

**Rother Development and Site Allocations Local Plan
Examination**

Matter 6: Housing supply and delivery

Statement by Rother District Council

17 April 2019

**Please note all references to documents listed in this statement can be found
in the DaSA Examination Documents List at:
www.rother.gov.uk/dasa/examination**

Introduction

1. This statement presents the Council's evidence in relation to the key issue raised by the Inspector concerning legal and procedural requirements, namely:

Is the overall housing supply and delivery assumptions justified, effective and in accordance with the Core Strategy?

2. In responding to this key issue, attention is given to the specific questions raised by the Inspector on the particular policy identified.

Policy OVE1: Housing Supply and Delivery Pending Plans

Q: Will the proposed allocations and other provisions ensure that the Core Strategy requirement of at least 5,700 net additional homes over the period to 2028 will be met?

3. Paragraph 8.6 of the DaSA explains that, as of 1 April 2018, there is a need to identify further sites for at least 1,574 net additional dwellings¹ in order to meet the minimum target of 5,700 set out in the Core Strategy. The DaSA should identify 1,029 dwellings, with the remaining 545 dwellings to be identified through the Battle (including Netherfield), Burwash, Crowhurst, Etchingham, Hurst Green, Rye and Ticehurst Neighbourhood Plans.
4. The DaSA is allocating for 1,316 dwellings², comprising of 968 dwellings in Bexhill, 308 dwellings in the Rural Areas and 40 dwellings in the Hastings Fringes.
5. The Crowhurst, Rye and Ticehurst Neighbourhood Plans, which are currently at Examination, are proposing to allocate a further 215 dwellings.
6. There are four Neighbourhood Plans that are yet to reach Regulation 14 stage - Battle (including Netherfield), Burwash, Etchingham and Hurst Green. In order to meet their targets as set out in the Core Strategy, these Neighbourhood Plans are required to provide a combined minimum of 435 dwellings.
7. It should be noted that there is an outline planning application (RR/2019/604/P) for 220 dwellings at the Blackfriars site in Battle, which is currently being determined.
8. In addition, Policy OVE1 (Housing Supply and delivery pending plans) is put forward to make a clear commitment to increase supply and, as far as it is able, to achieve the actual delivery of homes within the plan period of the Core Strategy.

¹ Having taken into account completions to date, outstanding planning permissions and allowances for small sites and exception sites provided for by the Core Strategy

² i.e. on sites without extant planning permission

Q: Is the proportional split of sites and expected provision between areas of the borough consistent with the targets, strategic objectives and spatial policies of the Core Strategy?

9. The Core Strategy identifies the amount of housing to be provided within the Plan period within particular settlements³. These targets are supported by the overall strategic objectives and spatial policies of the Core Strategy for Bexhill, Battle, Rye and Rye Harbour, the Hastings Fringes and the Rural Areas.
10. Table 1 below shows the distribution of new dwellings across Bexhill, Battle, Rye, the Rural Areas and Hastings Fringes based on the Core Strategy targets⁴, alongside the expected distribution across these areas up to the end of the plan period (31 March 2028) as at 1 April 2018.

Table 1: Distribution of housing

Area	Core Strategy Targets		Expected provision by 2028 (as at 1 April 2018)	
	Total	% development	Total	% development
Bexhill	3,100	54.4%	3,117	52.1%
Battle	475 - 500	8.3%	475	7.9%
Rye	355 - 400	6.2%	474	7.9%
Rural Villages	1,670	29.3%	1,792	30.0%
Hastings Fringes	100 - 250	1.8%	122	2.0%
Total	5,700 (min)	100.0%	5,980	100.0%

11. Table 2 below shows an updated version of the distribution of new dwellings, as at 1 October 2018⁵.

Table 2: Distribution of housing

Area	Core Strategy Targets		Expected provision by 2028 (as at 1 October 2018)	
	Total	% development	Total	% development
Bexhill	3,100	54.4%	3,374	54.0%
Battle	475 - 500	8.3%	475	7.6%
Rye	355 - 400	6.2%	427	6.8%
Rural Villages	1,670	29.3%	1,847	29.6%
Hastings Fringes	100 - 250	1.8%	127	2.0%
Total	5,700 (min)	100.0%	6,250	100.0%

12. The figures used in both Tables 1 and 2 are based on a number of assumptions:
- a) The proposed allocations in the DaSA and draft Neighbourhood Plans all come forward and are built-out before the end of the plan period. Where a Neighbourhood Plan includes a range, the mid-point has been assumed.

