

Phasing Methodology 2018



Canterbury City Council Phasing Methodology

1 Introduction	2
2 Purpose of this document	3
3 Development of the Phasing Methodology	6

Assumptions

4 Assumptions on Lead-In Times	11
Small Sites (Less than 5 dwellings)	12
Smaller Sites (6-100 dwellings)	13
Medium Sites (100 - 500 dwellings)	14
Large Sites (500 - 2000 dwellings)	15
Super Sized Sites (2000+ dwellings)	16

Build Out Rates

5 Build Out Rates	18
--------------------------------	-----------

Conclusions

6 Conclusions	20
----------------------------	-----------

Chapter 1: Introduction

- 1.1** The Canterbury District Local Plan 2017 sets out the housing target of 16,000 new homes between 2011 - 2031. The Council is committed to taking a proactive approach to housing delivery in the District and engages with the development industry and other delivery partners. The Council is required to monitor the progress of housing completions and to set out a five year supply of housing land coming forward. As part of this monitoring the Council carries out an assessment of when housing, either with planning permission or contained within the Local Plan, is expected to be built.
- 1.2** The Council has produced this phasing methodology to help inform the annual assessment of when housing in the District can realistically be expected to be built. The Council is required to publish its assessment and demonstrate the number of dwellings expected to be built in each year of the Local Plan.
- 1.3** This document sets out the current processes the Council undertakes annually to gain information from developers and housebuilders. This document also introduces a new element of the assessment for when it has not been possible to gain information from the development industry. This new process is a set of parameters and assumptions, based on the type and size of housing sites, which show how the Council will assess delivery of new homes. This is the Council's phasing methodology.
- 1.4** The methodology sets out:

 - When a site is considered deliverable in the context of the NPPF,
 - A review of national studies on delivery and local evidence,
 - A set of assumptions related to lead-in times to be used in the land supply assessment, and
 - A set of assumptions related to build-rates to be used in the land supply assessment.

Chapter 2: Purpose of this document

- 2.1** The Council publishes annually its housing land supply assessment which demonstrates the number of dwellings expected to be built in each year of the Local Plan. During the production of the assessment the Council has to reach a conclusion on whether housing sites, either those allocated for development in the Local Plan or those with a planning permission can be considered deliverable and whether that will be within the next 5yrs or whether they will take longer to develop.
- 2.2** The revised NPPF (July 2018) altered the definition of deliverable for clarity, as the previous definition had been subject to interpretation by case law. The Council aims to assess the deliverability of housing sites with regard to paragraph 67 of the revised NPPF 2018, its footnotes and definitions.
- 2.3** Paragraph 67 of the NPPF 2018 states;
- 2.4** 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. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
- specific, deliverable sites for years one to five of the plan period with an appropriate buffer, as set out in paragraph 73. See glossary for definitions of deliverable and developable
 - specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 2.5** The definitions of “deliverable” and “developable” in the context of the NPPF are set out in its glossary.
- 2.6** **Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 2.7** **Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

- 2.8** The definition sets out how types of site should be considered as deliverable within the 5yr supply period depending on their progress towards a fully consented development. It sets out that sites with detailed planning permission should be considered deliverable within the 5yr period until the permission expires or if there is clear evidence delivery won't occur. This may include instances where the site is no longer viable or if demand for the accommodation type has fallen. Sites which are not major development (10 dwellings or less) should also be considered deliverable in the 5yr period unless there is clear evidence that this will not occur.
- 2.9** The second part of the definition of "deliverable" covers sites about which their delivery should not be automatically assumed as within the 5yr period, unless evidence shows otherwise. Sites without a detailed planning permission such as outline permission, permission in principle, allocated in a development plan or on a brownfield register should only be considered as deliverable if there is clear evidence housing completions will happen in the 5yr supply period.
- 2.10** The revision to the definition has an emphasis on clear evidence being needed to assess whether delivery will or will not occur within the 5yr supply period. This focus on obtaining clear evidence reflects the ongoing engagement with delivery stakeholders undertaken by the Council and has informed the assessment of land supply.

