

Dover District Council

Housing Land Supply



2026 – 2031
(updated October 2026)

**PLANNING
& DEVELOPMENT**

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1 Executive Summary

- 1.1 This report provides the annual update to the five-year housing land supply position for Dover District.
- 1.2 The calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built across the district over a five-year period as set out in the National Planning Policy Framework (NPPF August 2026) Annex D.
- 1.3 For a Local Planning Authority (LPA) to show that it has an adequate housing land supply to meet a five-year requirement, the supply of housing should equal or exceed five years, taking into account applicable buffers.
- 1.4 For the purposes of this five-year housing land supply position, including the application of a 20% buffer, the Council has 5-year housing requirement of 3,665 dwellings.
- 1.5 There are 3,493 dwellings within the Council's housing land supply that are deliverable within the five-year requirement period, equating to a land supply position of **4.8 years for 1st April 2026- 31st March 2031.**

2 Introduction

- 2.1 Paragraph 8 of Annex D of the National Planning Policy Framework (NPPF, 2026) requires all Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing against their housing requirement set out in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old.
- 2.2 Paragraph 9 requires that this should include a buffer on the requirement, depending on local circumstances. This report has been calculated in accordance with these requirements. A more detailed explanation of the requirement methodology is set out in Section 3 of this report.
- 2.3 This report sets out the calculations for housing requirements and the approach taken in calculating and assessing the housing land supply. It provides a breakdown of sites contributing to the supply and the evidence required to demonstrate the sites are deliverable. It is based on extant planning consent data from the 2025/26 monitoring period, updates on planning applications and information from applicants/landowners in 2026 and covers the 5-year period from 1 April 2026 to 31 March 2031.

3 Housing Requirement

The Local Plan requirement

- 3.1 At the time of Local Plan production, the methodology was to use the baseline of 2014-based Household Projections for calculating local housing need for Dover District. This is what the Adopted Local Plan (2024) housing requirement is based upon.
- 3.2 The details of how this calculation was undertaken are provided in [Appendix 1](#). The Local Plan was adopted in 2024. As it is less than 5 years old the Housing Need figure for the five-year period is **611 dwellings per annum** which equates to 3,055 dwellings.

The buffer requirement

- 3.3 Paragraph 9 of NPPF Annex D required 'The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a. 5% to ensure choice and competition in the market for land; or
 - b. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
 - c. For the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to December 2024, and whose annual average housing requirement is 80% or less of the most up-to-date local housing need figure calculated using the standard method set out above.'
- 3.4 The Council must add one of these buffers depending on circumstances (the buffers are not cumulative). The applicability of the buffers to the Dover District housing requirement is described below.

a: The minimum buffer

- 3.5 The Council must add a minimum buffer of 5%, necessary to ensure choice and competition in the market (not applicable if b or c apply).

b: The Housing Delivery Test

- 3.6 A 20% buffer to be added in circumstances where there has been significant under delivery of housing over the past 3 years.
- 3.7 The Housing Delivery Test (HDT) is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three-year period. Detailed guidance of how the test is applied is set out within the [Housing Delivery Test Measurement Rule Book](#).
- 3.8 With regards to the latest published HDT published by the Government in August 2026 ([Housing Delivery Test: 2025 measurement - GOV.UK](#)) the Council has a result **of 108%** for 2025.
- 3.9 Therefore, there has not been a significant undersupply of housing, and the 20% buffer required by b. is not required.
- 3.10 For future estimated HDT results, the number of homes completed over the last three-year period, applied against homes required under the Local Housing Need requirements for each year are set out below in Table 2 and would result in 106%. This is an estimate of the HDT result until such time it is confirmed by MHCLG.

