



Wandsworth

# Wandsworth Growth Plan

A Place-led Path to Growth



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**A Place-led Path to Growth**

## Leader's foreword

As a vital part of London and the UK's growth story, Wandsworth is adopting a clear, mission-led approach to growing our local economy. We are fostering innovation and aligning public and private investment to deliver measurable outcomes, while maintaining the lowest council tax in the country.

Our growth sectors are built on real assets. Transport links connect the borough to central London, the south coast and the south west, our residents have diverse and specialist skillsets, and we have the third highest percentage of 20- to 44-year-olds in London.

These assets are grounded in leading institutions, a unique cluster of creative industries anchored by Apple's UK Headquarters, Foster + Partners and the Royal College of Art and Design are coupled with our status as the Mayor's London Borough of Culture. Our educational institutions including City St George's and the University of Roehampton bring life sciences and research excellence.

Our place-based approach recognises the interconnectedness of growth, housing, health and the environment. As a listening council, we are unlocking inclusive growth that benefits both Wandsworth residents and London.

This borough stands ready to help unlock the potential for an additional 10,000 homes – prioritising genuinely affordable homes for local people. This plan will be activated by a new Clapham Junction Growth Corridor, extending from Battersea and Nine Elms, through Clapham Junction and onwards to Wandsworth Town. These strategic opportunities position Wandsworth as a key driver of the capital's future prosperity.

Our foundation for delivery combines an ambitious Corporate Plan with an up-to-date Local Plan and efficient planning system. **Through collective action and collaborative governance, we are building a forward-thinking council with innovation at its core.**

We would love to welcome you to Wandsworth soon.



Simon Hogg,  
Leader of Wandsworth Council



## Our place-based approach

Wandsworth Council is pioneering a place-based approach to renewal that recognises the unique character of its diverse neighbourhoods while delivering coordinated change at scale. This approach that acknowledges the interconnectedness of growth, housing, health and the environment to unlock holistic and inclusive growth.

Our approach views the borough as interconnected places where physical development, community needs, and economic opportunities converge.

### The council guides growth through three key themes:

**People First:** Creating sustainable, sociable communities that maximise wellbeing and quality of life.

**Placemaking:** Managing buildings, roads, parks and spaces to mitigate climate change, support nature, and value heritage.

**Inclusive Growth:** Delivering economic, social and environmental outcomes together, supporting inclusive housing and a vibrant economy.

To implement this effectively, Wandsworth has created a dedicated Place Team working across departmental boundaries. Our Alton Renewal Programme exemplifies this approach, integrating physical development with community services, economic opportunities, and social infrastructure.

This place-based approach leverages Wandsworth's strengths – excellent connectivity, strategic sites, and strong partners – while ensuring inclusive renewal that reflects local priorities.

By breaking down departmental silos and engaging communities, the council acts as 'steward of place', enabling each area to develop according to its unique character while contributing to the borough's overall success.





# Wandsworth today

Rated the **third happiest** place to live in London

The third highest percentage of **20-44 year olds** in London

**London Borough of Culture 2025**

Committed to being a **carbon neutral** organisation by 2030

**Lowest council tax in the country**

Wandsworth has delivered nearly **11,000 homes** in five years, ranking 3rd in overall housing delivery in London

**Battersea Power Station named award-winner** at Great British Brands 2025

Home to Clapham Junction, the UK's **busiest interchange** station





## Apple: Bringing opportunity

Apple moved its UK Headquarters into Battersea in 2023, bringing innovation, education and cultural opportunities to the borough and technology skills to local schools.

“ We’re proud to call Battersea Power Station home to our UK headquarters, and to work alongside Wandsworth Council to bring coding and creative opportunities to young people accross the community. ”

**Lisa Jackson,**  
Vice President of Environment, Policy and Social Initiatives



Apple's Tim Cook visits  
Battersea tech skills class



# Royal College of Art (RCA): Designing our future

The Royal College of Art is the world's leading institution for art and design and the campus in Battersea is an increasingly important part of its offer.

“ RCA students and researchers are designing our future in fields such as intelligent mobility, sustainable fashion, healthcare and city design.