³ Rother Local Plan Core Strategy (Reference SA4) Figure's 8 and 12.

⁴ As set out Policies OSS1, BX1, BA1, RY1 and RA1.

⁵ Based on Appendix 5 of the October 2018 Housing Land Supply position statement Reference S11)

- b) Settlements that are within Neighbourhood Areas which have not yet produced a draft Plan have been assumed to provide the minimum number of dwellings required to meet their individual settlement requirements.
 - c) No allowances have been made for large site windfalls.
13. As can be seen from the figures in Table 1 and 2 above, the Core Strategy focuses the majority of new housing development in Bexhill, with circa 30% in the Rural Areas, with smaller proportions in the market towns of Battle and Rye, and a small amount within the Hastings Fringes.
 14. The DaSA allocations, as of 1 April 2018, are in line with the distribution strategy, with 968 dwellings proposed for new sites in Bexhill, 308 dwellings on new sites throughout the Rural Areas not subject to Neighbourhood Plans and 40 dwellings within the Hastings Fringes. With regard to the particular Rural Area allocations, these are in line with the residual requirements detailed in Figure 17 of the DaSA. As noted at paragraph 8.14 of the DaSA, the proposed allocations in Camber and Catsfield are fractionally less than the Core Strategy target but they properly reflect the outcome of detailed site assessments.
 15. The distribution of development is very close to that identified in the Core Strategy, with levels of development expected to meet or exceed the Core Strategy targets. As noted at paragraph 8.14 of the DaSA, the allocations are regarded as in line with the overall settlement strategy.
 16. The Battle and Rye Neighbourhood Plans, and the Neighbourhood Plans for the other designated areas, will be expected to meet the relevant Core Strategy targets detailed in Figure 17 of the DaSA.
 17. The allocations set out in the DaSA complement the strategic objectives and spatial policies set out in the Core Strategy. The District Council's Matter 2 Statement covers this in further detail.

Q: Are the assumptions for the contribution of small sites in Figure 16 reasonable and justified by evidence?

18. Figure 16 in the DaSA⁶ sets out the residual requirements for Bexhill, Battle, Rye and the Hastings Fringes, to meet the Core Strategy targets as at 1 April 2018. It includes the completions to date, alongside small site permissions (less than 6 net dwellings) and large site permissions (6 or more net dwellings). It also includes a small site windfall allowance outside of the five years⁷ as set out in the Core Strategy⁸.

⁶ Page 107

⁷ For the purposes of calculating five year supply,

⁸ Page 39, Paragraph 7.56

19. Figure 17 in the DaSA⁹ is the equivalent table for the Rural Areas. As explained in paragraph 12.43 of the adopted Core Strategy¹⁰, small site permissions, including a small site windfall allowance, will count towards the overall Rural Areas housing total, however will not count towards an individual rural settlements requirement. Therefore small site permission and a small site windfall allowance have been excluded from Figure 17.
20. Paragraphs 7.53 - 7.56 of the Core Strategy set out the Council's approach to small site windfall allowance. It concludes that: "*Given Rother's past record of fairly consistent small site windfall developments, an allowance for these is made in years 5-10 and 10-15, at rates of 47 dwellings and 45 dwellings a year respectively.*" This compares with some 58 dwellings a year on small site windfalls since 2011, as shown in Figure 3 of the October 2018 Housing Land Supply statement (Reference S11).

Q: Are the assumptions for the delivery of sites with planning permission by 2028 justified? In particular in Bexhill large sites such as Worsham Farm and Preston Hall Farm have yet to commence according to the Housing Land Supply Document of October 2018, yet have capacity for nearly 1,300 dwellings.

21. The timing of house building for large site commitments (6 or more dwellings), saved Local Plan 2006 allocations and adopted Neighbourhood Plan allocations has been assessed, based on information received directly from developers, agents and landowners. These build out programmes are then reviewed by officers for optimism bias. Where developer feedback is not available, this information is taken from Development Management officers. It is considered that the assumptions on the delivery of sites are clearly justified.
22. In respect of Preston Hall Farm, the allocation set out at Policy BEX2 in the DaSA Local Plan for 139 dwellings, was subject to a full planning application¹¹ which was granted planning permission in August 2018. Permission Homes South East commenced the development in March 2019, commencing the work required to the access road and sewers. In addition, Persimmon Homes South East paid their Community Infrastructure Levy (CIL) liability for the site in January 2019. It is anticipated that the entire development for the 139 dwellings will be completed by 2022. A Statement of Common Ground set out in Appendix 1 of this statement, between the District Council and Persimmon Homes South East Ltd¹², sets out the agreed position regarding the site between both parties.