HDT YEAR	2023/24	2024/25	2025/26	Total
Total Completions	710	621	625	1956
Housing Requirement	611	611	611	1833
Percentage	116%	101%	102%	106%

Table 1: Estimated Housing Delivery Test Result 2026

c: where Local Plan requirement is 80% or less of Standard Methodology

- 3.11 The Dover District Local Plan 2024 was examined against a version of the NPPF prior to 2024, and therefore the Council must assess if a 20% buffer to the housing requirement is required. This only applies where the annual average housing requirement (611 homes) is less than 80% of the most up to date local housing need figure (known as standard methodology).
- 3.12 The standard method formula is set out in Annex D of the NPPF.
- 3.13 The Standard method calculation for Dover District as of May 2026, is set out in Table 3 below:

Baseline Stock	57,239
0.80% of Baseline Stock	458
Affordability Ratio	8.61
Adjustment factor	1.6859
Standard Methodology Housing Needs Figure	772
% against 611 per annum in Local Plan	79.20%

Table 2: 2026 Local Housing Need for Dover District using Standard Method

- 3.14 As the Local Plan 2024 requirement is less than 80% of the standard methodology figure of 772 homes per annum, the **20% buffer required by c. must be applied to the housing requirement** for Dover District.

The Total Housing Requirement

- 3.15 The total housing requirement for the period 2026 – 2031 is calculated by multiplying the Local Plan annual housing requirement (611) by the 5-year period equating to 3,055 homes. Then a 20% buffer of 122 homes per annum (610 homes) is added as required by c (as set out above). This equates to a **total housing requirement for the 5-year period of 3,665 homes.**

4 Methodology for calculating supply

- 4.1 National Guidance requires the Council's assessment of housing land supply to be carried out robustly and based on up-to-date and sound evidence. This section sets out the methodology applied to the calculation of Dover District's housing supply.

Deliverability Assessment

- 4.2 What constitutes a “deliverable site” which can be included within land supply calculations is defined within Annex B Glossary of the NPPF 2026:

‘To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans)
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that will be delivered on-site on site within 5 years.’

- 4.3 To clarify the definition of deliverable, ‘available now’ means that that the site does not have ownership barriers that will impede development; ‘suitable location for development now’ refers to whether a site is an appropriate location for housing development, and not prevented by significant constraints (planning permission or an allocation normally indicates suitability); and ‘achievable’ means there is a realistic prospect that it will be delivered in the time envisaged (the next 5 years). The definition of deliverable provides for two categories of sites - Category A and Category B sites:

Category A sites

- 4.4 These are all major sites with detailed planning permission and all non-major (less than 10 dwellings) sites with planning permission. Their planning status and/or size means that there is more certainty that they will deliver homes within the 5- year period. They are assumed to be deliverable within 5 years unless clear evidence indicates otherwise.

Category B sites

- 4.5 These are major developments without detailed planning permission. This will include sites with an allocation in the Development Plan, an extant outline permission or a site with resolution to grant planning subject to s106 agreement. There is less certainty that these sites can be delivered within the 5-year period (because they do not have detailed permission), so the council needs to have clear evidence that these sites are deliverable.
- 4.6 National Planning Practice Guidance ([Housing Supply and Delivery](#))¹ provides more detail on how deliverability can be evidenced for sites which fall in category b) such as those with outline consent for major development or are allocated in the development plan. The suggested evidence includes but is not limited to:
- “current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.
 - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates.
 - firm progress with site assessment work; or
 - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”

¹ 007 Reference ID: 68-007-20190722

Common Considerations and Delivery Assumptions in this Report

- 4.7 To meet the requirements of the NPPF with regards to assessing 'deliverability', all sites with extant (yet to be built) planning permission and allocations without consent are subject to monitoring.
- 4.8 Regular contact is maintained with representatives of major sites with extant planning permission and site allocations within the development plan. As a minimum, the council seeks comments regarding the anticipated phasing from these representatives at least once every 12 months.
- 4.9 Engagement with site representatives is in the form of an invitation to respond to an electronic questionnaire. The questionnaire is designed to identify a site's progress towards being built out, with detail requested on anticipated stages of planning consent, development lead-in time and build out rates. It also seeks information on a range of issues depending on progress through the planning process, such as site availability, barriers to development, and information on pre-commencement conditions. Responses are captured and dated in electronic format.
- 4.10 The phasing of all sites will be dependent upon factors including where that site is in the planning process, date of any planning approval, the number and status of any pre-commencement conditions, progress towards preparing evidence/information to discharge pre-commencement conditions, remediation/contamination, upfront infrastructure, and other significant external factors. Evidence gathered from site representatives is considered critically (not accepted on face value) and anticipated build out rates were altered if they appeared to be too ambitious.
- 4.11 An officer assessment and conclusion is made by considering the planning status of the site, evidence of deliverability and phasing estimates obtained from site representatives, the evidence reviewed against historical average lead-in times and build out rates of sites.
- 4.12 In some circumstances, the phasing of large sites extends beyond the five-year trajectory to the remaining development plan period. To ensure transparency, it is made clear in this document appendices

how many of the total units are considered deliverable within and beyond the 5-year supply period.

