

## Appendix 2 – Standard model for calculating housing delivery rates

### Commencement of sites

Size of site (no. of dwellings)	Sites where dwellings are under construction	Sites where dwellings have planning permission	Suitable sites without planning permission	Build out rate
<b>1-15 dwellings</b> (assumes one developer)	Commence in Year 1	Commence in Year 1	Commence in Year 3	1 <sup>st</sup> year – 25 maximum 2 <sup>nd</sup> year onward – 50 per year maximum
<b>16-500 dwellings</b> (assumes one developer)	Commence in Year 1	Commence in Year 2	Commence in Year 3	1 <sup>st</sup> year – 25 maximum 2 <sup>nd</sup> year onward – 50 per year maximum
<b>501-1000 dwellings</b> (assumes two developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1 <sup>st</sup> year – 25 maximum 2 <sup>nd</sup> year onward – 100 per year maximum
<b>1001+ dwellings</b> (assumes three developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1 <sup>st</sup> year – 25 maximum 2 <sup>nd</sup> year onward – 150 per year

NB. These figures provide a general guideline. Different commencement dates or build out rates may be chosen for selected sites by the HELAA panel if warranted due to site specific issues, or if landowners have identified sites as being available at a later date.

### Appendix 3 – Determining housing potential of windfall sites

The approach assesses net windfall completions per annum over the previous 5 years depending on availability of data, takes an average (mean) over that timeframe to identify a basic net annual windfall projection going forwards, then subtracts windfall supply already in the system.

Windfall completions and projections are required to exclude “garden sites” as directed by the NPPF. However, this approach also recommends excluding windfall completions on sites of 20 or more gross dwellings. This reflects the fact that overall historical windfall completions are likely to have been uplifted by larger sites permitted prior to current Local Plan periods and/or not being able to demonstrate five year land supply which are perhaps less likely to be realised going forwards. This sets out a conservative approach to windfall projections that accords with the NPPF requirement.

Process for calculating the windfall allowance