We recognise our role as one of several creative anchors in the borough and are invested in supporting a growing community around our campus through increasing access to culture and opportunities in the creative economy.

Whilst we are a global and national asset, we value and recognise our

role as a local partner and work closely with Wandsworth Council to link with local communities and businesses with our work.

Our potential to contribute to the national growth mission is central to our work and we are pleased to work with the council and local partners to ensure this contributes to Wandsworth and London's growth ambitions.”

**Professor Christoph Lindner,**  
President and Vice-Chancellor,  
Royal College of Art





## University of Roehampton: Anchor institution

The University of Roehampton is proudly rooted in Wandsworth as an anchor organisation, with a historic parkland campus offering a vibrant green space in this part of London.

Their strength lies in a deep and enduring connection with the borough's communities, schools and businesses and many students live locally. As a neighbour and anchor institution, they support inclusive, place-based renewal and creation of life-changing opportunities through education, skills and enterprise.



“ We welcome and fully support Wandsworth Council's Growth Plan, which aligns closely with our mission to promote social justice, support sustainable growth, and work in partnership to benefit the borough.

From public health to creative industries, from social care to sustainable engineering, our research and teaching help deliver inclusive economic and social outcomes, and our commitment to widening participation ensures that opportunities reach those who need them most.

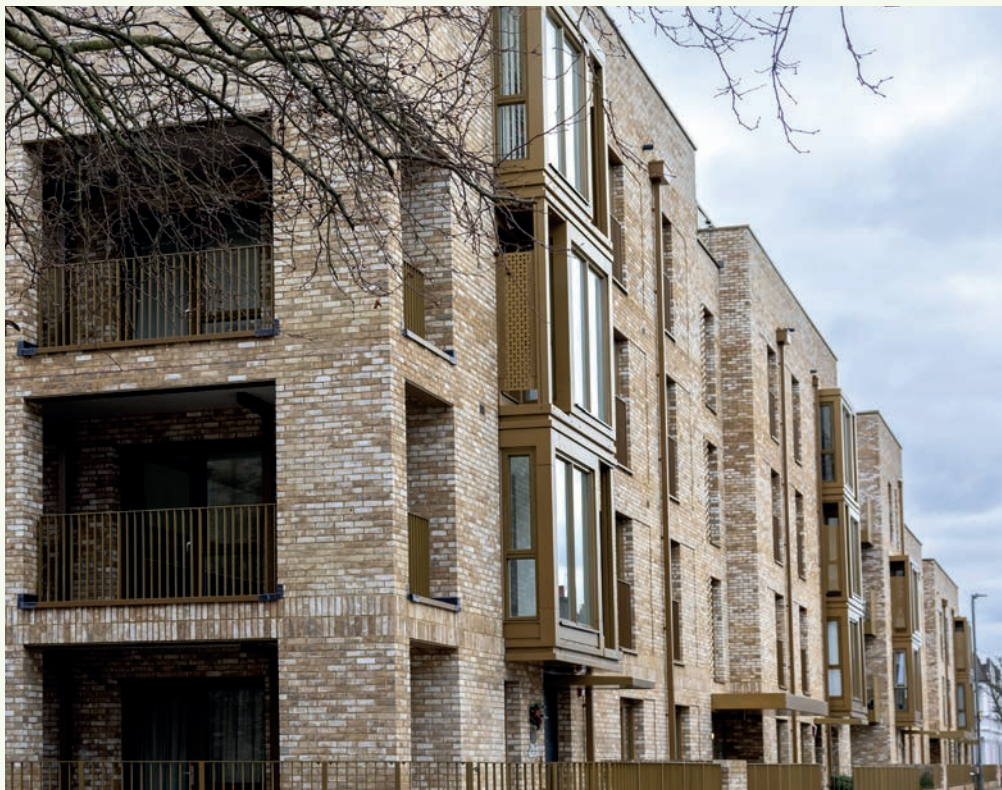
We share the council's ambitions for smart growth, quality placemaking and putting people first.

As a long-standing partner of Wandsworth Council, we look forward to continuing to work together to support a greener, fairer, and more connected future for all Wandsworth residents.”