- 4.13 Evidence gathered after the base date (31st March 2026) will be included in the preparation of this report, in relation to application status or progress, but new sites granted consent are not added into the supply after this date.

What Types of Dwelling are included in the supply?

- 4.14 The supply of housing includes all dwellings that fall within Class C3 of the Town and Country Planning Use Classes Order 1987 (as amended). Homes are classed as any self-contained permanent residential dwelling that has been established through the planning process. The housing land supply calculation is concerned with the 'net' increase to the housing stock. While the re-use of empty homes or replacement dwellings contribute to stock, bringing empty homes back into use does not normally add to the overall supply of new housing as there is no 'net' increase in supply.
- 4.15 In addition, PPG² states that local planning authorities should count housing provided for older people including residential institutions in Use Class C2 against their housing requirement.
- 4.16 The contribution that residential institutions/communal accommodation makes to the supply of housing is based upon the amount of housing that is released upon the occupation of communal units; in accordance with the relevant PPG³
- 4.17 This calculation is based on the average number of adults living in households in the district using Census Data 2021. The formula used for this calculation is No. of bedrooms / 1.9 = dwelling equivalent (so 1.9 bedrooms is counted as 1 C3 dwelling).

Historic Lead-in Times and Build-Out Rates

- 4.18 Historic lead-in times and build out rates from sites in the district have been analysed to provide a consistent base line and methodology for assessing site deliverability and future phasing. This process allows for sites to be robustly reviewed where there has been limited to no evidence submitted after requests have been made to site promoters

² (Paragraph 026 of 'Housing supply and delivery')

³ [Housing for older and disabled people - GOV.UK](https://www.gov.uk/government/publications/housing-for-older-and-disabled-people)

and developers and where the evidence presented by them may appear to be too optimistic or too sceptical.

- 4.19 The data and information is contained within **Appendix 3**, which outlines the evidence accumulated from historical and current lead-in times (date of decision to date of first completion only) and build out rates in the Dover district. This evidence has been used to inform a phasing and delivery methodology for sites (as shown in Figure 1. below). However, officer assessments and information gathered on specific applications or sites from landowners/site promoters/applicants and other sources have also been taken into consideration when assessing specific site delivery and phasing. Therefore, not all phasing sites will directly align with the methodology in Figure 1, but it is used as a starting point for phasing assessments.
- 4.20 This local analysis has been considered in light of the evidence detailed in Lichfield's research titled '*Start to Finish – third edition*' which was updated in September 2024. The research does not replace the bottom-up justification for the delivery trajectory of any given site because local absorption rates (the rate at which homes can be sold or occupied) vary and every site is different.
- 4.21 This data within **Appendix 3** has informed the phasing assumptions made for sites in this report. The phasing guidance which will be used adjusts the Dover average build out rates in response to Start to Finish Research.

SITE SIZE	Lichfield Study	Dover District data 206 - 2026	'Build out rate' used in this Housing Land Supply Report
1 – 4		1	1
5 – 9		5	5
10 – 24		8	8
25 - 49		14	14
50 – 99	16 – 22 (Average 20)	33	25
100 – 499	35 – 60 (Average 49)	38 (100 – 199 units) 32 (200 + units)	35
500- 999	44-83 (Average 67)		

Table 3: Build out rates guidance for phasing sites in the 2026 Housing Land Supply report

- 4.22 The table above shows that the Council's average build-out rates for sites between 50 and 99 units are higher than the average identified in the Lichfield 'start to finish' study. However, the Lichfield study did not consider smaller sites in Kent (sites of 50 - 499 units) and no sites at all in East Kent.
- 4.23 The Lichfield study contributed to a downward adjustment of the build out rates used for sites between 50 and 99 units in estimating the 5-year supply.
- 4.24 For sites greater than 100 units, the build out rates used as guidance for estimating site completions is set at the lower end of the Lichfield average build-out rates reported by Lichfield in the Start to Finish report. See [Appendix 3](#) for more information.

