



Wandsworth Housing and Economic Land Availability Assessment

January 2022

Executive Summary

The Wandsworth Housing and Economic Land Availability Assessment provides an assessment of whether there is sufficient housing and economic land in Wandsworth to support the requirements identified by the proposed London Plan and the needs identified by the *Wandsworth Employment Land and Premises Study* for these uses. It supports the draft Local Plan which covers the 2023/24–2037/38 period.

The methodology builds on that used in *The London Strategic Housing Land Availability Assessment 2017* and the similar land availability assessment produced by Wandsworth Council in 2017.

The assessment identified sites throughout the borough that could potentially provide for economic and housing development. The sites were then assessed for their suitability for economic uses, housing uses, or both, and were assigned a likely development capacity, based on a design-led approach underpinned by the Council's *Urban Design Study*, as well as a probability of development.

Sites are available within the borough of a total capacity of 24,381 net dwellings over the entire Plan period 2023/24 to 2037/38, which is sufficient such that identified requirement of 20,311 dwellings can be met and exceeded.

The supply of office capacity over the period to 2037/38 outside the Vauxhall, Nine Elms, Battersea Opportunity Area is approximately net 52,000m², which meets the identified need (to 2033/34) of 22,500m². It is noted that the majority of this floorspace (43,631m²) is accounted for by planning permissions.

The supply of core industrial capacity over the period to 2037/38 is 44,828m², which meets the identified need (to 2033/34) of 35,700m². The demand for waste management land is intended to be met by the Local Plan policies of directing this use to existing facilities, safeguarded wharves, and designated industrial sites.

A list and details of the assessment of housing and offices sites has not been provided in this report. This is consistent with *The London Strategic Housing Land Availability Assessment 2017* methodology, and avoids any pre-emption of the planning application process in establishing appropriate built form and densities for sites.

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1 Introduction

Wandsworth Council is in the process of preparing a new Local Plan. This will replace the existing Local Plan, which consists of the Core Strategy, Development Management Policies Document and Site Specific Allocations Document (adopted in March 2016), and the Employment and Industry Document (adopted in December 2018), which updated and superseded the policies relating to those topics. The proposed Plan preparation has included a review of the policies that relate to housing and economic land supply.

The 2021 *National Planning Policy Framework* ('the National Planning Policy Framework') states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment.¹ The assessment of the supply of economic land supports achieving the sustainable development objectives of the National Planning Policy Framework, including that 'sufficient land of the right types is available in the right places and at the right time to support growth', and to 'set criteria, or identify strategic sites, for local and inward investment to match the [economic] strategy and to meet anticipated needs over the plan period'.²

This assessment identifies a supply of housing and economic land to support the proposed Local Plan.

In accordance with the *National Policy Planning Guidance* ('the NPPG'), the role of the assessment is not to '*determine whether a site should be allocated for development*'³. However, recognising that there is an element of overlap between these two work streams, the findings of the HELAA (among other factors) were used to inform the process of identifying sites for allocation. Further information about the methodology pertaining to the selection and appraisal of site allocations is presented in the *Site Allocations Methodology Paper*.⁴

2 Methodology

The *Housing and Economic Land Availability Assessment* planning practice guidance ('the guidance') sets out the methodology for undertaking a housing and economic land availability assessment.⁵

The guidance states that 'Plan-making bodies are expected to have regard to the guidance in preparing and updating their assessments. Where they depart from the guidance, it will be important to explain the reasons for doing so when setting out the evidence base that informs the plan.'⁶

¹ *National Planning Policy Framework*, Ministry of Housing, Communities and Local Government, February 2021, <https://www.gov.uk/government/publications/national-planning-policy-framework--2>, para. 68.

² Paras. 8 and 82.

³ *National Planning Policy Guidance*, Paragraph: 001 Reference ID: 3-001-20190722, Ministry of Housing, Communities and Local Government, Housing and economic land availability assessment, 22 July 2019, <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>.

⁴ *Site Allocations Methodology Paper*, Wandsworth Council, January 2022, https://www.wandsworth.gov.uk/media/10144/site_allocation_assessment_methodology_paper.pdf.

⁵ *Housing and Economic Land Availability Assessment*, Ministry of Housing, Communities and Local Government, 22 July 2019, <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>.