**Professor Jean-Noël Ezingard**  
Vice-Chancellor, University of Roehampton



## Higgins: Inclusive and sustainable growth



Working in partnership with Wandsworth Council to help deliver a shared vision.

Alongside sister company Higgins Homes, Higgins is transforming a former brownfield site into a new mixed-use development with a GP-led community health centre and pharmacy, retail space and 223 high-quality new homes.

These new homes include 36 as part of The Garratt Collection and a further 187 affordable homes for Wandsworth Council's residents, including 113 which will be kept within Wandsworth Council's ownership.

“ This development stands as a testament to the strong and collaborative relationship we've built with Wandsworth Council. Through open dialogue, shared values, and a focus on community benefit, led by our dedicated Social Value team, we are delivering outcomes that meet local needs while aligning with the borough's wider strategic ambitions. As Wandsworth takes a central role in London's growth corridor, from Nine Elms to Clapham Junction and Wandsworth Town, we are proud to contribute to this transformation. The council's flexible approach, aligned with the Mayor of London's vision, sets a clear path for housing, innovation, and the development of the creative industry, and we are excited to be part of that journey. ”

**Declan Higgins,**  
Chief Executive Officer





## Bugler Group: Teamwork and partnership



Bugler are working with the council to deliver inclusive growth in the borough. A direct partnership took shape to deliver the Patmore Street development in Battersea.

“ Since our inception in 1982, teamwork and partnership have been core underlying values at the heart of our business and working with Wandsworth has been a perfect example of the benefits this approach provides when partners share this philosophy. It was great to be given the opportunity to work directly with the Wandsworth team on the Patmore Street Development. From our first team meeting onwards, it was clear that we were a unified force that would work together to overcome the many challenges that will always arise with new build construction.



Trust, communication, understanding and a desire to problem solve were pivotal in making Patmore Street a hugely successful development and we look forward to the team working together and in the same manner on our next development at The Alders.

We recognise that working collaboratively with the public sector can unlock future developments providing much needed new housing and our experience of working with Wandsworth has led us to conclude they are an ideal development partner, one we envisage working closely with for many years.

**Andy Bugler,**  
CEO, Bugler Group



## Landsec and Invesco: Investing with residents' needs in mind

As a long-term investor and developer, Landsec supports the continued evolution of Southside Shopping Centre – an anchor destination in Wandsworth Town, jointly owned with Invesco Real Estate. Sitting at the heart of the borough, Southside attracts investment from over 80 retailers and a growing leisure offer.

The owners see Southside as a key driver of local footfall and in 2025 completed a significant refurbishment to enhance the centre.

“Southside is more than a shopping centre. Landsec’s social mobility programme, Landsec Futures, has an employability partnership with the Diverse Leaders Network. Through this, it has supported 37 students from Harris Academy Battersea via the Future Ready Programme. This initiative helps young people from underrepresented backgrounds overcome barriers to social mobility by building awareness of STEM careers, developing leadership and communication skills, and providing mentoring from Landsec colleagues.



“Southside also hosted the Wimbledon Foundation’s “Champions of Merton and Wandsworth” exhibition, celebrating local heroes like George Turner of Carney’s Community, whose work in youth mentoring exemplifies the borough’s spirit.

With Wandsworth rightly identified by the Mayor of London as a key location for growth and investment, Southside stands as an example of how this can be achieved inclusively.”



# Working with us

## WHAT we can deliver:

Wandsworth offers something unique in London: a well-connected borough with a dynamic Growth Corridor that extends from central London through Nine Elms and Battersea to Clapham Junction and Wandsworth Town.

The London Growth Plan recognises Wandsworth as a key part of London's future, highlighting major opportunities for investment, innovation and job creation.

As a modern council, we're bringing new thinking and targeted investment to pioneer quality place-based renewal at scale with capacity for over 14,000 new homes, offering partners certainty while enabling communities to participate in shaping positive change, creating places where both global organisations and local communities can thrive.

## HOW we work:

As a council we offer clear terms of engagement, while our unique combination of excellent connectivity, strategic development sites at scale, and strong financial foundations provides partners with certainty as communities help shape the future.