Note: Officer assessments and information gathered on specific applications or sites have also been taken into consideration when assessing specific site delivery phasing. Therefore, not all phasing of sites will directly align with the methodology in Figure 1

Figure 1: Summary of Phasing Methodology

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Minor sites (up to 9 dwellings) with consent										
Full plans/ Reserved matters/ Prior Notifications under construction										
Full plans/ Reserved matters/ Prior Notifications: Not started – greenfield										
Full plans/ Reserved matters/ Prior Notifications: Not started – Brownfield										
Outline permissions										
Major sites (up to 99 dwellings) with consent/Resolution to grant										
Full plans/ Reserved matters/ Prior Notifications - under construction										
Full plans/ Reserved matters/ Prior Notifications - not started										
Full plans with resolution to grant - awaiting S106 to be signed										
Outline permissions – Deliverability Evidenced										
Outline permissions – No Deliverability Evidenced										
Outline permissions – awaiting S106 – Deliverability Evidenced										
Outline permissions – awaiting S106 – No Deliverability Evidenced										
Major sites (Over 99 dwellings) with consent/ Resolution to grant										
Full plans/ Reserved matters/ Prior Notifications under construction										
Full plans/ Reserved matters/ Prior Notifications not started										
Full plans awaiting S106										
Outline permissions – Deliverability Evidenced										
Outline permissions – No Deliverability Evidenced										
Outline permissions – awaiting S106 – Deliverability Evidenced										
Outline permissions – awaiting S106 – No Deliverability Evidenced										
Site Allocations (all sizes) without consent										
Allocations – with clear evidence completions will begin in 5 years – (i.e. Full Application Received – awaiting determination/with resolution to grant)										
Allocations – with clear evidence completions will begin in 5 years – (i.e. Outline Application Received – Awaiting determination/resolution to grant)										
Allocations – Information received setting out Intent to develop										
Allocations– no delivery information received										

5 Land Supply Calculations

Category A- Non-Major (10 or less) Sites with Planning Permission

- 5.1 In accordance with the NPPF definition of deliverability (category a), non-major sites (sites of less than 10 dwellings) that have detailed consent, outline planning permission or permitted development (with prior notification if relevant) are considered deliverable during the period of their permission, unless there is clear evidence that the site will not be implemented or begin to deliver within the period set out.
- 5.2 There is no reason to apply any lapse rate to the deliverability of these sites unless there is clear evidence to the contrary. These sites have all been phased for completion within the land supply period using the methodology outlined above in Figure 3, provided there is no evidence to the contrary.
- 5.3 In total, there are **417** dwellings on non-major sites considered deliverable over the five-year requirement period and therefore included within the housing supply calculation. The details of all sites included within this component of the supply and phased trajectory for each are set out within [Appendix 2](#), Worksheet A1.

Category A - Major Sites with Detailed Planning Consent (commenced)

- 5.4 Major sites that have already commenced development are considered deliverable. Site specific delivery rates are based on the average build-out rates in this report, but adapted according to site representative estimates, and past progress.
- 5.5 In total, there are **964** dwellings on major sites (with detailed planning consent) considered deliverable over the five-year requirement period and therefore included within the housing supply calculation. The details of all sites included within this component of the supply and phased trajectory for each are set out within [Appendix 2](#), Worksheet A2.

Category A - Major Sites with Detailed Planning Consent (not commenced)

- 5.6 Major sites with detailed planning consent (Full consent, Reserved Matters and prior approval) are considered deliverable in accordance with the NPPF unless there is clear evidence that homes will not be delivered within five years. In accordance with Figure 3, the majority of these sites are phased as starting within the five-year period, but this is also informed by site promoter evidence and reviewed against the phasing methodology and historical average delivery rates. Some of the larger sites also have expected delivery outside of the 5-year period.
- 5.7 In total, there are **422** dwellings from these types of sites which are considered deliverable within the five-year period. The details of all sites included within this component of the supply, phased trajectory, and commentary regarding site progress and deliverability for each are set out within [Appendix 2](#), Worksheet A2.

