (4G) services. However, the provision of new infrastructure, including masts and road side cabinets, have the potential to contribute to street clutter and impact visual amenity. Any such new equipment should only be considered after fully exploring all opportunities for the use of existing infrastructure. Where this is not possible siting on tall structures and buildings should be prioritised, and all new equipment should be suitably designed minimising size and scale wherever possible and taking opportunities to camouflage equipment. The Council will expect applicants to show clear evidence that these options have been fully explored and where practical become the preferred approach.

**2.62** In accordance with Government Guidance, applications for new telecommunications masts and additions to existing masts must include a statement that self-certifies the equipment will meet International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards. Subject to this the Council may not determine health safeguards when assessing applications for telecommunications equipment. However, all applications should include the outcome of pre-submission consultations with residents and other organisations with an interest in the development, in particular where a mast is to be installed near a school or college.

**2.63** Prospective developers of new housing, office and industrial estates are encouraged to consider with all relevant telecommunications operators, how the telecommunications needs of the occupiers will be met, including the provision of fibre optic broadband which is considered an important contribution to the support of business operators and for individual lifestyles.

## **Policy DMS 9**

### **Telecommunications**

Applications for telecommunications development (including for prior approval under Part 16 of the General Permitted Development Order) will be considered in accordance with the National Planning Policy Framework, and will be permitted where:

- a. There is no significant impact on the character or appearance of the building on which, or space in which, the equipment is located, including contributing to an over accumulation of street clutter, in accordance with Policy DMS1;
- b. The significance, appearance, character and setting of heritage assets are conserved or enhanced, in accordance with Policy DMS2.
- c. All options for sharing of existing equipment, and erecting masts on existing tall buildings or other structures have been fully explored, adopted as the preferred approach wherever possible, and demonstrated clearly within the application documents.
- d. They are appropriately designed, minimising size and scale and camouflaging appearance wherever possible.
- e. All masts and additions to existing masts are self-certified to meet International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards.

## 3 Housing

### Context

**3.1** Core Strategy Policies PL5 - The provision of new homes, and IS5 - Achieving a mix of housing including affordable housing, set out how the borough will meet its targets for new housing provision over the ten year period 2015/16 - 2024/25 including affordable housing, and seek to achieve additional homes between 2025/26 and 2029/30 to meet current and future housing needs. In line with national planning policy contained in the NPPF, and taking into account the London Plan (2015), the Council has carried out a comprehensive Strategic Market Housing Assessment (SHMA), an updated affordable housing economic viability assessment (AHEVA) and the Core Strategy, Site Specific Allocations Document and Authority Monitoring Report indicate how and where new housing will be located and how affordable housing provision will be implemented. The Adopted Core Strategy included a commitment to review housing targets in the light of the publication of the replacement London Plan, which has been carried out, with new overall targets set out in Policy PL5 and new affordable housing targets set out in Policy IS5. The protection of existing residential accommodation, including affordable and family accommodation, and land last used for, or appropriate for housing, will also play an important part in ensuring that the borough's future housing requirements will be met. Meeting housing needs is a national and local strategic priority.

**3.2** The NPPF identifies that the quality of housing and the residential environment is also important, and strategic policies contained in the Core Strategy set out the basic principles on tall buildings, density, sustainable design and inclusive environments, and developing in flood risk areas. Good quality sustainable development is covered in the Sustainable Development Principles chapter. In particular, Policy DMS1 and the relevant contextual paragraph provide the basic policy requirements covering good quality, sustainable and inclusive buildings and environments. The Council's SHMA provides the evidence base and policy context for the detailed policies covering affordability, tenure, mix, standards of accommodation and specialist forms of housing, such as HMOs, hostels and special needs housing.

**3.3** The detailed policies set out in this chapter are required to protect against the loss of housing, including loss of family and affordable housing and loss of larger dwellings through conversion, and to secure an appropriate mix of housing to reflect the borough's current and future needs. Detailed policies are also required to achieve high quality housing through new build or extensions to existing property. Core Strategy Policy IS5 is also supported by more detail addressing implementation of affordable housing. Some sectors of the population have particular housing needs, and this chapter addresses how the needs of specialist sectors such as older people, people in need of care, and students will be met.

## Protection of residential land and buildings

**3.4** Existing properties are an important source of larger and family accommodation, as new housing only accounts for a small proportion of the overall housing stock in the borough. The Core Strategy sets out the importance of maintaining the range of dwelling sizes available in the existing stock, especially family-sized housing with gardens. Therefore, whilst the provision of new homes is required to meet targets, it is also important to ensure that existing residential properties and land last used for housing are afforded sufficient protection. The London Plan requires boroughs to meet or exceed targets for new housing and to prevent loss of housing, including loss of affordable housing. Loss of affordable housing units through changes in tenure would not be in compliance with the London Plan and would also fail to reflect the borough's housing needs, and this is therefore inappropriate. This includes the loss of smaller affordable housing units for larger family units of market tenure. There are very limited circumstances where the land or buildings are not suitable for continued residential use and loss of housing may be acceptable, and these are set out in Policy DMH1.

**3.5** The Wandsworth's Strategic Housing Market Assessment (SHMA) identifies a need for larger accommodation, especially affordable housing, including for families and professional sharers. In the private sector this can be assisted through the de-conversion of flats to create family-sized houses. Paragraph 4.179 of the Core Strategy identifies that there is scope for de-conversion of smaller flats to contribute to meeting the identified need for family accommodation. The merging of residential units within a former house, or of smaller flats to provide family-sized accommodation can also contribute to balancing out the high-density flatted development delivered through new-build schemes. This type of development can also contribute towards providing greater variety and choice in the housing stock. However de-conversion activity is not usually appropriate in other circumstances where this would prejudice existing identified needs, such as supported housing, or where it would not contribute to meeting identified family housing needs, such as the combining of more than one house. The circumstances in the policy where loss of units through combination of smaller flats applies primarily to subdivided houses to enable to convert back to the original house, in addition to the combination of small units in purpose-built flats and maisonettes, and does not include redevelopment of land or buildings. Applications to convert purpose built non-family flats into larger flats or houses will be considered on their merits and will take account of the suitability of the unit created in terms of meeting the need for family accommodation. Family-sized units are defined in line with the London Plan, as having 3 bedrooms or more (at least one of which is a double bedroom) comprising at least 74 sq ms for a 4 bedspace flat. Proposals will need to comply with the accommodation standards and amenity space standards set out in Policies DMH6 and DMH7 respectively, and the standards in the Mayor's Housing Supplementary Planning Guidance, which includes separate standards for houses and flats.

## Policy DMH 1

### Protection of residential land and buildings

- a. Development which would lead to the net loss of residential units (including affordable housing units), and/or the loss of land previously used in whole or in part for residential purposes, will only be permitted where:
  - i. the proposal involves combining separate non family-sized flats in order to create a family-sized unit, and
  - ii. in the context of residential properties located above non-residential uses, a self-contained dwelling with separate access to the street cannot be provided without prejudicing the effective use of other parts of the property; or
  - iii. the proposal would result in the upgrading of sub-standard residential accommodation; and
  - iv. the proposal would not result in a loss of smaller affordable housing units for larger family private market units.
- b. This policy will be implemented in conjunction with the Mayor's Housing Supplementary Planning Guidance (SPG).

## Conversions

**3.6** Conversions play an important role in increasing the number and variety of dwellings in the borough, however they can have a detrimental impact on the character and amenity of an area and lead to increased pressure on parking. It is important that the gain of additional dwellings is not achieved at the expense of family-sized accommodation. In order to protect these dwellings from conversion, the Council has had a long standing policy of protecting houses, family-sized flats and maisonettes below 120 sq ms from conversion into smaller dwellings, unless they are unsuitable for families. The Council carried out an analysis of residential conversions in 2008, which estimated that 69% of houses in the borough's existing stock are above 120 sq ms in size, with 44% between 120 sq ms and 149 sq ms and a further 25% over 150 sq ms. It found that the proportion of existing flats and maisonettes over 120 sq ms was limited; 91% of existing stock is below 120 sq ms. Raising the size threshold for conversion of all dwellings from 120 sq ms to 150 sq ms will therefore have a significant impact on the level of protection afforded to family sized dwellings, in particular those suitable for use by families with children. Protection of these smaller dwellings also contributes to a greater choice of dwelling sizes and prices. Small houses and larger flats, in addition to maisonettes, can also provide for the needs of professional sharers, adult families, and for people who work from home.

**3.7** Permitted Development rights enable many extensions to take place without the need for planning permission. Raising the threshold for conversion of dwellings will help to prevent the loss of smaller houses where extensions carried out under Permitted Development would

bring the floorspace up to the minimum threshold for conversion. Extensions carried out since the end of 2008 (the date the conversions analysis was carried out) will not be included in the calculation of existing habitable floorspace. The glossary in Appendix 3 defines what is counted as habitable floorspace, which excludes unconverted lofts, garages and basements. The Council's Housing Supplementary Planning Document (SPD) offers more detailed guidance on a range of housing matters, including house conversions and extensions to residential properties.

**3.8** The 150 sq ms threshold will apply except where the property is considered to be unsuitable for families. In determining whether a property is suitable for families account will be taken of its location, for example, properties above shops or offices, in town centres or along busy main roads may not be suitable for families and therefore may be converted, subject to compliance with other residential policies as set out below.

**3.9** Where properties above 150 sq ms are converted, Policy DMH2 requires the provision of a family sized unit(s) and the number of 1 bedroom/studio units is limited in line with the approach to new build accommodation set out in Policy DMH3, in order to ensure good standards of housing accommodation and to contribute to housing need. Conversion will only be appropriate subject to providing acceptable amenity and space standards and providing a good standard of development overall, as set out in Policies DMH4, DMH6-7 and the Council's Housing Supplementary Planning Document (SPD).

## **Policy DMH 2**

### **Conversions**

- a. The conversion of dwellings with less than 150 sq ms of existing habitable floorspace will only be permitted where the property is unsuitable for families.
- b. Conversions of dwellings of 150 sq ms or more of existing habitable floorspace (prior to any extensions carried out since the end of 2008) will only be permitted where the following criteria are satisfied:
  - i. at least one family-sized unit is provided with access to a dedicated rear garden; or
  - ii. where four or more units are being provided, at least two are family-sized units (one of which must have access to a dedicated rear garden); and
  - iii. the provision of 1 bedroom/studio accommodation is limited to one unit, or 1 in 5 units in larger conversions;.
- c. All new units must comply with standards set out in Policies DMH4 and DMH6-7 and the Mayor's 2015 Housing Supplementary Planning Guidance (SPG). Further guidance including on layout and stacking, is provided in the Council's Housing Supplementary Planning Document (SPD).

## Unit mix in new housing

**3.10** The NPPF and the London Plan require boroughs to achieve a mix of housing to reflect the current and future needs of the borough's population, including families and children, for both affordable and market housing over the plan period. The proportions are expected to be informed by a strategic Housing Market Assessment (SHMA). The Mayor's Housing Strategy and the Council's SHMA identify the need for larger family-sized accommodation, particularly in the social housing sector. Whilst Core Strategy Policy IS5 sets out the targets for, and the overall approach to securing affordable housing, it is important that this meets the borough's needs in terms of the size and type of accommodation offered. The borough's SHMA, identifies a diverse range of needs including dwelling size and tenure, with figures based on a 3 year rolling average. The SHMA includes analysis of household size and type in the private rented sector, which comprises a range of households, including families with children, young couples, professionals sharing and students. It confirms an increasing need for smaller accommodation and at the same time a need for affordable family units, particularly to meet more urgent housing needs.

**3.11** Although the rising proportion of single person households is forecast to continue, this does not necessarily result in a proportionate increase in demand for small 1 bedroom flats or studios as many people would like a spare bedroom for visitors or to use as a study/office. However, in a borough such as Wandsworth, where land values and property prices are high, undue restriction against provision of small units may have an impact on affordability. Therefore, a realistic approach is to allow a proportion of new accommodation to contain studios and one person-sized flats up to a maximum limit, having regard to the SHMA and areas identified for highest density accommodation in the London Plan Sustainable residential quality (SRQ) density matrix (London Plan Table 3.2). A maximum proportion of 1 bedroom one person units has only been set for market housing as this type of accommodation is not supported for grant funded affordable housing.

**3.12** The provision of affordable family housing is a strategic priority of the London Plan. The need for family housing is demonstrated by the SHMA which particularly identifies that households with a more urgent need for housing (e.g. homeless families, severely overcrowded households) predominantly require family housing. However, there are two factors which need to be considered that will influence unit size and potential tenure mix. There are significant levels of under occupation in the social rent sector which could in part be addressed through providing 1 and 2 bedroom units of higher quality social rent accommodation for under-occupiers willing to move where there is evidenced local demand. Secondly, mobility out of the social rent sector is reducing. Providing incentives for social renters to move (e.g. through House Purchase Grants and developing attractive intermediate housing offers) has significant benefits in terms of the cost relative to new development and the immediate impact on releasing supply. As outlined in the Core Strategy, all residential developments providing less than 50% affordable housing will be subject to an economic viability assessment, taking account of the mix of units proposed. In appropriate locations the Council may consider providing public subsidy, e.g. from commuted sums collected on other developments, to provide additionality in terms of the number or mix of affordable units.

**3.13** The SHMA also indicates that delivering larger (4 bed plus) intermediate accommodation is unviable on the majority of sites in the borough, and a continued policy requirement may affect the attractiveness of the borough to Registered Providers (RPs) to bid to provide new affordable housing and might also compromise the financial viability of delivering the maximum level of affordable housing.

**3.14** The demand for affordable housing is largely for 1 bedroom accommodation (52.9 per cent for social/affordable rented and 76.1 per cent for intermediate housing) with a significant demand for 2 bedroom accommodation (36.5 per cent for social/affordable rented and 19 per cent for intermediate housing). Meeting new demand for social/affordable rented 1 bedroom accommodation will primarily be met from existing resources. In respect of new provision of social/affordable rented 1 bedroom units, the Council would anticipate that this accommodation would largely be provided and tailored for households with particular support needs (e.g. those with learning disabilities, mental health problems) or, as outlined above, would be higher quality 1 bedroom accommodation for social housing tenants currently under-occupying larger family accommodation.

**3.15** To meet identified need, particularly in the affordable sector, a policy seeking a mix of dwelling sizes by tenure is required. An indicative table based on the evidence in the SHMA is included in Policy DMH3. These borough-level proportions will be kept under review over the lifetime of the plan. The policy seeks a mix of dwelling sizes across affordable tenures to avoid an over-supply of smaller units in any one tenure. Policy criterion a. relates only to affordable housing, criteria b. and c. apply to market housing proposals, whilst d. covers all tenures. The proportions for the affordable units are calculated as a proportion of the total affordable units for each tenure. Similarly, provision of studio and/or family market housing is expressed as a proportion of the total market element, rather than amalgamated over the whole scheme. Policy DMH2bii sets out the policy on the re-provision of family-sized units in dwelling conversions.

**3.16** In an Inner London borough such as Wandsworth, meeting housing targets, including affordable family housing will require a flexible approach when applying density and housing mix standards due to the location and nature of sites available, or likely to become available. Overall, a balanced approach will be taken to ensure that the housing delivered meets targets and identified needs, whilst also providing a good standard of accommodation. Due to the high levels of mobility and choice in the market housing sector, including private rented sector housing, and developers' inherent interest in matching supply with demand, a policy on mix of dwelling sizes is not justified for market housing, with the exception of controlling the proportion of 1 bedroom/studio accommodation, and a requirement for a minimum proportion of family housing to promote balanced and mixed communities.

## Policy DMH 3

### Unit mix in new housing

- a. Planning permission will be granted for proposals for affordable housing developments which demonstrate that a mix of dwelling sizes has been provided taking account of the borough-level indicative proportions detailed below:

**Table 3.1**

Dwelling size	Intermediate	Social/Affordable Rent
1 bedroom 2 person	45%	15%
2 bedrooms	45%	45%
3 bedrooms	10%	30%
4+bedrooms		10% (of which up to 2% should be 5 bedroom)
Family: 3+ bedrooms (total figures for 3&4 bedrooms set out above)	10%	40%

- b. Planning permission for 1 bedroom/studio market accommodation, including new units created in conversions with 10 or more units (gross), will be granted where; 1 person/studio accommodation does not exceed 5% of all market units, and the overall provision of all 1 bedroom market units including studios does not exceed 20%.
- c. Planning permission will be granted for proposals for market housing where a minimum of 5% of total market units provide family accommodation.
- d. When considering proposals, the dwelling mix will be applied flexibly in light of individual site circumstances, including location, site constraints, sustainable design, the need to provide mixed and balanced communities, viability and the availability of public subsidy.

## Quality of housing

**3.17** The NPPF seeks to deliver a wide choice of high quality homes and stresses the importance of good design in the built environment. The quality of housing is important to quality of life, public health and safety, and a sustainable environment. Housing should be set within a high quality, safe and accessible environment, with access to play facilities and

other open spaces. Both the London Plan and the Mayor's Housing Supplementary Planning Guidance (SPG) support the objectives of the NPPF and the London Plan recognises that housing quality is an issue for all tenures. The Mayor is consulting on Minor Alterations to the London Plan and the 2015 Housing SPG which take account of the introduction of the national technical standards which were introduced by the Government in March 2015. The London Plan and the NPPF also acknowledge the link between good quality housing and public health. The Mayor's SPG is a key document and should be referred to in drawing up proposals for development. Further guidance and good practice in implementing the Council's policies in the Local Plan, particularly in respect of householder development, and taking into account the borough's conservation areas, has been included in the Wandsworth Housing Supplementary Planning Document (SPD). To implement Core Strategy Policies PL5 - The provision of new homes, and IS5 - Achieving a mix of housing including affordable housing, new housing development is required to meet the current and future needs of the borough's population. In line with the NPPF, the London Plan outlines the key considerations in determining planning applications, including achieving high quality housing in a sustainable and environmentally friendly way, delivering a mix of housing including affordable housing, providing housing in suitable locations and making the most efficient use of land. In London, residential density is informed by the London Plan Sustainable Residential Quality (SRQ) density matrix. This assumes a higher number of habitable rooms per dwelling for lower density developments, which lend themselves more, though not exclusively, to family housing. The approach which should be adopted in calculating housing density on residential and mixed-use developments is set out in the Council's Housing SPD.

**3.18** The local context of the location and the quality of the residential environment is important. In accordance with the London Plan, residential development must be well designed in order to create a high amenity environment for residents and neighbours. It is equally important that additions and alterations are well designed to ensure that the character and quality of the area is maintained and enhanced where possible and the amenity of adjoining occupiers is protected. All development proposals will be required to comply with Policy DMS1 - Sustainable urban design and the quality of the environment. It is not only the amenity of adjoining residents that are affected by design but also the health of occupants. Residential developments must also provide a good quality internal environment with adequate daylighting, outlook and privacy, allowing adequate warmth, quiet, and space to move and carry out day to day activities within the home. The design of flats are particularly sensitive to layout, where the stacking of similar rooms, and adequacy of storage space can have a significant impact on the amenity of occupiers.

**3.19** Sites within the borough's protected industrial employment areas (Strategic Industrial Locations (SILs) and Locally Significant Industrial Areas (LSIAs)) are unsuitable locations for any residential accommodation. In other locations, including sites adjacent to industrial areas and safeguarded wharves, proposals for housing will need to take account of, and incorporate sufficient mitigation into the design to provide a satisfactory living environment. Redevelopment next to or opposite safeguarded wharves, and on the routes between the wharves and the main road network, should be designed to minimise potential conflicts of

use and disturbance. It is also important to consider the impact on the viability of established and potential businesses of introducing a residential use adjacent to protected industrial employment areas.

**3.20** Accommodation above shops or in former industrial premises can play an important part in the provision of housing, making efficient use of urban land. However achieving adequate daylighting, outlook, privacy and avoiding overlooking may be difficult to achieve, particularly in the case of access to accommodation above shops and other commercial uses, where a pragmatic approach on the overall acceptability of the accommodation will be appropriate. Whilst a flexible approach can be taken in considering any change of use, it is still important to ensure that both the location and accommodation are appropriate for residential use and can attain a satisfactory standard of residential amenity.

**3.21** Live/work schemes are an alternative form of development which can sustain small business enterprise and make an efficient contribution to sustainable development through the flexible use of existing buildings. Live/work development is defined as predominantly residential accommodation but with a sufficient amount of non-residential use to require planning permission. Affordable housing requirements will apply in accordance with Core Strategy Policy IS5. Generally business uses (B1) will be acceptable as part of live/work schemes, as this use class is compatible with a residential environment. The aim is to allow flexible use of accommodation and meet the needs of small businesses. Live/work units will be expected to provide a good standard of accommodation in accordance with the policies in this chapter. Live/work units generate both household and commercial waste which must be stored and collected separately. Conditions controlling the amount of floorspace used for different purposes will not be appropriate unless the work component is physically distinct from the residential accommodation, in which case, policies contained within Chapter 5, Industry, Employment and Waste, will apply.

**3.22** In response to concerns over the cumulative effect of infill and backland development on garden land, the NPPF clarifies that previously developed land now excludes private residential gardens. The NPPF and the London Plan support a local approach to determining whether there should be a presumption against development on back gardens. London Plan policy indicates that boroughs "may introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified". This has been taken into account in setting the Plan's housing targets. Open spaces between buildings are an integral part of the character and appearance of much of the borough, and this is especially important in conservation areas. The contribution that open areas and residential gardens make to the character and appearance of the area is addressed through conservation area appraisals. Development on back gardens can also have a negative impact on other policy objectives including biodiversity and managing flood risk. The development of back gardens is therefore generally regarded as an inappropriate form of development in the borough. Further guidance on the interpretation of garden land is included in the Council's Housing SPD.

**3.23** Where planning permission is required, the principle of developing in basements will be determined by its location and the need to manage flood risk. A flood risk assessment and/or mitigation against flooding may be required (see Core Strategy Policy PL2 and DMPD Policies DMS5 and DMS6). Basement extensions which involve excavation of front and back gardens to provide lightwells can also impact on the character of the area, including on the street scene, the amount and quality of the amenity space provision and on biodiversity. Any rented/leased accommodation, including accommodation in the basement will need to comply with the relevant Environmental Health regulations. Further detailed guidance on basement development, and other forms of residential extension, conversion and alterations is provided in in the Housing SPD. The Council will be undertaking a review of the guidance on basement development in the Housing SPD. This reflects concern about the impact of the number and nature of such developments taking place in the borough, including the cumulative impacts.

**3.24** Rear extensions can also encroach onto usable amenity space, and may impact on daylight, sunlight or outlook of neighbouring properties. It should be clearly subservient to the house, respecting its shape and form. Whilst there is a wide variation in size and type of properties and garden size in the borough, it is important that the remaining garden space left after extension meets the minimum standards of amenity space set out in Policy DMH7. If this cannot be achieved, the extension will not be acceptable in principle.

**3.25** Delivery of housing quality is important and to meet changing housing needs over time the Core Strategy requires 90% all new housing to be built to Building Regulation requirement M4(2) 'accessible and adaptable dwellings', and 10% of new housing should be designed to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', i.e. designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. As set out in paragraph 2.18, the Council expects a positive assessment against the Building for Life 12 (BfL12) national standard which is comprised of 12 questions which are used to evaluate the quality of new housing developments based around the themes of integrating into the neighbourhood, creating a place and street and home. Housing developments should be designed to secure as many 'greens' as possible, minimise the number of 'ambers' and avoid 'reds'. The London Plan includes detailed standards for unit sizes based on the number of bedrooms/bedspaces and dwelling type (Policy 3.5/Table 3.3). The minimum standards and further detail on best practice are set out in full in the Mayor's Draft Interim Housing Supplementary Planning Guidance (SPG). This SPG also sets out standards and best practice on application of building regulation M4(2) 'accessible and adaptable' dwellings and on building regulation M4(3) 'wheelchair user dwellings'.

## **Policy DMH 4**

### **Residential development including conversions**

- a. Residential development, including new build and conversions, will be permitted on appropriate sites (which excludes residential gardens), where the following criteria are satisfied:

- i. the proposal complies with the relevant policies in Chapter 1 - Sustainable development principles;
  - ii. a satisfactory environment for housing is provided, taking into account any mitigation measures proposed;
  - iii. for new build accommodation, the maximum intensity of use compatible with the local context is achieved, taking into account the London Plan Sustainable Residential Quality (SRQ) density matrix (London Plan Table 3.2);
  - iv. for new build accommodation, the proposal provides a layout and building form that includes adequate outdoor amenity space as outlined in Policy DMH7 and reflects local character;
  - v. the proposal complies with internal space standards as outlined in the London Plan and the Mayor's Housing Supplementary Planning Guidance (SPG) as amended to take account of the national technical housing standards;
  - vi. adequate daylight to habitable rooms is achieved, incorporating dual aspect wherever possible, particularly where one of the aspects is north facing;
  - vii. residential units are fully self-contained (except those within specialist accommodation) and, in the case of flats above shops and other commercial premises, independent access from the street frontage is provided where this can reasonably be achieved;
  - viii. in the case of live/work units, the non-residential element is fully integrated and does not harm the amenities of the residential element within the scheme, or the residential amenities of the surrounding area;
  - ix. in the case of conversion of ground floor shop units, the proposal complies with Policy DMTS7d, and any associated alterations to the building reflect local character and design, in line with the Council's Housing Supplementary Planning Document (SPD);
  - x. car parking and cycle parking appropriate to the nature of the development and location is provided in accordance with policies in Chapter 8 Transport, and Appendix 1 Transport standards;
  - xi. in the case of family flats and maisonettes above third floor level, a lift is provided;
  - xii. housing developments comprising 10 (gross) units or more demonstrate that they have been assessed against the Buildings for Life 12 (BfL12) standard questions.
- b. Further detailed guidance is provided in the Mayor's Housing Supplementary Planning Guidance and in the Council's Housing SPD.

## Policy DMH 5

### Alterations and extensions

- a. In addition to satisfying the relevant criteria of Policies DMS2, DMH2 and DMH4, proposals for extensions and alterations to existing residential properties will be permitted where:
  - i. an extension is well designed, uses appropriate materials and is not so large that it dominates and competes with the original building;
  - ii. an extension, dormer window or other alteration to a roof is confined to the rear of the building but where it is visible from the street or any other public place, it is sympathetic to the style of the building, not visually intrusive and does not harm either the street scene or the building's appearance;
  - iii. side extensions do not cause a terrace effect by in-filling the spaces between detached or semi detached buildings;
  - iv. extensions are not erected in front of houses where they would be visible from the highway;
  - v. minor modifications to the front elevations such as a small porch, and free-standing structures providing cycle storage take appropriate account of scale, design and size of the original front garden;
  - vi. in the case of conversions, refuse storage enclosures and service boxes are sited unobtrusively and do not detract from the appearance of the building or amenity;
  - vii. rear extensions are subservient to the original house and its setting and are not over-dominant, ensuring that a substantial depth of the original rear garden will remain free of buildings and structures including lightwells, taking account of criteria set out in Policies DMS1 and DMH7;
  - viii. no buildings or structures are proposed in front gardens, and where lightwells are proposed, at least 50% of the original front garden depth will remain subject in conservation areas to a minimum depth of 2 ms of garden usually being retained and to Policy DMS2b iii;
  - ix. hardstandings do not dominate the appearance of front gardens or cause harm to the character or appearance of the dwelling or the street. In conservation areas, hardstandings are unlikely to be acceptable in line with the relevant Conservation Area Appraisal Strategies. The policy relating to permeable surfacing of hardstandings is set out in Policy DMS6.
- b. Further detailed guidance on householder development including on extensions is provided in the Council's Housing SPD.