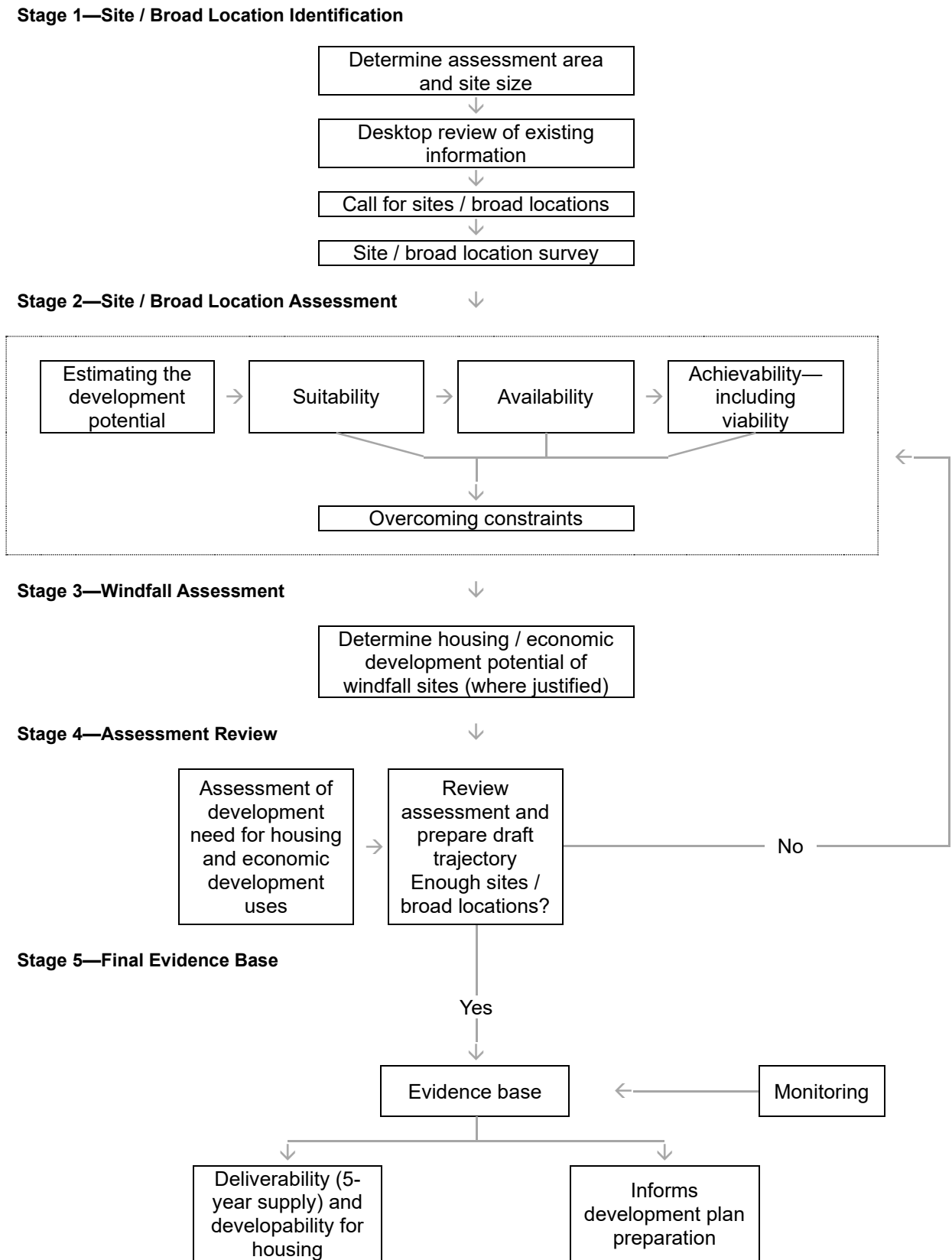
⁶ Para. 004 Reference ID: 3-004-20190722.

This assessment generally follows both the guidance methodology and that used in the *Wandsworth Council Housing and Economic Land Availability Assessment, January 2021* ('the previous HELAA'), prepared in 2021 in support of the Pre-Publication (Regulation 18) Local Plan .⁷

The methodology used in this assessment and any differences with the planning practice guidance methodology are explained below. An overview of the planning practice guidance methodology is shown in Figure 1, below.