Category B - Major Sites with Outline Planning Permission

- 5.8 Major sites with outline planning permission will be considered deliverable if there is clear evidence that housing completions will begin on site within the five-year period.
- 5.9 Generally only those sites where there is detailed planning application activity are included. This may include the submission of a reserved matters application, and/or detailed evidence on lead-in times and delivery rates being supplied by the site developer/landowner.
- 5.10 In total, there are **607** dwellings on major sites with outline planning permission considered deliverable within the five-year period. The details of all sites included within this component of the supply and phased trajectory for each are set out within [Appendix 2](#), Worksheet A3.

Category B - Allocations without consent

- 5.11 Site allocations within Dover District Local Plan (2024) and Ash Neighbourhood Plan (2021) without consent are considered deliverable in accordance with the NPPF where there is clear evidence that the housing completions will begin on site within five years.

- 5.12 Sites where there is current planning activity (including detailed evidence from landowner/developer lead-in times and delivery rates) are included, in addition to information on planning applications determined since the 31st of March 2026, or applications awaiting determination. On major allocations where no recent phasing information has been provided by the developer/ landowner, these have been phased outside of the 5-year period.
- 5.13 In total, there are **448** dwellings on allocated sites without consent at 31st March considered deliverable within the five-year period. The details of all sites included within this component of the supply and phased trajectory for each are set out within [Appendix 2](#), Worksheet A4.

Category A and B - Whitfield Urban Expansion

- 5.14 The largest strategic allocation in the district is Whitfield Urban Expansion (WUE) allocated in total for 6,350 homes in the Local Plan (2024) (Policy SAP1). It was first identified as a strategic allocation in the Core Strategy 2010 for 5,750 new homes and progress has been made on Phase 1 and 1A, which were granted outline consent for 1,350 homes, many of which have full consent or have been built out.
- 5.15 There are full consents under construction, and applications awaiting determination, including those for Phase 2. The supply of WUE has been included in [Appendix 2](#), as one table and is not duplicated in the categories listed above. Sites that form part of the Whitfield Urban Expansion will fall into both categories A and B in the NPPF definition of a deliverable site.
- 5.16 The expected supply from WUE in the 5-year period is **525** dwellings, made up of **338** units with full consent, **187** with outline consent (but with Reserved Matters received or expected). No units from Phase 2 applications with resolution to grant (outline/hybrid applications) or later phases have been included within the 5-year supply. This phasing is based on detailed information from the multiple developers on-site and historic build out records.

Windfall Allowance

- 5.17 The NPPF defines windfalls as sites not specifically identified (allocated) in the development plan. It also sets out that local planning authorities can make an allowance for windfall development in their housing land supply if there is compelling evidence that they will

provide a reliable source, and that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.

- 5.18 An annual review of the average number of windfall dwellings completed within the district was updated to 2026 to reflect the previous 10-year period.

YEAR	Completions		
	Windfalls on sites of 5 or more units	Windfalls on sites of less than 5 units	Total Windfalls
Average	148	78	230
2025/2026	84	53	137
2024/2025	243	100	343
2023/2024	295	95	390
2022/2023	136	61	197
2021/2022	311	77	388
2020/2021	113	92	205
2019/2020	133	84	217
2018/2019	50	62	112
2017/2018	58	99	157
2016/2017	89	60	149

Table 4: Historic Windfall Completions

- 5.19 In accordance with the NPPF, the council has to balance historic data to establish expected future trends. It is important to note that the land supply calculations set out above includes a significant number of windfall units, which have already been granted consent.
- 5.20 The evidence for an additional windfall allowance in the land supply was tested through the Local Plan examination and delivery of 70 dwellings per annum for years 4 & 5 only, was accepted. The latest evidence of windfall delivery justifies continuing with this approach.

6 Total 5 Year Supply 2026-3031

6.1 The table below provides an overview of the Council's housing supply. In conclusion, the Council can demonstrate 4.8 years of housing supply in Dover District for 2026-2031.