## Residential space standards

**3.26** The London Plan and the Mayor's Housing Strategy emphasise the need to ensure that new dwellings are large and flexible enough to meet current and future occupancy needs, including adequate garden and storage space. The Mayor introduced dwelling size standards in the London Plan based on the draft London Housing Design Guide with one of the key aims being to apply the same minimum quality standards to all tenures. These standards will be superseded by the national technical housing standards through alterations to the London Plan 2015. More detail is provided, including on standards for wheelchair housing in the Mayor's Housing Supplementary Planning Guidance (SPG) which is also being revised to take account of the new national standards. These standards will be applied to all new dwellings and are especially important where affordable housing is proposed, as this type of housing is often occupied at maximum intensity and the choice of accommodation available to the occupiers is limited, compared to market housing.

**3.27** The standards set out in Policy DMH6 are minimum sizes and represent standards calculated as Gross Internal Area (GIA). In assessing proposals against this policy, and to take account of subsequent internal reconfiguration which cannot be controlled under planning regulations, meeting the overall minimum floorspace will be the most important consideration rather than individual room sizes or arrangement. In addition to signposting the national technical housing standards and for ease of reference, Policy DMH6 sets out the minimum space standards for the mix of units sought in Policy DMH3.

### Policy DMH 6

#### Residential space standards

Proposals for new residential accommodation, including from conversions and change of use, will be permitted where they meet the space standards set out in the national technical housing standards. In accordance with these standards, the minimum sizes of units (for flats) required in relation to the mix of units set out in Policy DMH3 are :

- a. Non-family accommodation:
  - i. 37 sq ms for studio or 1 bedroom, 1 bedspace units;
  - ii. 50 sq ms for 1 bedroom, 2 bedspace units;
  - iii. 61 sq ms for 2 bedroom, 3 bedspace units.
- b. Family-sized accommodation must provide a minimum of 3 bedrooms (one of which must be a double bedroom) with a minimum overall floorspace of:
  - i. 74 sq ms for 3 bedroom, 4 bedspace units;
  - ii. 90 sq ms for 4 bedroom, 5 bedspace units.

For dwellings provided as houses or for other sizes of unit, including wheelchair housing, the full range of minimum standards is set out in Policy 3.5/Table 3.3 in the London Plan and further guidance is provided in the Mayor's Housing Supplementary Planning Guidance.

### **Residential gardens and amenity space**

**3.28** The London Plan seeks to ensure that new housing provides for the needs of children and requires developments containing new family-sized accommodation to have good access to private amenity space, such as residential gardens, and be located within safe walking distance of open spaces, play space and parks. Outside space and the proximity of public space for outdoor play is important to health, well-being and social interaction. As well as providing for biodiversity opportunities, the emerging London Plan has identified the important role of urban gardens and other soft landscaping in mitigating against the effects of climate change. Garden space in cities can contribute to reducing the impact of overheating and to reducing the effects of flooding and run-off. This is discussed in more detail in Chapter 6 Open space and recreation, natural environment and the riverside. The London Biodiversity Action Plan identifies stag beetles as a priority species and back gardens in the borough provide an important habitat for these.

**3.29** In the 2007 New Housing Re-survey, satisfaction with amenity space on new developments was high, with 82% of residents satisfied with communal gardens, and 79% happy with private amenity space. The results of the survey show that there is little correlation between the size of amenity space provided and people's relative levels of satisfaction despite the majority of developments surveyed providing a lower level of private amenity space per dwelling than the policy requirement. What is most important is the provision of high quality, usable amenity space, maximising privacy and minimising overlooking. In assessing usability of the space, account will also be taken of levels of light penetration. This approach to securing high quality space is also in line with London Plan (2015) and the Mayor's Housing Supplementary Planning Guidance (SPG). The amenity space standards are the minimum standards to achieve in new building developments, rather than an optimal level to aim for. Where amenity space is provided in the form of balconies, achieving the required minimum standard through a balcony alone may result in overhanging issues, and where this is the case, the balance of amenity space requirement should be provided in a communal garden solely for the use of residents. The policy acknowledges that in conversions, the provision of amenity space can be more difficult to achieve. Where family units are provided through conversion, DMPD Policy DMH2 will apply, and flexibility in the provision of amenity space may be required, taking into account the overall standard of accommodation being delivered.

**3.30** Amenity space is an important part of the character and quality of the environment of established residential areas and in some cases, a higher level of amenity space provision will be required in order for developments to reflect the local context and to ensure that development is provided at an acceptable density. The Conservation Area Management Strategies and London Plan Sustainable Residential Quality (SRQ) density matrix will be used to inform an appropriate level of amenity space. Where extensions are proposed, Policy

DMH5 requires a substantial depth remains free of buildings and structures including lightwells. This is to ensure that adequate amenity space is left and garden settings preserved after extending. As set out in paragraph 3.22, backland/infill development on residential gardens is an inappropriate form of development in Wandsworth.

**3.31** Dedicated rear gardens, which are required for family housing, can comprise communal gardens for exclusive use of the residents where this is a realistic alternative to individual gardens for accommodation in upper floors. However, these can raise privacy issues, particularly in conversions and to protect the privacy and reduce overlooking of ground floor units, appropriate screening such as a separate patio garden or soft landscaping should be provided for ground floor units.

**3.32** Proposals for basement development involving excavation of gardens must take account of the Council's Housing SPD and flooding policies in this document. Standards set out in the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG will be applied to proposals for family housing. The Council has produced a Population Yield Calculator to assist developers in this respect, which is referenced in the Mayor's SPG.

## Policy DMH 7

### Residential gardens and amenity space

- a. Planning permission will be granted for proposals for new build residential development that comply with the following minimum standards of dedicated amenity space, excluding footpaths, parking areas, access ways, side or front gardens:
  - i. 10 sq ms for 1 and 2 bedroom dwellings;
  - ii. 15 sq ms for dwellings with 3 or more bedrooms.
- b. In the case of conversions, planning permission will be granted where one family-sized unit is provided with a dedicated rear garden of at least 15 sq ms. Where the overall quality of accommodation is good and there is no potential for the provision of a dedicated rear garden of at least 15 sq ms, use of balconies and roof gardens may be acceptable subject with compliance with Policy DMS1;
- c. Where there is no potential to meet standards through dedicated amenity space, indoor gyms and sport facilities will be encouraged to meet as far as possible, the minimum standards.
- d. Where a communal garden is proposed, appropriate screening such as a separate patio garden or soft landscaping should be provided for ground floor units, taking care not to prejudice outlook or daylight penetration. An agreed maintenance regime must be in place, and access to the garden must be provided for all units.
- e. Proposals for family housing will also require new playspace, or contributions to existing facilities, in line with standards for provision published in the Mayor's Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance

(SPG) using the Council's Population Yield Calculator, which is referenced in the SPG.

- f. The Council's Housing Supplementary Planning Document provides more detail on how these standards are applied, including the use of balconies and development in back gardens.

### **Implementation of affordable housing**

**3.33** Fragmentation or part-development of a site could mean a planning application is submitted where the development does not reach the 10 unit threshold for affordable housing provision, and therefore the need to provide affordable housing as required by Core Strategy Policy IS5 would be avoided. To overcome this situation a detailed policy is required to ensure affordable housing is determined on the basis of what the site could potentially provide. The capability of each site to meet the threshold will need to be assessed and where appropriate, schemes may be aggregated and affordable housing targets applied, including attributing the tenure split between social rented and intermediate housing. There may also be circumstances where proposals for substantially-sized dwellings may fall below the 10 unit threshold on sites where affordable housing would otherwise be required. The Council will take account of the Housing Trajectory, Policy DMH4 seeking maximum possible densities, and the housing mix requirements in Policy DMH3. In line with Core Strategy Policy IS5, site specific economic viability assessments determining what will be viable on a site by site basis will be required where the level of affordable housing provision falls below the policy requirement of 50%, or where the intermediate/social rented mix is not in accordance with policy.

**3.34** Whilst on-site provision of affordable housing is required to contribute to mixed and balanced communities, it is acknowledged that there may be exceptional circumstances, particularly on smaller sites, where it is difficult to secure management of affordable housing on-site. Rising land values in certain parts of the borough may mean that delivery of some types of affordable housing can be maximised in off-site locations or through commuted sums. Therefore, in some limited situations it may be more appropriate and beneficial to meet the borough's identified affordable housing needs off-site. Where exceptional circumstances can be demonstrated and where it is agreed between the developer and the Council that provision should be off-site, a financial contribution will be sought from the developer. This would contribute towards providing opportunities to provide, or enable access to affordable housing elsewhere to meet identified affordable housing needs. Alternatively the developer will be required to identify an alternative site which would otherwise be acceptable to come forward for affordable housing. In such circumstances, there should be no financial advantage to a developer (e.g. this would be additional affordable housing to any obligation to provide affordable housing that might pertain to the site identified), and it is expected that off-site provision of affordable housing should be delivered prior to, or tied to, the completion of the on-site market housing. Further details in relation to the Council's requirements for legal agreements in relation to the provision of affordable housing are set out in the Council's Planning Obligations SPD.

**3.35** Where grant funding is uncertain, the use of a cascade mechanism may be appropriate whereby the affordable mix and tenure secured through a S106 agreement may alter with the level of grant funding available. Such an agreement would need to be based on a robust financial appraisal and would ensure that at least a base level of needs-related housing is provided without compromising overall scheme viability. The London Plan sets out the circumstances where such mechanisms would be appropriate.

## Policy DMH 8

### Implementation of affordable housing

- a. To ensure that Core Strategy Policy IS5 is applied consistently on all proposed housing developments, the requirement for affordable housing will apply to:
  - i. sites that are artificially sub-divided or partially developed (including but not limited to partial development of sites identified in the SSAD);
  - ii. phased developments where a housing development is part of a larger development of 10+ units (gross);
  - iii. additional units created through amended planning applications or subsequent applications on sites with existing planning permission, whereby the amount of affordable required will be calculated based on the total number of units that will be on the site;
  - iv. proposals which fall below the 10 unit threshold:
    - Where densities fall below the minimum threshold in the London Plan Sustainable Residential Quality (SRQ) density matrix (London Plan Table 3.2) and/or
    - Where dwelling sizes significantly exceed the space standards in Table 3.3 of the London Plan

Calculations will be based on what the site could potentially provide having regard to Policy DMH4a, sites identified in the SSAD and in the Housing Trajectory; and the housing mix requirements in Policy DMH3.

- b. In exceptional circumstances, a financial contribution may be required to provide affordable housing off-site where other sites may be more appropriate or beneficial in meeting the borough's identified affordable housing needs. Alternatively the developer will be required to identify a site(s) which would be acceptable for the development of affordable housing. The affordable housing would be delivered at no financial advantage to the developer and prior to, or tied to, the completion of the on-site market housing. Further guidance is provided in the Council's adopted Planning Obligations SPD.

- c. The Planning Obligations Supplementary Planning Document provides further detail on implementation of the affordable housing policy.
- d. The Council will agree the site specific methodology to be used for affordable housing economic viability assessment with the developers, the Council's independent consultants and where relevant the Greater London Authority.

### **Hostels, staff and shared accommodation (including student housing), specialist and supported housing**

**3.36** The role of good quality housing appropriate to an individual's needs has been given greater prominence in Government policy, along with the recognition that residential care may not be either appropriate or suitable for everyone with special needs. For example, the Mental Health Accommodation Review replaced the current poor quality and institutionalised care arrangements with high quality accessible housing and flexible care and support which promotes greater independent living. Planning policies need to ensure that improved accommodation and greater choice is available to vulnerable groups, that specific needs are catered for and that policies support the improvement of the residential care and supported housing stock, whilst avoiding over-concentration of similar uses in any one area. The National Health Service (NHS) and Adult Social Services play an important role in contributing to the Council's SHMA and in identifying the need for specialist and special needs housing. Whilst much of the supported and residential care accommodation in the borough is provided by registered social landlords, private sector provision is also important in meeting demand.

**3.37** Wandsworth's SHMA identifies that there is a high demand for student housing, although in London, a significant proportion of students live in the family home. Roehampton University has expanded significantly, and further investment and improvements over the lifetime of the Local Plan are envisaged. Although this is likely to include on-site student accommodation, insufficient provision for university students across London places additional pressure on the lower end of the private rented sector. It is important that provision is made for new facilities close to their places of study in order to cater for existing and projected increases in demand. Inadequate local provision, with students having to travel long distances to attend college, would be contrary to sustainable development principles. In the past, student accommodation has been vulnerable to redevelopment for more profitable housing uses. In order to meet the housing needs of the population, as identified in the SHMA, it is important that existing shared accommodation and purpose built student accommodation suitable for students is retained where they meet or have the potential to meet needs. Student accommodation is both a strategic and local issue. The London Plan expects local planning authorities to plan, in liaison with universities and stakeholders, to meet needs, but at the same time ensure that this would not reduce capacity in the conventional supply of homes. The Council is working with Roehampton University towards a masterplan for the area, including student provision, as set out in further detail in Core Strategy Policy PL15. Planning policies also need to take into account pressure for speculative student housing, where the developer has not partnered with an educational institution, as this could provide

a loophole bypassing the need to comply with affordable housing and general housing amenity standards. New student housing will be expected to meet the needs of disabled students, with at least one wheelchair-accessible bedroom provided for every 20 bedrooms as currently set out in part M of the Building Regulations.

**3.38** In line with Core Strategy Policy IS5 which seeks to maximise delivery of affordable housing, affordable housing provision will be sought where proposals for privately provided specialist and special needs housing do not include a commitment to manage the facility from a relevant specialist housing provider, such as from a university. These will also need to comply with Lifetime Homes and wheelchair housing requirements as set out in Policy IS5. It may also be appropriate to attach conditions on new developments to prevent part or all of the accommodation being lost to non-specialist private housing.

**3.39** Houses in Multiple Occupation (HMOs) have been identified in the SHMA as a form of relatively low-cost accommodation which is useful to many individuals at a particular stage in their housing life-cycle, for example contributing to the accommodation needs of students, and in providing lower cost rented accommodation for short periods for working households on lower incomes. The SHMA concludes that the HMO sector should be supported, protected and maintained to meet demand and that bespoke shared housing options to meet identified needs should be positively considered where proposals are brought forward by developers. Changes of use from general residential (C3) to smaller HMOs (C4) are permitted by the GPDO and apply where 3-6 unrelated adults share basic amenities such as a kitchen or bathroom. Article 4 directions can be put in place to remove this permitted development right, however given the age structure of the population and the important role that smaller HMOs fulfil in meeting the privately-rented needs of professional sharers, the Council has not chosen to apply any Article 4 directions for this purpose in Wandsworth. Planning permission is required where an HMO caters for 7 or more unrelated adults and the standards in Policy DMH9 will be used to assess suitability of larger HMOs.

**3.40** Where existing larger HMO properties fall short of standards currently required under the Housing Health and Safety Rating, proposals to improve the standard of accommodation of these properties, will be encouraged. Where properties cannot be adapted to meet these standards, change of use to smaller C4 HMOs or C3 dwellings may be acceptable. C4 HMOs will be required to comply with the general housing policies in this chapter, including on unit size and amenity space provision. Larger HMOs are controlled by the licensing regime, and the Private Housing Team should be consulted. Where it can be controlled, for example as part of any redevelopment, self-containment will be required in line with Policy DMH4, however a flexible approach may be required for some supported housing clients.

**3.41** The number of elderly people (aged 65+) in the borough continued to fall from some 45,000 in 1981 to 26,400 in 2008. Since then the number of people aged over 65 has increased to 28,250 (ONS Mid-Year Estimate 2013). The latest population projections indicate that there will be a further increase in population of over 65s to 39,500 by 2030 (2014 GLA SHLAA Development-led Short-term migration Projection). It is important that the borough's housing stock can accommodate the current and changing future needs of older people. Community care services have also changed significantly over the last decade as the idea of

receiving intensive support in one's own home has become a reality. The SHMA indicates that there is a relatively large and good quality stock of sheltered social rented housing which meets current existing and forecast demand. There are however low levels of market and low cost home ownership sheltered accommodation options in the borough. The Council will support such development where it assists in meeting local housing need.

**3.42** While seeking to make the best use of its existing sheltered stock, the Council has also assessed the need for Extra Care Housing. This form of accommodation provides an integrated care and support environment for frail elderly residents whilst maintaining independence by providing self-contained accommodation. The SHMA identifies a potential shortfall in Extra Care Housing of 100-120 units over the next five years but identifies that this can be potentially met through the current development pipeline. Council policy must therefore be flexible in order to respond to changing needs.

**3.43** Overall, the provision of supported housing reflects a movement away from institutional care and studio accommodation into the provision of larger, self-contained accommodation respecting individual choice and independence and offering integration into the community. Where relevant this type of accommodation will contribute to meeting the borough's affordable housing needs in application of Policies IS5 and DMH8, where these are arranged as separate dwellings rather than care homes or institutions. A dwelling is a self-contained unit with a lockable front door, which has its own bathroom and kitchen and may also include purpose-built (separate) homes such as cluster flats. Each self-contained unit should be counted as a dwelling for the purposes of calculating affordable housing provision.

**3.44** For residents with learning disabilities a programme of improvement and development is in place with a further 69 units being required over the next ten years. Delivery would be subject to revenue funding being available. Whilst the supply of supported accommodation for those with a mental illness is generally identified as being sufficient there is a potential requirement to provide up to 20 units of higher care supported accommodation with the need for this accommodation being dependent upon the possible closure of some community based wards. For both social care groups there has also been identification of the need to improve existing supported accommodation stock particularly through self containing units and making units more accessible. The Council will also consider and enable the development of bespoke housing solutions for a number of local residents with significant physical disabilities with the aim of providing 10 to 20 units over the next 10 years. Priority needs may change over the lifetime of the Plan, and the Council will monitor and review delivery and update any changing priorities.

## Policy DMH 9

### **Hostels, staff and shared accommodation (including student housing), specialist and supported housing**

- a. Development which would lead to a loss of hostel, staff accommodation and shared accommodation (including student housing and Sui Generis HMOs) will not be permitted unless existing floorspace is provided for within the proposal, to an equivalent or greater standard, or it can be demonstrated that the facility no longer caters for current or future needs.
- b. The development of new hostels, staff accommodation, shared accommodation (including student housing), residential care homes and other types of supported housing will be permitted provided that:
  - i. it would not lead to an over-concentration of similar uses detrimental to residential character or amenity;
  - ii. it caters for need identified in the Wandsworth Strategic Housing Market Assessment, in the accommodation strategy of a recognised educational institution, in a needs assessment of a recognised public body, or within an appropriate needs assessment and were deemed to be responding to the needs identified by the Adult Social Services Department of the Council or other recognised public body such as the Mental Health Trust;
  - iii. the quality of accommodation meets at least the minimum relevant standards for that use;
  - iv. the accommodation is fully integrated into the residential surroundings;
  - v. in the case of off-site student housing it is located in an area well served by public transport with respect to the institution it serves;
  - vi. in the case of sheltered housing, it is located near to shops and community facilities and is easily accessible by public transport.
- c. Proposals for residential care establishments which fall under use class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 or any subsequent amendments.
- d. Proposals for off-site student housing, where there is no ownership or management arrangement in place with a recognised educational establishment, will be considered under policies DMH6 and DMH7 (residential standards) and Core Strategy Policy IS5 in respect of affordable housing provision.

## 4 Town Centres and Shopping

### Context

**4.1** The NPPF seeks to ensure the vitality of town centres and emphasises that "Planning Policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period". The 2009 Practice Guidance on Need, Impact and Sequential Approach provides detailed technical guidance on assessing proposals for town centre uses in support of the NPPF. Main town centre uses must contribute to vitality and viability and are listed in the Glossary. The guidance applies to town centres and smaller centres, which are defined by appropriate uses and facilities. Structural changes in the way we shop and work signal a wider role for town centres. Attracting a wide range of uses can contribute to a centre's vitality and viability and to attract businesses and shoppers and remain competitive, it is important that town centres retain a high quality environment. The evening economy, if carefully managed, can also ensure town centres retain their vitality beyond regular shopping hours.

**4.2** The Core Strategy sets out how the borough's town centres are positioned within London's hierarchy of centres, and sets out a borough-wide hierarchy of five town centres, nine local centres and 23 Important Local Parades. It provides a framework for promoting vitality and viability of the town centres, and the local shopping and service functions of the local centres and important local parades. The Policies for Places set out how growth and change will be accommodated in Central Wandsworth, Clapham Junction, and Putney Town Centre, and how retail and other commercial uses can bring about regeneration of the Nine Elms area and Roehampton. The town and local centres and Important Local Parades are well distributed and aim to ensure that most of the borough is within 400m of shopping facilities. However, some small areas of deficiency remain.

**4.3** The designation of the Vauxhall Nine Elms Battersea (VNEB) Opportunity Area, now referred to as Nine Elms Vauxhall, provides the basis for large scale regeneration of this former low density industrial area to include new homes, employment and retail floorspace. Development will be guided by the Opportunity Areas Planning Framework (OAPF) produced jointly by the GLA, Wandsworth and Lambeth Councils and the Site Specific Allocations Document (SSAD), which translates the Council's vision for the area into an Area Spatial Strategy and site specific proposals. The Core Strategy identifies potential for a Central Activities Zone (CAZ) Frontage (new town centre) at Battersea Power Station, which is a London Plan town centre designation equivalent to a major town centre or district centre outside the CAZ. There is also potential for a second smaller CAZ Frontage (new local centre) at Vauxhall. Any proposals for major retail floorspace including those within potential CAZ Frontages will be subject to impact assessment. Outside the CAZ Frontages, significant retail floorspace is generally not appropriate, although small-scale local shopping facilities, that is those below 300 sq ms, may be acceptable where they would serve the growing residential population and contribute to delivering sustainable neighbourhoods.

**4.4** The borough's existing five town centres and the potential CAZ frontage at Battersea Power Station will be the focus for large scale shopping. The town centres are well-served by public transport, and as such are appropriate locations for other town centre uses beyond the protected shopping frontages, where the main focus is retail provision. Accommodating main town centre uses in locations where customers are able to undertake linked trips contributes to sustainability objectives by reducing the need to travel as well as providing for improved consumer choice and competition. In this way, the benefits of the new development will serve to reinforce the vitality and viability of the existing centre. The designation of protected Core and Secondary frontages in town and local centres, and the permitted uses within them reflects advice in the NPPF. The Council's adopted Cultural Strategy recognises the contribution of culture to the identity of the borough's town centres. Proposals to enhance cultural activities and provision will be brought forward as part of Town Centre Management Plans and through annual projects such as Wandsworth Arts Festival. Hotels and conference facilities can cater both for visitors and business activities and provide employment opportunities in the borough. The London Plan sets out the strategic policy for new visitor accommodation in London. The Core Strategy also provides the context for office and employment uses, using evidence from the DTZ Employment Land and Premises Study (2010). The study indicated a strong demand for offices and related facilities such as solicitors' offices within the existing town centres, particularly for those businesses serving local needs. The London Office Policy Review 2012 identifies a growth in small businesses seeking flexible business space, which may be accommodated in vacant shops in peripheral frontages. As set out in the Core Strategy, there is potential for the provision of significant new office floorspace in Nine Elms, particularly as part of Battersea Power Station CAZ Frontage, forming part of the Central London office market.

**4.5** To implement the strategic direction of the London Plan, the OAPF and the Core Strategy, detailed policies are required to promote the vitality and viability of the borough's town centres, and of the smaller centres. Whilst national policies seek to focus new retail, leisure, office, employment and other trip-generating uses to town centre locations, detailed policies are required to promote and protect identified shopping parades in the borough, remedy deficiencies in provision, to ensure that the projected growth is in line with the strategic objectives set out in the Core Strategy and to promote a good quality environment.

**4.6** Town and local centre boundaries and protected shopping parades are identified on the Policies Map. Protected shopping parades are also listed at the end of this chapter.

## Town Centre Hierarchy

### Town centre development

**4.7** The NPPF seeks to promote the vitality and viability of town and other centres as important places for sustainable communities. It aims to focus growth and development in existing centres, secure a wide range of services in an attractive environment and remedy deficiencies in provision. It aims to promote competition and consumer choice and recognises town centres as the heart of their communities. The NPPF sets out the key principles to guide development, and explains the approach to site selection for main town centre uses.

It advocates a sequential approach requiring sites within town centres to be explored first where suitable sites or buildings for conversion are available or are likely to become available, followed by edge-of-centre locations where they are, or will be well-connected to the centre. Only then will out-of-centre sites be considered with preference given to sites that are, or will be served by a choice of means of transport, which are close to the centre and have a high likelihood of forming links with the town centre. The London Plan identifies that this approach is particularly relevant to London because of its exceptionally dense form of development, where out-of-centre supermarkets and shopping centres could pose a threat to the function of existing town centres. The London Plan and the Core Strategy also advocate a 'town centre first' approach to guiding the location of shops, leisure and similar trip-generating uses. The Glossary lists those town centre uses as they apply to Wandsworth.

**4.8** Many of the borough's residents have good access to larger centres in central London and south-west London for shopping, leisure and entertainment facilities and this, along with improvements to competing shopping centres, may increase expenditure leakage from the borough's town centres. The Core Strategy identifies the need for the borough's five existing town centres to remain competitive, acknowledging the potential for major retail development in an improved, attractive environment, with further scope within the potential Central Activity Zone (CAZ) Frontage (new town centre) at Battersea Power Station as part of the redevelopment of Nine Elms.

**4.9** The inclusion of large scale community facilities (D1 and D2 uses) within town centres can have positive sustainability benefits including reducing the need to travel, enhancing social cohesion, creating vibrancy and reinforcing the importance of town centres. Larger facilities tend to attract clients from a wider catchment and are appropriately located within town centres because of the higher ambient noise levels and the good public transport accessibility found in town centre locations. However, smaller community facilities, particularly those within the D1 use class which serve a local client base, such as doctors surgeries, scout halls and clubrooms should be located close to the population they serve in line with Policy DMC2.

**4.10** The evening economy in Wandsworth makes an important contribution to the borough's economic prosperity reflecting both the young population structure as well as an increasing trend towards eating out locally. The borough's cinemas, theatres, comedy clubs and nightclubs also attract people into the town centres in the evening, bringing potential customers to bars and restaurants. An update to the 2008 Retail Needs Study, carried out in 2012 included a joint household survey with Lambeth and an assessment of the health and function of the borough's town centres, including leisure and the evening economy. This identified that despite the attraction of the West End and Wimbledon town centre, Putney and Wandsworth were the next most visited destinations of those surveyed for restaurants, pubs and bars. The Council recognises the valuable social, economic and environmental roles that public houses and bars fulfil, together with the contribution they can make to the built environment. As such, those which have social, architectural or historic value have been identified as art of the Town Centre Uses SPD, 2014 for the purposes of protecting them in future. In addition, the health check assessments identified the evening economy as one of the strengths of both Balham and Clapham Junction town centres.

However, the report also considered that the proximity to major leisure facilities in the West End and larger town centres such as Kingston, Wimbledon and Croydon may limit the demand and therefore the potential for further larger-scale leisure and entertainment facilities in the borough's town centres.