From Apple to Penguin Random House UK, the world's leading employers choose Wandsworth because we match ambition with delivery through an efficient planning system that unlocks growth aligned with regional and national priorities.

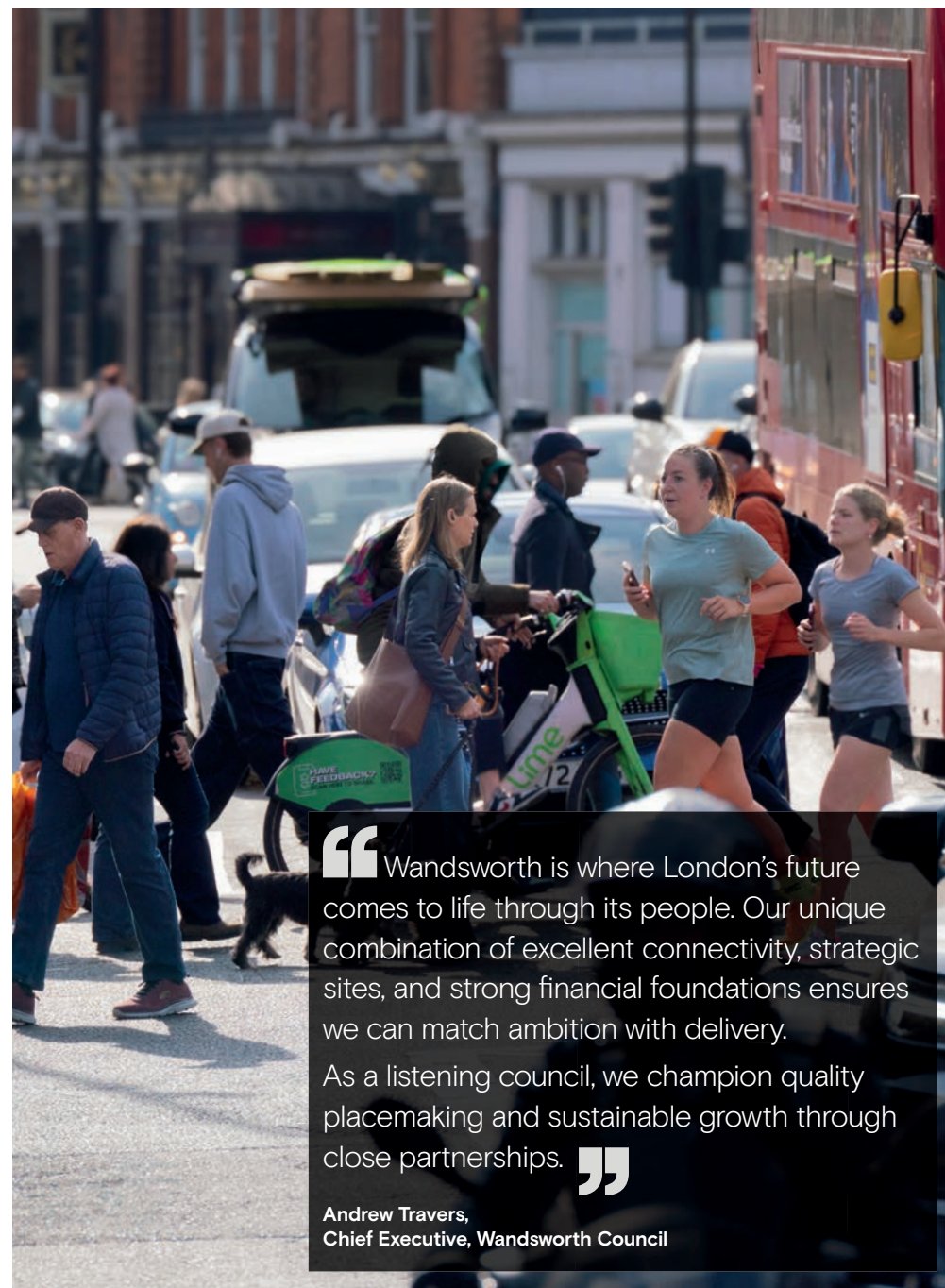
## WHO we want to work with:

We seek partners who share our commitment to inclusive growth and quality placemaking. Through established relationships with the GLA family and leading developers, we're creating opportunities that benefit both London and local communities.