			2026/27 Year 1	2027/28 Year 2	2028/29 Year 3	2029/30 Year 4	2030/31 Year 5	Total
Housing Requirement	A	Local Plan Annual Housing Target	611	611	611	611	611	3,055
	B	20% Buffer	122	122	122	122	122	610
	C	Total Housing Requirement (A + B)	733	733	733	733	733	3,665
Housing Supply	D	Minor sites <10 dwellings with consent	151	185	41	23	17	417
	E	Major sites 10> dwellings with detailed consent	349	310	313	237	177	1,386
	F	Major sites 10> dwellings with outline consent	0	0	136	221	250	607
	G	Whitfield Urban Expansion	150	150	88	70	67	525
	H	Estimated Future Windfall	0	0	0	70	70	140
	I	Development Plan allocations without consent	0	0	0	103	345	448
	J	Total Housing Supply (D+E+F+G+H+I)	650	645	578	724	926	3,523
	K	Housing Need/Supply difference (J- C)	-83	-88	-155	-9	193	-142
Total	L	Total Five Year Supply						4.8

Table 5: DDC Housing Supply 2026-2031

6.2 The details of the sites included within each row of supply above can be seen in [Appendix 2](#). These worksheets also set out expected delivery post the 5 year period where sites are expected to deliver beyond year 5. See the following for more information for each row:

- D - Worksheet Tab A1 - Phasing of Non-Major Sites (under 10 Units) with Consent
- E - Worksheet Tab A2 - Phasing of Major Sites with detailed Consent
- F - Worksheet Tab A3 - Phasing of Major sites with outline consent
- I - Worksheet Tab A4 - Phasing of Development Plan Allocations - without Consent
- G - Worksheet Tab A5 - Phasing of Whitfield Urban Expansion

Appendices

Appendix 1 – Standard Methodology Local Plan housing need

Note – this is the calculation used for the housing need for the Adopted Local Plan to 2040. As the plan was adopted in October 2024, the need calculation remains up to date and does not require updating to reflect the new standard methodology published in December 2024.

Step 1 - Setting the baseline.

Set the baseline using national [Live tables on household projections - GOV.UK \(www.gov.uk\)](https://www.gov.uk/live-tables-on-household-projections), the area of the local authority. Taking the most recent projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being the first year).

The 2014 household growth projections were published July 12th 2016.

For Dover, the relevant data is on the tab labelled 406 at row 327. This shows that the projection for 2032 is 57,838 households, which when taken against the projection for 2022 of 53,238 households, equates to 4,600 households over the 10 year period, creating the average need of 460 per annum

Step 2 – Use ONS (Office for National Statistics) Local Affordability Ratios data (Dover's median affordability ratio).

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent [House price to workplace-based earnings ratio - Office for National Statistics\(ons.gov.uk\)](https://ons.gov.uk/house-price-to-workplace-based-earnings-ratio) published by the Office for National Statistics at a local authority level, should be used.

For Dover, the relevant data is on Table 5c row 240 which shows the latest published figure (March 2022) is 9.25 (local affordability ratio).

Step 3 – Apply the adjustment formula to get the adjustment factor.

Taken from the guidance:

Picture 1.1

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

For Dover, the calculation is:

1. $9.25 - 4 = 5.25$
2. $5.25 / 4 = 1.3125$
3. $1.3125 \times 0.25 = 0.328125$ (adjustment factor)

Step 4 – Use the above to calculate the Local Housing Need

Again, taken from the guidance:

Picture 1.2

Local housing need = $(1 + \text{adjustment factor}) \times \text{projected household growth}$

4. $1 + 0.328125 = 1.328125$
5. $1.328125 \times 460 = 611$ (Local housing need)

Step 5 – Capping the level?

A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the 5-year period and found to not require updating.

Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10-year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

Appendix 2 – Land Supply site data - (separate excel document)

Appendix 3 – Lead in times and Built out rate data

- The data in the table below shows the average lead-in times, by application type, between 2011 and 2019 in Dover.

		Outline	Full Plans	Reserved Matters
Average Years		2.2	2.0	2.1
Average Days		807	742	770
Year of Decision	2018/2019	*	408	770
	2017/2018	*	527	610
	2016/2017	*	555	440
	2015/2016	734	614	571
	2014/2015	761	503	909
	2013/2014	*	776	474
	2012/2013	822	551	*
	2011/2012	813	1553	*
	2010/2011	*	1192	1616

Table 1: Average Lead-in Times in the Dover District (date of decision to first completion)