⁹ Page 108

¹⁰ Reference SA4

¹¹ RR/2017/2441/P - For the erection of 139 residential units (including 30% affordable), together with associated car parking, cycle storage, open space, landscaping and provision of new vehicular access from Watergate..

¹² The developer

23. In respect of Worsham Farm, the Rother District Local Plan (RDLP)¹³ allocates land north of Pebsham for a mix of housing, business and related uses (Policy BX2). It makes provision for the delivery of at least 980 dwellings, 22,000sqm of business floorspace and a new neighbourhood centre. Worsham Farm makes up the entirety of the residential part of the policy.
24. In May 2015, a planning application (RR/2014/1223/P) was granted for the erection of 108 dwellings (89 houses, 16 maisonettes and 3 apartments), together with associated car and cycle parking, open space, play areas, landscaping, provision of bus link and vehicular access from the existing junction on Pebsham Lane on part of the site. This permission has since been fully built-out.
25. In April 2016, an outline planning application (RR/2015/1760/P) was granted for the demolition of existing farm buildings and structures (other than retention of existing historic main barn and attached annex at Lower Worsham Farm and historic walls at Upper Worsham Farm) and development to form a residential-led mixed-use urban extension at North East Bexhill comprising up to 1,050 residential dwellings (30% affordable); up to 7,000sqm business floorspace (Use Class B1); up to a two-form entry primary school and children's nursery; up to 2,100sqm (Gross Internal Area) of associated and supporting uses within Use Classes A1-A5 and D1, including commercial premises, multi-use community building, sports pavilion/changing rooms and ancillary car-parking and service areas; three primary vehicular accesses from the Gateway Road; public open space and amenity greenspace with sustainable drainage systems; and associated infrastructure including utility services on approximately 57 hectares of land, with all matters reserved.
26. In November 2017, a reserved matters application (RR/2016/3245/P) was granted for Phase 1 (200 dwellings, internal roads and open space, Gateway Road surfacing, junction realignment and Gateway features) & infrastructure (including loop road, foul water route, sustainable urban drainage work to serve Phase 1 and other phases).
27. Bovis Homes commenced development on this first phase (200 dwellings) on 25 February 2019 and it is anticipated that this phase will be completed in 2022. Phase 1 of the development includes infrastructure (internal loop road, open space, Sustainable Drainage (SuDS) and foul water drainage) to enable the development of the future phases of the wider allocation to come forward.

¹³ Reference SA1

28. Trinity College in-conjunction with Bovis Homes have provided an up-to-date estimate of the likely marketing and delivery trajectory, this is set out in a Statement of Common Ground (SoCG) (Appendix 2 to this statement), between the District Council, Trinity College¹⁴ and Bovis Homes¹⁵. This SoCG sets out the agreed position between all three parties with regards to the build out programme for the site. This shows that the overall trajectory is very similar to that shown in the past two Housing Land Supply statements, with 445 dwellings delivered in the 5 years between 2019 and 2023 (which includes Phase 1 being built out by Bovis Homes) and the remaining 605 being built out between 2024 and 2028.

Q: Does the residual requirement for Battle of 475-500 dwellings exclude the Rother District Plan 2006 allocated site of Blackfriars?

29. The Core Strategy target for Battle¹⁶ is 475-500 dwellings, including the 2006 allocated site at Blackfriars, for which the site-specific 2006 Local Plan Policy BT2¹⁷ remains in force. This allocates Blackfriars for mixed use including at least 220 dwellings.
30. As shown in Figure 16 of the Submission DaSA¹⁸, as of 1 April 2018, the residual requirement (to meet a figure of 475) for Battle is 295 (taking into account housing completions, sites with planning permission and a small site windfall allowance). This figure of 295 includes the Blackfriars allocation, meaning that the residual requirement from other sites was 75 dwellings (295 minus 220). Appendix 5 of the October 2018 Housing Land Supply statement¹⁹ shows that, as of 1 October 2018, the residual requirement for Battle is 263, or 43 not including Blackfriars.
31. It should be noted that there is an outline planning application (RR/2019/604/P)²⁰ for 220 dwellings at the Blackfriars site.