⁷ *Wandsworth Council Housing and Economic Land Availability Assessment*, Wandsworth Council, January 2021.

Figure 1: Methodology flow chart⁸



⁸ Replicated from Para. 005 Reference ID 3-005-20190722 of the guidance.

2.1 Stage 1—Site Identification

2.1.1 Assessment Area

This assessment considers sites within Wandsworth borough. For housing, this aligns to Wandsworth's input of sites to *The London Strategic Housing Land Availability Assessment 2017* ('the London SHLAA').⁹ For economic land, this aligns to the supply and demand analysis presented in the *Wandsworth Employment Land and Premises Study 2020*.¹⁰

2.1.2 Identification of Sites

A total of 1,017 sites were identified for assessment. The various sources of these sites are identified below.

2.1.2.1 Previous Assessments

Sites identified through both the London SHLAA and the previous Wandsworth HELAA have been considered in the assessment. Any changes in circumstances since these reports were prepared were considered as described in section 2.2 of this report, 'Stage 2—Site Assessment'.

2.1.2.2 Call for Sites

A call for sites was made between December 2018 and March 2019. To advertise this, letters were sent to people and organisations in the Council's planning consultation database, and the public were invited to submit through the Council's website details of sites that might be available for redevelopment over the lifetime of the Local Plan. 19 sites were identified through the responses received.

2.1.2.3 Local Plan Consultation

Sites were identified through engagement with Council departments. These included sites in the Vauxhall, Nine Elms, Battersea Opportunity Area, and sites throughout the borough that the Housing department of the Council identified as having potential for housing capacity.

2.1.2.4 Allocated Sites, Applications and Pre-Application Meeting Records

A large number of sites were identified from the Council's development monitoring database. This database records the proposed development details of any planning application for a change in the number of residential units or a change in non-residential floorspace.

Existing site allocations in the *Site Specific Allocations Document*¹¹ and in the *Employment and Industry Document*¹² of the adopted Wandsworth Local Plan were also included where they were not already under construction.

⁹ *The London Strategic Housing Land Availability Assessment 2017: Part of the London Plan Evidence Base*, Greater London Authority, November 2017, <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/strategic-housing-land-availability-assessment>.

¹⁰ *Wandsworth Employment Land and Premises Study 2020*, AECOM, October 2020, https://www.wandsworth.gov.uk/media/8006/wandsworth_elps_final_report.pdf.

¹¹ *Site Specific Allocations Document*, Wandsworth Council, December 2018, https://www.wandsworth.gov.uk/media/3755/local_plan_site_specific_allocations.pdf.

¹² *Employment and Industry Document*, Wandsworth Council, December 2018, https://www.wandsworth.gov.uk/media/2433/local_plan_employment_and_industry.pdf.

Assessment was undertaken at Stage 1 to identify the suitability of sites for development in accordance with the guidance, for example the suitability of sites for development in heritage terms was assessed using the recommendations of the *Urban Design Study*.¹³

2.2 Stage 2—Site Assessment

For sites with pending or approved planning permissions, the assessment relied on the levels of development identified within the permission, factoring in a probability of deliverability for pending permissions. For other sites, estimates of development potential, suitability, availability and achievability followed the methodology set out below.

2.2.1 Estimate of Development Potential

Estimates for housing potential on sites are derived from the Council’s *Urban Design Study*, which applies a design-led approach to identifying capacity in accordance with Policy D3 of the London Plan.¹⁴ The methodology used for estimating the development potential is set out in greater detail in the *Urban Design Study* in Appendix H. Density methodology. The capacities identified within the study are then adjusted, as appropriate, to account for existing residential uses and/or alternative uses anticipated on site, including those contributing to the economic capacity. It is important to note that the estimates used from the *Urban Design Study* are indicative for the sites without planning permission and do not give a definitive number of units to be provided on site, as the ultimate capacity will be determined by the assessment of a planning application.

Estimates for economic uses were based on assumptions of building height from the draft Local Plan policies, site coverage of 50–80%, and a vertical mix of residential and economic uses, usually assuming at least one floor of economic uses for the sites.

2.2.2 Suitability, Availability and Achievability

A judgement was formed on whether development on each site is likely to be viable and when it would likely come forward for development. Sources of information supporting this judgement included:

- (1) The *Urban Design Study*;
- (2) The *Wandle Delta Masterplan*¹⁵, which the Council has adopted as a Supplementary Planning Document;
- (3) Pre-application records;
- (4) The call for sites; and
- (5) Knowledge of the site and landowner intentions and propensity to develop the land.