* No data available

- As the above data is becoming out of date, it has been compared with the Lichfield research titled Start to Finish (3rd edition), dated September 2024. The graph below (extracted from Start to Finish) shows average lead-in times for sites of different sizes in their study. The lead-in times show both the period from:
 - Planning approval period: validation of the first application to first detailed permission
 - Planning to delivery period: approval of first detailed permission to first completion

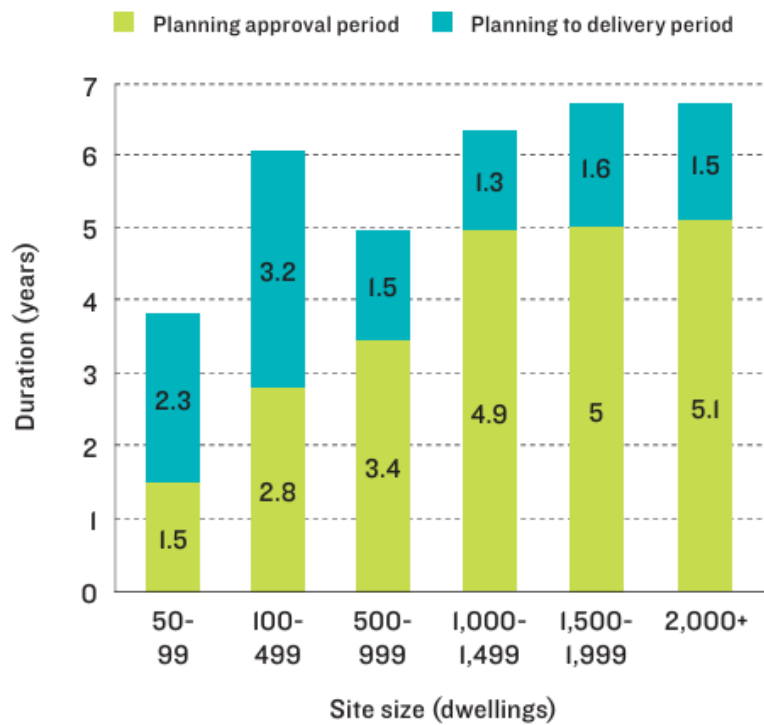


Figure 1: Lichfield analysis of average (mean) timeframes from validation of the first application to completion of the first dwelling (Source: 'Start to Finish' Lichfield research, September 2024)

3. The Dover District data summarised in Table 1 has been compared to the nationally sourced data in 'Start to Finish' Lichfield research. The Dover District data does not disaggregate size in the same way as Lichfields and only includes lead-in time following the decision. Nevertheless, some comparisons can be made from background data.
4. For Dover sites between 50 – 99 units, the lead-in time was an average of 3.3 years. This, however, was significantly skewed by one site in the DDC data which took 12.5 years before the first completion was recorded. The number of sites in the DDC sample was small (6 sites), such that when this site is excluded from the calculation the average lead-in time was 1.5 years.
5. When considering all sites up to 49 units in size in the Dover District, the average lead-in time was 2.4 years. Given this analysis, it is considered that the 2.3 years lead-in identified in the Start to Finish report amounted to a robust assumption for sites up to 99 units in the Dover District.

6. All of the sites (bar 5 of 68) included in the research in Table 3 were smaller than 99 units. For the larger sites (greater than 99 units) assessed in the Dover District Council data, the average lead-in time (from the date of detailed permission to the date of first completions) is 2.3 years. These sites would fall within the size bracket of 100-499 in the 'start to finish' research which shows a longer average lead-in time of 3.2 years for sites of this size. The Dover lead-in data has not been updated in recent years, and the number of sites (sample size) in the 100-499 bracket is very small. Therefore, instead of local data, 'Start to Finish' is considered to provide robust lead-in time assumptions for sites over 100 units. This is considered robust because 'Start to Finish' has a larger sample size (77 sites) in the 100 – 499 units category.