¹⁴ The landowner of Worsham Farm

¹⁵ The developer

¹⁶ Reference SA4 - Policy BA1: Policy Framework for Battle, criteria (iii), page 73 -

¹⁷ Reference SA1, page 84

¹⁸ Reference C1

¹⁹ Reference SI1

²⁰ Currently undetermined

Q: Are there sufficient safeguards and provision in place in the policy to ensure that the requirement would be met if the preparation of and making of neighbourhood plans is delayed or frustrated?

32. There are two made Neighbourhood Plans in the District for Sedlescombe²¹ and Salehurst and Robertsbridge²². There are a further three Neighbourhood Plans²³ which have just gone through Examination and their respective Examiner's Reports now published. In addition, there are four Neighbourhood Plan areas²⁴ which are yet to reach Regulation 14 stage.
33. Policy OVE1 makes clear the Council's commitment to increase housing supply and, as far as it is able, to achieve the actual delivery of homes within the plan period of the Core Strategy. Paragraph three of Policy OVE1 explains that until a neighbourhood plan for a settlement with an outstanding Core Strategy housing requirement is in force, development proposals will be considered favourably in those settlements where (i) they contribute to the housing target for that settlement and accord with the relevant spatial strategy; and (ii) the site and development proposals are otherwise suitable having regard to the other relevant policies of the Core Strategy and the DaSA.
34. Therefore, if a neighbourhood plan is delayed or otherwise frustrated, Policy OVE1 responds positively to such circumstances and ensures that housing development proposals in settlements with housing targets can still be favorably considered against the relevant spatial strategy and any other relevant local plan policies.

²¹ 'Made' on 23rd April 2018

²² 'Made' on 9th July 2018

²³ Crowhurst Parish, Rye Parish and Ticehurst Parish.

²⁴ Battle Civil Parish (including Netherfield), Burwash Parish, Etchingam Parish, Hurst Green Parish

**Appendix 1 – Statement of Common Ground between Rother District Council
and Persimmon Homes South East Ltd**

Statement of Common Ground

between

Rother District Council

and

Persimmon Homes South East

Relating to housing delivery on the site:

Preston Hall Farm, Bexhill

17 April 2019

1. Introduction

- 1.1. This Statement of Common Ground has been agreed between Rother District Council (RDC) and Persimmon Homes South East (Persimmon).
- 1.2. It has been prepared to assist the Inspector conducting the Examination in Public of the Rother Development and Site Allocations (DaSA) Local Plan and seeks to clarify the following question:

Matter 6: Housing Supply and Delivery

Issue: Is the overall housing supply and delivery assumptions justified, effective and in accordance with the Core Strategy?

Are the assumptions for the delivery of sites with planning permission by 2028 justified? In particular in Bexhill large sites such as Worsham Farm and Preston Hall Farm have yet to commence according to the Housing Land Supply Document of October 2018, yet have capacity for nearly 1,300 dwellings.

- 1.3. This Statement deals specifically with the Preston Hall site (subject to Policy BEX2 in the Development and Site Allocations Plan). A separate Statement for the Worsham Farm site has also been prepared.

2. Site History

- 2.1. The Rother District Local Plan (RDLP), adopted in 2006, allocates land north of Sidley for a mix of housing, business and related uses (Policy BX3). It makes provision for the delivery of at least 130 dwellings and 26,000sqm of business floorspace. Preston Hall Farm makes up the entirety of the residential part of the policy.
- 2.2. The North East Bexhill Supplementary Planning Document (SPD), adopted in 2009, elaborated upon RDLP policy BX3
- 2.3. In addition, the site is included as an allocation in the DaSA Local Plan (Policy BEX2) for 139 dwellings.
- 2.4. In October 2017, a full planning application (RR/2017/2441/P) was submitted for the site, for the erection of 139 residential units (including 30% affordable), together with associated car parking, cycle storage, open space, landscaping and provision of new vehicular access from Watergate. In August 2018, the Section 106 agreement was signed and planning permission issued.

- 2.5. Since September 2018, Persimmon has submitted a series of discharge of conditions applications to discharge the respective planning conditions associated with the planning application approval.
- 2.6. A number of these conditions have been approved, including the code of practice, working hours, noise and dust during construction and alignment of the temporary road permitted as part of the application.
- 2.7. Persimmon commenced the development in March 2019, commencing the work required to the access road and sewers. Persimmon paid their Community Infrastructure Levy (CIL) liability for the site in January 2019.