What constitutes clear evidence and how has the Council gathered it

- 2.11** In the first instance the Council aims to contact as many applicants, agent, promoters, developers, housebuilders involved with sites in the District as possible. This is done both via email and phone calls. This process also ensures the Council's database is as up-to-date as possible.
- 2.12** The Council has sent out a pro-forma to obtain more detailed direct information to assist with an accurate assessment of lead-in times and build out rates.
- 2.13** As part of the Council's engagement with the development industry a workshop was held which resulted in the creation of a Housing Delivery Group. This is discussed in more detail in Chapter 3: 'Development of the Phasing Methodology'.
- 2.14** Site surveys are undertaken and these form an important part of evidence gathering on deliverability factors; such as whether any dwellings are under construction or if site preparation work is underway.
- 2.15** Officers review the progress of sites either with an extant planning permission or sites allocated in the Local Plan. This involves in-depth discussions with case officers as well as a review to see if any submission of details applications have been submitted, if any conditions have been discharged, or if there are any pre-application discussions underway.

2.16 The Council will always try to obtain direct information on the delivery of housing sites in the first instance; however there are instances where direct information cannot be obtained and the information submitted needs to be sense checked. The Council has therefore developed this Phasing Methodology to provide a robust approach to assessing the deliverability of housing sites.

Chapter 3: Development of the Phasing Methodology

National Studies and Local Evidence

3.1 There are some nationally recognised evidence studies on lead in times, which includes:

- Start to Finish: How Quickly do Large-Scale Housing Sites Deliver? Litchfields November 2016.
- Urban Extensions Assessment of Delivery Rates, Savills October 2014.
- Housing Supply Research, Parsons Brinkerhoff for CPRE 2014.
- Permissions to Land: Busting the myths about house builders and land banking, HBF May 2014.
- Independent review of build out: final report, Rt Hon Sir Oliver Letwin MP (MHCLG 2018)

3.2 Regard has also been had to the Letwin Independent review of build out: both the final report (Oct 2018) and the draft analysis (July 2018). The independent review looked at the cause of the gap between housing completions and the amount of land allocated or permissioned in areas of high housing demand and considered factors such as markets absorption rates and build out rates.

3.3 There are key messages from this national evidence including that:

- Strategic and larger sites have the greater overall lead in time, although large sites tend to then be speedier to 'open up' and deliver greater numbers of completions quicker.
- Medium/smaller sites (i.e. not large scale urban extensions) have a shorter lead in time and may go straight to full planning permission rather than outline, however they tend to have slightly longer lead in to completions once consent is granted.
- Affordable housing and other tenure products can increase the rate at which completions can be achieved.

3.4 However using national studies does come with inherent risks and it is important to acknowledge their limitations, including:

- a. Comparisons between studies may not be easy due to the type of site examined and/or the period of the development process reviewed, often the studies use different ranges of site size or have different starting points (e.g. submission of an application vs the approval of an application) to determine the time taken to reach initial completions,

- b. Some studies view each stage of the delivery process as discrete such as conditions being fully discharged before work could begin on preparing a reserved matters application, when in reality some stages can overlap leading to shorter lead in times,
- c. The use of average timescales can mask significant variances caused by sites subject to significant lead in times of 10+years which is well outside the normal range.

3.5 The Council presented local evidence on lead-in times and delivery rates to the examination of the Canterbury District Local Plan in 2015 and 2016. This evidence showed that the housing market in the District has produced faster than national average lead-in times and that this was expected to continue into the future. Some of the reasons why Canterbury District has shorter lead-in times are:

- There is an appetite for development (to be delivered in tandem with infrastructure projects), and
- Land and property sales values are good and above other East Kent areas, and
- The district has an attractive environment which developers want to build in and people want to live here, and
- Good transport connections within and beyond the district, and
- The focus is on greenfield urban extensions which benefit from integration to exiting settlements and associated facilities.