**4.11** The NPPF expects planning authorities to plan positively for town centres which provide customer choice and a diverse retail offer which reflects the individuality of town centres. It is expected that uses connected to the evening economy will be concentrated in the borough's town centres or other identified locations such as focal points of activity, at a scale which reflects its location and away from the core shopping parades. However parts of these locations consist of areas where residential and commercial uses exist side by side and whilst ambient noise levels within the town centres are inevitably higher than the rest of the borough, it is still necessary to consider the effect of increased concentration of evening uses. The proportions of food and drink uses and any potential detrimental effects can be controlled through conditions attached to planning applications and/or through Policy DMS1, policies governing change of use of retail (A1) premises (DMTS 3-7) and the requirements of the Council's Waste Services and the Statement of Licensing Policy. Local time-banding regulations are being introduced in town centres which restrict the placement of all commercial waste on the public pavement to within specified time-bands. New business premises should be designed to incorporate waste storage and collection from within the premises, and further details are available in the Refuse and Recyclables in Development Supplementary Planning Document.

**4.12** In appropriate locations such as town centres and focal points of activity, whilst food and drink uses can make a positive contribution to the evening economy, and in the case of public houses and bars to the local community, concern over the undesirable impacts of over-concentration of such uses led to the creation of separate use classes (A4 use covering drinking establishments and A5 use covering hot food take-aways). More recently in response to concerns over community health and childhood obesity, Government guidance (Healthy Weight, Healthy Lives: a Cross Government Strategy for England) has been issued aimed at promoting healthier communities and encourages planning authorities to manage the proliferation of fast food outlets. In acknowledgement that a holistic approach to healthy communities is desirable, the location, distribution and concentration of such uses will be monitored and, where this would support healthy eating initiatives in school or colleges, controlled through planning policies. Further guidance for applicants in relation to public houses and bars, hot food takeaways and betting shops can be found in the Town Centre Uses SPD, 2015 or subsequent local guidance.

### **Shopping hierarchy and protected frontages and parades**

**4.13** The Core Strategy identifies a well-distributed hierarchy of shopping and complementary facilities provided by the town centres, local centres and Important Local Parades (ILPs). All the protected shopping frontages in the borough's town and local centres and the ILPs are treated as primary shopping areas for the purpose of the NPPF and key shopping areas for the purposes of the General Permitted Development Order. These are supported by other non-designated parades and shops located in petrol-filling stations and

on the larger riverside developments. Whilst the town centres will continue to be the focus for the provision of a wider range of large scale shopping and other commercial development, and local centres typically provide smaller scale shopping, service, leisure and community facilities, it is important to maintain local shopping facilities within walking distance from home which can also contribute to quality of life and sustainable travel patterns. Most parts of the borough are within walking distance (400m) from designated shopping frontages or parades, however new housing development may require the provision of local convenience shopping depending on the scale of the proposal and whether the location is in a shopping deficiency area.

**4.14** Within the hierarchy of centres, different uses are appropriate in different centres due to the nature and function of their place in the hierarchy and the catchment they serve. The designation of protected shopping frontages, where retail uses are concentrated, enables control over the distribution of non-retail uses to ensure the borough's centres remain attractive places to shop. In assessing appropriateness of a proposal for town centre uses, Policy DMTS1 will apply and, in town centre locations, uses will need to demonstrate that they contribute to the local economy in respect of vitality and viability.

**4.15** The borough's existing town and local centres appear to have weathered the economic downturn which began in 2008, as demonstrated by vacancy rates which are below UK and London averages, including vacancies within the protected frontages and parades. The 2012 Retail Needs and Town Centre Assessment update forecasts significant retail growth in the borough, factoring in population and expenditure growth, and indicates the potential of vacant shops to absorb this growth over the plan period. In response to the NPPF and structural changes in the retail leisure and office sectors, the Council's policies for protected parades promote a flexible approach outside of the core frontages and temporary uses may also be appropriate in vacant properties where the overall appearance and vitality and viability of the town centre can benefit.

**4.16** In addition to the borough's shopping hierarchy, town centre uses which include an element of retail development, will be appropriate in designated MUFIEAs and Focal Points of Activity. The Core Strategy sets out objectives for each area, with the overall aim to regenerate these former industrial and riverside locations to provide replacement employment floorspace in an improved, mixed use environment. The context for these designations, and detailed policy requirements are set out in Policies DMI2 and DMO8. Whilst small-scale shopping can form part of a wider mix of uses, it is not envisaged that the MUFIEAs or Focal Points of Activity (with the exception of the potential CAZ frontages within Nine Elms) will become shopping destinations in themselves or form part of the borough's shopping hierarchy.

## Policy DMTS 1

### Town Centre Uses

- a. Proposals for town centre uses will be permitted in the following circumstances, subject to compliance with NPPF, or any subsequent replacement, and compliance with the relevant criteria in Policy DMS1:
  - i. on sites within town and local centres and those within the potential CAZ frontages within Nine Elms;
  - ii. on sites identified for town centre uses in the Site Specific Allocations Document (SSAD) providing the proposal is in line with the SSAD;
  - iii. on sites within a MUFIEA or focal point of activity identified on the Policies Map, and subject to Policies DMI2 and DMO8.
- b. There will be a preference for retail (A1) uses within the town and local centre shopping frontages and in the Important Local Parades.
- c. If planning permission is granted, and in line with National Planning Practice Guidance, conditions may be used to:
  - i. prevent subdivision or amalgamation;
  - ii. limit internal alterations by specifying the maximum floorspace permitted;
  - iii. control the type of goods sold, including the mix of convenience and comparison goods.
- d. Planning permission will not be permitted for proposals which:
  - i. substantially increase the relative attractiveness of any town or local centre, including where the scale of the proposals would be out of keeping with the role and function of that centre within the hierarchy and the catchment served, or;
  - ii. would result in an over-concentration of A5 uses within walking distance of school or colleges (400m) where this could undermine their healthy eating initiatives. Please refer to the Town Centres Uses SPD, 2014 or subsequent local guidance for further information.

## Out of centre development

**4.17** As set out in the NPPF, it is important that the town centres remain the focus for retail and leisure growth and for the development of other town centres uses to meet current and future needs arising in the area and to support economic growth over the plan period. Planning permission for main town centre uses, including retail developments outside the town centres and the potential CAZ Frontage (new town centre) at Battersea Power Station within Nine Elms will be granted in the situations identified in Policy DMTS2. Proposals will be assessed using the methodology set out in the NPPF and the National Planning Practice Guidance consisting of the sequential test and, for applications for retail, office and leisure over the 2,500 sq ms threshold, the relevant impact assessment. Extensions to existing edge-of centre or out-of-centre development may raise specific issues, as can large scale development within any town centre that would divert trade from other centres. Town centre uses are acceptable in local centres and the smaller potential CAZ Frontage (local centre) at Vauxhall of a scale appropriate to their position in the shopping hierarchy. In accordance with Policy DMTS1, proposals for town centres uses in the MUFIEAs and Focal Points of Activity outside the town centres (and the Battersea Power Station potential CAZ Frontage) will be assessed according to the criteria in Policies DMI2 and DMO8. The NPPF and the National Planning Practice Guidance set out the approach to assessing planning applications, covering impact and sequential testing, drawing out specific requirements for retail and leisure and providing advice on evidence required to assess applications for main town centre uses, including particular requirements for retail and leisure outside existing town centres.

**4.18** Within Nine Elms the main shopping locations have been outlined in the SSAD within the potential CAZ frontage (new town centre) at Battersea Power Station and within a smaller potential CAZ frontage (new local centre) at Vauxhall. Provision of shopping and related commercial uses in these two areas will mean that the new development in Nine Elms will be well served by shopping facilities and that no part will fall within a deficiency area. Outside these areas, the emphasis will be on meeting local needs arising from new development and on creating a sense of place contributing to vitality and vibrancy throughout the day, evening and weekend.

**4.19** The provision of small shops, particularly as part of mixed use developments, can enhance the character and vibrancy of the area. Proposals for A1 uses will need to demonstrate how this would meet local shopping needs in a sustainable way, or by addressing an identified shopping deficiency. In some cases, new shops and other related uses can remain vacant for long periods or indefinitely, for example where the area is already well served or where footfall is low, or where occupied, can divert trade from existing centres. Proposals for A1 uses in out-of-centre locations should justify why they are not maximising the potential for new homes in line with the NPPF and contributing to borough and London Plan housing targets. Where a development exceeds the policy threshold of 300 sq ms gross for out of centre development, it must satisfy the sequential test set out in the NPPF. Considerations to take into account include proximity of existing shopping facilities and deficiency areas, the relationship to the existing shopping hierarchy, concentration of other A5 uses, the mix of uses provided overall, and the availability and choice of a means of transport including the PTAL rating of each location.

## Policy DMTS 2

### Out-of-centre development

- a. Planning permission for main town centres uses outside the town centres and other appropriate locations as defined in Policy DMTS1 will not be permitted unless the proposal satisfies the policy approach set out in the NPPF. This includes proposals involving extensions to retail and leisure uses above the threshold of 200 sq ms (gross) but excludes local convenience shopping facilities which comply with Policy DMTS2c.
- b. Planning applications for main town centre uses in edge-of-centre or out-of-centre locations will be assessed in line with the NPPF.
- c. Outside the CAZ local convenience shopping facilities will be permitted if there are no local shops within 400m and the maximum size of A1 unit acceptable will be determined by needs arising in the catchment of the deficiency area, but may not exceed 300 sq ms overall, taking into account the cumulative impact of existing and extant permissions. Proposals which exceed this threshold must satisfy the sequential test. Retail, leisure and office developments which exceed the 2,500 sq ms floorspace threshold set out in the NPPF must also be accompanied by a Retail Impact Assessment, with the scope to be agreed with the Council and proportionate to the scale of development proposed.
- d. Proposals for main town centre uses in the CAZ (Nine Elms) outside the potential CAZ frontages will be considered against the Area Spatial Strategy and individual site allocations set out in the Site Specific Allocations Document (SSAD).
- e. If planning permission is granted, and in line with National Planning Practice Guidance, conditions may be used to:
  - i. prevent amalgamation of small units to create large out-of-centre units;
  - ii. limit internal alterations by specifying the maximum floorspace permitted;
  - iii. control the type of goods sold or type of use or activity.

### Protection of shopping facilities within identified shopping frontages and uses acceptable in other frontages

**4.20** Analysis of shopping frontages in town and local centres and Important Local Parades is undertaken every two years, looking at whether they meet policy targets for retail use, and vacancy rates. This has demonstrated that the Council's approach of defining a hierarchy of town and local centres and Important Local Parades, core and secondary shopping frontages and other frontages in the town and local centres has been successful in managing town centres uses, protecting retail use within core frontages, and attracting complementary uses in more peripheral frontages. Vacancy rates in protected shopping frontages continue to be below national and London averages. The boundaries within the shopping hierarchy and the protected shopping frontages are listed at the back of this chapter. As set out in the

Core Strategy, an update to the Retail Needs and Town Centre Assessment carried out in 2012 identified the need for significant future growth in retail and leisure provision. The study analysed existing vacancy rates in all protected shopping parades and recommended that "The existing stock of premises within the centres will have a role to play in accommodating projected growth after the recession".

**4.21** Reflecting the changing shopping patterns and the wider role of town centres, the proportions of A1 retail sought in core and secondary frontages in the Council's original DMPD was reduced compared to the policy in the Unitary Development Plan to open them up to a wider range of town centre uses whilst continuing to protect the shopping function, providing customers for shops and bringing about activity beyond the working day. In addition, the Retail Needs Assessment (March 2008) and 2012 update identified a wider role than just local shopping for some local centres, reflecting a trend towards eating out locally. At the same time, it is important to retain a "critical mass" of shops, avoiding concentrations of non-retail units in an individual frontage which can undermine the primary retailing function of core frontages, particularly in small parades. The physical continuity and visual appearance of a parade can also be protected by the retention of a shopfront, should a change of use be acceptable.

**4.22** The Use Classes Order (UCO) identifies the use class of common types of business and operations, and a summary has been provided in the Glossary in Appendix 3. The UCO also provides guidance on how a use can be determined by the local planning authority. Some uses, such as coffee shops and sandwich bars, may be classed as A1 or A3 use, depending on whether the food or drink is consumed mainly on the premises and this will be determined by the Council on a case by case basis according to the principles in the UCO.

**4.23** A review of shopping needs, consideration of new developments and initiatives for town and local centres, and of the performance of all the existing frontages and parades in meeting targets for A1 use, has resulted in some minor changes to the designated frontages. The changes are identified in the revised list at the end of this chapter. The protected frontages relate to ground floor existing commercial uses. It does not apply to basement level development or development of the first floor and above.

**4.24** Other frontages provide uses complementary to the shopping function of the core and secondary shopping frontages and which contribute to the vitality and viability of town and local centres, for example, by providing pedestrian activity. Their peripheral location can offer potential for more affordable rents to attract small businesses unable to compete with the large chains located in core shopping frontages, paying Zone A rents. There is greater flexibility in the types of uses suitable in these locations within the definition of town centre uses defined in the glossary.

**4.25** Other frontages are appropriate locations for offices, community and evening uses (including D1 and D2 uses) and minicab provision which can contribute to town centre vitality and viability, or in the case of local centres, serve local needs or provide local facilities in a sustainable way. Further details on the provision of taxis and private hire vehicles is contained in the Transport chapter. Acceptability in principle will also depend on satisfying sustainable

development and transport policies and specific policies in this chapter that relate to the proposed use (see Policies DMTS13 - Hotels, DMTS14 - Offices, DMC2 - Community uses). There will also be a requirement to comply with licensing and waste requirements where relevant. The London Office Policy Review 2012 identifies a growth in small businesses seeking flexible business space, which may be accommodated in vacant shops in peripheral frontages. There is considerable potential therefore for other frontages to provide for the needs of non-retail businesses in the growing small and medium enterprise SME economy. Business uses will also provide activity during the day and a market for shops and related services in the core and secondary frontages, benefiting the town centre economy as a whole.

**4.26** New permitted development rights have been introduced which allow A1 (shops) and A2 (professional services) uses to change to housing (C3) subject to a number of conditions. These include the need for an application to be made to the local planning authority for a determination as to whether the prior approval of the authority is required before commencement of the development. The Council will require a planning application to be submitted where the development would impact on the provision of shopping or financial and professional services, or where the building is located in a key shopping area on the sustainability of that shopping area.

**4.27** As a result of the Government's changes to the General Permitted Development Order on April 2015, the Council intends to implement Article 4 Directions to remove permitted development rights with regards to conversions from A1 uses to A2 uses in order to protect the vitality and viability of the retail function of its town and local centres.

**4.28** Where planning permission is required, the Council considers that ground floor residential accommodation is inappropriate as it fails to contribute to the vitality of a town or local centre, and is specifically excluded as a town centre use in the Glossary.

### **Policy DMTS 3**

#### **Core shopping frontages**

In town and local centres, planning applications involving ground floor units in identified core shopping frontages will be permitted if:

- a. a minimum of 70% of units would remain in A1 use, taking into account unimplemented planning permissions for changes of use;
- b. the proposed use is an appropriate A class use complementary to the primary shopping function of the core frontage and should contribute to vitality and viability;
- c. the proposed use would not result in 3 adjoining non-retail uses in the frontage; and
- d. a shopfront is retained/provided.

## Policy DMTS 4

### Secondary shopping frontages

In town and local centres, proposals involving ground floor units in identified secondary shopping frontages will be permitted if:

- a. a minimum of 50% of units would remain in A1 use, taking into account unimplemented planning permissions for changes of use;
- b. the proposed use is an appropriate A class use complementary to the secondary shopping function of the frontage and should contribute to vitality and viability; and
- c. a shopfront is retained/provided.

## Policy DMTS 5

### Other frontages

In town and local centres, proposals involving ground floor units in other frontages will be permitted if:

- a. the proposed use is an appropriate town centre use as defined in the glossary;
- b. a shopfront is retained/provided; and
- c. for minicab offices, the proposal meets the criteria in Policy DMT5.

## Important Local Parades

**4.29** Important Local Parades (ILPs) have a key role in contributing to sustainable development, providing access to day-to-day necessities, typically food, newsagents, pharmacies and post offices, within walking distance from home. However, there is considerable variation in their size, vacancy rates and shopping function, and some parades have a significant evening economy role whilst others serve less accessible or deprived areas where car ownership levels are low. Following a fall from 69% in 1998 to 61% in 2008, the 2012 Important Local Parades Survey indicates 62% on units in Important Local Parades to be in A1 use, of which 10% were vacant. However, the percentage of A1 units in parades varied considerably between parades, from 44%, slightly below the policy standard, to 100%. Thus, the ILPs will need to continue to be kept under close review, and it may be necessary to re-consider designations in future, subject to local shopping needs, deficiency areas and policy performance. They are important to retain for sustainability reasons, and to cater for future needs created by the projected population increases and higher density living. In the meantime, this would suggest that out-of-centre convenience stores should be resisted within catchments of ILPs (see Policy DMTS2c).

## Policy DMTS 6

### Important Local Parades

In Important Local Parades, proposals involving ground floor units will be permitted if:

- a. the proposal would not result in the number of units in retail (A1) use falling below 50% and a minimum of 5 retail units being retained;
- b. the proposed use is an appropriate town centre use; and
- c. a shopfront would be retained/provided.

### Loss of shops outside protected shopping frontages and parades

**4.30** Providing local shopping and related facilities within walking distance enables the less mobile, including the elderly and low-income groups access to food and services close to where they live, and is important in achieving equality of opportunity and sustainable neighbourhoods. Research undertaken in 2009 identifies shopping deficiency areas which are beyond walking distance (400m) from shops. New convenience shopping would be appropriate in these areas to address local needs, and conversely, the impact of changes of use of shops outside protected frontages and parades will need to ensure that this would not give rise to areas becoming deficient. This includes all 'A class' uses as they are a potential supply of A1 shops in that they can become A1 retail shops without the need for planning permission. The loss of A1 shops, where there are no alternative shops within 400m will require marketing evidence to justify the loss. Residential uses will only be appropriate where a satisfactory level of amenity can be assured. Further detailed guidance is provided in the Housing SPD. Proposals for new local convenience shopping facilities in areas identified as deficient will be assessed against criteria in Policy DMTS2.

## Policy DMTS 7

### Loss of shops outside protected shopping frontages and parades

Planning permission will be granted for change of use of shops (classes A1 to A5 inclusive) outside town and local centres and Important Local Parades provided:

- a. there are alternative shopping facilities within reasonable walking distance (400 metres); or
- b. evidence of marketing the site for retail use for at least 18 months has been provided, unless otherwise agreed with the Council; and
- c. the design of the frontage would be compatible with the use of the premises and the surrounding area; and
- d. where the proposed use is for residential purposes, the proposal complies with Policies DMS1, DMH4, the Housing Supplementary Planning Document, and a

satisfactory standard of amenity can be ensured by the provision of an enclosed garden/forecourt where practicable.

### **Protection of public houses and bars**

**4.31** Public houses and bars can make a valuable contribution to a locality both in terms of heritage/architecture and as a community resource, providing a venue for meetings, events, entertainment and similar functions and will be protected in accordance with the Town Centre Uses SPD, 2014 or subsequent local guidance. Where a relevant existing public house or bar is located within a designated core or secondary shopping frontage, its protection will generally take precedence over the preference for retail (A1) uses set out in Policy DMTS1b.

## **Policy DMTS 8**

### **Protection of public houses and bars**

- a. Public houses and bars of historic or architectural interest and/or community value will be protected as appropriate from demolition and/or change of use or painting in accordance with the guidance set out in the Town Centre Uses SPD.
- b. The Council will serve Article 4 Directions to ensure that development proposals which affect public houses or bars of historic and/or community value are subject to planning permission.

### **Shopfronts and signs**

**4.32** An attractive shopping environment is of fundamental importance to the economic health and retail vitality of town and local centres as well as areas of special character. Design and environmental quality issues are important to town centre vitality and viability and the importance of good design is identified in the NPPF. Inclusive design to ensure level access for people with disabilities is now a requirement, including wider door entrances. Flush thresholds and adequate circulation space also enable easier access for parents with children in buggies. New buildings and shopfronts should be well integrated with their local context. The Council recognises the need to balance the security needs of shop owners with the appearance of shopfront design, and considers that design solutions are available to achieve this. The Council's Economic Development Office is responsible for town centre management initiatives and provides assistance to businesses. In all areas, the design of shopfronts and the appropriateness of signs must reflect local context. The Conservation Area Management Strategies may also provide further guidance in conservation areas.

**4.33** To assist implementation of policy, detailed design guidance is set out in the SPG on Shopfronts and the Council has produced a good practice advice note covering Security for Shops.

## **Policy DMTS 9**

### **Shopfronts and signs**

- a. Permission will be granted for new shopfronts and signs where:
  - i. the design is related to the scale, proportion and appearance of the building;
  - ii. the design respects the character and appearance of the location;
  - iii. the design retains, and where practicable provides, a separate entrance to upper floor accommodation where this is separate from the ground floor use; and
  - iv. principal entrances to upper floor accommodation avoid the rear of buildings where practicable as this can give rise to personal safety and security issues.
- b. Solid shutters which present blank frontages to shopping streets will not be permitted.

### **Northcote Road Area of special shopping character**

**4.34** The Core Strategy identifies Northcote Road as having its own distinctive character, as a specialist retail area. The Northcote Road study led to the Essence of Northcote Road Action Plan, and the Retail Needs Assessment report looked at the role and function of shopping parades, including identifying areas of local distinctiveness or character. Whilst some parades outside the town centre boundary and further away from the designated frontages are not protected, they serve an important supplementary role, attracting people into the area, including in the evening. Large scale development opportunities to the north of Clapham Junction town centre are identified in the Core Strategy as having potential to provide large floorplate comparison shopping, which could take pressure off Northcote Road local shops as a location sought by large multiples. Changes to designated shopping frontages were made in drawing up the Council's original DMPD, aimed at providing further protection of retail shops in this location. It is anticipated that the market, also important to the special character of this area, may seek additional pitches in the future.

## **Policy DMTS 10**

### **Northcote Road area of special shopping character**

The Council will support the preservation of the special shopping character of Northcote Road. Planning permission for redevelopment will only be granted where:

- a. the development provides environmental and other enhancements as identified in the Essence of Northcote Road Action Plan; and
- b. the development does not involve amalgamation of small units to create larger units.

## Markets

**4.35** The NPPF and the London Plan support the retention of markets which can contribute to the vitality and local distinctiveness of town centres, as well as offering consumer choice and healthy eating. The Council, through the Economic Development Office has delivered improvements to the Hildreth Street market in Balham and is seeking to improve the Battersea High Street and Northcote Road markets. The New Covent Garden Wholesale Market may offer potential to provide new ancillary market pitches for the general public. There is an issue of poor environmental conditions in and around the indoor markets in Tooting, and this is outlined in the SSAD. It is important that street trading provides an attractive environment and makes a positive contribution to the quality of the town centre. Sunday markets and car boot sales may give rise to environmental issues and the use of temporary permissions and/or planning conditions may be relevant to assess or regulate their impact.

## Policy DMTS 11

### Markets

- a. Proposals to introduce new markets within town centres, or to improve or extend existing markets, will be permitted, subject to compliance with Policies DMS1 and DMT2, in particular covering servicing and delivery.
- b. Proposals for new ancillary retail market pitches open to the general public will be permitted within the New Covent Garden Wholesale market.
- c. Proposals involving the loss of market pitches will only be permitted if the sites are redeveloped to provide a replacement market with an improved environment, subject to the impact on existing shopping facilities and markets.
- d. Temporary permissions and/or planning conditions may be used to assess or regulate the impact of markets, including proposals for farmers markets, temporary markets or car boot sales.

## Arts, culture and entertainment

**4.36** Arts, Culture and Entertainment (ACE) uses are main town centre uses which should be located within town centres. The NPPF and the NPPG set out the approach to assessing proposals for new ACE uses. The London Plan sets out a hierarchy of town centres and confirms policy support for a diverse range of arts, culture sport and entertainment provision and enhancement. The Mayor's Cultural Strategy seeks to promote London's cultural and

arts facilities as visitor attractions. This was taken into account in the borough's Retail and Town Centre Needs Assessment (2008) and the updated 2012 Report which did not identify a need for substantial growth in the borough for such uses. As identified in the Core Strategy, the proximity and wide range of ACE uses within Central London and within the larger centres in south and south west London such as Croydon and Kingston, contribute to meeting the needs of the borough. The Council's adopted Cultural Strategy seeks to promote and encourage participation in the borough's arts, culture and entertainment facilities. Integrating art in the public realm within development opportunities contributes to the creation of unique, high quality environments which people want to be in, as well as supporting crime reduction and community cohesion objectives.

**4.37** High densities and activity levels in the borough's town centres mean that the combination of higher ambient noise levels and high public transport accessibility identify them as being the most suitable and sustainable locations for Arts, Culture and Entertainment (ACE) uses. Whilst the borough is close to the West End, the borough's ACE facilities have much to offer with key providers such as Battersea Arts Centre, the Royal College of Art and the Pump House Gallery, and some important annual events such as the Putney Boat Race, Wandsworth Arts Festival and Battersea Park Fireworks Display. There may also be potential for a range of ACE uses and some visitor accommodation as part of the redevelopment of Battersea Power Station, in line with the aims of the Area Spatial Strategy for Nine Elms. Arts, Culture and Entertainment uses can make an important contribution to the vitality and viability of the town centres, to the regeneration and employment generating objectives of the MUFIEAs and to create and maintain vibrant active places along the riverside in the Focal Points of Activity. It is acknowledged that there are a wide variety of uses and activities that can be described as Arts Culture and Entertainment. However, where these uses fall under the description of leisure and entertainment, national guidance defines these uses to be appropriate in town centres, particularly where the scale of such uses attract visitors from a wider catchment. As such, large scale facilities which will attract significant numbers of people into the area may not be appropriate in out-of-centre locations (including MUFIEAs and Focal Points which are not in a town centre). The Council will expect any such proposals to be accompanied by an impact assessment, as set out in the NPPF and NPPG, to the specification of the Council and proportionate to the scale of development proposed.

**4.38** The assessment of other cultural and arts events such as sculpture and heritage trails and exhibitions will be assessed on an individual basis taking account of the NPPF, London Plan policies, and controls exercised by other legislation including the entertainment licensing regulations. Under the Licensing Act 2003, small-scale one-off events which involve licensable activities can take place with a Temporary Event Notice, provided certain criteria are met. New and temporary events, including those in parks and commons, which require planning permission will also be considered in light of policies covering sustainable development, open space, and transport.

**4.39** Existing indoor sports and recreation facilities play an important role in meeting the needs of the community. National Guidance and the London Plan confirm that these types of facilities, including indoor bowling, snooker and bingo halls, should be located in town or local centres, which benefit from high public transport accessibility.