Our council's transparent approach and consistent engagement ensure all partners understand our values, while our efficient planning system provides the certainty needed to deliver transformational change at scale.

“ We all have a shared interest in promoting the growth of the borough and I am pleased to support this important opportunity to mobilise around a shared vision for Wandsworth that can make the borough an even better place to start and grow a business. ”

**Beverley Corson,**  
Chief Executive of Wandsworth  
Chamber of Commerce



“ Wandsworth is where London's future comes to life through its people. Our unique combination of excellent connectivity, strategic sites, and strong financial foundations ensures we can match ambition with delivery. As a listening council, we champion quality placemaking and sustainable growth through close partnerships. ”

**Andrew Travers,**  
Chief Executive, Wandsworth Council



# Clapham Junction Growth Corridor

Extending from Central London through Nine Elms and Battersea, then onwards to Clapham Junction and Wandsworth Town, the growth corridor creates a spillover effect of homes, jobs and place-based improvements across the borough.

**1 Battersea and Nine Elms** programme aims to transform the area into a vibrant mixed-use district, delivering new homes, jobs, and improved public spaces, including a 4.5-hectare linear park, along with enhanced transport links. The London Growth Plan identifies capacity for **8,400 homes in Nine Elms**.

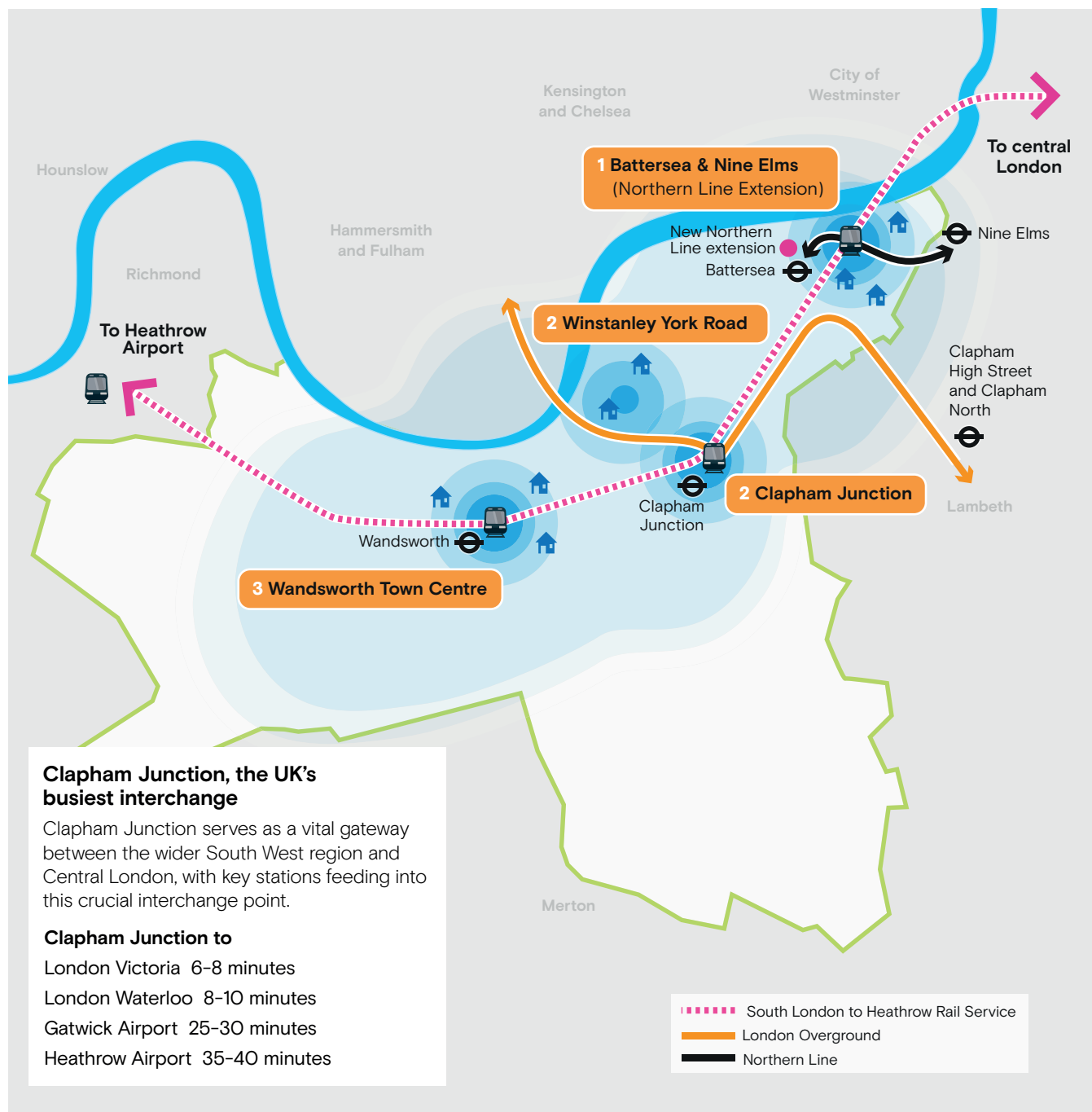
**2 Winstanley York Road & Clapham Junction** will create a vibrant, connected community by improving housing, public spaces, transport links, and leisure facilities while unlocking land for future development. The London Growth Plan identifies **capacity for 3,000 homes**.

