

WBC/33 – Small sites estimate

Extract from SHLAA October 2011 (p41)

Woking Borough Council

12.0 Small sites estimate

12.1 This Assessment has included a site size threshold of 6 units, i.e. only sites that are capable of accommodating 6 or more dwellings have been considered for the purpose of this SHLAA (for those sites without existing planning permission). Table 5, below, shows that around 13% of the Borough's new housing is completed on schemes of 5 units or fewer – an average of 42 units per annum.

Table 5: Completions on small sites since 2001

	2001 / 02	2002 / 03	2003 / 04	2004 / 05	2005 / 06	2006 / 07	2007 / 08	2008 / 09	2009 / 10	2010 / 11	Total
Schemes of 5 units or fewer	21	47	71	29	44	38	43	49	42	35	419
Schemes of 6 units and greater	135	174	278	250	592	425	266	315	221	127	2,783
Total units	156	221	349	279	636	463	309	364	263	162	3,202
% of total on schemes of 5 units or fewer	14%	21%	20%	10%	7%	8%	14%	14%	16%	22%	13%

12.2 It can therefore be seen that small sites have been a significant source of housing land supply in the Borough and, although it has not been possible to identify such small sites through this SHLAA, this source should not be ignored in the future due to the implications that these additional dwellings will have on the demand for infrastructure, for example.

12.3 For this reason, the Council recognises the likely contribution of **42** units per annum from small sites, however has only included these in the last five years of the plan period.

Small sites estimate – updated with 2011/12 estimates

12.1 This Assessment has included a site size threshold of 6 units, i.e. only sites that are capable of accommodating 6 or more dwellings have been considered for the purpose of this SHLAA (for those sites without existing planning permission). Table 5, below, shows that over the last 10 years around 13% of the Borough's new housing is completed on schemes of 5 units or fewer – an average of 43 units per annum.

Table 5: Completions on small sites since 2002/3

	2002 / 03	2003 / 04	2004 / 05	2005 / 06	2006 / 07	2007 / 08	2008 / 09	2009 / 10	2010 / 11	2011 / 12	Total
Schemes of 5 units or fewer	47	71	29	44	38	43	49	42	35	31 expected	429
Schemes of 6 units and greater	174	278	250	592	425	266	315	221	127	153 expected	2,801
Total units	221	349	279	636	463	309	364	263	162	184 expected	3,230
% of total on schemes of 5 units or fewer	21%	20%	10%	7%	8%	14%	14%	16%	22%	17% expected	13%

Based on gross dwelling completions

12.2 It can therefore be seen that small sites have been a significant source of housing land supply in the Borough over the last 10 years and, although it has not been possible to identify such small sites through this SHLAA, this source should not be ignored in the future due to the implications that these additional dwellings will have on the demand for infrastructure, for example.

12.3 For this reason, the Council recognises the likely contribution of **43** units per annum from small sites.