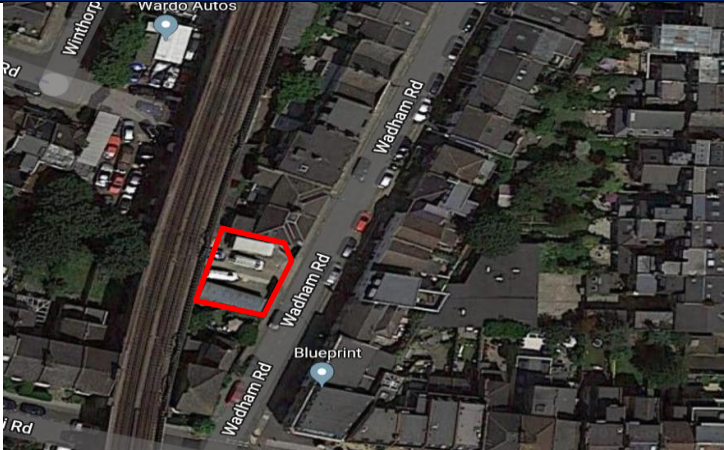


1. PROPERTY DETAILS

Site Name & Address	Yard on Wadham Road, Putney, London SW15 2LR	
Unique Ref (PAR)	279	
Borough	London Borough of Wandsworth	
Company	LUL Freehold	
Site Area (hectares)	0.02 hectares	

Location and Site Plan



Site Description

The site comprises a square area of concreted brownfield land. The site is adjacent to a railway viaduct which connects the two LU stations: Putney Bridge and East Putney. The site is located on Wadham Road within a predominantly residential area consisting of two to three storey terraced houses.

East Putney tube station and Putney Railway station, which is served by South Western Railway, are both situated approximately 0.4 miles from the site. To the west of the site, separated by the railway viaduct, is an MOT servicing station on Winthorpe Road.

Existing Use

Temporary storage units now disused and vacant.

2. TOWN PLANNING

Development Plan and supplementary documents	Adopted: London Plan (2016), Emerging: Draft London Plan (intend to publish) 2020.
Site Allocation	No
Planning History	No available planning history for the site
Housing zone/OA	No
Heritage Designations	The site is within the Oxford Road Conservation Area
Flood Zone	Flood zone 1
Ecological	No

Designations	
PTAL	6a
Tall buildings permitted	Wandsworth core strategy: Table 2.1 identifies that the site is located in borough zone d and the erection of tall buildings is likely to be deemed inappropriate. The borough considers any development of 5 storeys and above as 'tall' (assuming an average storey height of 3m).
Car and Cycle parking standards	<p>Wandsworth Development management policies (2016) Table T3 states that any 1-4+ bed residential development within the borough should comply with the car parking standards detailed in the London Plan.</p> <p>Draft London Plan. Table 6.1 identifies that car free development is accessible in all areas with a PTAL of 5-6.</p> <p>Draft London Plan: Cycle parking requirement for residential is 1 cycle space per studio, 1.5 space per 1-bedroom unit and 2 cycle spaces for all other units.</p>
LPA affordable housing target	<p>Wandsworth core strategy Policy IS5: new developments a mix of intermediate (40%) and social/affordable rented (60%) accommodation will be sought. Family accommodation will be sought in appropriate locations.</p> <p>Draft London Plan target = 50% on publicly owned land (30% social rent 30% intermediate and 40% borough choice)</p>
Other	The borough was declared an Air quality management area in 2001.
Planning Policy Overview	<p>Wandsworth Development management policy DMS2: Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of a heritage asset.</p> <p>Oxford Road Conservation Area Appraisal (2008): identifies the character of the Oxford Road conservation area and provides guidance for new development. Any development must preserve the character of the conservation area.</p> <p>Wandsworth Development management policy DMH7: New build residential accommodation must include adequate outdoor amenity space, and reflect local character. Standards are 10 Sq Ms for 1 and 2 bedroom dwellings and 15 Sqms for dwellings with 3 or more bedrooms</p> <p>London Plan: Policies 3.3 Increasing housing supply and 3.4 Optimising housing potential encourage housing delivery in accessible locations.</p> <p>Draft London Plan: Policies H1 Increasing housing supply, D6 Optimizing housing density and Policy H2 small sites encourage the delivery of residential development on small sites in accessible locations. Policy E4 land for industry, logistics and services to support London's economic function and Policy E7 Intensification, co-location and substitution of land for industry, logistics and services to support London's economic function aim to protect industrial and employment use in London. While the site is currently vacant and is not designated for employment uses, it has previously been used for employment uses. Bidders may need to justify a total loss of employment uses on the site.</p>
Site overview- Opportunities/Constraints	<p>Opportunities: Very high PTAL increases the likelihood of car-free development. The predominantly residential surroundings also support residential development on the site</p> <p>Constraints: Development will need to conform to the character of the Oxford road conservation area. The amenity of neighbouring residential properties must be protected. In line with draft London Plan policies E4 and E7 bidders may need to justify a total loss of employment uses on the site</p>
Planning Prospects	This site has development potential for Lower rise (2-3 storeys) development. Development will need to preserve the character of the Oxford Road conservation area. In line with draft London Plan policies E4 and E7 bidders may need to justify a total loss of employment uses on the site.
Further information	This Town Planning Overview has been prepared based on the framework of planning policies and guidance in place at the time it was prepared. It has not been subject to discussion or agreement with the Local Planning Authority. It is provided for guidance only and any interested parties should undertake their own planning and legal enquiries and due diligence.

Local Plan
Policies Map
Extract

Policies Map Extract: Wandsworth Local Plan (adopted 2016)



Allocations/Designations

- Site is within Oxford Road Conservation area.