## Policy DMTS 12

### Arts, culture and entertainment

- a. Planning permission will be granted for new arts, culture and entertainment provision in the town centres and within the potential CAZ frontage at Battersea Power Station in Nine Elms. Smaller scale provision will be appropriate in the MUFIEAs and Focal Points of activity. In all cases, development proposals must be in line with the NPPF, London Plan Policies 4.6, 4.7, or any subsequent replacement policy, and subject to compliance with Policies DMS1, DMTS2, DMI2 and DMO8.
- b. Planning permission will not be granted for development that would result in a net loss of accommodation used for arts, culture or entertainment purposes, including theatres, where the building and its location are suitable for its continued use unless adequate replacement accommodation is provided locally or convincing evidence is supplied to demonstrate the continued use for arts, culture and entertainment uses is unviable. In assessing whether the building and location continue to be suitable, the following criteria will be taken into account:
  - i. whether the building has been purpose built or specifically adapted;
  - ii. the adaptability of the building for other arts, culture and entertainment purposes;
  - iii. the availability of other facilities locally to meet existing and future demand;
  - iv. access by public transport; and
  - v. the relationship with adjoining uses.
- c. Proposals involving a loss of indoor sports and recreation facilities will be assessed by the criteria set out in Policy DMO2b.

## Hotel development

**4.40** The London Plan provides the context for the growth and locational requirements of the hotel sector in London, to provide both tourist and business visitor accommodation. It identifies a target of seeking 40,000 net additional bedrooms by 2031, seeking to improve the range and quality of provision and improving the availability of genuinely accessible accommodation. It seeks to ensure that new hotel provision is in accessible locations. Outside the CAZ provision should be focused on town centres and opportunity and intensification areas where there is good public transport, access to central London and international and national transport termini. Within the CAZ, strategically important hotel provision should be focused on Opportunity Areas with smaller scale provision in CAZ fringe locations with good public transport accessibility. In line with the London Plan suitable areas for large scale hotels (including apart-hotels) in Wandsworth are the five town centres and Nine Elms. Hotels requiring a Transport Assessment (50+ beds) will be considered to be

large scale. Hotel uses are also appropriate in the borough's Focal Points of Activity, at a scale appropriate to their specific location. There is already considerable hotel floorspace identified in the borough's development pipeline including in Nine Elms.

**4.41** It is important that proposals for large hotels in the borough do not conflict with specific policies for town centres as detailed in the Core Strategy. Smaller hotels can have a role in serving local needs, for example accommodating local business clients and can add to the vitality and vibrancy of town centres and contribute to broader sustainability and regeneration objectives. Whilst hotels are an appropriate town centre use, securing replacement or refurbished modern offices will remain the over-riding policy objective of East Putney, as set out in Core Strategy Policy PL14. Proposals should not result in an over-concentration of hotel accommodation in the vicinity which may compromise delivery of other objectives for the area (e.g. housing provision) or have a negative impact on the amenity of local residents including severe traffic impacts. In considering proposals for apart-hotels consideration will be given to their potential impacts on housing capacity in line with the London Plan. Agreements to provide on-site employee accommodation and training for staff can help to address low pay and recruitment problems in this sector. New hotel facilities will be expected to meet the needs of disabled visitors, with at least one wheelchair-accessible bedroom provided for every 10 bedrooms as required by the London Plan, and meet the other standards relating to access for people with disabilities as currently set out in part M of the Building Regulations. Parking requirements are set out in Appendix 1.

## Policy DMTS 13

### Hotel development

- a. Planning permission for large scale hotels will be granted where they comply with London Plan Policy 4.5, or any subsequent replacement, and where:
  - i. they are located within a town centre or Nine Elms;
  - ii. they are wheelchair accessible; and
  - iii. the proposal would not result in an over-concentration of hotel accommodation in the vicinity.
- b. Proposals for smaller hotels (less than 50 beds) will be permitted in or close to town centres and in Focal Points of Activity, where there is good public transport accessibility, subject to amenity and transport impacts covered in Policies DMS1, DMO8 and DMT1.
- c. Proposals for apart-hotels will be permitted where the Council considers that there would be no potential impact on housing capacity.
- d. Where the scale of the development allows, agreements to provide on-site accommodation and training for staff will be encouraged.

## Offices

**4.42** The NPPF and the glossary in Appendix 3 identify offices as a main town centre use. Town centre offices bring activity during the day, creating employment opportunities in sustainable locations and benefiting town centre shops and services by providing day time customers. The London Office Policy Review 2012 identifies that offices and related business uses are an important sector in the London economy as whole. Whilst there has been some consolidation and structural change, the economic forecast is generally positive, in particular growth is forecast in hybrid office/industrial activities which is generally characterised by SME firms and in the self-employed sector. The Core Strategy identifies the East Putney area as being the focus for offices in the borough. Significant new provision is also expected at Nine Elms. The DTZ Employment Land and Premises Study (2010) included a review of the office market in the borough's town centres, identifying a strong local demand for smaller offices, and recommended extending the UDP policy protection of purpose-built offices, to include offices and A2 uses (financial and professional services) above shops. The study identified that premises above shopping parades provided an important source of affordable office space for small local businesses and sole traders. In the 1980s and '90s converting accommodation above shops to residential accommodation had been promoted to meet growth in demand for residential flats. However, the DTZ study's findings, along with the high density flatted development achieved in the borough in recent years, now justifies a shift in priority from developing upper floors for residential purposes towards retaining local businesses and services to the benefit of town centre vitality and viability.

**4.43** In line with national policy, the Council's policy approach provides flexibility to respond to fluctuations in the local office market in the longer term and offers a realistic time frame for establishing market demand. In order to satisfy the Council's requirements for appropriate marketing, it should be continuous for at least a period of 18 months unless otherwise agreed with the Council, and include both traditional and web-based marketing. Traditional marketing includes marketing boards (constant throughout the period), advertising within target publications (including publications produced by local business networks and support agencies), and marketing leaflets available to local occupiers within the borough. The latter two should be on a quarterly basis as a minimum. Web-based marketing includes appropriate and full entries on key search engine websites and property databases (such as EGI, Costar Focus and South London Business Partnership) which are constant throughout the period. Similarly, the length of any lease, along with its terms and conditions can also have a direct impact on take up by potential businesses looking for premises, and it is important that these arrangements are not unjustifiably onerous. The Code for Leasing Business Premises in England and Wales 2007, endorsed by a range of government, professional and business organisations, provides a code of practice for landlords and businesses in respect of lease terms, service charges and related matters and the Council will have regard to this when assessing marketing information provided by applicants.

**4.44** New office development in town centres will be encouraged provided the proposal is in accordance with the relevant Core Strategy policies which set out the borough's strategy for town centre growth, employment locations and the significance of East Putney as the main focus for new office development. Whilst the Core Strategy Policy (PL14) covering East

Putney and Upper Richmond Road does not envisage a significant reduction in overall re-provision of offices in this area, development proposals submitted since adoption of the Core Strategy have demonstrated that attaining all the objectives set out in this policy may be difficult to achieve on every site. In assessing the level of office re-provision, account will be taken of the extent to which each scheme will achieve all the objectives for this area, such as townscape improvements and active frontages and of the number of jobs being provided through redevelopment.

**4.45** To attract occupiers, it is also important that new office floorspace offers a good standard of accommodation, and some of the specifications for premises set out in Policy DMI4, including good natural light, will be applicable to offices. Development management policies identify areas safeguarded for other town centre uses; namely protected shopping frontages, and new office development will not be appropriate at ground floor level in these locations where this would conflict with policies protecting the retail function of these protected frontages. New proposals for A2 use could be granted with conditions that restrict their permitted development rights (i.e. controlling the type of A2 use within this use class and restricting the otherwise permitted change to A1 (retail use)).

**4.46** The Industry, Employment and Waste chapter provides the context for office and employment uses elsewhere in the borough, and Policy DMI4 sets out the detailed specification required to meet the borough's needs for flexible business (B1) floorspace. The Area Spatial Strategy for Nine Elms provides details on the location and scale of offices and new business floorspace. Where offices are demonstrably ancillary to other forms of economic development, there is no requirement for such offices to be located in town centres.

## Policy DMTS 14

### Offices

- a. The focus for new office development (B1a and A2) will be the town centres subject to compliance with Core Strategy Policies PL8 (Town and local centres), PL14 (East Putney and Upper Richmond Road) and DMPD Policies DMTS3-7 (Protected Frontages) and DMC1 (Protection of existing community facilities). New offices will also be appropriate within Nine Elms, the majority of which will be located in the potential CAZ frontage at Battersea Power Station and in the Vauxhall/Embassy district. Smaller-scale offices are also appropriate elsewhere in Nine Elms as defined in the SSAD, within focal points of activity and MUFIEAs subject to an appropriate scale of development, and the re-provision of employment space to the relevant specifications set out in DMI4.
- b. Net loss of B1a office floorspace in town centres, through change of use or redevelopment (including floorspace above shops), will not be permitted unless there is compelling evidence which clearly illustrates that there has been no demand for such space and that there is not likely to be in the foreseeable future. Where this has been demonstrated to the Council's satisfaction, residential use may be

appropriate on upper floors (subject to the relevant residential policies), but on ground floors, any alternative use must add to the economic vitality and viability of the town centre. In assessing the level of office re-provision in East Putney, account will be taken of the number of jobs being provided and the extent to which the proposal will achieve the objectives set out for this area in Core Strategy Policy PL14.

- c. Net loss of A2 uses above shops and outside protected shopping frontages in town centres will not be permitted unless there is compelling evidence which clearly illustrates that there has been no demand for such space, that there is not likely to be in the foreseeable future, and that the alternative use will add to the economic vitality and viability of the town centre.
- d. To demonstrate appropriate evidence for a change of use away from offices in town centres, evidence should be provided to demonstrate that the following has been met:
  - i. the premises/site have been marketed to the Council's satisfaction for at least 18 months unless otherwise agreed with the Council, including both traditional and web-based marketing;
  - ii. all opportunities to re-let have been fully explored, both in terms of existing layout of the building and as small/more flexible office units;
  - iii. the premises/site have been marketed at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals) and it has been demonstrated that the terms and conditions set out in the lease are reasonable and attractive to potential businesses, and taking account of the Code for Leasing Business Premises in England and Wales 2007.

## Protected frontages

### Protected Core, Secondary and Other Shopping Frontages within Town Centres

#### **Balham Town Centre**

##### Protected Core Frontages (Policy DMTS 3)

131-169 Balham High Road  
162-200 Balham High Road  
Waitrose, 134-152 Balham High Road

##### Protected Secondary Frontages (Policy DMTS 4)

117-129 Balham High Road  
15-31 Bedford Hill  
2-20 Bedford Hill

Other Frontages (Policy DMTS 5)

63-115 Balham High Road & 1-13 Bedford Hill  
40-56 Balham High Road  
74-132 Balham High Road  
154-160 Balham High Road  
19-37 Balham High Road  
39-45 Balham High Road  
47-61 Balham High Road  
33-47 Bedford Hill  
53-61 Bedford Hill  
63-75 Bedford Hill  
77 Bedford Hill  
22-24 Bedford Hill  
1-11 Balham Station Road  
16-18 Balham Station Road and 171 Balham High Road  
2, 2a, 2b and 2c Chestnut Grove  
1-19 Chestnut Grove and 208 Balham High Road  
1-15 Hildreth Street  
2-26 Hildreth Street  
1-5 Ramsden Road  
2-6 Ravenswood Road  
1-5 Boundaries Road  
23-25 Harberson Road  
1-11 Fernlea Road

**Clapham Junction Town Centre**

Protected Core Frontages (Policy DMTS 3)

315 Lavender Hill, and 17-39 St Johns Road  
41-59 St John's Road  
61-95 St John's Road  
2-46 St John's Road  
48-64 St John's Road  
66-78 St John's Road  
80-100 St John's Road  
Asda, 204 Lavender Hill  
Lidl, Falcon Lane  
10 Falcon Lane

Protected Secondary Frontages (Policy DMTS 4)

1a-53 Northcote Road and 55-69 Northcote Road\*  
71-85 Northcote Road\*  
87-99 Northcote Road\*

4-26 Northcote Road \*  
28-46 Northcote Road\*  
48-62 Northcote Road\*  
64-78 Northcote Road\*  
80-92 Northcote Road\*  
242-288 Lavender Hill  
281-297 Lavender Hill  
299-313 Lavender Hill  
4-18 St John's Hill  
1-19 St John's Hill

Other Frontages (Policy DMTS 5)

29-45 St John's Hill  
Brighton Buildings, St John's Hill  
The Junction Shopping Centre, St John's Hill  
225-233 Lavender Hill  
235-253 Lavender Hill  
255-265 Lavender Hill  
168-174a Lavender Hill  
178-192 Lavender Hill  
194-202 Lavender Hill  
230-240 Lavender Hill  
2 St John's Hill and 164 Falcon Road  
1-5 Lavender Sweep  
18-48 Battersea Rise  
50-62 Battersea Rise  
64-68 Battersea Rise and 97-99 St John's Hill  
70-110 Battersea Rise  
1-37 Battersea Rise  
73-81 Battersea Rise  
83-105 Battersea Rise and 2 Northcote Road\*  
94-106 Northcote Road\*

\* Properties within Northcote Road area of special character (Policy DMTS10)

**Putney Town Centre**

Protected Core Frontages (Policy DMTS 3)

Putney Exchange, Ground Floor  
78-132 Putney High Street  
31-93 Putney High Street  
95-117a Putney High Street  
2-6 Werter Road

Protected Secondary Frontages (Policy DMTS 4)

200-218 Putney Bridge Road  
60-66 Putney High Street  
134-152 Putney High Street  
119-151 Putney High Street  
153-175 Putney High Street  
228-264 Upper Richmond Road  
278-302 and 221-231 Upper Richmond Road  
94-138 Upper Richmond Road  
1-5 Lacy Road

Other Frontages (Policy DMTS 5)

First Floor, Putney Exchange  
2-26 Putney High Street and 1-9 Lower Richmond Road  
28-54 Putney High Street  
154-176 Putney High Street  
141-155 Upper Richmond Road and 1-7 Putney Hill  
191-203 Upper Richmond Road and 13a Ravenna Road  
205-213 Upper Richmond Road  
140-152 Upper Richmond Road  
182-198 Upper Richmond Road  
202-226 Upper Richmond Road  
327-339 Putney Bridge Road  
2-4 Chelverton Road  
25-29 Lacy Road  
314-326 Upper Richmond Road  
2 Putney Hill and 165-167 Upper Richmond Road

**Tooting Town Centre**

Protected Core Frontages (Policy DMTS 3)

1-69 Tooting High Street and 1-39 Mitcham Road

Protected Secondary Frontages (Policy DMTS 4)

41-73 Mitcham Road  
75-85 Mitcham Road  
87-101 Mitcham Road  
103-133 Mitcham Road  
2-34 Mitcham Road, 2-4 Bank Chambers and 71, 79-89 Tooting High Street  
2-6 Tooting High Street, 264-270 Upper Tooting Rd, 250-262 Upper Tooting Rd and 8-48 Tooting High Street  
201-215 Upper Tooting Road  
217-247 Upper Tooting Road

Other Frontages (Policy DMTS 5)

152-178 Upper Tooting Road  
180-218 Upper Tooting Road  
220-232 Upper Tooting Road  
234-248 Upper Tooting Road and 4 Broadwater Road  
127-145 Upper Tooting Road  
147-179 Upper Tooting Road  
181-199 Upper Tooting Road  
135-145 Mitcham Road  
149-171 Mitcham Road  
42-48 Mitcham Road  
62-74 Mitcham Road  
76-96 Mitcham Road  
98-114 Mitcham Road  
118-124 Mitcham Road  
130-132 Mitcham Road  
134-148 Mitcham Road  
50-56 Tooting High Street  
58-74 Tooting High Street  
76-90 Tooting High Street  
984-986 Garratt Lane  
1079-1085 Garratt Lane  
1-11 Selkirk Road  
2-16 Selkirk Road  
30-32 Totterdown Street  
Tooting Market, Tooting High Street  
Broadway Market, Tooting High Street  
1 Gatton Road  
2-4 Gatton Road

**Wandsworth Town Centre**

Protected Core Frontages (Policy DMTS 3)

Ground Floor, Southside Shopping Centre (excluding 114 Southside Shopping Centre)  
Sainsburys, 45 Garratt Lane

Other Frontages (Policy DMTS 5)

42-58 Garratt Lane  
72-78 (even) Garratt Lane  
61-75 (odd) Wandsworth High Street  
79-83, 87-89 (odd) Wandsworth High St and 114 Southside Shopping Centre  
107-209 (odd) Wandsworth High Street  
52-66(even) Wandsworth High Street and 17 Ram Street

82-96 (even) Wandsworth High Street  
98-134 (even) Wandsworth High Street  
First Floor, Southside Shopping Centre

## **Protected Core, Secondary and Other Shopping Frontages within Local Centres**

### **Battersea Park Road Local Centre**

#### Protected Core Frontages (Policy DMTS 3)

242-268 Battersea Park Road & 246 Battersea Bridge Road  
270-282 Battersea Park Road

#### Protected Secondary Frontage (Policy DMTS 4)

529-565 Battersea Park Road

#### Other Frontages (Policy DMTS 5)

284-296 Battersea Park Road  
298-310 Battersea Park Road  
312- 318 Battersea Park Road  
503-511 Battersea Park Road  
513-527 Battersea Park Road  
567-573a Battersea Park Road & 2 Abercrombie Street  
242-244 Battersea Bridge Road

### **Bellevue Road Local Centre**

#### Protected Secondary Frontages (Policy DMTS 4)

1-19 Bellevue Road & Bennet Court

#### Other Frontages (Policy DMTS 5)

The Hope Public House, Bellevue Road  
20-22a Bellevue Road & 1-5 Bellevue Parade  
27-34 Bellevue Road  
202-224 Trinity Road & 35 Bellevue Road

### **Clapham South Local Centre**

#### Protected Secondary Frontages (Policy DMTS 4)

2-12 Balham Hill, 1-8 Westbury Parade and Units in Clapham South Station (Balham Hill);  
Clapham South Station (Nightingale Lane)  
25-41 and 43-65 Balham Hill

**Earlsfield Local Centre**

Protected Core Frontages (Policy DMTS 3)

521-551 Garratt Lane

Protected Secondary Frontages (Policy DMTS 4)

557-569 Garratt Lane

573-593 Garratt Lane

424-444 Garratt Lane

491-507 and 511 Garratt Lane

Other Frontages (Policy DMTS 5)

334-344 Garratt Lane

346-358 Garratt Lane

360-374 Garratt Lane

376-408 Garratt Lane

410-422 Garratt Lane

515-519 Garratt Lane and 282 Magdalen Road

446 Garratt Lane

595 Garratt Lane

**Lavender Hill/ Queenstown Road Local Centre**

Protected Core Frontages (Policy DMTS 3)

2-30 Lavender Hill

Protected Secondary Frontages (Policy DMTS 4)

44-54 and 47-71 Lavender Hill

Other Frontages (Policy DMTS 5)

32-42 Lavender Hill

56-66 Lavender Hill

1-13 Lavender Hill

15-19 Lavender Hill

21-45 Lavender Hill

36-48 Queenstown Road

29-41 Queenstown Road

**Mitcham Lane Local Centre**

Protected Core Frontages (Policy DMTS 3)

1-8 Bank Buildings and 127 Mitcham Lane  
3-15 and 17-23 Thrale Road

Protected Secondary Frontages (Policy DMTS 4)

82-118 Mitcham Lane

Other Frontages (Policy DMTS 5)

71-111 Mitcham Lane  
115-125 Mitcham Lane  
120-122 Mitcham Lane and 1 Thrale Road

**Roehampton Local Centre**

Protected Core Frontages (Policy DMTS 3)

1-59 Danebury Avenue

Protected Secondary Frontages (Policy DMTS 4)

27-35 and 28-40 Roehampton High Street

Other Frontages (Policy DMTS 5)

10-26 Roehampton High Street  
1-19 Roehampton High Street  
1-11 Medfield Street  
2-6 Medfield Street  
215 Roehampton Lane  
221 Roehampton Lane

**Southfields Local Centre**

Protected Core Frontages (Policy DMTS 3)

1-33 Replingham Road

Protected Secondary Frontages (Policy DMTS 4)

10-22 Replingham Road  
251-269 Wimbledon Park Road

Other Frontages (Policy DMTS 5)

35-43 Replingham Road  
24-42 Replingham Road  
227-249 Wimbledon Park Road

271-281 Wimbledon Park Road  
250-262 Wimbledon Park Road  
2a-8 Replingham Road

**Tooting Bec Local Centre**

Protected Core Frontages (Policy DMTS 3)

2-16 Upper Tooting Road

Other Frontages (Policy DMTS 5)

47-71 Trinity Road  
4-28 Trinity Road  
30-48 Trinity Road  
50-60 Trinity Road  
18-30 Upper Tooting Road

Important Local Parades - (Policy DMTS6)

152-168 Battersea Bridge Road  
141-185 Battersea High Street  
275-305, Battersea Park Road  
129-139 Beaumont Road  
2-14 Blandfield Road/55-61 and 81-95 Nightingale Lane  
47-67 East Hill  
135-153 Franciscan Road  
171-227 Garratt Lane  
812-842 and 911-919 Garratt Lane  
74-88 Inner Park Road  
50-94 Lower Richmond Road  
169-201 Merton Road  
2-12 Montfort Place  
58-86 and 91-111 Moyser Road  
172-184 and 175-189 Northcote Road/48, 59-63 Broomwood Road  
1-11 Petersfield Rise  
1-7 Portswood Place  
1-6 Rockingham Close  
115-141 St John's Hill  
323-409 Tildesley Road  
314-324 Trinity Road  
271-299 Upper Richmond Road  
349-393 Upper Richmond Road

## 5 Industry, Employment and Waste

### Context

**5.1** The NPPF sets out the Government's planning policies on building a strong, competitive economy, with the emphasis being on ensuring that the planning system does everything it can to support sustainable economic growth and a requirement on local planning authorities to "meet the development needs of business and support an economy fit for the 21st Century". Having a variety of sites and premises across the borough to suit the different needs of businesses for space, location and accessibility is vital to maintaining and developing Wandsworth's economy. The Core Strategy aims to ensure that Wandsworth will continue to be a prosperous and vibrant community with five existing distinct town centres, a major potential CAZ Frontage (new town centre) at Battersea Power Station, a wide range of opportunities for new and existing businesses and a comprehensive regeneration programme tackling areas of deprivation and unemployment. Core Strategy Policies PL6 - Meeting the needs of the local economy and PL7 - Land for industry and waste, set out our overall strategy for Wandsworth's economy. Policy PL8 - Town and Local Centres sets out the approach to development of the borough's existing five town centres and nine local centres and two potential CAZ Frontages in Nine Elms, and several of the Core Policies for Places set the direction for development in key areas within Wandsworth.

**5.2** These policies are complemented by the London Plan and the Mayor's Land for Industry and Transport SPG. Annual position statements in the Authority Monitoring Report (previously in the form of Commercial Land Reports) are published to provide an overview of commercial development activity in the borough. Analysis of trends in development activity is integral to the evidence-based policy approach required for informed decision making in the Local Plan process and these reports have been consulted on in the development of Industry and Employment policies. The policy approach in the Council's original Core Strategy was evidenced by a report prepared by Roger Tym and Partners in 2004 - The Future of Employment Land and Premises in Wandsworth. The Core Strategy and the detailed policies in this chapter are supported by an updated evidence base, prepared by DTZ in 2010 - Wandsworth Employment Land and Premises Report. The following policies set out the Council's detailed approach to Industry, Employment and Waste. The chapter sets out policies on the protection of certain use classes in different areas, and the appropriate use classes that can come forward through redevelopment. Where permission is granted, conditions may be used to restrict permitted development rights and changes of use in line with National Planning Practice Guidance. The suitability of Sui Generis uses for protection or replacement through redevelopment will be assessed on a case by case basis.

**5.3** Wandsworth's industry and employment areas are classified on the Policies Map as follows:

#### Strategic Industrial Locations (SILs)

- Queenstown Rd, Battersea (part of which has been designated an Industrial Business Park (IBP))

### Locally Significant Industrial Areas (LSIAs)

- Summerstown
- Old Sergeant
- Kimber Road
- Central Wandsworth
- Bendon Valley
- Thornsett Road

### Mixed Former Industrial Employment Areas (MUFIEAs)

- Howie Street
- Chatfield/Mendip Roads
- Gwynne Road
- Former Wandsworth Ram Brewery Site
- Business Village
- Osiers Road

## Protection and promotion of employment uses

### **Strategic Industrial Locations and Locally Significant Industrial Areas**

**5.4** Wandsworth is identified in the London Plan as falling within the restricted category for the transfer of industrial land. Therefore the Council aims to focus industrial activity on its main industrial areas and protect this land from non-industrial purposes in accordance with the London Plan. The industrial area at Queenstown Road, Battersea (Nine Elms SIL in the London Plan) is identified as a Preferred Industrial Location in the London Plan 2015.

**5.5** The work carried out by DTZ in the 2010 Employment Land and Premises Study concluded that all SILs and LSIAs are either of sufficient quality or in enough demand to be protected for industrial employment uses. Given the anticipated future demand for industrial and logistics space resulting from displacement from the Vauxhall/Nine Elms/Battersea Opportunity Area, the fact that these sites are currently functioning well and that a number are potentially suitable to accommodate displaced firms, the report concludes that SILs and LSIAs should be protected for industrial and logistics uses, with the SILs also appropriate for waste management. The Council will therefore protect and promote light industry B1(c), general industry B2, and storage and distribution B8 developments or those of a similar nature, including appropriate sui generis uses, within the SILs and LSIAs. Proposals for non-industrial uses in these areas will be resisted, including A2 and B1(a) offices and B1(b) (research and development, studios, laboratories, high tech) unless such uses are ancillary to the principal industrial/logistics use on-site. The provision of other small scale uses may be appropriate (such as A3 and A5 uses) where they cater for the local needs of people working in the area. Freestanding office buildings are not considered acceptable within any industrial land (including SILs and LSIAs), and will be directed to the borough's five town centres, with a focus on Upper Richmond Road, East Putney and Nine Elms.

**5.6** The Stewarts Road Study (URS, 2010) recommends that, as part of the redevelopment and intensification of the Stewarts Road area, along the western edge of the site, Industrial Business Park (IBP) uses would be appropriate to allow business park uses that would provide a buffer zone between the residential area to the west and the heavier industrial uses which will be intensified in the remainder of the area. IBPs are for firms that need better quality surroundings, these are usually B1(b), B1(c) and high value added B2 activities. Generally they require significantly less heavy goods access and are able to relate more harmoniously with neighbouring uses than those in Preferred Industrial Locations (PILs). IBPs are not intended for primarily B1(a) office development, and where B1(a) offices are proposed, this should be demonstrably ancillary, and not jeopardise provision for B1(b), B1(c) or B2 accommodation, or alter the industrial character of these areas. Acceptable locations for B1a offices in the borough comprise the town centres, particularly East Putney, Nine Elms, MUFIEAs and Thames Policy Areas and Policies PL6, PL8, PL14, DMTS14 and DMI 2-3 apply. Further guidance is provided in the Mayor's Land for Industry and Transport SPG.

**5.7** The DTZ report concludes that this is not envisaged to result in the loss of significant industrial floorspace to business park uses but will allow the whole of the area to operate more efficiently. The location of the Industrial Business Park is set out in the Area Spatial Strategy for Nine Elms in the SSAD and the Policies Map.