Further review, site by site, of the housing and economic capacity has also been undertaken to account for any changes required as a result of new evidence or policies relating to:

- (1) Physical constraints based on GIS hazard, constraint and policy layers in the local plan;
- (2) Built form and building heights;

¹³ *Urban Design Study*, Wandsworth Council, December 2021, https://www.wandsworth.gov.uk/media/10147/urban_design_study_december_2021.pdf.

¹⁴ *The London Plan: The Spatial Development Strategy for Greater London*, Greater London Authority, March 2021, <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>.

¹⁵ *Wandle Delta Masterplan Supplementary Planning Document*, Wandsworth Council, September 2021, https://www.wandsworth.gov.uk/media/9549/wdm_supplementary_planning_document.pdf.

- (3) Heritage and sensitivity to growth (based on on-site or adjacent designated assets, and findings of the *Urban Design Study*); and
- (4) Ownership, based on known constraints.

2.2.3 Timescales for Development

Estimated timescales for housing development were assigned to the phases used in the London SHLAA, for comparability:

- (1) 2019/20–2023/24;
- (2) 2024/25–2028/29;
- (3) 2029/30–2033/34; and
- (4) 2034/35–2040/41.

Development phasing was then annualised to each year between 2019/20 and 2039/40 inclusive, to allow for comparison to the proposed plan period of 2023/24 to 2037/38.

2.2.4 Non-Self-Contained Accommodation

The assessment followed the ratios for measuring the contribution of non-self-contained accommodation set out in the proposed London Plan, set out in Table 1, below.

Table 1: Ratio for counting non-self-contained accommodation towards self-contained dwelling targets¹⁶

Room Type	Ratio for Counting towards Self-Contained Dwelling Targets
Student	2.5 : 1
Care Home	1.0 : 1
Other	1.8 : 1

2.3 Stage 3—Windfall Assessment

The National Planning Policy Framework states that where there is an allowance for windfall sites, those sites not specifically identified in the development plan, to form part of anticipated supply, ‘Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.’¹⁷

The assessment adopted the London SHLAA approach of a threshold of less than 0.25ha to classify sites as ‘small sites’. The London Plan includes explanatory text that its small sites target, as set out in Table 4.2 of the plan, ‘can be taken to amount to a reliable source of windfall sites which contributes to anticipated supply and so provides the compelling evidence in this respect required by paragraph 70 of the National Planning Policy Framework of 2019’.¹⁸

The small sites target for Wandsworth is 4,140 over the 10-year period (2019/20 – 2028/29), annualised to 414 net dwellings per year. The annualised figure is used to inform anticipated windfall supply for each year of the Local Plan period (2023/24 – 2037/38). To avoid double-counting of known permissions and the windfall, the total capacity of sites of less than 0.25ha with planning permission projected to complete for each year within the Local Plan period has been deducted from the annualised targets, with the remaining assumed to be the windfall capacity.

¹⁶ *The London Plan*, para. 4.1.9.

¹⁷ Para. 71 and Annex 2.

¹⁸ Para. 4.2.3.

While the summary methodology diagram from the planning practice guidance shown in Figure 1 includes reference to economic development sites windfall, there is no further reference to this in the text of the guidance. To date, Wandsworth Council has not undertaken monitoring of expected versus actual economic land development, and so there is no historic data on which to predict a suitable windfall allowance. Comparisons of actual development over the next fifteen years with the results of this assessment will usefully inform future economic land availability assessments.

2.4 Stage 4—Assessment Review

A probability score was assigned to each site coming forward. The total likely development over time was compared to the demand for economic uses set out in the *Employment Land and Premises Study*, and to the housing requirements in the proposed London Plan.

2.5 Stage 5—Evidence Base

A detailed list of sites was produced, cross-referenced to maps of the site boundaries, with details of the assessment of each site, and projected delivery of housing or economic uses over time.

The list of sites or their estimated development capacities has not been publicly made available. This is consistent with the London SHLAA methodology, and avoids any pre-emption of the planning application process in establishing appropriate built form and densities for sites. The assessment looks to indicate the broad capacity for residential and economic uses across all potential sites and does not allocate particular sites for particular forms of development.