3.6 The Council as a local planning authority also promotes practices and procedures which facilitate shorter lead-in times, such as encouraging hybrid applications, entering into planning performance agreements, focused internal practices on strategic development sites and a dedicated resource for discharging conditions.

3.7 In combination these features and procedures create the ideal environment for accelerating housing delivery and therefore the Council is confident the district will continue to experience expeditious lead-in times.

Housing Delivery Group

3.8 The Canterbury District Local Plan was adopted in July 2017 and the Council has ongoing engagement with the development industry to review progress of housing delivery in the district.

3.9 On the 15th June 2018 a 'Housing Delivery Workshop' was held at the council offices and was well attended by developers, agents, house builders, SME house builders, affordable housing providers and utilities providers. One of the aims of the workshop was to identify any barriers to housing delivery and to gain first-hand experience of lead-in times in the current housing market.



Picture 3.1 Delivery Workshop

- 3.10** The workshop was used to develop and test key assumptions around lead-in times and build out rates as well as looking more generally at the delivery picture within the context of the local housing market. The attendees participated in an exercise designed to draw out local information and current experiences of lead-in times for housing sites in the district. Attendees were allocated a range of sites of different sizes and typologies; ranging from small sites to 2000+ strategic sites either brownfield/greenfield and publicly or privately owned. The attendees identified the various phases in the different types of site delivery, highlighting any stages with significant effects on lead-in times and to develop the scope and length of a delivery timeline for each site typology.
- 3.11** This resulted in a range of broad points of agreement on the various stages of delivery and how this differed for the various site typologies and where there would be potential within the process to accelerate delivery.
- 3.12** Some of the outcomes of the workshop around lead-in times are listed below.
- Preparation and approval of both Outline and Reserved matters can take the same amount of time for planning approval - 1 year,

- The timescale between Reserved Matters approval and the 1st completions can be 12-18 months,
 - Timing of committee cycles and elections can affect the planning approval timescale,
 - S106 can be variable in timescale but can be much quicker if matters are resolved at outline stage. The process can be from 1-3 months for a small site and 9-12 months for a large site,
 - On-site to 1st completions is around 6-9 months depending on site size,
 - Approval period can be as short as 6 months in Canterbury District,
 - Discharge of conditions is 8 weeks (quick) in Canterbury District,
 - Unexpected stages can add significantly to lead-in times, such as Judicial Review or appeal/call in process,
 - Sale of land to housebuilder is a key stage and especially for bigger sites, potentially over 6 months. Timescales much shorter with housebuilder in ownership/on board at outline stage,
 - Overlap is likely to occur during discharge of conditions and site preparation works, and
 - Materials and labour can affect delivery once consent is granted.
- 3.13** Following the workshop an online survey was sent to the attendees and other interested stakeholders to gain further comments on the key assumptions developed at the event and phasing of sites within the District.
- 3.14** Respondents to the survey commented, "Returns must not be taken at face-value and officers should apply judgement on whether they are realistic."
- 3.15** This led to the creation of the Housing Delivery Group, a group made up of key delivery stakeholders. The group provides part of the positive engagement with the industry being undertaken by the Council. Subsequent workshops have also been held with the Housing Delivery Group to focus on specific delivery issues such as updated evidence on appropriate housing mix.
- 3.16** The information gained at the workshop and the follow up survey has been used to inform how the Council intends to predict and phase housing sites within the land supply. Chapter 4 sets out the parameters and assumptions to be used when direct information cannot be obtained from the house builder or developer of the site, and when the Council considers it prudent to 'sense check' the information.

- Chapter 3: Development of the Phasing Methodology**
- 3.17** As part of the ongoing engagement the Delivery Group have been involved in developing these key assumptions on lead-in times and build out rates. The Council undertook consultation on the draft version of this document with the Housing Delivery Group with adjustments made in response to comments received (following which the group signed off the work with no further additions to make).
- 3.18** In light of engagement with the development industry, the Council considers the assumptions set out within this document have been rigorously tested and provides clear evidence for assessing delivery.

