

**Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Local Planning) (England)  
Regulations 2012 (As Amended)**

**PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT**

**ADOPTION STATEMENT**

**1 DECEMBER 2025**

In accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that Wandsworth Council formally adopted the:

**Planning Obligations Supplementary Planning Document**

on

**1 December 2025**

Pursuant to Section 23(1) of the Planning and Compulsory Purchase Act 2004 (as amended), Wandsworth Council made modifications to the Planning Obligations Supplementary Planning Document following public consultation. These modifications are detailed in Annex 1.

The adopted Planning Obligations Supplementary Planning Document (the SPD), this Adoption Statement and a Consultation Statement will be available to inspect on the Council's website. A copy of the adopted SPD and this Adoption Statement will also be made available to inspect at Wandsworth Town Hall (Main Reception), Wandsworth High Street, London, SW18 2PU for a period of 3 months from the date of this statement.

Any person with sufficient interest in the decision to adopt the SPD listed above may apply to the High Court for permission to apply for judicial review of the Council's decision to adopt the SPD. Any such application must be made promptly, not later than 3 months after the date on which the SPD was adopted (01 December 2025).

## Annex 1: Modifications made to Wandsworth Planning Obligations SPD pursuant to Section 23(1) of the Planning and Compulsory Purchase Act 2004

Nb: Text that has been added to the SPD following consultation is indicated in highlighted and underlined text. Content that has been deleted from the version of the SPD consulted upon is indicated as highlighted and struckthrough text.

Paragraph and Figure Numbers refer to the adopted version of the SPD.

Paragraph or Figure Number	Modification Made
Paragraph 2.2	The Council has sought to develop an approach that is not overly complex, and therefore whilst different thresholds are applied in relation to the various types of planning obligations, the Council has sought to align these with established thresholds wherever possible. <u>Where the term 'dwelling' is used in a threshold, this typically also includes sui generis accommodation, adjusted in line with the ratios set out in the London Plan.</u>
Table 3	Amended text: <ul style="list-style-type: none"> <li>Measures within <u>Transport Assessments and/or Travel Plans</u></li> </ul>
CCTV Table	Inserted additional relevant strategies and Guidance: <ul style="list-style-type: none"> <li><u>London Plan Policy HC1 Heritage Conservation and Growth</u></li> </ul>
Paragraph 5.2	Inserted comma: Planning obligations may be required where it is identified that financial contributions towards conservation, restoration or enhancement measures are required, in order to record or preserve archaeological sites or where mitigation is required to reduce harmful impacts on the historic environment to an acceptable level.
Paragraph 7.26	New paragraph inserted after 7.26: <u>If it is a replacement provision for arts and culture, it should be of equal or improved capacity, design and layout in appropriate development proposals. Any alternative site for re-provided arts and culture should result in a better outcome for the facility and its users, the new site should be secured and the replacement facility delivered before development of the existing facility can begin. Where an existing facility is to be re-provided on-site in order to maintain ongoing provision of arts and culture during construction alternative interim premises should be secured.</u>
Paragraph 7.29	Additional text inserted at the end of paragraph 7.29:

Paragraph or Figure Number	Modification Made
	<u>Through the policies and the Planning Obligation SPD it seeks to encourage provision of managed and affordable workspace and applicants are encouraged to work with the Council to meet the priorities of the Local Plan and strategies of the Council.</u>
Paragraph 7.31	<p>Amended text:</p> <p>As part of Wandsworth Town's evolving approach to place-making and sustainable development, a Cultural <u>Guidance Note Framework</u> will be produced to support the integration of arts, <u>heritage and creative cultural</u> activity within the planning process. This guidance will ensure that cultural considerations are embedded in development proposals from the outset. By providing clear expectations and frameworks for cultural contributions, the <u>framework note</u> will help secure meaningful cultural infrastructure, programming, and partnerships that reflect the unique identity of Wandsworth Town and enhance its social and economic vitality.</p>
Paragraph 7.34	<p>Amended text:</p> <p>Any new provision of arts and <u>culture, including</u> cultural infrastructure, should seek to enhance the local cultural offer and the community's ability to engage in it.</p>
Paragraph 7.38	<p>Additional text added to the end of paragraph 7.38:</p> <p><u>Where appropriate, a planning obligation in the form of a commuted sum will be secured to meet the requirements in the local area in accordance with the planning obligation tests. If funds are pooled for one objective in one part of the borough, this will not prevent the Council from pooling for an objective in a different part of the borough. This amount, and any cultural obligations, will be excluded from the affordable housing viability assessments.</u></p>
Paragraph 8.8	<p>Amended text:</p> <p>These will be achieved through S106 negotiations, and the Council recognises there will be site specific considerations, depending on the location, size and type <u>or of</u> premises, and the viability of the scheme.</p>
Paragraph 8.11	<p>Amended text:</p> <p>The AWMP should be developed in liaison with the Council's Economic Development Office (EDO) and based on the <u>template guidance note</u> available on the Council's website.</p>
Paragraph 8.11	<p>Amended text:</p> <ul style="list-style-type: none"> <li>• Details of the leasing or charging arrangements (including security of tenure under the Landlord and Tenant Act 1954 and the Code for Leasing and Business Premises in England and Wales 2020), that will ensure space is accessible to priority tenants <u>such as:</u></li> </ul>

Paragraph or Figure Number	Modification Made
Paragraph 8.20	Amended text: This <del>(or alternative suitable methodologies)</del> will form the basis for calculating the Local Employment Contribution as set out <del>in Table 5 on page 43</del> .
Paragraph 8.30	Removed text: <del>For example: A £10m development is the equivalent to 10 Jobs (based on CITB standards) Current cost of a training place is £5,026 Local Employment Contribution = 10 x £5,026 = £50,260</del>
Paragraph 10.1	Amended text: The need for planning obligations will be assessed on a site-specific basis, having regard to the location, scale and use of the proposed development, <u>and its impact on the transport network</u> .
Sustainable Transport Table	Inserted additional relevant strategies and Guidance: <ul style="list-style-type: none"> <li>• <u>Infrastructure Delivery Plan</u></li> <li>• <u>Local Implementation Plan</u></li> </ul>
Paragraph 10.5	Amended text: CIL will be used to contribute to the provision of strategic infrastructure as identified in the Council's Infrastructure Delivery <u>Statement Plan and Local Implementation Plan</u> .
Paragraph 10.6	Amended text: This may include measures identified in the <u>Transport Assessment and/or</u> Travel Plan,
Paragraph 10.10	Amended text: It provides an overview of existing transport conditions, anticipated <del>changes due to</del> <u>impact of the</u> development, and potential mitigation measures to support sustainable travel).
Paragraph 10.15	Amended text: A Travel Plan is a package of practical measures to reduce car travel to and from a proposed site, and to encourage the promotion of more sustainable forms of transport by increasing the awareness of travel options, such as walking, <u>and cycling and public transport</u> and through provision of facilities to support such options, such as shower facilities and secure cycle parking.
Glossary	Added additional term to the Glossary: <u>Section 106 Agreement (S106) – Refers to 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.</u>
Appendix 1	Additional text added before the table: <u>This table is intended to be used as general guidance only and there may be circumstances relating to specific developments</u>

Paragraph or Figure Number	Modification Made	
	<u>where the application of Planning Obligations/CIL is different to how it is set out below.</u>	
Appendix 1	Additional text added at row 4 Historic Environment:	
	Planning Obligations	CIL
	Yes	No