## Policy DMI 1

### **Strategic Industrial Locations (SILs) and Locally Significant Industrial Areas (LSIAs)**

- a. Within the SILs and LSIAs, the loss of existing B1(c), B2 and B8 floorspace will be resisted unless full replacement provision is provided. Planning permission will be granted for new B1c, B2 and B8 development subject to compliance with Policy DMS1. In accordance with Core Strategy Policy PL7, SILs are also appropriate locations for waste management activity.
- b. Proposals for B1(a) and B1(b) uses in SILs and LSIAs will only be permitted where it is ancillary to the principal use on-site, apart from where permitted by DMI1d.
- c. With the exception of the provision of small scale uses which cater to the local needs of people working in the area which may be appropriate other use classes are considered unacceptable in these areas.
- d. The western boundary of the Stewarts Road Industrial area (which is within the Queenstown Road SIL) is identified on the Nine Elms Spatial Strategy Diagram in the SSAD and on the Policies Map as an area appropriate for Industrial Business Park uses. In accordance with the Mayor's Land for Industry and Transport SPG, appropriate uses in this location are B1(b), B1(c) and high value added B2 activities. Where B1(a) office development is proposed, this should be ancillary, and ensure the industrial character of the areas is retained.

## Mixed Use Former Industrial Employment Areas

**5.8** Along with the SILs and LSIAs, Mixed Use Former Industrial Employment Areas (MUFIEAs) are also considered important locations for employment use. Core Strategy Policy PL6 states that, where wider town centre, riverside or other regeneration benefits can be demonstrated to result from the mixed use redevelopment of MUFIEAs (including a residential component), mixed use development will be acceptable provided that:

- Net employment floorspace equivalent to at least existing employment space is provided (and in particular flexible floorspace catering for small and medium sized enterprises);
- New uses are compatible with neighbouring uses and will not harm the viability of the surrounding employment land; and
- Existing surrounding uses will not have an adverse impact on the amenity of new residential space.

**5.9** In calculating the employment floorspace to be replaced, it is important to include all current (or last known) floorspace on site that is employment generating. This includes the following use classes: A1-5, B1, B2 and B8, D1 and D2.

**5.10** Depending on their location, the MUFIEAs can be split into two types:

- MUFIEAs within town centres and focal points of activity i.e. Ram Brewery, Wandsworth Business Village, Osiers Road, Howie Street, Chatfield/Mendip Road (part), Gwynne Road (part); and
- MUFIEAs outside town centres and focal points of activity i.e. Chatfield/Mendip Road (part), Gwynne Road (part).

**5.11** The MUFIEAs within town centres and focal points of activity are encouraged to include a wider mix of uses, including restaurants, cafes, bars and small scale retail uses. This is in order to help create destinations that make use of the amenities offered by the riverside and to enhance town centre viability. In order to ensure that a mixed use environment is created and maintained in these areas, conditions may be used to control the mix of uses to avoiding large mono-uses and in focal points of activity, to ensure there is no detrimental impact on town centres (refer to Core Strategy Policy PL8 which sets out the Council's spatial policies on town centre development and Policy PL12 which sets out the vision for the town centre MUFIEAs in Wandsworth). In MUFIEAs in focal points (Howie Street, Osiers Road and Chatfield/Mendip Road (part)), the 300 sq ms limit on out-of-centre retail development applies to ensure that these locations do not become shopping destinations to the detriment of town centres. The 300 sq ms limit will take into account the impact of existing and extant permissions. A retail element greater than 300 sq ms may be justifiable in some locations dependent on the scale of development proposed. However, this will be subject to the requirements of DMTS2 (Out-of-Centre Development) and will be assessed using the methodology set out in the NPPF and the National Planning Practice Guidance consisting of the sequential test and for applications for retail, office and leisure over the 2,500 sq ms threshold, the relevant impact assessment. Reference should be made to the Town Centre Uses SPD in relation to proposals for new hot food takeaways and betting

shops. Conditions or legal agreement may also be used to control the amalgamation of units which would otherwise be permitted development, to ensure that small units created with the intention of providing a mix of uses, are not amalgamated in the future. In light of the differing characteristics of MUFIEAs described above, the employment generating uses appropriate to replace existing uses will differ between the two types of MUFIEAs. The DTZ study concludes that in calculating net replacement floorspace to satisfy Core Strategy Policy PL6, the use classes considered appropriate as replacement employment floorspace should be restricted to the following:

- MUFIEAs within town centres and focal points of activity - all town centre uses as defined in the glossary
- MUFIEAs outside town centres and focal point of activity - A1-5, B1, B2 and B8 (subject to limitations set out in policy below).

**5.12** In MUFIEAs outside town centres and focal points of activity, uses are restricted to ensure they are not developed to the detriment of existing town centres, in accordance with the NPPF. The NPPF seeks to promote the vitality and viability of town and other centres as important places for communities. It aims to focus growth and development in existing centres, secure a wide range of services in an attractive environment and remedy deficiencies in provision. It aims to promote competition and consumer choice and to conserve the heritage assets of centres to provide a sense of place and a focus for community and civic activity.

**5.13** B1 floorspace provided must ensure that it enables flexible use of the premises for a range of B1 uses, including B1b and B1c, as there is a demonstrated need for such space within the borough, particularly for small and medium enterprises. There may be scope to include non-B1 uses within the Gwynne Road (part) and Howie Street (part) MUFIEAs as they both have access to the strategic road network, the opportunity for redevelopment for better quality uses, and a level of market demand. A limited amount of B2 and B8 uses may therefore be appropriate on these sites provided this is compatible with other uses on-site. This will help to ensure there are suitable premises within these use classes throughout the borough. Unit sizes should be restricted to 600 sq ms for B2 units and 500 sq ms for B8 units.

**5.14** To protect the employment generating activity and floorspace within the MUFIEAs the loss of employment floorspace will be resisted. Where planning permissions have been implemented, subsequent applications for change of use involving the loss of employment floorspace will only be permitted where there is compelling evidence that clearly illustrates that there has been no demand for such space, for any appropriate employment generating use, nor that there is likely to be in the foreseeable future. Where a MUFIEA falls within a town centre, identified shopping frontage or focal point of activity, those policies will apply to any proposed use.

**5.15** In demonstrating lack of demand for an existing use applicants will be required to provide evidence of appropriate marketing, which should be continuous for a period of at least 18 months unless otherwise agreed with the Council, and include both traditional and

web-based marketing. Traditional marketing includes marketing boards (constant throughout the period), advertising in target publications (including publications produced by local business networks and support agencies), and marketing leaflets available to local occupiers within the borough. The latter two should be on a quarterly basis as a minimum. Web-based marketing includes appropriate and full entries on key search-engine websites and property databases (such as EGI, Costar Focus and South London Business Partnership) which should be constant throughout the period. Similarly, the length of any lease, along with its terms and conditions can also have a direct impact on take up by potential businesses looking for premises, and it is important that these arrangements are not unjustifiably onerous. The Code for Leasing Business Premises in England and Wales 2007, provides a code of practice for landlords and businesses in respect of lease terms, service charges and related matters and the Council will have regard to this when assessing marketing information provided by applicants.

## Policy DMI 2

### **Mixed Use Former Industrial Employment Areas (MUFIEAs)**

Mixed use development (including a residential component) is appropriate in MUFIEAs subject to the tests set out in Core Strategy Policy PL6b. In accordance with PL6bi, redevelopment proposals in MUFIEAs are required to provide replacement of existing (or last known use) employment floorspace. In calculating the employment floorspace to be replaced, all current employment generating activity will be counted towards existing floorspace, including A1-A5, B1, B2, B8, D1 and D2. Where sites have been cleared prior to redevelopment, the previously existing employment floorspace will need to be replaced. This policy takes precedence over policy DMI3 when sites are located within both MUFIEAs and the Thames Policy Area.

- a. Replacement employment floorspace in the MUFIEAs within town centres and focal points of activity (Ram Brewery, Business Village, Osiers Road, Howie Street, Chatfield/Mendip Road (part) and Gwynne Road (part)) can include town centre uses as defined in the glossary provided that in focal points of activity, A1 floorspace is limited to 300 sq ms overall taking into account the cumulative impact of existing and extant permissions. Proposals that exceed this threshold in focal points of activity outside town centres will be considered against the requirements of Policy DMTS2 (Out-of-Centre Development), and will be assessed using the methodology set out in the NPPF and the National Planning Practice Guidance consisting of the sequential test and, for applications for retail, office and leisure over the 2,500 sq ms threshold, the relevant impact assessment. Conditions may be used to ensure an appropriate mix of uses is provided in perpetuity, and in the case of MUFIEAs in focal points, to ensure there is no detrimental impact on town centres. Conditions or legal agreement may also be used to control the amalgamation of units.

- b. Replacement employment floorspace in MUFIEAs outside town centres and focal points (Chatfield/Mendip (part) and Gwynne Road (part)) can include A1-5, B1, B2 and B8 uses subject to the tests set out in Core Strategy Policy PL6b i and ii and the following restrictions:
  - i. A1-5 floorspace is either limited to 300 sq ms overall or meets the sequential and impact tests for town centre uses that are not in a centre, as set out in the NPPF and the National Planning Practice Guidance consisting of the sequential test and, for applications for retail, office and leisure over the 2,500 sq ms threshold, the relevant impact assessment;
  - ii. B1 floorspace enables the flexible use of the premises for a range of B1 business purposes (refer Policy DMI4);
  - iii. B2 and B8 development is restricted to 600 sq ms and 500 sq ms respectively.
- c. Following implementation of a development within a MUFIEA, subsequent applications for change of use involving the loss of employment floorspace will only be permitted where there is compelling evidence which clearly illustrates that there has been no demand for such space, for any appropriate employment generating use, and that there is not likely to be in the foreseeable future.
- d. To demonstrate appropriate evidence for a change of use in these circumstances, evidence should be provided to demonstrate that the following has been met:
  - i. The premises/site has been marketed to the Council's satisfaction for at least 18 months unless otherwise agreed with the Council and include both traditional and web-based marketing;
  - ii. All opportunities to re-let have been fully explored, both in terms of existing and any alternative employment generating use and layout;
  - iii. The premises/site have been marketed at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals) and it has been demonstrated that the terms and conditions set out in the lease are reasonable, attractive to potential businesses and in line with the Code for Leasing Business Premises in England and Wales 2007.

## Thames Policy Area

**5.16** Under the former UDP policy, within the Wandsworth Thames Policy Area, development of sites of 0.5ha and over were only permitted if a mix of uses was provided. On these sites, residential use was not allowed to exceed 70% of the total floorspace (35% on the Nine Elms Riverside). Planning for the future of the Thames Policy Area requires an understanding of the demand pressures on the area, and the DTZ report provides an updated picture of this. The report concludes that outside of the MUFIEAs and focal points of activity, there is interest from potential occupiers for business space on existing sites, however there is not enough evidence to suggest that there is sufficient demand for further floorspace to

be developed. The character and accessibility of the Wandsworth Thames Policy Area varies considerably, and Core Strategy Policy PL9 provides the policy framework for protection of employment land, riverside infrastructure and strategic open spaces. Encouraging mixed use redevelopment along the riverside, to be concentrated within the MUFIEAs and focal points of activity, along with new residential development, will sustain public interest throughout the day and allow a contrast to develop between busy and quieter stretches of the riverside.

**5.17** The loss of employment generating activity and floorspace within the Thames Policy Area, however, would be detrimental to the vitality and economic prosperity of the Thames Policy Area, and exacerbate future employment floorspace supply issues across the rest of the borough. Therefore, the loss of existing B1, B2 and B8 floorspace within the Thames Policy Area will be resisted. Consequently, any new development within this area will be required to retain or re-provide the level of existing employment floorspace unless compelling evidence clearly illustrates that there has been no demand for such space, that there is not likely to be in the foreseeable future, and that the alternative use will add to the economic vitality and viability of the area. Protection of shops (A1-A5 uses) in shopping deficiency areas, is addressed in Policy DMTS7 and will apply to this area.

**5.18** In line with national policy, the Council's policy approach provides flexibility to respond to fluctuations in the local office market in the longer term and offers a realistic time frame for establishing market demand. In order to satisfy the Council's requirements for appropriate marketing, it should be continuous for at least a period of 18 months unless otherwise agreed with the Council and include both traditional and web-based marketing. Traditional marketing includes marketing boards (constant throughout the period), advertising in target publications (including publications produced by local business networks and support agencies), and marketing leaflets available to local occupiers within the borough. The latter two should be on a quarterly basis as a minimum. Web-based marketing includes appropriate and full entries on key search engine websites and property databases (such as EGI, Costar Focus and South London Business Partnership) which are constant throughout the period. Similarly, the length of any lease, along with its terms and conditions can also have a direct impact on businesses and on take up by potential businesses looking for premises, and it is important that these arrangements are not unjustifiably onerous. The Code for Leasing Business Premises in England and Wales 2007, provides a code of practice for landlords and businesses in respect of lease terms, service charges and related matters and the Council will have regard to this when assessing marketing information provided by applicants.

**5.19** Core Strategy Policy PL9 sets out policy in relation to safeguarded wharves and focal points of activity which is also relevant to some sites in the Thames Policy Area. Further detail relating to focal points of activity is also set out in Policy DMO8. Core Strategy Policy PL11 sets out the vision for Nine Elms and further detail is provided in the Area Spatial Strategy for Nine Elms in the Site Specific Allocations Document and other policies in the town centre chapter of this document (Policies DMTS1 and DMTS11-14). Within Nine Elms, the strategic objectives for the area will be a key consideration, and flexibility in the application

of Policy DMI3 will be applied. Maximising the development potential for Cringle Dock and Kirtling Wharf (Site Allocations 2.1.6 and 2.1.7) will require further discussions with relevant parties, in particular the PLA and the GLA.

**5.20** Applications involving a net gain in B1a floorspace over and above that being lost through redevelopment will be assessed against Policies DMTS1 (Town centre development) and DMTS2 (Out-of-centre development) as the preferred location for offices is town centres. Similarly, application for a net gain in B1b, B1c, B2 and B8 floorspace will be assessed against Core Strategy Policies PL6 and PL7 (Meeting the needs of the local economy and land for industry and waste) as the preferred location for these uses is the SILs and LSIA's.

### Policy DMI 3

#### Thames Policy Area

- a. The loss of existing B1, B2 and B8 and related Sui Generis floorspace within the Thames Policy Area will not be permitted, unless there is compelling evidence which clearly illustrates that there has been no demand for such space, that there is not likely to be in the foreseeable future, and that the alternative use will add to the regeneration of the area.
- b. To demonstrate appropriate evidence for a change of use in these circumstances, evidence should be provided to demonstrate that the following has been met:
  - i. The premises/site has been marketed to the Council's satisfaction for at least 18 months unless otherwise agreed with the Council and include both traditional and web-based marketing;
  - ii. All opportunities to re-let have been fully explored, both in terms of existing layout of the building and as small/more flexible office units;
  - iii. The premises/site have been marketed at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals) and it has been demonstrated that the terms and conditions set out in the lease are reasonable, attractive to potential businesses and in line with the Code for Leasing Business Premises in England and Wales 2007.
- c. The loss of safeguarded wharves will not be permitted unless it is demonstrated that the wharf is no longer viable or capable of being made viable for cargo handling in accordance with Policy PL9 of the Core Strategy. The viability test is set out in paragraph 7.77 of the London Plan. At Cringle Dock and Kirtling Wharf (Site Allocations 2.1.6 & 2.1.7), any proposal for mixed use development must ensure that it does not have a negative impact on the operation of the safeguarded wharf in accordance with Policy PL9 of the Core Strategy. This includes impacts on access

arrangements to the wharf and the retention of the operational capacity of the wharf.

- d. Residential development will be appropriate in the Thames Policy Area as part of a mixed use development incorporating the replacement floorspace required by DMI3a above. Where replacement employment floorspace is not required, residential only development will be appropriate subject to satisfaction of relevant policies relating to Sustainable development (chapter 2) and Housing (chapter 3), in particular relating to residential amenity and flooding.

## Provision of flexible employment floorspace

**5.21** The London Plan recognises the need for, and Core Strategy Policy PL6 requires, the provision of flexible business space for small and medium enterprises. The London Office Policy Review 2012 identifies offices and related business uses are an important sector in the London economy as whole. Whilst there has been some consolidation and structural change, the economic forecast is generally positive, in particular growth in hybrid office/industrial activities and the self-employed sector which is generally characterised by SME firms. To attract modern office and related B1 occupiers, it will be important that new or replacement offices provide a high quality and economical accommodation, designed to enable flexible occupation to allow SME firms to 'grow on' within the borough. As identified in the Core Strategy, most of Wandsworth's businesses tend to be small companies, many of which will grow and require premises in which to expand. The 2004 Wandsworth Employment Land Study and the 2010 DTZ Employment Land and Premises Study indicate there is a demonstrated demand for flexible employment space for small enterprises within Wandsworth's economy. In particular, the DTZ report found that start up businesses are likely to increase following the waves of redundancies that typically occur during recessions and it is therefore important to ensure there is sufficient space within the borough flexible enough to nurture such businesses. Therefore, the Council will seek features and appropriate lease and management specifications that will enable the flexible use of new office/business premises for a range of B1 business purposes. This will help to maintain the range of employment premises available. Flexible, affordable space suitable for creative start-ups including artists and designers will also help support the borough's growing arts economy.

**5.22** Applicants must also demonstrate to the Council's satisfaction that the commercial element is appropriate to meet the likely needs of the end user. The provision of inflexible business space will not be acceptable as this would fail to attract an occupier and lead to vacancy. Clear separation of the residential element and effective management of the business space will also be important in mixed use schemes. This is in line with the approach to flexible and affordable workspace that is taken in the Core Strategy PL6 – Meeting the needs of the local economy.

**5.23** The following policy will apply to offices (B1a) and to proposals which include an element of B1b and B1c floorspace.

## Policy DMI 4

### Provision of flexible employment floorspace

- a. Where proposals include an element of B1a (office) floorspace it should be designed to provide a good quality accommodation and to enable flexible occupation. Typical features that enable this are:
  - i. clear and flexible floor plate space with few supporting columns;
  - ii. large amounts of natural light. Windowless and basement offices should be avoided;
  - iii. availability of a range of unit sizes ranging from 50 sq ms up to 2,000 sq ms;
  - iv. realistic rents;
  - v. flexible leasing arrangements taking account of the Code for Leasing and Business Premises in England and Wales 2007; and
  - vi. building management - developers are encouraged to come forward with development partners for the management of flexible employment floorspace prior to submitting an application.
- b. Proposals for B1b and B1c business floorspace should be designed to enable flexible use for a range of B1 purposes by satisfying the requirements of DMI4a above, as well as the following:
  - i. adequate floor to ceiling heights (at least 3.35m is suggested);
  - ii. wide doors/corridors;
  - iii. power, servicing and loading facilities suitable for light industrial use as well as office use;
  - iv. space for servicing/parking of commercial vehicles;
  - v. floor loading capacity (of at least 4.25kN per sq m); and
  - vi. goods lift servicing for multi-storey developments (with a minimum loading of 500kg).

## Waste Management

**5.24** Core Strategy Policy PL7 - Land for industry and waste, sets out the Council's approach to identifying sites for waste management in line with the GLA's waste apportionment figure. The following policies will be applied to safeguard sites identified for waste management facilities, to assess proposals for waste management facilities on unallocated sites and to ensure that waste sites will not significantly adversely affect people or the environment.

**5.25** In accordance with the National Waste Management Plan, there will be a preference for reducing the impact of waste management by promoting the waste hierarchy. More sustainable waste management moves the management of waste up the waste hierarchy of reduction, reuse, recycling and composting, using waste as a source of energy, with disposal of waste as a last resort. The National Planning Policy for Waste carries forward this approach.

**5.26** The Site Specific Allocations Document (SSAD), identifies land to be safeguarded for waste management purposes. These have been allocated on the basis of the Council's evidence base document 'Waste Site Selection'.

### **Policy DMI 5**

#### **Allocated Sites for waste management facilities**

- a. Planning permission will be granted for waste management facilities on the sites identified for waste management in the SSAD subject to assessment against Policy DMI7.
- b. To ensure no loss in existing capacity, re-development of any existing waste sites must ensure that the quantity of waste to be managed following re-development is equal to, or greater than, the quantity of waste which the site is currently permitted for. If, for any reason, a site identified for waste management is lost to non-waste use, additional compensatory site provision should be provided.

**5.27** Proposals for waste management facilities may come forward on sites which are not allocated in the SSAD for the development of waste management facilities (known as unallocated sites). Policy DMI6 seeks to ensure that where this occurs, development is appropriate to the site in question. Policy DMI7 applies to the consideration of all waste sites, whether on allocated or unallocated sites.

### **Policy DMI 6**

#### **Development of waste management facilities on unallocated sites**

- a. Proposals for waste management facilities on unallocated sites will be considered and planning permission granted provided the proposed development:
  - i. can demonstrate that it is not feasible to develop the proposed facility on one of the preferred sites identified in the SSAD;
  - ii. can demonstrate a need for the development, in accordance with Policy PL7 of the Core Strategy;
  - iii. can demonstrate there are no significant adverse impacts to people, the environment or natural resources by meeting Policy DMI7;
  - iv. is proposed on a site meeting the following locational criteria:

- the site is not within, or partly within, nature conservation areas protected by current international and national policy; and
  - the site does not contain Heritage Assets.
- b. In assessing the suitability of sites, priority will be given to:
- i. previously developed land;
  - ii. Strategic Industrial Locations and Locally Significant Industrial Areas;
  - iii. sites identified by the SFRA as having a low risk of flooding;
  - iv. sites which do not impact on the setting of strategic open land (e.g. Metropolitan Open Land);
  - v. sites falling outside the perimeters of land designated as open space or used for recreation purposes or similar;
  - vi. sites which have good access to the strategic road network and where traffic impacts can be minimised;
  - vii. sites which contain no known archaeological features;
  - viii. sites where materials entering and leaving the site can be transported by means of sustainable transport including water and/or rail;
  - ix. sites which offer opportunities to accommodate various related facilities on a single site;
  - x. sites which are close to identified users of heat that would be produced by any thermal treatment facilities,
  - xi. sites which have good access to rail transport or the Thames, over other means of transport.

## Policy DMI 7

### Development criteria for waste sites

- a. Planning permission for waste related development will be granted where it can be demonstrated that any impacts of the development can be controlled to achieve levels that will not significantly adversely affect people and the environment.
- b. The information supporting the planning application must include an assessment of the following matters for the entire operation of the facility and, where necessary, appropriate mitigation measures should be employed in order to avoid, remedy or mitigate any significant adverse impact:
  - i. the impact of development on amenity including visual intrusion, transport, noise, fumes, vibration, glare, litter, odour and vermin and birds;
  - ii. the impact of development on Metropolitan Open Land, recreation land or similar land;

- iii. the impact of the release of substances to the atmosphere (including dust) or land arising from facilities and transport;
- iv. the impact of greenhouse gases produced;
- v. the impact of development on the biological diversity of flora and fauna and their respective habitats at the site or on adjoining land including linear or other features which facilitate the dispersal of species;
- vi. the impact of development on Heritage Assets;
- vii. the impact of development on ground water (including stores) and surface water;
- viii. the impact of development on the transport network including traffic generation, access, the impact on the local and strategic highway networks and the potential to maximise use of sustainable transport;
- ix. traffic generation, access and the suitability of the highway network in the vicinity, including access to and from the strategic road network;
- x. how the design of the facility has considered and conforms to the best design standards available at the time of the application.
- xi. a Health Impact Assessment shall be required to provide assurance that health will not be impacted negatively.

## 6 Open Space and Recreation, the Natural Environment and the Riverside

### Context

**6.1** Open space provides a wide variety of important functions and is crucial to quality of life and health in the borough. Core Strategy Policy PL4 - Open space and the natural environment, sets out the Council's approach to protecting and providing public open space, informal recreation, play and sports facilities, and preserving and enhancing the biodiversity of the borough. Core Strategy Policy PL9 - The River Thames and the riverside, sets out the Council's approach to development and protection of the River Thames and Policy PL10 - The Wandle Valley, outlines the vision for the development of the area, including the Wandle Valley Regional Park.

**6.2** This chapter provides further information on the protection and enhancement of existing open space, including green chains and links and requirements for provision of, and contributions to public open space and recreation facilities in new development. The chapter also outlines the importance of open space in mitigating and adapting to climate change and improving habitat provision within the borough as well as setting out policies relating to the River Thames and River Wandle.

**6.3** In addition to the NPPF and the London Plan, the following documents, and subsequent updates and reviews should also be referred to in relation to the policies in this section:

- Natural England - Green Infrastructure Guidance
- Wandsworth Open Space Study
- Active Wandsworth Strategy
- Wandsworth Environmental Action Plan
- Wandsworth Parks Management Strategy
- Wandsworth Play Strategy
- Wandsworth Biodiversity Action Plan
- Wandsworth Cultural strategy
- Wandsworth Playing Pitch Strategy

## Open spaces, sport & recreation

**6.4** Open space in Wandsworth consists of a variety of different scales and types and includes the borough's parks, commons and heaths, green chains, links and green infrastructure, historic parks and gardens, allotments and other smaller spaces. The Wandsworth Open Space Study (2007) provides an assessment of quantity, quality and value of open spaces and sports and recreation facilities in the borough and the wider strategic role of open spaces. The study, which involved consultation with local residents and groups, analyses the supply of, and demand for, open spaces and facilities to identify areas deficient in provision of open space and to assess whether provision is meeting local needs. It also included recommendations on how the quality of existing open space can be improved. Although the study predates the latest GLA/CABE guidance on open space strategies (2009), the Wandsworth Open Space Study completed all but the final stage of the process contained in the guidance which is to prepare the strategy and action plan. The Open Space Study has provided enough detail to develop the open space policies for the DMPD and a strategy and action plan will be prepared to form an SPD. The Council has also produced a Playing Pitch Strategy (2014), a key recommendation of the Open Space Study to provide a strategic plan for the maintenance, improvement and creation of playing pitches in the borough.

**6.5** The EU Environmental Noise Directive (2002) and related Environmental Noise regulations for England (2006) identify the importance of open spaces in providing a respite from noisy environments. Tranquil spaces where unwelcome noise is low and there are opportunities to interact with the natural environment can be key to protecting and improving quality of life in urban areas. 'Quiet Areas' may be formally identified in the future and are likely to include the borough's open spaces. New development near quiet and tranquil areas should be sensitive to this and not cause an increase in environmental noise.

**6.6** Metropolitan Open Land (MOL) is strategically important open space as described in the London Plan which affords it the same protection as the Green Belt. The Core Strategy identifies MOL in the borough and this includes areas of public open space, allotments and common land, as well as private sport clubs and nursery gardens. The London Plan makes it clear that there is a presumption against development unless the proposal provides essential facilities for appropriate uses and that very special circumstances can be demonstrated. Engineering and other operations are classed as inappropriate development on MOL unless they maintain the openness and do not conflict with the purposes of including land in the Green Belt. The definition of appropriate uses and strict criteria for determining planning applications in the Green Belt, which by virtue of the London Plan also applies to applications on MOL, is listed in the NPPF.

**6.7** The NPPF notes that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which clearly shows the open space or buildings and land to be surplus to requirements (taking into account local and strategic use). The Open Space Study did not identify any open space surplus to requirements in the Wandsworth context, however some areas have greater qualitative and quantitative provision than others. The Core Strategy identifies areas of open space deficiency, which will be priorities for the provision of new open space (see Policy DMO3).