Chapter 4: Assumptions on Lead-In Times

4.1 This document sets out how Canterbury City Council will assess sites in terms of when it will be anticipated they will be built and at what rate. This section sets out our assumptions on which year within the land supply the Council will phase particular sizes of site based on the stage in the delivery process reached in the monitoring year. The types and scales of site size have been selected to reflect both Local Plan allocations and those historically seen coming forward as planning applications. The site sizes are also comparable to those used in the most commonly referred to national studies (NLP, Savills, etc) which allows analysis between national averages and the local delivery picture.

How to read the tables.

4.2 For each of the sizes of site a table has been produced. Each row sets out the various stages a site may have reached at the end of each monitoring period. The columns contain the forthcoming 5 years (the 5yr supply period). The table then colour codes the year at which the Council expects to see the first completions on site. For example, a Medium Site (up to 500 dwellings) which at the time of monitoring (End of March) has a full or reserved matters consent but no-site works as yet would be phased with initial completions expected 2yrs from that time and therefore the table cell for Yr 2 would be coloured.

4.3 Below are the terms used in the tables and what they mean.

Term	What this means
Detailed planning permission granted	The development has a detailed consent this can either be a full planning permission, change of use permission, a lawful development certificate, the hybrid element of an outline or any other form of permission that fully consents the development.
Outline permission granted or under consideration	This covers instances where an outline permission has been granted or is currently being considered by the Council. Outline permissions do not provide fully detailed consented development and require additional details to discharge conditions and subsequent reserved matter applications.
Limited planning activity	This covers instances where no planning application has been submitted yet but progress towards submitting one is being made, for example any discharging of conditions on any previous or outline

	consent, any EIA applications, any pre-application discussions being undertaken.
No planning activity	No planning application has been submitted and there is no evidence of progress being made towards submitting one.

Table 4.1**Small Sites (Less than 5 dwellings)**

- 4.4** In the case of small sites (Less than 5 dwellings), completion is generally assumed to begin within the five year period with the development fully constructed within one or two years.
- 4.5** One of the assumptions applied is that if a demolition is included within the proposal that demolition would be in Year 1 and construction/completion of the dwellings in Year 2. Therefore if a demolition has been recorded as occurring during site surveys then completion of any replacement dwellings are phased for the following monitoring year.
- 4.6** Any small site (less than 5 dwellings) recorded as under construction in the site surveys 2017/18 will be phased as complete in 2018/19. For any conversions from dwellings to flats or subdivisions, losses will be recorded the same year as gains within the phasing.
- 4.7** Any small site with outline permission only will be phased in year 2 or 3 depending on the decision date (2015, 2016, 2017) and whether any conditions have been discharged.
- 4.8** Any small site where site surveys indicated stalled or no activity may be phased in years 3, 4 or 5. This will be informed by any recent planning activity such as pre-application discussions or discharge of conditions.
- 4.9** Small sites with planning permission will be phased prior to their expiration date. If clear evidence from site surveys or other means demonstrates that any form of demolition or construction will not be implemented prior to the expiry date of the planning permission then the site may be removed from the 5yr supply.
- 4.10** For example a site for a single dwelling is granted in November and no activity recorded at site visit, so the dwelling is phased in the monitoring year the permission expires.