**3 Wandsworth Town Centre's** renewal, and placemaking initiatives aim to enhance community facilities, public realm, transport, and housing, with the London Growth Plan identifying capacity for **3,000 new homes**.

“ We welcome Wandsworth’s strategic and collaborative Growth Plan and are continuing to work closely with the council and its partners to drive investment, innovation and inclusive growth.

With a significant railway presence in the borough, we’re committed to using our expertise and infrastructure to support the borough’s communities, economy and passengers.

Network Rail





# Our commitments to place based growth

## 1 Housing for all

We have delivered more than 600 homes (Nov 2024) through our Homes for Wandsworth programme, which is on track to complete 1,000 new council homes by 2029. We will accelerate our new homes programme, leveraging council land, finance and powers to deliver affordable, high-quality, safe homes that meet London's needs.

Strategic site opportunities at Roehampton, Winstanley York Road, Clapham Junction and Nine Elms will drive our 'Decade of Renewal', securing additional affordable housing through developer partnerships. Our commitment extends to reducing living costs through home retrofitting programmes, ensuring energy efficiency for residents on lower incomes.



## 2 Inclusive growth for all

We are building strategic partnerships with key employers to unlock opportunities for our residents while strengthening Wandsworth's economic vitality. By actively promoting the borough and investing in skills development, we create value for both businesses and communities.

Our support improves access to SME finance and affordable workspaces. Through programmes like Work Match, we will create clear pathways to employment in growth sectors, focusing on emerging clusters in Innovation Districts (Battersea/New Covent Garden), key CAZ Districts, and Financial Services. We also use our strategic localised procurement programme, Supply Wandsworth, to shape impactful public sector commissioning.

This borough stands ready to help unlock the potential for an additional 10,000 homes – prioritising genuinely affordable and well connected housing. This plan will be activated by a Clapham Junction Growth Corridor extending from Central London through Nine Elms and Battersea, onwards to Clapham Junction and Wandsworth Town.





### 3 Transport infrastructure to improve connectivity

Our successful delivery of the Northern Line Extension to Battersea demonstrates a strong track record in major transport infrastructure.

We are committed to making key transport hubs at Clapham Junction and Wandsworth Town places for people as well as movement, while creating a greener, safer environment. Improvements to Queenstown Road, Wandsworth Town, and Battersea Park stations will enhance local connectivity.

We'll also upgrade digital infrastructure for better connectivity and smart transport, using technology and data to improve services while ensuring everyone can access these benefits.