**6.8** Development which is ancillary to and complements the functioning of open space and recreation facilities, such as changing rooms and flood lighting, may be appropriate subject to its effect on the character and appearance of the open space and impacts upon biodiversity. Paragraph 2.13 provides further guidance in relation to lighting schemes. It is acknowledged that the effect of several small ancillary developments may have a cumulative impact on character, appearance, and openness, and this will be taken into account in assessing development proposals. While the need to promote appropriate sports facilities is recognised, proposals which replace outdoor open space for largely indoor recreation facilities will not be permitted due to the effect on the loss of open space.

**6.9** Proposals for new sports facilities are encouraged to promote multiple use to meet the needs of the local community. As set out in the NPPF, the sequential and impact tests apply to proposals for more intensive sport and recreation uses as they are defined as main town centre uses. Facilities on privately owned land can play an important role in the provision of sports and recreation space and access to these facilities will be encouraged. There may also be opportunities to encourage the dual-use of open spaces and sports facilities such as the use of school and higher education facilities for the benefit of the local community. The Cultural Strategy and Action Plan recognises the borough would benefit from additional cultural facilities to offer high quality arts experiences and participation to the growing population. In addition, the Action Plan encourages the use of outdoor spaces for cultural activity such as appropriate public art, commissions, festival, music and performance work. The Council's Arts and Events teams are actively delivering these objectives.

**6.10** Development of large indoor recreation and leisure developments will be assessed against the sequential test set out in the NPPF. Further guidance is available in the NPPG and is also set out in Policy DMTS2. Existing indoor sports facilities play an important role in meeting the needs of the community and proposals involving a loss of indoor sports facilities will be assessed by the criteria set out in Policy DMO2b. Playing fields and play space are protected under Core Strategy Policy PL4. Proposals affecting sports facilities or play space should have regard to the Council's Play Strategy, Active Wandsworth Strategy and Playing Pitch Strategy.

## **Policy DMO 1**

### **Protection and enhancement of open spaces**

- a. The Council will continue to protect MOL from inappropriate development in accordance with the London Plan and NPPF.
- b. Other areas of open space including those shown on the Policies Map, green infrastructure and smaller areas not displayed on the Policies Map will be protected and enhanced in open use and new development will only be permitted where:
  - (i) it is linked to the functional use of the open space; and

- (ii) it does not harm the character, appearance or function of the open space. Cumulative impacts of development will be taken into account in this assessment.
- c. Where the net loss of open space is proposed, replacement provision of equivalent or improved quantity and quality that suits current and future needs will be required in an appropriate location.

## Policy DMO 2

### Playing fields and pitches, sport, play and informal recreation

- a. Change of use or development that would lead to the loss of sports pitches, playing fields, or land last used for outdoor sport, or which would prejudice the land's future use for sport in terms of quality or quantity of facilities, will not be permitted except where proposals meet the exceptions set out in the NPPF and in accordance with Core Strategy Policy PL4c.
- b. Change of use or development involving the loss of indoor sports facilities and recreation facilities will only be permitted where:
  - (i) it can be demonstrated that there is no current or future need or demand for the facility, either in its current use or any alternative sports or recreation use; or
  - (ii) replacement provision of equivalent or better quantity and quality that suits current and future needs is provided in an appropriate location.
- c. Proposals for new sports facilities and large indoor recreation and leisure developments will be assessed in accordance with the London Plan sequential test and the NPPF.
- d. Improvements to sports facilities which would lead to improved access to, or use of sports facilities (such as floodlighting) or meet an identified need will be approved provided there are no unacceptable impacts on open space, local amenity or biodiversity.
- e. Public access to open space and sports and recreation facilities on private land is encouraged, particularly in open space deficiency areas.
- f. Proposals involving a loss of children's play facilities will only be permitted where there is no identified need for the facilities or if the site is replaced by equivalent facilities in an appropriate location.

## Open Spaces in new development

**6.11** New development has a crucial role to play in the provision and improvement of open spaces, sports and recreation facilities in the borough, particularly in areas of open space deprivation and areas of major change such as Nine Elms. New open spaces should encourage physical activity and healthier lifestyles as well as enhance and integrate with the wider network and help to deliver the objectives of the Council's strategies and action plans

including the Active Wandsworth, cultural and play strategies. Funding for open space required as a result of incremental growth will be provided through the Community Infrastructure Levy as identified in the Council's Regulation 123 list. Where the development would cause a localised requirement for additional open space (i.e. by an increase in population), it is expected that such land is provided as part of the site design where possible, particularly in areas deficient in open space. The Planning Obligations SPD sets out thresholds and minimum standards for local open space provision on-site, in exceptional circumstances a commuted sum may be acceptable.

**6.12** There are currently waiting lists of several years for allotments in the borough and the Council is supportive of the provision of new food growing spaces, particularly in areas of high demand. The Council is proposing to further explore opportunities for improving the provision of allotment and food-growing space as part of a Joint Health and Wellbeing Strategy.

**6.13** Standards for the provision of private amenity space and guidance on the provision of children's play space in residential development are set out in Policy DMH7 and supporting context. The importance of access to open space and play facilities in close proximity to family housing is set out in the London Plan and NPPF. Further guidance on the provision of play space is set out in the Mayor's Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (SPG).

### Policy DMO 3

#### Open spaces in new development

- a. New public open space with convenient access for all will be provided, enhanced or made more accessible, particularly in areas of Open Space deficiency. Thresholds and requirements for the provision of open space are set out in the Planning Obligations SPD. Funding for open space and sports provision required as a result of incremental growth will be provided through the Community Infrastructure Levy as set out in the Council's Regulation 123 List.
- b. In larger new developments, where the scale of development provides an opportunity for open space provision to be made on site, the preference will be for on-site provision, in lieu of a financial contribution.

### Climate change, biodiversity and nature conservation

**6.14** Open and green spaces can play a significant role in mitigating climate change and aiding adaptation to some of its already inevitable effects. Trees and other vegetation as well as permeable surfacing can help reduce flash flooding by absorbing surface run-off.

Vegetation can also provide a cooling effect, helping to reduce the impact of the urban heat island effect through transpiration as well as providing broader value in terms of health, biodiversity and amenity.

**6.15** The NPPF emphasises the importance of preserving and enhancing biodiversity. Development should have regard to the biodiversity and geodiversity of the borough, protecting and where appropriate, enhancing the bio/geodiversity value of a site. This can include measures that improve habitat, promote public access, study, interpretation and appreciation of bio/geodiversity. The London Plan protects a range of sites of nature conservation importance and seeks to ensure planning for nature from the beginning of the development process. Information on areas of deficiency in access to nature in London is managed and updated by GiGL (Greenspace Information for Greater London) and will be made available via their website [www.gigl.org.uk](http://www.gigl.org.uk). The Mayor's 'London's Foundations' SPG sets out sites with geodiversity value. New development should as far as possible incorporate appropriate new habitat as part of landscaping or buildings, particularly in areas of deficiency. Provision of new habitat should focus on priority habitats as identified in the London Plan and London Biodiversity Action Plan and consider the adaptability of species to the likely impacts of climate change. Habitat Suitability Maps (produced by GiGL - for the London Biodiversity Partnership) should be used to identify suitable locations for habitats to be created. Developers should contact the Council's Biodiversity Officer for further guidance.

**6.16** The River Thames and River Wandle have important open space, biodiversity and amenity roles in Wandsworth. Core Strategy Policy PL9 and DMPD Policy DMO6 provide further detail on policies for development adjacent to the rivers.

**6.17** Appendix 2 contains a list of sites with designations/protection for biodiversity in the borough. These include Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) and Sites of Importance for Nature Conservation (SINC) (which also includes two sub categories of borough and local importance). Most of these sites are also displayed on the Policies Map as areas of open space. The River Thames and its tributaries, Beverley Brook and Railway land not included in other sites are also protected biodiversity areas in Wandsworth. They are not shown on the Policies Map as it would be unworkable to do so. Additional sites of importance for Biodiversity in Wandsworth include Putney Old Burial Ground, Putney Park Lane, Spencer Park, Edgecombe Hall Estate Station, the wider Roehampton University site, Causeway Island and Battersea Power Station. These sites are not included on the Policies Map as they are too small or not otherwise defined as areas of open space.

## Policy DMO 4

### Nature conservation

- a. Development which would cause harm to a Special Area of Conservation, Site of Special Scientific Interest, Local Nature Reserve, Site of Importance for Nature Conservation (see Appendix 2), other site with important bio/geodiversity value, or

any protected species will not be permitted unless any damaging impacts can be prevented by appropriate mitigation measures or use of conditions.

- b. All development proposals should aim to provide gains for biodiversity. New habitats and biodiversity features should consider native and priority species, taking into account species' adaptability to climate change. Development proposals in areas deficient in access to nature, as defined by GiGL and made available via their website, will be required to incorporate enhancements to nature conservation.

## Trees

**6.18** One of the distinctive qualities of the borough is its well-treed landscape, much of it reinforcing the spatial characteristics afforded by the commons, parks, historic parks and gardens, and other open spaces, as well as streets and residential areas. Conservation Areas cover around 50% of the borough and all trees are generally protected in these areas by the provisions of the Town and Country Planning Act (1990). In addition the Council has made around 400 Tree Preservation Orders (TPO) to protect individual trees and groups of trees of high amenity value. The Council will protect these trees, and other mature trees that contribute to the quality of the local environment and promote measures that protect the health and visual amenity of trees.

**6.19** Proposals for development that affect trees should be in accordance with the appropriate policies relating to trees set out in the NPPF as well as the London Plan, the London Tree and Woodland Framework, and the Council's 'Tree Strategy'. British Standard 5837 (2012) sets out recommendations for successfully retaining trees where development takes place. Development should, where appropriate follow the process laid out in this document. All trees should be adequately protected during construction works.

**6.20** The Council's role involves not only managing its own stock but preventing the unnecessary loss of trees on private land and encouraging the proper care and maintenance of trees by private owners. All proposals for felling or pruning protected trees should be in line with the Council's published application requirements. In particular, applications for felling should be accompanied by an arboricultural report setting out a reasoned justification and where appropriate a structural engineers report.

## Policy DMO 5

### Trees

- a. Permission for development which would result in damage to or loss of trees of amenity value will not be permitted unless;
  - i. removal would be in the proper interests of good arboricultural practice; or
  - ii. adequate replacement planting is proposed.

- b. Consent for works to protected trees (TPOs and trees in Conservation Areas) will be granted where;
  - i. proposed works of pruning are in accordance with good arboricultural practice, or
  - ii. proposals for felling are properly justified through the accompanying detailed arboricultural and/or structural engineer's report; and
  - iii. adequate replacement planting is proposed.

## The River Thames and the River Wandle

**6.21** The River Thames and River Wandle are key features of the borough and fulfil important amenity, biodiversity, transport (people and cargo), leisure and recreation roles amongst other benefits. The River Thames performs important functions in relation to transport and the trans-shipment of freight. The safeguarded wharves along the river are protected under Core Strategy Policy PL9 for the important role they play in cargo handling.

**6.22** New development on the riverside should be designed to a high standard in line with urban design best practice. New development will be expected to provide high quality public realm that is safe and attractive and should, wherever possible, improve access and provide opportunities for the public to enjoy the rivers. Requirements for riverside walks and cycle paths are set out in Chapter 8 - Transport. Development should attain a high standard of architectural design that contributes to the character of its riverside location and has regard to its impact on local and longer distance views. The Thames and Wandle riversides have a rich history and new development should acknowledge this and contribute to the heritage of the rivers. Measures to improve the riverscape such as the restoration of habitats and the removal of obsolete structures are outlined in the Thames River Basin Management Plan.

**6.23** Development in the Wandle Valley Regional Park area will be required to make contributions towards the aims of the Regional Park Implementation Plan, including sustainable transport, regeneration and other environmental improvements and should also take account of opportunities identified through the All London Green Grid (ALGG) Wandle Valley Area Framework.

**6.24** Enhancements to Beverley Brook seek to improve visual amenity and biodiversity value. Whilst there are only small reaches within Wandsworth new development along the Beverley Brook corridor should seek to improve access and provide further opportunities for improvements including measures to manage surface water run off.

**6.25** Moorings and other river infrastructure can create interest and encourage activity on the Thames riverside, particularly at riverside focal points of activity as defined in the Core Strategy. Short-stay moorings can provide important recreational facilities and support greater leisure uses on the Thames. However, permanently moored vessels can also

potentially form a barrier between the river and people on the banks and can affect the open nature of the riverside and harm neighbouring residents' amenity; particularly large floating homes, buildings or structures which are significantly different in terms of mass and character to typical houseboats. Residential moorings also require adequate land-based servicing including power, water, waste and sewerage facilities. However, providing that residential moorings are safely accessible, and comply with the Council's Refuse and Recyclables in Developments SPD, facilities for storing waste do not necessarily have to be land based. The cumulative impact of development in the river will be taken into account to ensure that the character and open nature of the river is not harmed. New moorings and jetties are most appropriately sited near focal points of activity as identified in the Core Strategy provided they do not have a negative impact on navigation, environment and the river regime (the pattern of the river's flow over time).

**6.26** Infrastructure currently linked to sports and physical activities on the River Thames serves an important role in open space and sports provision and is identified in the Active Wandsworth Strategy. These facilities will be protected and enhanced where appropriate. Putney Embankment's special recreational character and function, particularly in connection with river sports, will continue, with facilities and activities which contribute to this character supported and protected in accordance with Core Strategy Policy PL9.

## **Policy DMO 6**

### **Riverside development**

- a. New development on sites adjoining the River Thames and River Wandle will be permitted where it:
  - i. promotes sustainable transport options and, in particular, provides access to public transport routes including the incorporation of a public riverside walk and cycle-path (see Chapter 8);
  - ii. protects existing views;
  - iii. provides open spaces and other appropriate infrastructure and amenities;
  - iv. protects and enhances the habitat value of the river and shoreline and does not cause harmful effects on the river regime, environment, biodiversity or archaeology of the river (including banks, walls and foreshore);
  - v. does not adversely impact neighbouring sites and uses, particularly docks and safeguarded wharves; and
  - vi. does not harm the stability or continuity of tidal or flood defences (See Policy DMS7 for further detail).
- b. Where appropriate in new developments, the Council will seek contributions towards the provision or upgrading of riverside infrastructure in line with Core Strategy Policy IS7 and to deliver Wandle Valley Regional Park objectives in accordance with the tests in the CIL Regulations.

## Policy DMO 7

### Development in the river and on the foreshore

- a. River-related development which enhances the river infrastructure and increases access to the Thames such as short-stay visitor moorings and piers and jetties for river-based recreation, passenger or goods transport will be permitted in appropriate locations where:
  - i. the residential amenity of occupiers of adjoining sites is not harmed;
  - ii. the use of docks and safeguarded wharves is not harmed;
  - iii. the navigation of the channel is not affected;
  - iv. views of the river are not harmed;
  - v. the development does not form a barrier, impeding views of the river from the riverside;
  - vi. the stability or continuity of tidal or flood defences is not harmed; and
  - vii. the development protects and enhances the habitat value of the river and shoreline and does not cause harmful effects on the river regime, environment, biodiversity or archaeology of the river (including banks, walls and foreshore).
- b. Houseboats, floating structures and moorings for permanent vessels must fulfil the above criteria as well as the following:
  - i. adequate servicing is provided;
  - ii. the character and open nature of the river and riverside is not harmed; and
  - iii. the proposed mooring or floating structure is sited near a focal point of activity as set out on the Policies Map;
  - iv. the size and appearance of the vessels to be moored are set out and are appropriate to the location.
- c. The culverting of river channels will not be permitted and naturalisation of the river banks will be sought as part of riverside development proposals where appropriate and possible.

### Focal points of activity

**6.27** Core Strategy Policy PL9 encourages a wider mix of uses at focal points of activity located along the riverside. This includes restaurants, cafes, bars and small-scale retail uses and the provision of attractive public spaces with good access to them to form new riverside destinations. The focal points of activity are located at Putney Wharf, Wandsworth Riverside Quarter/Wandle Delta, Ransomes Dock, Battersea Power Station and Lombard Road/York Road Riverside and are indicated on the Policies Map. The London Plan and the OAPF identify

potential for new Central Activities Zone (CAZ) frontages at Battersea Power Station and Vauxhall. These designations allow for a greater quantum of town centre uses and more detail is provided in the Town Centres chapter and the SSAD.

**6.28** It is important that the promotion of focal points of activity is not to the detriment of existing town centres, and therefore conditions may be used to ensure an appropriate scale and mix of uses is provided in perpetuity and that there is no detrimental impact on town centres. The level of A1 floorspace will also be limited to 300 sq ms in focal points outside the potential CAZ frontage at Battersea Power Station, where the scale of development will be smaller and a balance will need to be struck between making successful mixed-use riverside places, whilst ensuring nearby town centres, local centres and important local parades remain viable. To ensure that any one use does not dominate the area in a way that could compete with existing centres, additional controls will be sought over amalgamation of units and changes of use that would otherwise be permitted development, such as through planning conditions as advocated in Policy DMTS1. Reference should also be made to the Town Centre Uses SPD in relation to proposals for new hot food takeaways and betting shops. The London Plan sets out the strategic approach to improving and increasing new visitor accommodation and sets out appropriate locations. The Council considers that Focal Points of Activity are also appropriate locations for new hotel development. The Core Strategy encourages these areas as key destinations designed to make full use of the amenities offered by the riverside, and as such, large single use developments will not be appropriate.

**6.29** A number of successful mixed use spaces have been provided in existing focal points, and it is important that these uses are retained, in order to maintain vibrant active places at key locations along the riverside. The loss of town centre uses within focal points of activity will only be permitted where compelling evidence clearly demonstrates that there has been no demand for such space, that there is not likely to be in the foreseeable future, and that the alternative use will add to the economic vitality and viability of the area. The Council will continue to monitor vacancy rates carefully, as a rise in vacancy rates may reflect economic uncertainties. Vacant units can degrade the environment and may deter investment. In response to fluctuating economic circumstances and in line with the NPPF, the Council may take a flexible approach to policies whereby temporary uses may be appropriate in vacant properties and where the overall appearance and vitality and viability of the focal point of activity can benefit.

## Policy DMO 8

### Focal points of activity

- a. In accordance with Core Strategy Policy PL9, mixed use development in focal points will be encouraged, in order to create vibrant active places which enhance access to the river. Town centre uses as defined in the Glossary will generally be appropriate subject to an overall limit of 300 sq ms A1 floorspace in the focal points outside the potential CAZ frontage at Battersea Power Station, taking into account the cumulative impact of existing and extant proposals. Proposals for new hotels

will be permitted where they comply with Policy DMTS13. Conditions may be used to ensure an appropriate scale and mix of uses is provided in perpetuity and that there is no detrimental impact on town centres. Conditions or legal agreement may also be used to control the amalgamation of units which would otherwise be permitted development.

- b. Existing town centre uses in focal points of activity will be protected against change of use unless there is compelling evidence which clearly illustrates that there has been no demand for such space, that there is not likely to be in the foreseeable future, and that the alternative use will add to the economic vitality and viability of the area. To demonstrate appropriate evidence for a change of use in these circumstances, evidence should be provided in accordance with Policy DMI3b.

## 7 Community Facilities

### Context

**7.1** Core Strategy Policy IS6 – Community Services and the Provision of Infrastructure, sets out the Council’s approach to providing facilities and services that meet the needs of Wandsworth’s diverse and growing population. Policy IS6 is supplemented by policy and guidance in several Government publications relating to the achievement of social sustainability. In addition, the following policies help deliver Policy IS6 by setting out the detailed approach for the protection, enhancement and continued provision of community facilities and services. Community facilities may include but are not limited to facilities offering the following community services:

- Education and childcare;
- Health and medical;
- Emergency services;
- Correctional facilities - including prison and court services;
- Community centres and halls supporting a variety of activities;
- Places of worship;
- Meeting places - including public houses and bars of community value (see Town Centre Uses SPD, 2014).

**7.2** These types of facilities and services are often at the heart of local communities, and contribute to creating a sense of belonging, turning residential areas into sustainable neighbourhoods and communities providing services that are essential as well as cultural elements to enrich people's lives. Policy DMTS12 in Chapter 4 - Town Centres and shopping, relates to arts, culture and entertainment facilities (ACE), which also contribute to local vitality and viability. In accordance with the London Plan, the preferred location for ACE facilities is the borough's existing five town centres and the potential CAZ frontage at Battersea Power Station and the sequential test will be applied. Applicants should refer to Chapter 6 for the approach to open space, sports and recreation facilities including sports facilities, which have their own specific policies.

**7.3** In determining whether there is a need or demand for community facilities in the context of these policies, reference should be made to Council publications including but not limited to the following documents, subsequent updates or versions and any other relevant material. The Council is also preparing a cultural facilities map, which will include a comprehensive stock-take of community facilities in the borough and will be made available on the Council's website.

- Cultural Strategy for Wandsworth
- Wandsworth Children and Young People’s Plan
- Wandsworth Adult and Community Learning and Development Plan
- Wandsworth Joint Strategic Needs Assessment
- Wandsworth Teaching Primary Care Trust Commissioning Strategy Plan

## Community facilities

### Protection of existing community facilities

**7.4** The cost of land in Wandsworth means that community facilities may come under pressure from uses which attract higher land values and without protection against this, the community may lose an accessible facility. Once these sites are lost to other uses it can be very difficult to find alternative sites, especially for use by voluntary groups. Demand for different types of community facilities will change over time, but it is important these premises are retained to meet the future needs of Wandsworth borough residents, in line with Council's policy of promoting equal opportunity. The Core Strategy acknowledges that the safeguarding of existing community facilities will help to realise the potential for community use of existing buildings and encourage re-use of buildings when they become available. Policy DMC1 provides further guidance on the circumstances where a loss of community facilities may be acceptable.

**7.5** In some cases, change might be inevitable or desirable, to meet the changing needs of users or through the efficient use of land through dual-use of facilities. To assess the loss of community facilities or floorspace, the Council will require evidence to justify the loss. The Council must be satisfied that either an adequate replacement facility is provided, or there are no reasonable prospects of reuse by an alternative community use. The premises/site should be marketed by both traditional and web-based marketing to the Council's satisfaction for at least 18 months unless otherwise agreed.

### Policy DMC 1

#### Protection of existing community facilities

- a. Development that would lead to the loss of existing community facility floorspace will only be permitted where:
  - i. there is no demonstrable current or future need or demand for the space, either in its current use or any alternative community use and evidence of appropriate marketing the site for community use has been provided to the Council's satisfaction; or
  - ii. replacement provision, that suits current and future needs, is provided in an appropriate location; or
  - iii. the premises are no longer suitable to continue in community use.
- b. Adequate replacement floorspace must be of equal or improved capacity, design and layout as that being lost through development. The replacement facility/floorspace should satisfy the criteria in Policy DMC2.

## **Provision of new and improved community facilities**

**7.6** Core Strategy Policy IS6 supports the provision of high quality community facilities. It is important that community facilities are able to be easily adapted for a range of uses, and should enable potential future expansion to cater to increasing demand, subject to individual site constraints. The appropriate level of accessibility to the public will depend on the nature of the scheme and its catchment. Smaller schemes drawing on a localised catchment are likely to be within reasonable walking distance especially if they are located in a residential area. Schemes which intend to serve a wider catchment should be in a location with a good public transport accessibility level (PTAL) such as town centres.

**7.7** Proposals for new, adapted or expanded community facilities will be considered in relation to design and impact on residential amenity. Proposals that result in an over-concentration of similar uses in a residential area are likely to affect residential amenity and will not generally be permitted.

**7.8** Sustainability benefits occur where facilities are placed in easily accessible locations, reducing the need to travel. Large-scale business use developments will be encouraged to provide and operate childcare facilities for their employees, as well as large scale retail developments which would enable childcare facilities for both shoppers and employees. The use of residential property for childcare facilities may be suitable where it serves a local residential catchment. However, protection against the loss of residential land and buildings is an important policy objective, and the use of residential property for childcare purposes will only be allowed in certain circumstances set out in the policy.

### **Policy DMC 2**

#### **Provision of new and improved community facilities**

- a. Permission will be granted for the provision of new community facilities, and the upgrading or intensification of existing facilities, where they:
  - i. cater for identified need, particularly in areas of regeneration or areas of major change;
  - ii. are close or accessible to the community they serve by a range of transport modes including walking, cycling and public transport and are accessible to people with disabilities;
  - iii. are contained in buildings which are flexible, adaptable and capable of multi-use and enable potential future expansion where possible;
  - iv. are in a location that would not result in an over-concentration of similar facilities in any residential area; and
  - v. do not result in a loss of residential units (see Policy DMH1).
- b. The use of residential property for childcare purposes will be permitted provided the primary use of the property remains residential and Policy DMH2 is met. At

least one residential unit created following sub-division to provide childcare facilities shall be at least 74 sq ms with independent access to the street and comply with the relevant aspects of Policy DMH4.

### **Health and emergency services.**

**7.9** As set out in Core Strategy IS6 and the associated text, the Council support the health and emergency services in providing modern facilities and buildings that are necessary to support the operation and delivery of these services in the borough. Wandsworth Clinical Commissioning Group have identified the need for additional healthcare floorspace in the town centres, Roehampton and Nine Elms over the plan period.

### **Policy DMC 3**

#### **Provision of health and emergency service facilities**

The Council support the health and emergency services in providing necessary facilities in appropriate locations. The loss of existing health or emergency service facilities will be permitted where facilities are declared surplus to need as part of strategic restructuring of health or emergency services and after appropriate consultation.

## 8 Transport

### Context

**8.1** The Core Strategy contains several policies relating to transport issues in the borough. Policy PL3 - Transport, sets out the Council's approach to public transport improvements, walking and cycling routes and the safeguarding of land for transport functions. Policy IS1 - Sustainable Development, covers Transport Assessments, parking standards, car clubs and car free development. Policy IS6 sets out the approach to the provision of infrastructure, including transport, particularly improvements to public transport and facilities for walking and cycling.

**8.2** The Core Strategy is complemented by detailed policies and proposals contained within the Council's statutory Local Implementation Plan (LIP), the Mayor's Transport Strategy and the NPPF. A central tenet of the NPPF is that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. These aims are further reinforced by the London Plan and the Mayor of London's Transport Strategy for London, which Wandsworth Council has a statutory duty to help implement. The Council's Second Local Implementation Plan (LIP) was approved by the Mayor in October 2011, and sets out the Council's transport objectives and proposals in more detail. New Transport Strategies for London and replacement LIPs may be forthcoming over the period covered by the Local Plan, and these should be consulted as appropriate.

**8.3** The integration of land use and transport is a key element of sustainable development. The NPPF recognises that developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. The Council uses its influence as a highway and traffic authority to promote public transport, walking and cycling as alternatives to the private car, so that development is easily accessible by a range of transport options. As a local planning authority, the Council seeks to ensure that development is located where the need to travel is reduced, and where there is good provision for travel by public transport, walking and cycling. This dual approach is intended to address transport and land use issues in a co-ordinated and complementary way, leading to more sustainable patterns of living and working.

**8.4** Walking and cycling not only reduce the impact of road traffic, but also have numerous positive health benefits, such as reducing obesity and enhancing air quality. Traffic is a major determinant of air quality, and the cumulative effects of development will need to be addressed. Developers and applicants should take into account relevant pollution control regimes, impact analysis and use of mitigation measures. The Planning Service is also working in conjunction with Environmental Services to help achieve the aims of the Air Quality Action Plan. Further guidance is set out in the Mayor's Sustainable Design and Construction SPG and Control of Dust and Emissions during Construction and Demolition SPG.