	Yr Initial Completions Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Detailed planning permission granted - demolition occurred					
Detailed planning permission granted - site under construction					

	Yr Initial Completions Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Detailed planning permission granted or under consideration - no on-site works commenced					
Outline permission granted or under consideration					
No or limited planning activity					

Table 4.2 Small Sites (Less than 5 dwellings) Phasing Assumptions

Smaller Sites (6-100 dwellings)

- 4.11** In the case of smaller sites, completion is generally assumed to be within the five year period, with first completions normally occurring two or three years from permission being granted. Unless circumstances indicate otherwise e.g. outline permission only, site is landlocked and/or dependant on another part of a larger site.
- 4.12** One of the assumptions applied is that if any demolition is included within the proposal that demolition would be in Year 1 and construction/completion of the dwellings in Year 2 or 3. For example if a demolition has been recorded as occurring in 2017/18 site surveys then completion of any initial replacement dwellings would be phased in 2018/19.
- 4.13** In terms of build out rate, any smaller sites recorded as under construction in the site surveys will be phased as complete in Yr1 unless they are at the larger end of the scale (80-100) where completions may span two monitoring years to fully build out the site. Any dwellings which are flatted or block development will be phased the year after construction began.
- 4.14** Any site with outline permission only will be phased in year 2 or 3 depending on the decision date (2015, 2016, 2017) and whether any planning activity has occurred e.g. conditions have been discharged.
- 4.15** Any site where site surveys indicated stalled or no activity may be phased in years 4 or 5. This will be informed by any recent planning activity such as pre-application discussion or discharge of conditions.

	Yr Initial Completions Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Detailed planning permission granted (Full or Reserved Matters) - demolition occurred					
Detailed planning permission granted (Full or Reserved Matters) - site under construction					

	Yr Initial Completions Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Detailed planning permission granted (Full or Reserved Matters) or under consideration - no on-site works commenced					
Outline permission granted					
Outline permission under consideration and/or awaiting S106					
Planning activity					
No or limited planning activity					

Table 4.3 Smaller Sites (6-100 dwellings) Phasing Assumptions

Medium Sites (100 - 500 dwellings)

- 4.16** The leading national studies ⁽¹⁾ both give an average of 2.5yrs from outline submission to on-site works. This timescale is from submission of an application rather than from the point of approval which is used in the phasing assumptions. The delivery workshop confirmed that locally a lead-in time of 6-9 months from beginning on-site works to the first completions is appropriate in Canterbury District. Sites with Outline permission granted will therefore be phased beginning of year 3 to reflect national studies and local evidence on transfer of land to housebuilders and the scale of on-site works.
- 4.17** The NLP 'Start to Finish' study found that sites of 100-500 dwellings take around 18 months from approval to 1st completion. Any medium sites with a Reserved Matters approval will be assumed to be an 18 - 24 month period from the date of approval to the 1st completions recorded in a monitoring year. The phasing of where in the 18-24 month period will be dependent on the date of the approval, the number of pre-commencement conditions, any remediation/contamination, or upfront infrastructure. The higher the quantum of affordable housing (or any other diversification of tenure or housing product) the assumption will be that delivery will be nearer the 18 month time frame.
- 4.18** Sites which have a current planning application under consideration will normally be phased within Yr 3 or Yr 4 dependent on the known progress of the current application and discussions with case officers.
- 4.19** Sites with no form of consent will potentially be phased outside of the 5yr period but may be included within year 5 depending on if any planning activity is occurring. (e.g. pre-application discussion, EIA scoping application or discharge of conditions) and any other clear evidence of intention to develop is provided by the developer/housebuilder.

1 Start to Finish: How Quickly do Large-Scale Housing Sites Deliver? Litchfields November 2016 and Urban Extensions Assessment of Delivery Rates, Savills October 2014.

	Yr Initial Completion Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Detailed planning permission granted (Full or Reserved Matters) - site under construction					
Detailed planning permission granted (Full or Reserved Matters) or under consideration - no on-site works commenced					
Outline permission granted					
Outline permission under consideration and/or awaiting S106					
Planning activity					
No or limited planning activity					

Table 4.4 Medium Sites (Up to 500 dwellings) Phasing Assumptions

Large Sites (500 - 2000 dwellings)