### 4 Inclusive, liveable places

We are investing in high-quality public spaces, encouraging active travel and improving air quality across Battersea, Nine Elms, and Clapham Junction including Queenstown Road. Modern leisure facilities at Latchmere will meet community needs, while our London Borough of Culture status will strengthen the connections between people and place through culture.

Mixed-use developments like Battersea Business Quarter and Nine Elms will bring together housing, workspace, and amenities, creating local job opportunities.

### 5 Steward of place

We've set Britain's lowest Council Tax and will fund a decade of public infrastructure investment through developer contributions. As stewards of place, we will create a coalition with our partners to align priorities and leverage collective expertise for long-term impact.

By strategically managing developer contributions, we will ensure new development creates lasting benefits for existing communities through investment in key enabling infrastructure and affordable housing.





# Our strategy to deliver

Wandsworth's strategy for driving inclusive growth unfolds broadly across three phases – Unlock, Align and Transform.

Each phase works towards long-term renewal while delivering tangible benefits along the way. This approach builds on strong partnerships and innovative thinking, with the council as Steward of Place leading a dynamic public-private collaboration that balances immediate wins with transformational change.

## Unlock

- Council delivers essential infrastructure and enabling services
- Focus on transport upgrades and public realm works
- Unlock sites
- Tangible benefits for residents through immediate place based improvements
- Boosting productivity through skills, training and employment pathways

## Align

- Active promotion of area to draw inward investment
- Support business growth and sector development through targeted programmes
- Build strategic partnerships and position area as investment destination

## Transform

- Deliver major mixed-use clusters that bring together housing, workspace, and amenities.
- Deliver affordable housing
- Strengthen position as a leading borough for innovation and quality of life
- Secure lasting positive change through substantial development projects

### Shorter term (next 18 months)

Enabling and tactical development  
Sowing seeds for greater Public-Private Partnership working

### Longer term (next 10 years)

Transformational Development  
More mature Public-Private Partnership





# Approach to partnership

Strong partnerships will be at the heart of our approach to growth and renewal

## Working with our partners:

We will create a coalition of place with our partners, aligning priorities and leveraging resources to ensure long-term impact. As steward of place, we'll unite stakeholders around shared ambition across the borough.

## Our approach will be guided by clear principles and we will seek partners who share our values:

We will prioritise sustainable, inclusive growth through a bold new protocol requiring developers to target 50% affordable, maximising social housing for rent – ensuring development benefits all communities.

Local participation and meaningful community involvement are key to our decision-making.

## Collaborative governance:

Our governance will ensure transparency and a dedicated Place Board will drive delivery across organisations to unlock opportunities.

This entrepreneurial approach enables agility without bureaucracy. Through collaboration, we'll attract investment and build an inclusive economic ecosystem benefiting all residents.

## Scale and opportunity underpinned by clear commitments:

Partners will benefit from opportunities at every scale. Clear terms will balance residents' priorities with commercial realities, creating a framework that works for all stakeholders while maintaining our commitment to positive change.



Wandsworth schools at the Royal Albert Hall during London Borough of Culture



# Unlocking through collaboration

We want to create a coalition of place with our partners, each playing a vital role in delivering positive change for Wandsworth

**Our residents and business communities** are at the heart of our approach, engaging with development at a neighbourhood level to ensure local benefits. Their involvement helps shape affordable housing delivery and inclusive growth.

**National Government partners** provide crucial links between local delivery and national missions, particularly in advancing inclusive growth. Working together, we translate high-level policy into tangible place-based improvements.

**The Greater London Authority** is a critical partner particularly in strengthening engagement with DfT and MHCLG. Their support is vital in delivering housing and embedding Wandsworth's priorities in the London Growth Plan.

**Transport for London and the Department for Transport** are essential partners in unlocking regional transport hubs and their connection to housing delivery, particularly around key locations like Clapham Junction. Their expertise in active travel and bus service improvements helps create better-connected communities.

**Private investors and developers** bring the scale and capacity for transformational change. We seek partners who align with our local priorities and plans, offering them clear terms of business while ensuring development delivers lasting benefits for residents.









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