Summary tables of the site capacities are set out in section 3 and Appendix A of this report. Information on sites with approved or pending planning permissions is also available in the 2020/21 authority monitoring report.¹⁹

3 Site Assessment Summary

The results of the housing, office and industrial land availability assessment is summarised below. Note that in the tables, for clarity, the number of net dwellings is rounded to the nearest 10 dwellings and net floorspace to the nearest 100m², and totals may not sum due to this rounding.

3.1 Housing

The housing supply identified through the assessment is summarised in Table 2, below.

Table 2: Housing supply (net dwellings) over the plan period

Site Size	Years 1–5 (2023/24–2027/28)	Years 1–10 (2023/24–2032/33)	Years 1–15 (2023/24–2037/38)
Large Sites	12,534	17,486	18,590
Small Sites	838	938	943
Small Sites Windfall	935	2,778	4,848
Total	14,307	21,202	24,381

¹⁹ Available at <https://www.wandsworth.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan-monitoring/authority-monitoring-report-amr/>.

The NPPF requires that strategic policies cover a period of at least 15 years from the date of adoption²⁰, and consequently the Local Plan period is from 2023/24 to 2037/38. As the Plan period extends beyond that for which housing targets are set through the London Plan (of 19,500 net dwellings over a period from 2019/20 to 2028/29), a housing requirement has been set for the whole of the Plan period which, for the years following 2028/29, draws upon the 2017 SHLAA findings (which cover the period to 2041), together with a continuation of providing 414 new homes a year on smaller sites across the borough in accordance with the London Plan.²¹ This requirement is for a minimum of 20,311 net dwellings. Table 2: Housing supply (net dwellings) over the plan period Table 2 shows that sites are available within the borough of a total capacity of 24,381 net dwellings such that the requirement can be met and exceeded.

It is noted that the London Plan is likely to be reviewed during the lifetime of the Local Plan, including setting a revised housing target for Wandsworth.

Although the supply is currently forecast to be lower in years 6–10 and 11–15 relative to years 1–5, see Table 4, assuming all 21,202 dwellings are completed in the first 10 years of the proposed Plan period, the borough is on course to meet and possibly exceed the 2023/24–2032/33 housing target. This forecasted exceedance over the 10 years of the target provides a buffer that is consistent with the approach in the NPPF of including a buffer of housing land supply to ensure flexibility in sites coming forward is accounted for.²² This is particularly relevant where a change in the development rate of a small number of large sites could make a big difference to housing delivery in Wandsworth. For example, as shown in Table 9 in Appendix A of this report, the Vauxhall, Nine Elms, Battersea Opportunity Area, which almost completely comprises large, brownfield sites, is expected to contribute to one-third of the borough’s housing delivery.

Table 3, below, summarises that 147% of the 5-year housing supply requirement of the NPPF²³ is met, and this clearly provides for the required 5% buffer to ensure choice and competition in the market for land.

Table 3: 5-year housing supply

Supply	14,307 net dwellings
Target	9,750 net dwellings
Percentage Met	147%

The housing supply for the full period of the assessment is set out in Table 4, below.

Table 4: Housing supply (net dwellings) over the full assessment period

Site Size	Before Plan Period (2021/22–2022/23)	Years 1–5 (2023/24–2027/28)	Years 6–10 (2028/29–2032/33)	Years 11–15 (2033/34–2037/38)	After Plan Period (2038/39–2039/40)
Large Sites	3,471	12,534	4,952	1,104	346
Small Sites	894	838	99	5	1
Small Sites Windfall	374	935	1,843	2,070	0
Total	4,739	14,307	6,895	3,180	347

²⁰ Para. 22

²¹ Para. 4.1.11.

²² Para. 74 of the *National Planning Policy Framework* requires a 5% buffer to be included in the annual identification of a five-year supply of housing.

²³ Para. 68 and 74.

Tables showing a breakdown of Table 2 and Table 4 by area are shown in Appendix A.

A trajectory illustrating the expected rate of housing delivery over the Plan period is shown in Figure 2, below. The managed annualised target (which takes into account projected completions above the housing target) reaches 0 over the 10 years of the trajectory, showing that the 10-year housing target is met.