- 4.20** Sites of over 500 dwellings will be most of the strategic sites contained within the Canterbury District Local Plan. Past experience of planning consents, nationally and locally, has shown that sites above 500 dwellings almost always secure outline consents followed by reserved matter applications for phases or parcels of land within the site. With this in mind the phasing assumptions for sites of over 500 dwellings focus on whether the site has outline consent or if any intention to develop is being expressed.
- 4.21** The Council often receives hybrid applications for sites of a strategic size and encourages this. Hybrid applications include detailed permission for a proportion of the housing units and the remainder of the allocation covered by the outline part of the consent. The phasing assumptions set out in this section relate to the majority outline and any detailed part is likely to follow the assumptions for smaller site sizes.
- 4.22** If Outline permission has been granted then sites will generally be phased in Year 3 or 4 depending on whether any transfer to a house builder is required. This will be informed by engagement with site promoters and case officers. Sites of this size can potentially have multiple outlets and complex land ownership. National studies highlight that sites of a significant size such as these are faster to deliver once outline consent is granted. There is limited planning data on how quickly Local Plan allocations have progressed from outline consent to first completions, however the data held demonstrates a lead-in time from outline or hybrid consent to first completions is around 18 months. Because the planning data on allocations is limited and there are unknowns the phasing has included allowance for additional time to provide flexibility and to reflect national averages. The phasing below is therefore cautious and data on the local delivery lead in times will be kept under review and may be updated in the future.

- 4.23** Sites which have a current planning application under consideration will normally be phased within Yr 3 or Yr 4 dependent on the known progress of the current application and discussions with case officers.

	Yr Initial Completions Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Outline permission granted					
Outline permission under consideration and/or awaiting S106					
Local Plan Allocated Site - Planning activity					
Local Plan Allocated Site No or limited planning activity					

Table 4.5 Large Sites (500-2000 dwellings) Phasing Assumptions

Super Sized Sites (2000+ dwellings)

- 4.24** Delivery on super sized sites can be remarkably quick; from outline permission being granted to on-site works, this is because most of the difficult issues are resolved during the planning approval period or via a masterplan process therefore reserved matters stage to first completions is considerably quicker (NLP put the national average at 9 months) than smaller sites. The phasing assumes a 36 month period to cover the following stages; grant of outline permission, transfer to a housebuilder (if not already involved), secure reserved matters approval, discharge conditions, on-site works and first completions.
- 4.25** The phasing of sites at S106 negotiation stage or still under consideration with no resolution to grant are phased in Year 4 to reflect the longer planning approval time for outline consent needed for super sized sites.
- 4.26** Likewise, Local Plan allocation sites with no outline consent will be phased at the very end of the 5yr period and potentially beyond. This will be informed by any planning activity such as pre-application discussions, any exceptional circumstances and whether clear evidence has been provided to demonstrate a sites inclusion within the five year period.

	Yr Initial Completions Expected				
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Outline permission granted					
Outline permission under consideration and/or awaiting S106					

	Yr Initial Completions Expected				
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Local Plan Allocated Site - Planning activity					
Local Plan Allocated Site No or limited planning activity					