## Transport impacts of development

**8.5** New developments or intensification of existing uses can have a detrimental effect on the transport environment by generating additional traffic on the road network, and/or putting extra pressure on public transport. In addition, vehicular access has to avoid causing danger or delays to other road users. It is important that the Council is able to fully assess the potential effects of development, including changes of use, on the efficient functioning of the road network and public transport systems. Map 2 details the borough's strategic road network. In line with the NPPF, development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

**Map 2 Strategic Road Network**



←  
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**8.6** Transport Assessments (TAs) in accordance with TfL's best practice guidance will be required, for developments above specified thresholds (see Appendix 1) in order to assess the traffic and transport effects of development. A TA is an inclusive process that should cover all aspects of movement by people and vehicles. It should be able to demonstrate how a development affects demand for travel and how all travel demands and servicing requirements will be met. All developments of sufficient scale or in particularly sensitive locations should be accompanied by TAs, even for developments below the thresholds set out in Appendix 1.

**8.7** In addition to TAs, Travel Plans will be required for residential developments and workplaces above a specified threshold (Appendix 1). A Travel Plan is a long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed. A travel plan involves identifying an appropriate package of measures aimed at promoting sustainable travel, with an emphasis on reducing reliance on single occupancy car journeys.

**8.8** The need for TAs and Travel Plans for mixed-use developments, where individual uses fall below the threshold, will be assessed on a case by case basis. Where Travel Plans are required they should be drafted in parallel with TAs so that one informs the other. Travel Plans should also be implemented at the earliest possible opportunity, to ensure that sustainable travel habits are locked into the development from the outset. Transport for London require a TA and Travel Plan to be submitted for all applications that meet the criteria for referral to the Mayor.

**8.9** Notwithstanding planning considerations, the Council has guidance for construction of vehicular access from the highway and crossovers (dropped kerbs for vehicle access to driveways) will not be permitted in areas where they would cause a road safety hazard or affect the operation of buses (e.g. in the vicinity of bus stops). Transport for London also have assessment criteria to assess the acceptability of proposed vehicle crossovers on the Transport for London Road Network (TLRN). Further guidance on crossovers is provided in Section 5 Front gardens and hardstandings for cars in the Council's Housing SPD. Much of this guidance is also appropriate to other developments involving crossovers.

**8.10** In common with other London boroughs, Wandsworth Council uses Public Transport Accessibility Levels (PTALs) to measure the level of access to public transport from a given point, giving consideration to the walking distance to public transport and the relative level of service provided. PTALs are a useful tool for determining where high trip generating developments are best located; however, they do not take into account the available public transport capacity on the immediate and extended network, or the destinations served by the locally-accessible network. High trip generating developments should be located in areas with both high PTAL and capacity on the existing network, or alternatively the public transport network should be improved to provide the adequate capacity.

**8.11** As set out in the Core Strategy, the River Thames serves an important recreational, environmental and transport asset. The use of the river for the transportation of freight, including construction and demolition materials to and from developments, will be encouraged where practicable, in accordance with the London Plan.

## Policy DMT 1

### Transport impacts of development

- a. Development, including changes of use, will be permitted where:
  - i. The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
  - ii. Safe and suitable access to the site can be achieved for all people; and
  - iii. Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development will normally only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- b. Development proposals will demonstrate their effect on traffic and transport by provision of Transport Assessments (TAs). Thresholds for preparing TAs are shown in Appendix 1 Table T1. Travel Plans will also be required for developments above specified threshold sizes (Appendix 1 Table T2). TAs and Travel Plans may be required for smaller developments where the transport impact is expected to be significant or to affect sensitive locations.
- c. Smaller scale developments that fall below the thresholds but could give rise to transport impacts will be required to demonstrate transport impacts in a transport statement.
- d. For developments, including developments that require new or additional crossovers, it will need to be demonstrated they would not cause a road safety hazard or interfere with the safe operation of buses, particularly bus stops. Further guidance is provided in the Council's Housing SPD.

## Parking and servicing

**8.12** Car parking for development should aim to strike an appropriate balance between meeting the essential parking needs of the site while neither acting as a discouragement to using public transport nor adding to demand for on-street parking. Discussion of the appropriate balance should form a key part of TAs, and Travel Plans should be developed to minimise the need for car-based access. Developments should seek to provide the minimum realistic amount of car parking for the site, without undue risk of overspill parking onto surrounding streets. The allocation of car parking should consider the needs of disabled

people, both in terms of quantity and location. In town centres and other locations with good public transport accessibility there is less need for off-street car parking. For retail and leisure developments in town centres, where PTALs are generally high car parking will be considered more favourably if it is managed to encourage short-stay use and is available for general town centre use. Car parking in town centres should be convenient, safe and secure, including appropriate provision for motorcycles. Parking charges should be set at a level that does not undermine the vitality of town centres. Parking enforcement should be proportionate.

**8.13** With regard to servicing, the provision of off-street servicing is encouraged, in order to reduce impacts on the safe operation of the road network. Where appropriate, a Delivery and Servicing Plan and Construction Logistics Plan should be submitted in line with guidance in the London Freight Plan.

**8.14** Car club parking can help reduce the overall demand for car parking space, by giving residents, visitors and employees access to a car without the need for individual car ownership. The provision of car club parking is particularly useful in larger residential or mixed-use developments, but may also be an attractive option for smaller developments, where a smaller provision of off-street car parking including a car club may cater for the demand for travel by car more effectively than a larger provision of off-street car parking. Where car club parking is provided it should normally be within the curtilage of a development site but accessible to the wider community, to assist viability of the car club.

**8.15** The provision of cycle parking is a crucial factor in encouraging more sustainable travel to and from developments. Cycle parking should be in sufficient supply to cater for demand and also encourage further use over time. Minimum cycle parking standards will be applied to achieve this. Simply providing a number of cycle parking spaces is not sufficient in itself to ensure that the parking will be used by cyclists. Cycle parking should be designed and located in accordance with best practice guidance, so that it is fully accessible, convenient and secure. The Council has invested in expansion of the Mayor's Cycle Hire scheme to Wandsworth (commencing 2013) and in certain cases it may be appropriate for additional cycle hire docking stations to be provided in lieu of under-utilised private cycle parking. The demand for motorcycle parking should be identified in the TA, and an appropriate level of parking provided.

**8.16** Where development includes both affordable and market units, and where parking is to be provided, it should be allocated equitably between market and affordable units. If the level of parking proposed for affordable units is less than that proposed for market units the Council will expect the disparity to be justified in relation to estimated demand. Relative demand may be estimated using information on car ownership on similar completed and occupied schemes, such as through Census data or Wandsworth's New Housing Surveys (1997, 2004 and 2007). The Council recognises that residents in social housing for rent do not have the same degree of choice over where they live as those in market units and other types of affordable housing. Where social housing for rent units are proposed with zero parking the residents may not be able to choose to live elsewhere and therefore could be unfairly disadvantaged. For this reason limited parking may be required for such housing.

Some very limited parking space should be provided for essential parking in connection with emergency health access for schemes providing for specialised need, such as supported housing units.

**8.17** The Council has had a long standing policy whereby future occupants of any development that is granted planning permission for 15 residential units or more (within a CPZ or future CPZ) are automatically restricted from applying for on-street parking permits. The cumulative impact of additional residential developments is causing pressure on on-street parking to escalate, and it is now considered that 10 units or more should automatically be restricted from CPZs in order to address this issue. In some parts of the borough the level of existing on-street parking stress may be such that developments of less than 10 units could exacerbate the problem. It may therefore also be necessary to have the ability to exclude some smaller developments from existing or future CPZs. The policy needs to take account of the impact of cumulative applications on sites to ensure that subsequent extensions or phased developments below the 10 unit threshold are covered by the policy. It is important that residents are made aware that they are not able to apply for an on-street parking permit. For major applications above 10 units, a legal agreement will normally be required to formalise affordable housing provision. In these cases a formal commitment will be written into the legal agreement to ensure that any lease or tenancy document notifies the potential occupant of the restriction from the CPZ. In addition, the Council will make use of an Informative on the decision notice to highlight the restriction and any other means that may be deemed necessary to provide the required notification.

## Policy DMT 2

### Parking and servicing

- a. Development will be permitted where:
  - i. off-street car parking is provided subject to the maximum levels set out in Appendix 1 Table T3 with reference to Table 6.2 in the London Plan and any subsequent amendments, and it can be demonstrated that parking on site is the minimum necessary. On mixed use developments car parking spaces should be allocated to the specific uses proportionately;
  - ii. cycle parking is provided in accordance with the minimum levels set out in the London Plan (Table 6.3 and any replacement standards) and is easily accessible to the unit it is associated with;
  - iii. car parking in new shopping and leisure developments in town centres is managed to give preference to short stay parking and serves the town centre as a whole rather than being reserved solely for use in connection with the proposed development;
  - iv. car club parking is provided in appropriate residential developments in accordance with Appendix 1 Table T3;

- v. adequate servicing arrangements are made for commercial vehicles and general servicing. The provision of off-street servicing facilities is encouraged;
  - vi. minimum disabled parking spaces are provided in accordance with the London Plan; and
  - vii. electric vehicle charging points are provided in accordance with the London Plan.
- b. Car-free and low-car development may be permitted where:
- i. the PTAL is high;
  - ii. there is, or will be, adequate public transport capacity in the vicinity to accommodate trips generated by the development;
  - iii. Transport Assessments demonstrate that through a combination of Car Club parking, Travel Plans and any other relevant measures that further car parking is not required; and
  - iv. a minimum number of disabled parking spaces are provided in accordance with the London Plan.
- c. Developments of 10 or more residential units will be excluded from any existing or future Controlled Parking Zone (CPZ) that may be designated in the area around the development. Developments of fewer than 10 residential units may also be excluded if the proposal would cause unacceptable parking stress. Where possible, the Council will use informatives and legal agreements to ensure that future occupants are aware they are not entitled to apply for on-street parking permits.
- d. Where development includes both affordable and market units, parking should be allocated equitably between market and affordable units. If the level of parking proposed for affordable units is less than that proposed for market units the disparity will need to be justified taking account of estimated demand and information on relative levels of car ownership.

## Transport infrastructure

### Riverside walking and cycling routes

**8.18** In the case of riverside developments, one of the Council's objectives is to secure a riverside walk along the River Thames to open up the riverside to the public. To encourage cycling, provision for cyclists along the Thames riverside is also now required. Cycle routes should be designed in a way that ensures pedestrian safety. The minimum width of the riverside route along the Thames shall be at least 6 metres although the Council expects a more generous provision in most cases, with additional adjacent public open space opening off the walk, particularly on larger sites. The path and other public areas should be designed so as to be safe and accessible to people with disabilities. Integrating art into the public realm also adds quality and usability of riverside walkways through the provision of well

designed elements such as waymarking, seating or lighting and public art commissions. The preference is for the path to be located directly alongside the river in all cases, however in exceptional circumstances, where there are safety or operational considerations, such as at Battersea Heliport, where the river is used for the transport of freight requiring riverside loading/unloading facilities, or where significant impact on nature conservation interest would be caused, alternative safe and attractive routes around or through sites may be acceptable, providing they link with and do not prejudice the long-term implementation of the continuous path.

**8.19** Development of riverside sites should incorporate as many safe and attractive routes to the riverside as appropriate and feasible. Any such access ways should be at least 3 metres wide, the minimum width required for maintenance and emergency vehicles. The Council also supports improvements to the environment along the River Wandle. The redevelopment of the Ram Brewery site in central Wandsworth opens up new opportunities for linking the town centre to the Thames riverside by a Wandle walking and cycling route. A strip of at least 3 metres should be safeguarded on redevelopment of Wandle riverside sites.

**8.20** Consultation with the Environment Agency will also be required for all developments adjacent to watercourses, in accordance with Policy DMS7. Any improvements or realignment for the Thames Path National Trail should be discussed with the Natural England's National Trails Officer.

### Policy DMT 3

#### Riverside walking and cycling routes

- a. Development of sites on the Thames and Wandle riversides will be permitted where:
  - i. provision is made for a riverside walk at least 6 metres wide (Thames) or 3 metres wide (Wandle), and appropriate to the scale of development, along the entire river frontage unless an alternative route of an equivalent width and equal amenity value around or through the site is necessary for safety, operational or nature conservation reasons; and
  - ii. any new accesses linking the riverside walk to the surrounding area are at least 3 metres wide; and
  - iii. riverside routes incorporate provision for cyclists, ensuring pedestrian safety;
  - iv. the Environment Agency has been consulted in accordance with Policy DMS7.

#### Land for transport functions

**8.21** The London Plan recognises that London has experienced problems in retaining land for transport purposes and in making new land available for transport provision. In accordance with the GLA's Land for Industry and Transport SPG September 2012 the Council will protect

existing and future sites as necessary. This direction is set out in Core Strategy Policy PL3. Specific sites for transport function, including but not limited to, highways, wharves, public transport, rail and freight are included in the Site Specific Allocations Document (SSAD). The following policy identifies where safeguarded land may be considered for alternative uses.

#### **Policy DMT 4**

##### **Land for transport functions**

- a. Development of sites that would compromise land used or safeguarded for transport functions, will only be permitted where:
  - i. there is no current or future strategic or operational need; or
  - ii. alternative provision is made; and
  - iii. consultation has been undertaken with operators, owners and/or other interested parties.
- b. New and additional land for transport functions and infrastructure will be sought to address deficiencies in provision and/or to accommodate expected future demand.
- c. Commercial heliport facilities will be restricted to the existing heliport site at Bridges Wharf on the Battersea riverside. Further new commercial heliport sites will not be permitted.

## **Taxis and private hire**

**8.22** Taxis and private hire vehicles (minicabs) play an important role in accessibility, particularly for movements to and from stations, airports and shops, as well as serving night-time leisure and entertainment trips. Their availability is an important consideration when making travel choices. Licensed cabs also provide an important service for disabled people, with wheelchair accessible vehicles and the taxicard initiative. Easy interchange between public transport and taxis and minicabs is important and the Council will seek adequate facilities where this can be done safely and without increasing traffic congestion or parking stress, obstructing pedestrians or resulting in adverse impacts on the residential environment. The borough has a limited number of taxi ranks, and some of these are located inconveniently. Where development opportunities arise and taxi use has been identified in the Transport Assessment, new taxi ranks will be sought off-street.

## **Policy DMT 5**

### **Taxi and private hire**

- a. The provision of minicab (private hire) offices will be acceptable in locations where they are likely to meet transport needs, including close to stations and in town centres, provided they:
  - i. do not adversely impact traffic congestion, local parking problems or residential amenity;
  - ii. are proposed in a location where there is adequate footway on the street to enable the safe smooth passage of pedestrians; and
  - iii. are proposed in a location where existing 'at any time' stopping restrictions are already in place.

## Appendix 1 Transport standards

**Table T1 Thresholds for Transport Assessments**

<b>Land Use</b>	<b>Scale of Development</b>
A1 Food retail	800 m <sup>2</sup>
A1 Non food retail	1000m <sup>2</sup>
A2 Financial and professional services	1500m <sup>2</sup>
Garden centres	2500m <sup>2</sup> or above 20 employees
A3/A4/A5 Food and drink	750m <sup>2</sup>
B1 Including offices	2500m <sup>2</sup>
B2 Industrial	2500m <sup>2</sup>
B3 Warehousing and distribution	2500m <sup>2</sup> and above 20 employees
C1 Hotels	50 beds. Hotels should provide coach parking in accordance with the London Plan.
C2 Residential institutions	50 beds
C3 Residential development	>80 units
D1 Hospitals/medical centres	50 staff
D1 Schools	All developments
D1 Higher and further education	2500m <sup>2</sup>
D1 Museum	100,000 visitors annually or 1000m <sup>2</sup>
D1 Places of worship	200 members/regular attendees or 1000m <sup>2</sup>
D2 Assembly and leisure (other than stadia)	1000m <sup>2</sup>
D2 Stadia	1500 seats

**Table T2 Thresholds and Types of Travel Plan**

<b>Land Use</b>	<b>Travel plan statement</b>	<b>Full travel plan</b>
A1 Food retail/non-food retail	More than 20 staff but less than 1,000m <sup>2</sup>	Equal to or more than 1,000m <sup>2</sup>
Garden centres	More than 20 staff but less than 2,500m <sup>2</sup>	Equal to or more than 2,500m <sup>2</sup>
A2 Financial and professional services	More than 20 staff but less than 1,000m <sup>2</sup>	Equal to or more than 1,000m <sup>2</sup>
A3/A4/A5 Food and drink	More than 20 staff but less than 750m <sup>2</sup>	Equal to or more than 750m <sup>2</sup>
B1 Including offices	More than 20 staff but less than 2,500m <sup>2</sup>	Equal to or more than 2,500m <sup>2</sup>
B2 Industrial	More than 20 staff but less than 2,500m <sup>2</sup>	Equal to or more than 2,500m <sup>2</sup>
B8 Warehousing and distribution	More than 20 staff but less than 5,000m <sup>2</sup>	Equal to or more than 5,000m <sup>2</sup>
C1 Hotels	More than 20 staff but less than 100 beds	Equal to or more than 100 beds
C3 Residential development	Between 50 and 80 units	Equal to or more than 80 units
D1 Hospitals/medical centres	Between 20 and 50 staff	Equal to or more than 50 staff
D1 Schools	All developments to have a school travel plan which aims to achieve at least Bronze Award accreditation standard as set out in TfL's STARS accreditation programme	All developments to have a school travel plan which aims to achieve at least Bronze Award accreditation standard as set out in TfL's STARS accreditation programme
D1 Higher and further education	More than 20 staff but less than 2,500m <sup>2</sup>	Equal to or more than 2,500m <sup>2</sup>
D1 Museum	More than 20 staff but less than 100,000 visitors annually	Equal to or more than 100,000 visitors annually

<b>Land Use</b>	<b>Travel plan statement</b>	<b>Full travel plan</b>
D1 Places of worship	More than 20 staff but less than 200 members/regular attendees	Equal or more than 200 members/regular attendees
D2 Assembly and leisure (other than stadia)	More than 20 staff but less than 1,000m <sup>2</sup>	Equal to or more than 1,000m <sup>2</sup>
D2 Stadia	More than 20 staff but less than 1,500 seats	Equal to or more than 1,500 seats
Sui Generis uses	To be determined on scheme by scheme basis  All student accommodation over 100 beds should have a Full travel plan	

Full travel plan: larger-scale developments and applications referable to the Mayor of London.

Travel plan statement: smaller developments than the full travel plan but typically employment of 20 or more staff.

Further guidance is available on the TfL website: <https://tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>

**Table T3 Car parking standards**

<b>Maximum Car Parking Provision</b>		
<b>Residential Development</b>		
<b>Use (new build and conversions)</b>	<b>Amount of Parking (including visitor parking)</b>	<b>Relevant considerations applying to appropriate levels of parking to be provided up to the maximum level</b>
1- 2 bed	Refer to the London Plan (Table 6.2)	<p>A lower level of provision may be justified in areas well served by public transport, particularly for non-family accommodation, live/work accommodation, dual/interchangeable business/housing use and housing for specialised needs.</p> <p>The physical constraints of the site, especially in the case of infill and backland schemes or changes of use.</p> <p>The impact on the street scene and adjoining properties particularly in conservation and other sensitive areas.</p> <p>Existing on-street parking conditions.</p> <p>The provision of car club parking to serve the development and surrounding area.</p> <p>Any specific characteristics of the likely occupants as in the case of specially managed special needs housing or sheltered housing.</p> <p>Refer to Policy DMT2 for situations in which car-free or low-car development may be permitted.</p>
3 bed		
4 + bed		
<b>Non-Residential Development</b>		

<b>Maximum Car Parking Provision</b>		
<b>Use</b>	<b>Amount of Parking</b>	<b>Relevant considerations applying to appropriate levels of parking to be provided up to the maximum level</b>
Retail (A1/A2/A3)	Refer to the London Plan	<p>Parking in non-residential development should meet operational needs, including service arrangements and commercial vehicle parking.</p> <p>Additional car parking for employees, users or visitors will be related to:</p> <ul style="list-style-type: none"> <li>- the nature and scale of the use;</li> <li>- the extent of its likely catchment area;</li> <li>- public transport accessibility;</li> <li>- alternative public parking facilities;</li> <li>- the opportunities for dual use parking (i.e. mutually exclusive daytime and night-time use); and</li> <li>- on-street parking conditions.</li> </ul> <p>Other factors that will be taken into account include the physical constraints of a site and the potential impact of car parking on the street scene or adjoining properties, particularly for extensions, infill schemes, conversions and change of use, and schemes affecting the character of a conservation area or the setting of a listed building.</p> <p>The Council may not require off-street parking in some circumstances, particularly in accessible locations well served by public transport including town centres, in areas where public off-street parking is available for</p>
Leisure, Community uses (D1/D2)	1 space per 10 users/visitors on site at any time (i.e. base on the maximum use at any point in the day, not the total number of users in a day)	
Hotels (C1)	1 space per 5 bedrooms	
Business and industry (B1/B2/B8)	1 space per 1,000 sq ms floorspace in the Town Centres and the East Battersea Development Area.	
	1 space per 600 sq ms elsewhere.	
Other non-residential uses	Level will be dependent on the nature of use and location subject to the relevant considerations set out in this table.	

<b>Maximum Car Parking Provision</b>		
		short-stay users, or in the case of relatively small-scale uses serving a mainly local catchment area.

- a) Parking should be designed so as not to be a dominant feature of the development, and laid out to create a convenient, safe and secure environment for pedestrians and cyclists and for people with disabilities.
- b) The size and layout of each parking space or garage should be adequate to enable a car to be parked safely and conveniently.
- c) Shared parking areas serving residential areas must be close to the dwellings they serve. Parking spaces should not immediately abut windows of living accommodation.
- d) Account should be taken of the London Plan standards set out in Table 6.2 and any future amendments to the London Plan standards.

**Table T4 Cycle Parking Standards (Minimum provision)**

<b>Use Class</b>	<b>Land use</b>	<b>Cycling parking standard (1 space per X sq ms of gross floorspace unless otherwise stated)</b>
A1 Retail	Food retail	Out of centre 1/350. In centre 1/125
	Non-food retail	Out of centre 1/500. In centre 1/300
A2 Financial and professional services	Offices, business and professional	1/125
A3 Restaurants and cafes		1 per 20 staff + 1 per 20 customers
A4 Drinking establishments		1/100
A5 Hot food takeaways		1/50
B1 Business		1/250
B2 - B8 (General Industry, Storage and Distribution)		1/500
C1 Hotels	Hostels	1 per 10 staff
C2 Residential institutions	Hospitals	1 per 5 staff + 1 per 10 visitors
	Student accommodation	1 per 2 students
	Care homes	1 per 3 staff
C3 and C4 (Dwelling house and Houses in multiple occupation)		1 per 1 or 2 bed unit, 2 per 3 or more bed unit
D1 Non-residential institutions	Primary, Secondary School	1 per 10 staff or students
	Universities/Colleges	1 per 8 staff or students
	Libraries	1 per 10 staff + 1 per 10 visitors
	Health facilities/clinics	1 per 5 staff + 1 per 10 visitors
D2 Assembly and leisure	Cinemas	1 per 20 staff + 1 per 50 seats

<b>Use Class</b>	<b>Land use</b>	<b>Cycling parking standard (1 space per X sq ms of gross floorspace unless otherwise stated)</b>
	Leisure facilities	1 per 10 staff + 1 per 20 peak period visitors

Note: Account should be taken of current London Plan standards.

## Appendix 2 Policies Map

### Chapter 2 Sustainable Development Principles

#### Conservation Areas (DMPD Policy DMS2)

1. Bathgate Road (Ref: CA-46)
2. Battersea Park (Ref: CA-29)
3. Battersea Square (Ref: CA-9)
4. Charlwood Road/Lifford Street (Ref: CA-4)
5. Clapham Common (Ref: CA-1)
6. Clapham Junction (Ref: CA-30)
7. Coalecroft Road (Ref: CA-7)
8. Culverden Road (Ref: CA-31)
9. Deodar Road (Ref: CA-21)
10. Dinsmore Road (Ref: CA-32)
11. Dover House Estate\* (Ref: CA-14)
12. East Putney (Ref: CA-24)
13. Garrads Road (Ref: CA-43)
14. Heaver Estate\* (Ref: CA-12)
15. Landford Road (Ref: CA-16)
16. Latchmere Estate\* (Ref: CA-13)
17. Magdalen Park (Ref: CA-33)
18. Mellison Road (Ref: CA-34)
19. Nightingale Lane (Ref: CA-6)
20. Old Devonshire Road (Ref: CA-44)
21. Oxford Road (Ref: CA-35)
22. Parkfields (Ref: CA-3)
23. Parktown Estate (Ref: CA-18)
24. Putney Embankment (Ref: CA-8)
25. Putney Heath (Ref: CA-27)
26. Putney Lower Common \*(part) (Ref: CA-11)
27. Roehampton Village\* (part) (Ref: CA-2)
28. Rusholme Road (Ref: CA-36)
29. St John's Hill Grove (Ref: CA-17)
30. Shaftesbury Park Estate\* (Ref: CA-10)
31. Streatham Park (Ref: CA-26)
32. Sutherland Grove (Ref: CA-41)
33. Totterdown Fields\* (Ref: CA-15)
34. Town Hall Road (Ref: CA-37)
35. Victoria Drive (Ref: CA-28)
36. Wandsworth Common\* (part) (Ref: CA-25)
37. Wandsworth Town (Ref: CA-19)

38. Westbridge Road (Ref: CA-20)
39. West Hill Road (Ref: CA-22)
40. Westmead (Ref: CA-38)
41. West Putney (Ref: CA-23)
42. Wimbledon North (Ref: CA-42)
43. Wimbledon Park Road (Ref: CA-39)
44. Three Sisters (Ref: CA-45)
45. Alton (Ref: CA-46)

\* Article 4 Direction in force. Article 4 Directions can be made when the character of an area of acknowledged importance is threatened by external alterations carried out under permitted development rights. The direction removes all or some permitted development rights, meaning that a planning application will need to be sought for work which would not formerly have needed one and may include changes to windows, front doors, original features, roofs, boundaries walls and others. Further detail can be found on the Council's website.

### **Archaeological Priority Areas (DMPD Policy DMS2)**

#### **Chapter 3 Housing**

46. Gypsy and Traveller site (Core Strategy Policy IS5)

#### **Chapter 4 Town Centres and Shopping**

##### **Town Centres (Core Strategy Policy PL8; DMPD Policy DMTS 1-5, 8-9, 10-14, DMI4)**

47. Balham
48. Clapham Junction
49. Putney
50. Tooting
51. Wandsworth

##### **Local Centres (Core Strategy Policy PL8; DMPD Policy DMTS 3-5, 8-9)**

52. Battersea Park Road
53. Bellevue Road
54. Clapham South
55. Earlsfield
56. Lavender Hill/Queenstown Road
57. Mitcham Lane
58. Roehampton
59. Southfields
60. Tooting Bec

Protected frontages in town and local centres, and important local parades are listed at the back of Chapter 4 Town Centres and Shopping.