Figure 2: Housing trajectory

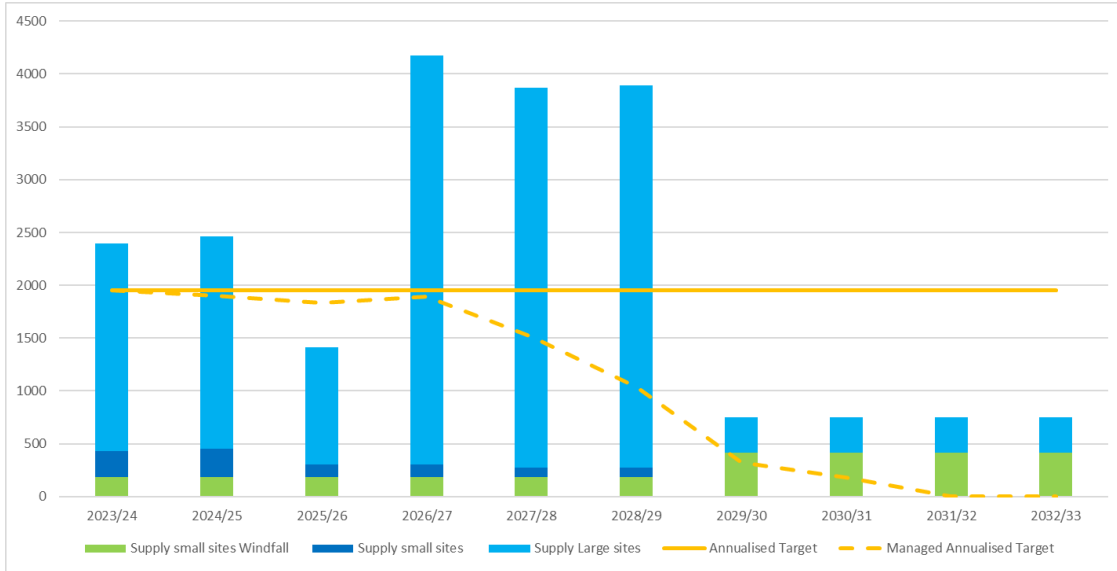


Figure 2 also shows the contribution of small sites: in the first few years of the trajectory, knowledge of existing permissions provides a small source of supply which is accounted for as part of the small sites windfall.

3.2 Offices

The *Employment Land and Premises Study* separates its analysis of demand for offices in Wandsworth into two property markets, the Vauxhall, Nine Elms, Battersea Opportunity Area ('VNEB') and the rest of the borough. The supply identified by the assessment is compared below to the demand identified in the *Employment Land and Premises Study*.

3.2.1 Vauxhall, Nine Elms, Battersea Opportunity Area

The additional supply of offices expected to be delivered in the Wandsworth area of VNEB is shown in Table 5, below.

Table 5: Net additional office floorspace (m²) in VNEB

Policy Area	Planning Applications	Prior Approvals	Potential Sites	Total
Strategic Industrial Locations excluding Battersea Design and Technology Quarter	168	0	0	168
Battersea Design and Technology Quarter	17,311	0	60,337	77,648
Rest of Vauxhall, Nine Elms, Battersea Opportunity Area	200,263	0	5,847	206,110
Total	217,742	0	66,184	283,926

The 283,926m² expected to be delivered differs from the 205,000m² of ‘planned supply’ identified in the *Employment Land and Premises Study*.²⁴ Table 5 provides an update to the 205,000m² referenced in the *Employment Land and Premises Study*, as permissions and applications as at the end of 2019/20 and identified sites are included in the supply calculation, as explained in section 2 of this report. This is not considered an oversupply of office floorspace in VNEB as the biggest source of this supply is from planning applications, indicating a high level of demand in this location. The second biggest source is the potential sites identified in the Battersea Design and Technology Quarter, which has been informed by an *Economic Appraisal and Design Framework* study²⁵, including extensive engagement with local stakeholders.

3.2.2 Rest of the Borough

The additional supply of offices expected to be delivered outside VNEB is shown in Table 6, below.