Table 4.6 Super Size Sites (+2000 dwellings) Phasing Assumptions

Chapter 5: Build Out Rates

- 5.1** There is a direct correlation between the strength of a housing market in a particular area and the levels of new homes delivered. In this context Canterbury District has a strong housing market.
- 5.2** Both the workshop and national studies showed very little difference in overall lead in times and delivery rates between greenfield and brownfield site typologies, this is reflected in the phasing, and accordingly the assumptions cover both types of site. It is worth noting that the majority of the brownfield sites allocated within the Local Plan are in the Council's ownership and so accurate direct information on delivery timescales can be achieved for the land supply.
- 5.3** National studies have shown that where 30% or above affordable housing is proposed on a site that build rates are at the higher end of national average. The Local Plan requires sites to provide 30% affordable housing which translates into strong build out rates.
- 5.4** National studies identify many urban extensions in the south of England where recent delivery rates have been substantially in excess of the 120 units per annum.
- 5.5** Most sites will have lower completions for the first, and potentially second year, until the site is fully 'up-to-speed' at which point the numbers of dwellings built each year tends to stabilise. There can sometimes be a tail off for the last few dwellings in the final year of the sites lifespan. Sites which are over 1000 dwellings (some Large and Super Size within the assumptions) will experience delivery in peaks and troughs. This means that some years during the life span of the development will have high levels of completions and some years will be lower, this is likely to be dependent on the number of outlets and the stage at which any reserved matters applications are at. The build out rates which the Council will apply shall reflect these delivery cycles.
- 5.6** Direct information on the number of housebuilders involved in a particular site will be sought, where this information cannot be obtained it is generally assumed that sites up to 500 dwellings will be developed by a single housebuilder.
- 5.7** Planning applications coming forward for a number of strategic site allocations in the Local Plan have included a mixture of single and multiple housebuilders delivering. In most instances the Council will be working in collaboration with the developer and direct information from house builders on the number of outlets on particular sites will be obtained and this will be used in the phasing.
- 5.8** In some instances where information is not available an assumption on outlets will need to be applied; such as sites of over 500 dwellings will potentially have 2 or 3 outlets and for sites in excess of 1000 dwellings there would potentially be 3 or 4 outlets.

- 5.9** Analysis of national and local evidence was reviewed alongside the key outcomes of the Housing Delivery Group workshop and the ongoing development of assumptions; this has resulted in specifically derived build out rates for the district which are set out below.

Site Size	Assumed Potential Annual Yield
Small Sites (up to 5 dwellings)	5
Smaller Sites (5 - 100 dwellings)	Up to 80
Medium Sites (100 - 500 dwellings)	Up to 130
Large Sites (500 - 2000 dwellings)	Up to 190
Super Size Sites (+2000 dwellings)	Up to 300

Table 5.1 Build Out Rates

- 5.10** These reflect the build out rates currently being supplied directly from developers and housebuilders, they are also within the ranges of site delivery levels analysed in national studies. The build out rate on any particular site will be affected not only by its exact yield but other indicators such as the amount of affordable housing and whether any part of the sites is to be delivered alongside the mainstream housing e.g. affordable housing, flatted development, care home.
- 5.11** The assumptions and locally set build out rates set out in this document have been developed and tested with delivery stakeholders as part of the Councils ongoing dialog on housing delivery and on this basis the Council considers the delivery rates are appropriate.

Chapter 6: Conclusions

- 6.1** The Council considers that the phasing methodology in combination with the analysis of direct information and other delivery indicators sets out the 'clear evidence' needed to assess housing delivery within the five year period.
- 6.2** The Council has been proactive in engaging with developers and those involved in housing delivery in the district; through this process the Housing Delivery Group has been formed. The group has played a key role in the development of the local evidence and assumptions around the lead-in times and build out rates for a range of sites reflective of those coming forward in the local housing market. This document has undergone consultation with the group and has been tested and amended to reflect the views captured; the Council considers the phasing methodology to be a robust evidence base.
- 6.3** To inform the phasing trajectory the Council has undertaken a process of gaining direct information from both the Housing Delivery Group and other stakeholders on the anticipated delivery of individual sites. As well as direct information the Council has also assessed the implications of other known delivery factors, such as progress of planning applications and any secured infrastructure funding.
- 6.4** The assumptions detailed in this document are considered to be reflective of the local housing market. It is also possible that some sites within the land supply will be the subject of extenuating circumstances which mean that delivery is either accelerated unexpectedly or delayed. Accordingly the methodology enables a degree of flexibility as there may be specific reasons where the Council deems it necessary to depart from the methodology.
- 6.5** The assumptions presented are a product of engagement with delivery stakeholders and has some synergy with those found in national studies where delivery conditions mirror those found in Canterbury District. It is anticipated that housing delivery in the district will be quicker than many parts of the country and therefore towards the shorter lead-in times found in national studies.