Build-out rate analysis

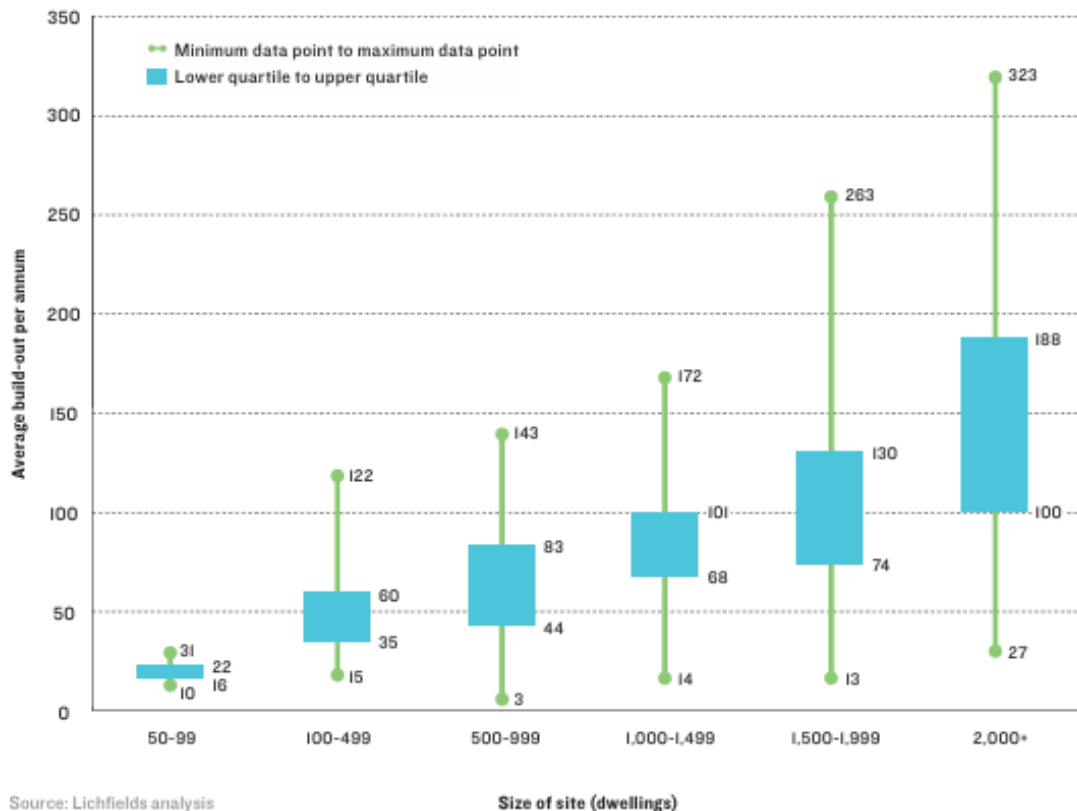
7. The data in Table 5 below shows the average build out rates, by site size, for each monitoring year in Dover.

* No data available

Site Size	1 to 4	5 to 9	10 to 24	25 to 49	50 to 99	100 to 199	200 +
Overall Average	1	5	8	14	33	38	32
2025/2026	0 (0.45)	1 (1.4)	2 (2.25)	16	27 (26.8)	23	9 (8.5)
2024/2025	1	2	6	13	21	12	0
2023/2024	1	2	6	10	41	21	5
2022/2023	1	7	17	29	53	*	*
2021/2022	1	6	8	17	39	26	18
2020/2021	1	5	10	13	51	40	8
2019/2020	1	6	7	17	10	49	24
2018/2019	1	6	8	7	33	96	104
2017/2018	1	7	8	7	31	*	72
2016/2017	1	6	10	*	25	*	51

Table 2: Average Build Out Rates – Previous 10 years

8. The Lichfield 'Start to Finish' (3rd Edition) report (September 2024) considers average build rates for sites of different size. The graph below is an extract from the report which shows minimum, lower quartile, median, upper quartile and maximum build rates by sites size.



Source: Lichfields analysis
 Figure 2: Average Build Out Rates by size of site (dwellings) (Source: 'Start to Finish' Lichfield research, September 2024)

9. The Start to Finish Lichfield research observes that over the three editions of the report, mean build-out rate has decreased marginally, but an overall limited difference in the average build out rates. As shown in Figure 2 above, the average build-out rate for a 50 – 99 dwelling scheme is 16 to 22 dwellings per annum and the average build-out rate for a 100 to 499 dwelling scheme is 35 to 60 dwellings per annum.
10. This data has informed the phasing assumptions made for sites in this report. The phasing guidance which will be used adjusts the Dover average build out rates in response to Start to Finish Research.