Table 6: Net additional office floorspace (m²) outside VNEB

Policy Areas	Planning Applications	Prior Approvals	Potential Sites	Total
Local Centres	219	197	0	416
Town Centres	5,547	-415	15,897	21,029
Economic Use Intensification Areas excluding Town Centres	6,794	0	-1,592	5,202
Economic Use Protection Areas excluding Local Centres	3,014	174	3,768	6,956
Focal Points	14,518	-9,376	0	5,142
Strategic Industrial Locations	530	0	0	530
Locally Significant Industrial Areas	1,807	0	0	1,807
Rest of Borough	11,202	-1,247	940	10,895
Total	43,631	-10,667	19,013	51,977

The *Employment Land and Premises Study* identifies a net requirement for office floorspace of 22,500m².²⁶ The 51,977m² of supply identified in Table 6 meets this requirement. As above, this is not considered to be an oversupply of office floorspace as the biggest source of this supply is from planning applications, indicating a high level of demand for this use. The majority of the floorspace identified within the category of potential sites is located within town centres, which are the identified in the NPPF as the preferential location for this use²⁷. It is important to recognise, however, that the Local Plan provides a degree of flexibility in how such sites are brought forward, in many instances permitting office or residential development. This enables to Local Plan to be responsive to market conditions, and is consistent with national policy.²⁸

3.3 Industrial

The *Employment Land and Premises Study* identifies a current total of 133.6ha of industrial land in Wandsworth, comprising 68.9ha of occupied core industrial land, 63.3ha of wider

²⁴ Para. 2.54.

²⁵ *Battersea Design & Tech Quarter: Economic Appraisal & Design Framework*, We Made That, 10 February 2020, https://www.wandsworth.gov.uk/media/6123/battersea_design_and_tech_quarter_we_made_that_framework.pdf.

²⁶ Table 7.1, p. 116.

²⁷ Para. 86.

²⁸ Para. 82.

industrial land, and 1.4ha of vacant industrial land. It forecasts a net requirement for 8.6ha of additional industrial land, as shown in Table 7, below.

Table 7: Supply/demand balance for industrial land 2019–2034²⁹

		Land (ha)
Supply	A Total core and wider industrial land (2019)	133.6
	B Occupied core industrial land (2019)	68.9
	C Current vacant industrial land	1.4
	D Land equivalent of vacant Industrial floorspace (2%)	1.4
	E Total industrial land (2019)	71.7
Demand	F Land demand to 2034	5.5
	G Additional demand for utilities, transport and waste management to 2034	2.1
	H Optimum frictional vacant land at 2034 (5% of B + F + G)	3.8
	I Excess vacant land: optimal levels of frictional land minus existing vacant industrial land (H – C – D)	1.0
	J Gross requirement for industrial land 2019–2034 (E + F + G + I)	80.3
	K Net requirement for industrial land 2019–2034 (J – E)	8.6

To meet the forecast demand for core industrial uses, supply would need to increase by 5.5ha. The additional land need identified in the *Employment Land and Premises Study* is derived from an identified additional floorspace need of 35,700m².³⁰ The borough also requires up to 2.1ha of land to meet its waste requirements and 1ha of land to meet the additional surplus land required (5% of the borough’s total stock) to enable the efficient churn of occupiers in the industrial land market.³¹ In accordance with the proposed London Plan, new waste capacity will be directed towards existing facilities, safeguarded wharves, and designated Strategic Industrial Locations and Locally Significant Industrial Areas.

The additional supply of industrial floorspace expected to be delivered in Wandsworth is show in Table 8, below.

Table 8: Net additional industrial floorspace (m²)

Policy Areas	Planning Applications	Prior Approvals	Potential Sites	Total
Local Centres	-25	0	0	-25
Town Centres	-285	0	1,313	1,028
Economic Use Intensification Areas excluding Town Centres	13,613	0	2,144	15,757
Economic Use Protection Areas excluding Local Centres	-1,491	0	0	-1,491
Focal Points	1,706	0	2,067	3,773
Strategic Industrial Locations excluding Battersea Design and Technology Quarter	6,117	0	0	6,117
Battersea Design and Technology Quarter	812	0	22,297	23,109
Locally Significant Industrial Areas	3,129	0	0	3,129
Vauxhall Nine Elms Battersea Opportunity Area excluding Strategic Industrial Location	-3,368	0	0	-3,368
Rest of Borough	-3,121	-80	0	-3,201
Total	17,087	-80	27,821	44,828

²⁹ Adapted from Table 7.2 of the *Employment Land and Premises Study*.

³⁰ Table 6.13, p. 114.