## **Chapter 5 Industry, Employment and Waste**

### **Strategic Industrial Locations (Core Strategy Policy PL6, PL7; DMPD Policy DMI1)**

61. Queenstown Road, Battersea
  - a. Industrial Business Park

#### **Locally Significant Industrial Areas (Core Strategy Policy PL6, PL7; DMPD Policy DMI1)**

62. Summerstown
63. Old Sergeant
64. Kimber Road
65. Central Wandsworth
66. Bendon Valley
67. Thornsett Road

### **Mixed Use Former Industrial Employment Areas (Core Strategy Policy PL6; DMPD Policy DMI2)**

68. Howie Street
69. Chatfield/Mendip Roads
70. Gwynne Road
71. Ram Brewery
72. Business Village
73. Osiers Road

### **Vauxhall Nine Elms Battersea Opportunity Area (Core Strategy Policy PL6, PL11)**

### **Wandsworth Thames Policy Area (Core Strategy Policy PL6, PL9, DMPD Policy DMI3, DMI4)**

## **Chapter 6 Open Space and Recreation, the Natural Environment and the Riverside**

Most larger open spaces are identified for protection though their designation as Metropolitan Open Land. In addition, readily identifiable spaces such as parks and larger allotments are also shown on the Policies Map as areas of open space that should be protected. There are many smaller spaces which are protected but not shown as they are too small to be shown clearly on the printed Policies Map. Sites marked with an asterisk indicate areas with designations/protection for biodiversity

### **Metropolitan Open Land (Core Strategy Policy PL4, DMPD Policy DMO1)**

74. Wimbledon Common/Putney Heath\*<sup>2</sup>

75. Open Land adjoining Wimbledon Common/Richardson Evans Memorial Playing Fields\*<sup>4</sup>
76. Roehampton Club/Bank of England Sports Ground\*<sup>4</sup>
77. Putney Lower Common\*<sup>3</sup>
78. Wandsworth Park
79. Battersea Park\*<sup>1\*2</sup>
80. Clapham Common\*<sup>4</sup>
81. Tooting Bec/Graveney Commons\*<sup>2</sup>
82. Trinity Road/Burntwood Lane Playing Field
83. St Mary's Cemetery
84. Wandsworth Cemetery\*<sup>4</sup>
85. Openview/Fieldview
86. Land at/adjoining Springfield Hospital
87. Streatham Cemetery\*<sup>3</sup>
88. Playing Field/Hebdon Road
89. Wandsworth Common\*<sup>3</sup>
90. King George's Park\*<sup>4</sup>
91. Wimbledon Park\*<sup>3</sup>
92. Lambeth Cemetery\*<sup>4</sup>
93. Heathfield Road

**Sites of Special Scientific Interest and Special Areas of Conservation (Core Strategy Policy PL4; DMPD Policy DMO4)**

94. Wimbledon Common

**Statutory Local Nature Reserves (Core Strategy Policy PL4; DMPD Policy DMO4)**

95. Battersea Park\*<sup>1\*2</sup>

**Historic Parks and Gardens (Core Strategy Policy IS3; DMPD Policy DMS2, DMO1)**

96. Battersea Park\*<sup>1\*2</sup>
97. Wandsworth Park
98. Putney Vale Cemetery\*<sup>4</sup>
99. Wimbledon Park
100. Grove House, Roehampton\*<sup>3</sup>
101. Springfield Hospital

**Other Larger Protected Open Spaces (Core Strategy Policy PL4; DMPD Policy DMO1)**

102. Falcon Park, Cabul Road
103. Garratt Park, Siward Road
104. Garratt Green, Aboyne Road
105. Leaders Gardens/Ashlone Wharf, Ashlone Road

106. York Gardens, York Road
107. The Pleasance
108. Heathbrook Park, St Rule Street
109. Furzedown Recreation Ground, Furzedown Drive
110. Coronation Gardens, Merton Road
111. St Nicholas Churchyard, Church Lane\*<sup>4</sup>
112. Old Burial Ground, Garratt Lane
113. The Green, Arabella Drive
114. Fred Wells Gardens, Vicarage Crescent
115. Tooting Gardens, Cranmer Terrace
116. Latchmere Recreation Ground, Burns Road
117. Fountain Recreation Ground, Alston Road
118. Bramford Road Open Space
119. Allotments, Putney Vale, Stag Lane
120. Allotments, Roehampton, The Pleasance
121. Allotments, Roehampton, Dover House Road
122. Allotments and Rifle Range, Garratt Park, Steerforth Street
123. Shillington Street Open Space

\* sites with designation/protection for biodiversity in London.

\*<sup>1</sup> = Local Nature Reserve

\*<sup>2</sup> = Sites of Metropolitan Importance

\*<sup>3</sup> = Sites of Borough Importance Grade 1

\*<sup>4</sup> = Sites of Borough Importance Grade 2

The River Thames and its tributaries, Beverley Brook and Railway land not included in other sites are also protected biodiversity in Wandsworth. They are not shown on the Policies Map as it would be unworkable to do so. Additional sites of importance for Biodiversity in Wandsworth include Putney Old Burial Ground, Putney Park Lane, Spencer Park, Edgecombe Hall Estate, Battersea Power Station, the wider Roehampton University site and Causeway Island. These sites are not included on the Policies Map as they are too small or not otherwise defined as areas of open space. Further information is available by contacting the Planning Service.

### **Safeguarded Wharves (Core Strategy Policy PL9)**

124. Western Riverside Waste Transfer Station, Wandsworth
125. Pier Wharf, Wandsworth
126. Cringle Dock, Nine Elms
127. Kirtling Wharf, Nine Elms
128. Middle Wharf, Nine Elms

**Focal points of activity and Nine Elms near Vauxhall (Core Strategy Policy PL9; IS3, DMPD Policy DMO8)**

- 129. Putney Wharf
- 130. Wandsworth Riverside Quarter and Wandle Delta
- 131. Ransomes Dock
- 132. Battersea Power Station
- 133. Nine Elms near Vauxhall
- 134. Lombard Road/York Road Riverside

**135. Putney Embankment (Core Strategy Policy PL9)**

**136. Central Activities Zone (CAZ) (Core Strategy Policy PL6; PL8)**

**Refer to the Site Specific Allocations Document (SSAD) for information on specific site allocations in the borough.**

## Appendix 3 Glossary

**ACE** - Arts Culture and Entertainment uses.

**ALGG** - The All London Green Grid Supplementary Planning Guidance produced by the Mayor of London. The concept of a "green grid" – an integrated network of green and open spaces together with the Blue Ribbon Network of rivers and waterways – is at the centre of the London Plan's approach to the provision, enhancement and management of green infrastructure (Policy 2.18).

**AMR** - Authority Monitoring Report, formerly the Annual Monitoring Report - The Authority Monitoring Report is one of a number of documents required as part of the Council's work on local development planning. The Council's AMR consists of a number of reports published on its website, and enables the local authority to assess the extent that the policies and proposals set out in all the Local Plan Documents are being achieved. This allows the local planning authority to identify when a review of policies or proposals will be necessary. Information is also provided on progress made in producing the documents set out in the Council's Local Development Scheme (LDS).

**Affordable Housing** - Housing subsidised in some way for people unable to rent or buy on the open housing market.

**Air Quality Management Area** - A designated zone where specific air quality management proposals (defined in an Air Quality Action Plan) are implemented by a local authority to improve air quality.

**Apartment-hotel** - Self-contained hotel accommodation (C1 use class) that provides for short-term occupancy purchased on a nightly rate with no deposit against damages. Usually include concierge and room service, and include formal procedures for checking in and out.

**Article 4 Direction** - A direction under Article 4(2) of the General Development Order, which may require approval by the Secretary of State, bringing under the control of the local planning authority any specified developments normally permitted under the Town and Country Planning (General Permitted Development) Order 2015.

**Biodiversity** - the innumerable and diverse species of animals and plants on earth, and the wide range of urban and rural habitats where they live.

**BREEAM** - Building Research Establishment Environmental Assessment Method. BREEAM is the most widely used environmental assessment method for non residential buildings, setting the standard for best practice in sustainable design and is the measure used to describe a building's environmental performance.

**CABE** - Commission for Architecture and the Built Environment. CABE is now part of the Design Council. It advises central and local government and the development industry on architecture, urban design and public space.

**CAZ** - Central Activities Zone. The CAZ is the area of central London where planning policy recognises the importance of strategic finance, specialist retail, tourist and cultural uses and activities, as well as residential and more local functions.

**CCG** – Clinical Commissioning Group - An NHS clinical commissioning group (CCG) is a National Health Service body providing primary and community services or commissioning them from other providers, and are involved in commissioning secondary care. CCGs have replaced Primary Care Trusts (PCTs).

**CCHP** - Combined Cooling, Heat and Power - Similar to CHP, Combined Cooling, Heat and Power (or 'Trigeneration') is the simultaneous production of cooling, heating and power, in one efficient process.

**CHP** - Combined Heat and Power - Involves the production of usable heat and power (electricity), in one single, efficient process. This contrasts with conventional ways of generating electricity where the heat created is wasted.

**CIL** – Community Infrastructure Levy. Levies on development to fund the infrastructure necessary to support the development set out in the Council's Local Plan(s) and Crossrail. The Mayor of London's CIL which is being used to fund Crossrail came into effect on 1 April 2012, the Council's CIL became effective on 1 November 2012.

**Conservation** - The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

**Conservation Area** - An area designated by a local planning authority in accordance with the Town and Country Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended), as being of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Area Consent is required for the demolition or partial substantial demolition of unlisted buildings in Conservation Areas. Other restrictions also apply, contact the Planning Service for further information or see [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

**Core Strategy** – The Council's Local Plan which sets out the spatial strategy for the borough and its strategic planning policies.

**CPTED** - Crime Prevention through Environmental Design - The design and effective use of the built environment to reduce the fear and incidence of crime and thereby improve the overall quality of life. The key objective in achieving crime prevention through environmental design is a high-quality, aesthetically pleasing built environment.

**DCLG** - Department for Communities and Local Government - has an extensive remit that is delivered mainly by six policy areas: local government, community and society, economic growth housing, planning and public safety and emergencies.

**Decentralised Energy** - Is the local or sub-regional supply of heat and electricity from a central source, known as the Energy Centre to end users. The Energy Centre normally hosts one or more Combined Heat and Power (CHP) units as well as back-up boilers and thermal stores.

**Density** - Detailed guidance on calculating residential density, including on mixed-use developments is provided in the Housing Supplementary Planning Document. The Mayor of London has also provided further guidance on the implementation of policy in relation to the Sustainable Residential Quality (SRQ) density matrix in the London Plan in the Mayor's Housing SPG.

**DETR** - the former Department of the Environment, Transport and the Regions (now replaced by DCLG - see above)

**Development** - Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land". A subsequent legislative amendment now includes the demolition of heritage assets and a number of other specific types of development within the definition (please refer to the Planning Act 2008, Part 4, Section 32).

**DfT** - Department for Transport (was formerly DoT - Department of Transport). Responsible for transport issues (except when devolved), in particular railway franchising and a range of executive agencies.

**District Heating/Heating and Cooling Networks** - The supply of heat (and/or cooling) from an Energy Centre (or multiple centres) to a number of buildings through a network of pre-insulated underground pipes.

**DMPD** - Development Management Policies Document. The Council's Local Plan (Development Plan Document) that supports the Core Strategy and London Plan and sets out the Council's detailed policies for managing development in the borough.

**DPD** - Development Plan Document. The statutory term for Local Plans used in the Planning and Compulsory Purchase Act 2004. Prior to the NPPF/Town and Country Planning (Local Planning)(England Regulations), the documents that made up the Local Development Framework.

**EA** - Environment Agency - A UK government agency concerned mainly with rivers, flooding, and pollution and providing public information.

**Energy Assessment** - An assessment to demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in a development, including the feasibility of CHP/CCHP and community heating systems.

**Family-sized unit** - Family-sized units are defined, in line with the London Plan, as having 3 bedrooms or more (at least one of which is a double bedroom) comprising at least 74 sq ms. Family-sized units meet the housing needs of sharers and families.

**FD2320** - Flood Risk Assessment Guidance for New Development. Research and Development Technical Report, DEFRA/Environment Agency (2005).

**Fluvial flooding** - Occurs when rivers overflow and burst their banks, due to high or intense rainfall which flows into them.

**FRA** - Flood Risk Assessment - In circumstances where the Environment Agency consider there is a risk of flooding they may require a Flood Risk Assessment to accompany a planning application.

**GIA** - Gross internal area is the internal area of the dwelling measured to the internal face of the dwelling's perimeter walls.

**GLA** - Greater London Authority - The Greater London Authority is a strategic city-wide government for London made up of a directly elected Mayor - the Mayor of London - and a separately elected Assembly - the London Assembly.

**GPDO** - General Permitted Development Order - The Town and Country Planning (General Permitted Development) Order 2015 grants rights (known as permitted development rights) to carry out certain limited forms of development without the need to make an application for planning permission.

**Green Chains** - A series of linked open spaces forming extended parkways for the public and wildlife corridors in natural surroundings. These can cross borough boundaries.

**Habitable floorspace** - all rooms used for living purposes, including kitchens bathrooms halls and landings (including circulation space), but excluding unconverted cellar, garage and loftspace. For the purposes of calculating habitable floorspace in relation to Policy DMH2, account will not be taken of extensions carried out since the end of 2008.

**Habitable rooms** - The methodology and definitions of habitable rooms in the London Plan Interim Housing Supplementary Planning Guidance, or any subsequent replacement, will be used for the purposes of calculating density based on habitable rooms. Enclosed spaces such as bathrooms and WCs, are not counted as habitable rooms. Larger kitchens, over 15 sqm, and kitchen/diners are considered to be a habitable room.

**Heritage Asset** - A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

**HIA** - Health Impact Assessment - A combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population.

**Historic environment** - All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

**Historic Environment Record** - Historic environment records are information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. Typically, they comprise databases linked to a geographic information system (GIS), and associated reference material, together with a dedicated staffing resource.

**HMA** - Housing Market Assessment - An analytical assessment of local housing markets across tenures.

**HMO** - Housing in Multiple Occupation - Changes of use from general residential (C3) to smaller HMOs (C4) are permitted by the GPDO and apply where 3-6 unrelated adults share basic amenities such as a kitchen or bathroom. Planning permission is required where an HMO caters for 7 or more unrelated adults and the standards in Policy DMH9 will be used to assess suitability of larger HMOs.

**ILP** - Important Local Parade - a shopping parade providing for day to day necessities.

**LDD** - Local Development Document - sets out the planning policies for delivering the spatial strategy for the area.

**LDF** - Local Development Framework - The framework for local spatial planning set out in the Government's now superseded Planning Policy Statement 12, which has now largely been replaced by the Council's Local Plans. The Local Development Framework also included the Statement of Community Involvement, the Local Development Scheme (which sets out the programme for the production of LDDs) Local Development Documents and the Annual Monitoring Report.

**LDS** - Local Development Scheme - sets out the programme for the production of Local Plans.

**LIP** - Local Implementation Plan - The Council's detailed transport policies and proposals are set out in its statutory Local Implementation Plan (LIP) of the Mayor of London's Transport Strategy.

**Listed Building** - A building of special architectural or historic interest included on a statutory list. Listed Building Consent is required for their demolition or alteration to any part of the building and this applies equally to the interior as well as exterior and may include fixtures and fittings and external curtilage structures.

**Local Park** - A park of at least 2 hectares providing court games, children's play, sitting out areas, including nature and landscape conservation, a landscaped environment and possibly playing fields for households within about 400m of the park.

**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. The Council's Local Plan(s) replace the LDF.

**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 2015.

**LNR** - Local Nature Reserve - A site of local nature conservation or geological significance, identified by local planning authorities.

**LSIA** - Locally Significant Industrial Area - land protected for industrial purposes, including uses relating to industry, storage and distribution.

**Major development** – 10+ (gross) residential units or developments of 1,000 sq ms or more of non-residential floorspace.

**MOL** - Metropolitan Open Land - An area of predominantly open land which is of significance to London as a whole, or to a part of London.

**MUFIEA** - Mixed Use Former Industrial Employment Area - former industrial areas protected for mixed used development including the re-provision of net employment floorspace.

**NNR** - National Nature Reserve - A nationally important example of a type of habitat, established as reserve to protect the most important areas of wildlife habitat and geological formations.

**NPPF** – National Planning Policy Framework, the NPPF sets out the Government's Planning Policies.

**NPPG** – National Planning Practice Guidance; the Government's detailed planning guidance. Also referred to as Planning Practice Guidance (PPG).

**ODPM** - Office of the Deputy Prime Minister (now replaced by the Department for Communities and Local Government (CLG)).

**Other Site of Nature Importance** - Locally important site of nature conservation, identified by the local authority for planning purposes, which has a significant value on account of its flora and/or fauna content.

**Pluvial flooding** - Surface flooding caused by rain.

**Policies Map** – a Local Development Document illustrating geographically the application of policies in the Council's Local Plan(s). The Policies Map replaces the Proposals Map. Prior to the Town and Country Planning (Local Planning)(England) Regulations 2012 the Proposals Map was not previously a Local Plan Document in its own right.

**Previously Developed Land** - that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Does not include residential gardens.

**PTAL** - Public Transport Accessibility Level - A measure of the relative accessibility of buildings and uses by public transport. The higher the PTAL score, the better the accessibility.

**Public Open Space** - includes parks, recreation grounds and gardens provided by the local authority or central government for public use even if they are closed at certain times. Public open space does not include school playing fields or the amenity areas associated with the development of homes or flats or pedestrian precincts. The River Thames path to which the public have unrestricted access is also considered locally to be public open space.

**Public Realm** - That part of the built environment to which the public have free access, including streets, squares and parks. Public realm issues embrace the social interaction and use of spaces as well as their servicing and management.

**Renewable Energy/Renewables** - Energy generated from sources that are non-finite or can be replenished, e.g. solar power, wind energy, power generated from waste, biomass.

**Retrofitting** - The addition of new technology or features to existing buildings in order to make them more efficient and to reduce their environmental impacts.

**S106** - Section 106 Agreement - Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement.

**SA** - Sustainability Appraisal - A Sustainability Appraisal is used by planning authorities to assess whether proposed plans and policies meet sustainable development objectives, and is mandatory under the Planning and Compulsory Purchase Act 2004. The aim is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of new or revised Development Plan Documents (DPD) and Supplementary Planning Documents (SPD). It is similar to a SEA, but includes assessment of social and economic inputs, in addition to environmental inputs.

**SAC** - Special Area of Conservation - Areas designated to protect the species listed in annex I and II of the European Union's Habitats Directive (92/43/EEC) which are considered to be of European interest following criteria given in the directive.

**SAP** - Standard Assessment Procedure - used to assess the energy performance of residential dwellings.

**SEA** - Strategic Environmental Assessment - An assessment of the effects of certain plans and programmes on the environment, known as the Strategic Environmental Assessment or SEA Directive, required by the European Directive 2001/42/EC.

**SFRA** - Strategic Flood Risk Assessment - an assessment of flood risk in Wandsworth based on maps produced by the Environment Agency showing which areas are most likely to be affected by flooding. The maps show three different zones referring to the probability of river and sea flooding, ignoring the presence of flood defences. The Strategic Flood Risk Assessment will also take into account other types of flooding, to produce more detailed flood risk maps that can be used to help guide land use allocations within the borough.

**Short Term Lettings** - these can also include holiday lets and require specific planning consent under the Greater London Council (General Powers) Acts 1973 and 1983.

**Significance (of heritage)** - The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

**SIL** - Strategic Industrial Location - These comprise Preferred Industrial Locations and Industrial Business Parks of London-wide importance designated to ensure that London provides sufficient sites, in appropriate locations to meet the needs of the general business, industrial, warehousing, waste management and some utilities and transport sectors.

**SINC** - Site of Interest for Nature Conservation - A site generally identified for special protection because of its local importance for flora or fauna.

**SME** - Small and Medium sized Enterprises - businesses employing less than 250 employees.

**SPDs** - Supplementary Planning Document - A document expanding policies set out in Local Plans (Development Plan Documents) or providing additional detail.

**SPGs** - Supplementary Planning Guidance - As above, being replaced by SPDs at the borough-level, but will continue to be produced by the Mayor of London.

**SSAD** - Site Specific Allocations Document - the Council's Local Plan (Development Plan Document) that sets out detailed proposals for the development of land in the area, with specific or mixed uses, locations and extents clearly shown.

**SSSI** - Site of Special Scientific Interest - Protected area of land considered worthy of protection and of special interest by reasons of any of its flora, fauna or geological features, under the Wildlife and Countryside Act 1981.

**SUDS** - Sustainable Drainage Systems - A sequence of management practices and control structures designed to drain surface water from buildings and hardstandings in a sustainable way.

**Sustainable Communities** - Communities which are economically and socially safe, vibrant, and thriving, whilst finding a balance with the surrounding environment.

**Sustainable Community Strategy** - Local authorities were required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental and economic well being of their areas. In Wandsworth, the objectives in the SCS have been reviewed and updated in the Council's Corporate Business Plan.

**TA** - Transport Assessment - A document produced in support of a planning application where the development will have significant transport implications, and taking into account the measures which are required to improve road safety and promote walking, cycling and the use of public transport. The scope and content of the Assessment is determined by the scale, travel intensity and travel characteristics of the proposal. Transport Assessments replace Traffic Impact Assessments.

**TfL** - Transport for London - a statutory body with a duty to develop and implement policies to promote and encourage safe, integrated, efficient and economic transport facilities and services to, from and within London; to provide or secure the provision of public passenger transport services, to, from or within Greater London; to regulate the way in which the public uses highways and is also the licensing authority for both hackney carriages (taxis) and private hire vehicles (minicabs).

**TLRN** - Transport for London Road Network - A road that forms part of the Transport for London Road Network, comprising 550km of London's red routes and other important streets.

**Town Centre Uses** - A1-5 (retail), B1a (offices), C1 (hotels), D1 (non-residential institutions), D2 (assembly and leisure, including intensive indoor sport and recreation), appropriate Sui Generis uses (laundrettes, theatres, casinos, nightclubs, amusement arcades, taxi businesses).

**TP** - Travel Plan - A travel plan (sometimes referred to as a green travel plan) is a package of actions designed by a workplace, school or other organisation to encourage safe, healthy and sustainable travel options.

**TPA** - Thames Policy Area - Defined in the London Plan as a special policy area to be defined by boroughs in which detailed appraisals of the riverside will be required.

**TPO** - Tree Preservation Order - A tree preservation order is an order made by a local planning authority in respect of trees or woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPA's consent.

**UDP** - Unitary Development Plan - Statutory plans produced by each borough which integrated strategic and local planning responsibilities through policies and proposals for the development and use of land in their area. These were replaced by Local Development Frameworks, which in turn have been replaced by Local Plans.

**Use Classes Order** - The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The GPDO may be updated from time to time. The planning portal has provided a useful summary (below) which is also available online: <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>:

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it is for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

**A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

**A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.

**A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

**A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).

**A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

**B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

**B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

**B8 Storage or distribution** - This class includes open air storage.

**C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

**C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

**C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

**C3 Dwellinghouses** - this class is formed of 3 parts:

C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.

C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

**C4 Houses in multiple occupation** - small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

**D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

**D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

**Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

### **Changes of use not requiring planning permission**

In many cases involving similar types of use, a change of use of a building or land does not need planning permission. Planning permission is not needed when both the present and proposed uses fall within the same 'class', or if the Town and Country Planning (Use Classes) Order says that a change of class is permitted to another specified class (see table below).

For example, a greengrocer’s shop could be changed to a shoe shop without permission as these uses fall within the same ‘class’, and a restaurant could be changed to a shop or a estate agency as the Use Class Order allows this type of change to occur without requiring planning permission.

Most external building work associated with a change of use is likely to require planning permission.

**Table A3.1 Changes of use not requiring planning permission**

From	To
<b>A1</b> (shops)	<p><b>To or from mixed use A1 or A2 and up to 2 flats</b></p> <p><b>C3</b> (including change from mixed A1 and dwellinghouse - subject to prior approval)</p> <p><b>A2</b></p> <p><b>A3</b> (subject to prior approval)</p> <p><b>D2</b> (subject to prior approval)</p>
<b>A2</b> (professional and financial services) when premises have a display window at ground level	<p><b>A1</b> (shop)</p> <p><b>To or from mixed use A2 and for A1 and up to 2 flats (where a display window at ground floor level).</b></p> <p><b>C3</b> (including from A2 or mixed A2 and dwellinghouse - subject to prior approval)</p> <p><b>A3</b> (subject to prior approval)</p> <p><b>D2</b> (subject to prior approval)</p>
<b>A3</b> (restaurants and cafes)	<b>A1</b> or <b>A2</b>
<b>A4</b> (drinking establishments)	<b>A1</b> or <b>A2</b> or <b>A3</b> subject to building not being an asset of community value
<b>A5</b> (hot food takeaways)	<b>A1</b> or <b>A2</b> or <b>A3</b>

<b>B1</b> (business) (permission limited to change of use relating to not more than 500 square metres of floor space)	<b>B8</b> (storage and distribution)
<b>B1(a)</b> (offices)	<b>C3</b> (dwellinghouses) (subject to prior approval and that the use of the building within class C3 was begun before 30 May 2016)
<b>B2</b> (general industrial) (permission to change to B8 is limited to change of use relating to not more than 500 square metres of floor space)	<b>B1</b> (business) and <b>B8</b> (storage and distribution)
<b>B8</b> (storage and distribution) (permission limited to change of use relating to not more than 500 square metres of floor space)	<b>B1</b> (business)
<b>C4</b> (houses in multiple occupation)	<b>C3</b> (dwellinghouses)
Sui Generis (includes theatres, large HMOs, petrol filling stations, car showrooms, nightclubs, casinos, launderettes, betting offices, pay day loan shops)	<p>Casino to <b>A3</b> (food and drink, subject to prior approval)</p> <p>Casino to <b>D2</b> (assembly and leisure)</p> <p>Amusement centre or casino to <b>C3</b> (subject to prior approval)</p> <p>Betting office or pay day loan shop to: <b>A1</b> or mixed use <b>A1</b> and up to 2 flats (where premises have a display window at ground floor level); <b>A2</b> or mixed <b>A2</b> and up to 2 flats; <b>A3</b>, <b>C3</b> or <b>D2</b> (subject to prior approval); or mixed use betting office or pay day loan shop and up to 2 flats.</p>

**Temporary Uses** – Uses falling within classes **A1, A2, A3, A4, A5, B1, D1** and **D2** are permitted to change to **A1, A2, A3**, or **B1** for a period up to 2 years - (interchangeable with notification). Changes of use from A1 are limited to 150 sq ms.

**Schools** - Premises in **B1, C1, C2, C2A** and **D2** use classes can change use permanently to a state-funded school or registered nursery, subject to prior approval covering highways and transport impacts and noise.

Please note: this table is a guide, not a definitive list and is subject to change. You should check that an Article 4 Direction or a planning condition is not in place which removes the permitted development rights of a property relating to change of use.

For more information write to:

Planning Policy,  
Planning and Development Division,  
Housing and Community Services,  
Town Hall,  
Wandsworth High Street,  
London SW18 2PU

email: [planningpolicy@wandsworth.gov.uk](mailto:planningpolicy@wandsworth.gov.uk)  
or visit our web site: [www.wandsworth.gov.uk/planning](http://www.wandsworth.gov.uk/planning)