3. Trajectory and Delivery

- 3.1. The trajectory for delivery of housing on this site in previous in Housing Land Supply statements has been based on information received directly from the developer. In the most recent statement¹, the trajectory shows that the site will commence in 2019/20, with 33 dwellings being built in 2019/20, a further 72 in 2020/21 and the remaining 34 being built in 2021/22.
- 3.2. Since 1 October 2018, the date of the most recent Housing Land Supply Trajectory, Persimmon has provided the more up to date information regarding the delivery trajectory for Preston Hall Farm, presented below.

Table1: Anticipated completions on Preston Hall Farm

Year	Anticipated completions
2019/20	39 dwellings
2020/21	49 dwellings
2021/22	51 dwellings
Total Dwellings	139 dwellings

- 3.3. Both the District Council and Persimmon believe that the rate of completions set out in Table 1 above is a reasonable reflection of anticipated delivery for this site and that the site will be wholly completed before the end of the plan period (2027/28).

¹ As at 1 October 2018 – Reference SI1

4. Summary and Conclusions

- 4.1. The agreements between RDC and Persimmon in this Statement of Common Ground confirm the deliverability of housing on the site at Preston Hall Farm within the plan period.
- 4.2. Significant cooperation between both parties has taken place and will continue to do so regarding the remaining planning conditions which require discharging in order for the development to commence and be completed in line with the latest timetable set out above.



Signed on behalf of Persimmon Homes South East Ltd	Signed on behalf of Rother District Council
Date 17 th April 2019	Date 17 April 2019
Position Divisional Director	Position Executive Director

**Appendix 2 – Statement of Common Ground between Rother District Council,
Trinity Homes and Bovis Homes**

Statement of Common Ground

between

Rother District Council

and

Trinity College

and

Bovis Homes

Relating to housing delivery on the site:

Land at Worsham Farm, Bexhill

17 April 2019

1. Introduction

- 1.1. This Statement of Common Ground has been agreed between Rother District Council (RDC), Trinity College and Bovis Homes.
- 1.2. It has been prepared to assist the Inspector conducting the Examination in Public of the Rother Development and Site Allocations (DaSA) Local Plan and seeks to clarify the following question:

Matter 6: Housing Supply and Delivery

Issue: Is the overall housing supply and delivery assumptions justified, effective and in accordance with the Core Strategy?

Are the assumptions for the delivery of sites with planning permission by 2028 justified? In particular in Bexhill large sites such as Worsham Farm and Preston Hall Farm have yet to commence according to the Housing Land Supply Document of October 2018, yet have capacity for nearly 1,300 dwellings.

- 1.3. This Statement deals specifically with the Worsham Farm site. A separate Statement for the Preston Hall Farm site has also been prepared.

2. Background

- 2.1. Trinity College are the majority landowner of the North East Bexhill allocation from the Rother District Local Plan (RDLP), adopted in 2006, known as BX2, except for:
 - a. The land which was purchased by Barratt Homes on the south-eastern part of the site, known as Land North of Pebsham Lane, and has been fully implemented, and
 - b. The land now owned by Bovis Homes, for delivery of Phase 1 of the allocation, for 200 dwellings on the southern part of the site, north of Wrestwood Road.

3. Site History

- 3.1. The Rother District Local Plan (RDLP) allocates land north of Pebsham for a mix of housing, business and related uses (Policy BX2). It makes provision for the delivery of at least 980 dwellings, 22,000sqm of business floorspace and a new neighbourhood centre. Worsham Farm makes up the entirety of the residential part of the policy.