³¹ *Employment Land and Premises Study*, Table 7.2, p. 118.

The 44,828m² of supply identified in Table 8 meets the identified additional core industrial floorspace need of 35,700m², providing a buffer of 9,128m². The buffer will help to accommodate the identified waste requirements.

4 Conclusion

The housing and economic land availability assessment has assessed potential sites in the borough and their expected future land use, density and timescale for development.

The assessment shows that the needs for housing and economic (office and core industrial) floorspace can be met.

Appendix A Additional Housing Supply Tables

Table 9: Housing supply (net dwellings) over the plan period by area

Site Size	Area	Years 1–5 (2023/24– 2027/28)	Years 1–10 (2023/24– 2032/33)	Years 1–15 (2023/24– 2037/38)
Large (0.25ha or larger)	Balham	13	33	57
	Clapham Junction	1,973	2,941	3,149
	Nine Elms	6,789	8,378	8,382
	Putney	130	173	177
	Roehampton	465	847	1,012
	The Wandle Valley	440	574	574
	Tooting	38	86	139
	Wandsworth	1,589	2,964	3,391
	Wandsworth's Riverside	386	680	874
	Rest of Borough	710	809	835
	Windfall	0	0	0
	Total	12,534	17,486	18,590
	Small (less than 0.25ha)	Balham	15	15
Clapham Junction		51	55	55
Nine Elms		35	35	36
Putney		26	26	26
Roehampton		2	2	2
The Wandle Valley		35	45	45
Tooting		60	67	67
Wandsworth		102	115	118
Wandsworth's Riverside		195	224	224
Rest of Borough		317	353	355
Windfall		935	2,778	4,848
Total		1,773	3,716	5,791
Total (all site sizes)		Balham	28	48
	Clapham Junction	2,024	2,995	3,203
	Nine Elms	6,824	8,414	8,417
	Putney	157	200	203
	Roehampton	468	849	1,014
	The Wandle Valley	475	619	619
	Tooting	99	154	206
	Wandsworth	1,691	3,079	3,510
	Wandsworth's Riverside	580	904	1,098
	Rest of Borough	1,027	1,162	1,190
	Windfall	935	2,778	4,848
	Total	14,307	21,202	24,381

Table 10: Housing supply (net dwellings) over the full assessment period by area

Site Size	Area	Before Plan Period (2021/22–2022/23)	Years 1–5 (2023/24–2027/28)	Years 6–10 (2028/29–2032/33)	Years 11–15 (2033/34–2037/38)	After Plan Period (2038/39–2039/40)
Large (0.25ha or larger)	Balham	13	13	20	25	10
	Clapham Junction	90	1,973	968	208	72
	Nine Elms	2,563	6,789	1,590	3	1
	Putney	49	130	43	3	1
	Roehampton	0	465	382	164	66
	The Wandle Valley	0	440	134	0	0
	Tooting	21	38	48	53	21
	Wandsworth	109	1,589	1,375	427	86
	Wandsworth's Riverside	0	386	294	194	78
	Rest of Borough	628	710	99	27	11
	Windfall	0	0	0	0	0
	Total		3,471	12,534	4,952	1,104
Small (less than 0.25ha)	Balham	26	15	0	0	0
	Clapham Junction	35	51	3	0	0
	Nine Elms	15	35	0	0	0
	Putney	21	26	0	0	0
	Roehampton	2	2	0	0	0
	The Wandle Valley	41	35	10	0	0
	Tooting	74	60	7	0	0
	Wandsworth	95	102	14	3	1
	Wandsworth's Riverside	170	195	30	0	0
	Rest of Borough	416	317	36	2	0
	Windfall	374	935	1843	2070	0
	Total		1,268	1,773	1,942	2,075
Total (all site sizes)	Balham	39	28	20	25	10
	Clapham Junction	125	2,024	971	208	72
	Nine Elms	2,578	6,824	1,590	4	1
	Putney	69	157	43	3	1
	Roehampton	2	468	382	164	66
	The Wandle Valley	41	475	144	0	0
	Tooting	94	99	55	53	21
	Wandsworth	204	1,691	1,388	430	87
	Wandsworth's Riverside	170	580	324	194	78
	Rest of Borough	1,044	1,027	135	29	11
	Windfall	374	935	1,843	2,070	0
	Total		4,739	14,307	6,895	3,180