- 3.2. The North East Bexhill Supplementary Planning Document (SPD), adopted in 2009, elaborated upon RDLP policy BX2 and suggested an estimated site capacity of approximately 1,125 dwellings.
- 3.3. In May 2015, a planning application (RR/2014/1223/P) was granted for the erection of 108 dwellings (89 houses, 16 maisonettes and 3 apartments), together with associated car and cycle parking, open space, play areas, landscaping, provision of bus link and vehicular access from the existing junction on Pebsham Lane on part of the site. This permission has since been fully built-out.
- 3.4. In April 2016, an outline planning application (RR/2015/1760/P) was granted for the demolition of existing farm buildings and structures (other than retention of existing historic main barn and attached annex at Lower Worsham Farm and historic walls at Upper Worsham Farm) and development to form a residential-led mixed-use urban extension at North East Bexhill comprising up to 1,050 residential dwellings (30% affordable); up to 7,000sqm business floorspace (Use Class B1); up to a two-form entry primary school and children's nursery; up to 2,100sqm (Gross Internal Area) of associated and supporting uses within Use Classes A1-A5 and D1, including commercial premises, multi-use community building, sports pavilion/changing rooms and ancillary car-parking and service areas; three primary vehicular accesses from the Gateway Road; public open space and amenity greenspace with sustainable drainage systems; and associated infrastructure including utility services on approximately 57 hectares of land, with all matters reserved.
- 3.5. In November 2017, a reserved matters application (RR/2016/3245/P) was granted for Phase 1 (200 dwellings, internal roads and open space, Gateway Road surfacing, junction realignment and Gateway features) & infrastructure (including loop road, foul water route, sustainable urban drainage work to serve Phase 1 and other phases).
- 3.6. Bovis Homes commenced development on this first phase on 25 February 2019.

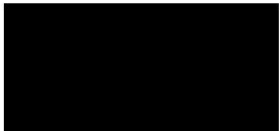

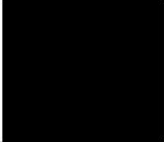
4. Trajectory and Delivery

- 4.1. The trajectory for delivery of housing on this site in previous in Housing Land Supply statements has been based on information received from Bovis Homes (the developer committed to building Phase 1), Trinity (the remaining landowner) and Development Management officers.

- 4.2. In the most recent statement¹, the trajectory shows the site commencing in 2019/20. Phase 1 (for 200 dwellings) was expected to deliver 50 dwellings in 2019/20, a further 100 in 2020/21 and the remaining 50 in 2021/22. Phase 2, also for approximately 200 dwellings, was expected to be built-out over 4 years, commencing in 2021/22. Subsequent phases were assumed to have similar build-out schedules.
- 4.3. Trinity College and Bovis Homes has provided an up-to-date estimate of the likely marketing and delivery trajectory, presented in Appendix 1. This shows that the overall trajectory is very similar to that shown in the past two Housing Land Supply statements, with 445 dwellings delivered in the 5 years between 2019 and 2023 and the remaining 605 being built out between 2024 and 2028.
- 4.4. Bovis Homes have commenced on-site for Phase 1 of the development and anticipate completing this phase in 2022. This first phase reserve matters includes infrastructure (internal loop road, open space, Sustainable Drainage (SuDS) and foul water drainage) to enable the development of the future phases.
5. Trinity College is committed to working with its development partner Bovis Homes and Rother District Council to procure development reflecting the trajectory presented in Appendix 1.

Summary and Conclusions

- 5.1. The agreements between RDC, Trinity College and Bovis Homes in this Statement of Common Ground confirm the deliverability of housing on the site at Worsham Farm within the plan period.
- 5.2. Significant cooperation between the Parties has taken place and will continue to do so both in terms of the preparation and submission of Reserved Matters applications for future phases, as well as their delivery.

Signed on behalf of Rother District Council	Signed on behalf of Trinity College	Signed on behalf of Bovis Homes
		
Date 17 April 2019	Date 17 April 2019	Date 17 April 2019
Position Executive Director	Position <i>Partner - Bidwells Agent for Trinity College</i>	Position: JLP – Bovis’ Planning Consultant

¹ As at 1 October 2018 – Reference SI1

Appendix 1: Phasing plan for Worsham Farm

Timeline (Year)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
Housing Trajectory													
Phase 1	30	60	60	50	60	60	15						200
Phase 2			30	60	40	20							225
Phase 3 (rest no. dic and emp)					25								60
Phase 4 (local Centre and rest)													25
Phase 5 (School and sports pitches)					30								0
Phase 6						60	60	10					160
Phase 7						30	60	60	30				180
Phase 8							30		60	50			200
Total	1050	30	60	90	110	170	165	130	90	50	0	0	1050
Curative	30	90	180	290	445	615	790	910	1000	1050	1050	1050	1050
Marketing Plan													
Phase 1													
Phase 2													
Phase 3 (boss rest and employment)													
Phase 4 (local Centre and rest)													
Phase 5 (N/A)													
Phase 6													
Phase 7													
Phase 8													