

Canterbury City Council Planning Policy

Annual Monitoring Report April 2012 - March 2013



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Appendix 1 – Schedule of Housing sites , 5 year supply.

Canterbury District Local Plan Annual Monitoring Report April 2012 – March 2013

1.0 Introduction and format of the Monitoring Report

- 1.1 This monitoring report will look at the monitoring systems from April 2012 to March 2013. It will examine the outcomes of the Commercial Information Audit, the Housing Information Audit and the Local Development Scheme.
- 1.2 It will also look at performance indicators, local indicators and directional targets for future monitoring. It will also assess whether the aims and objectives of the Canterbury Community Strategy are being met.
- 1.3 This Annual Monitoring Report will monitor the performance of the City Council in implementing its land use policies and objectives set out in the Local Development Framework. The City Council intends to establish a set of key indicators that will be used to assess the performance of the Local Plan / Local Development Framework. It is therefore inevitable that not all policies contained in the plan are involved in the monitoring process. If, however, particular issues are identified during the Plan period, which do not currently fall into the scope of monitoring, a monitoring process will be established so that it can be identified whether the Plan is performing adequately on that particular issue.
- 1.4 Monitoring is a major task for the Council, and theoretically the list of things that we could monitor is almost endless. Clearly, within the Council's limited resources some prioritisation has taken place over which aspects of the Local Plan are monitored. The Council has heavily relied upon its existing sources of monitoring information to produce this report. In particular these are information about individual planning applications that can be assessed from officer knowledge and the council's planning IT system (Acolaid), and the land use monitoring work on housing numbers and employment land that is undertaken annually. One of the outputs of carrying out the work on preparing this AMR has been that it has identified areas where the Council is presently deficient in its monitoring information. Future AMR's will be able to address this, and the Council will, where appropriate and feasible, set up monitoring systems to provide more information on the effectiveness of policies in the local plan/local development framework.
- 1.5 Pressures for development come from two main sources housing and employment. The Council has previously adopted a strong brownfield development agenda particularly for housing development , however, previously developed sites are becoming more limited. The challenge for the Local Plan will be to identify the most sustainable strategy. There is also a need to diversify the economic base of the District and there are pressures associated with doing this. The main challenge for the District is to ensure that these developments do not compromise the District's heritage, which needs to be conserved and enhanced for future generations.
- 1.6 Canterbury City Council has various aims, objectives and challenges to meet the District's needs and aspirations for the future as part of the Local Plan. The Council's aims are to improve the quality of life within the District taking account of diversify, supporting and developing prosperity, and preserving and enhancing the built and natural environment.

2.0 Profile of the District

2.1 The Canterbury District is located in north-east Kent. It includes the historic City of Canterbury, the coastal towns of Herne Bay and Whitstable, attractive countryside and some 35 villages. The District has a rich natural and built environment, with the Kent Downs AONB covering about a third of the District, three special landscape areas associated with the North Kent Marshes, the Blean Woods and the North Downs, and two local landscape designations associated with the setting of the City of Canterbury and the former Wantsum channel. The built environment is equally rich with a World Heritage Site in Canterbury, numerous conservation areas and listed buildings.

2.2 The District is an important sub-county employment centre in East Kent. Canterbury has a strong service and education sector with four higher and further education institutions namely University of Kent at Canterbury, Canterbury Christ Church University, Canterbury College and University College for the Creative Arts. The manufacturing sector is largely located at the coastal towns and has experienced some decline over the years.

2.3 Environment

- The Canterbury district consists of an area of 30,885 hectares
- 18 kilometres of coastline
- 27% of Canterbury district is covered by Kent Downs AONB
- Canterbury is one of the most wooded districts in South East England. There are three main areas of woodland – Blean, North Downs and the Stour Valley – most of which is ancient woodland
- Approximately 160,000 vehicles travel to and from Canterbury along its main routes per day (Kent Travel Report)

2.4 Culture and Heritage

- Canterbury city (the Cathedral, St Augustine's Abbey and St Martin's Church) is a World Heritage Site
- There are a total of 2,887 listed buildings in the district and 53 scheduled monuments
- The district hosted 6.7 million visitors in 2012, this included 577,000 overnight stays. (Source: Visit Kent).

Demography

2011 Census Total Population for Kent Local Authorities

Local Authority	Total Persons	Males		Females		Area of local authority (Hectares)	Density (persons per hectare)
		No.	%	No.	%		
Ashford	117,956	57,232	48.5%	60,724	51.5%	58,062	2.03
Canterbury	151,145	72,638	48.1%	78,507	51.9%	30,885	4.89
Dartford	97,365	48,061	49.4%	49,304	50.6%	7,277	13.38
Dover	111,674	54,765	49.0%	56,909	51.0%	31,484	3.55
Gravesham	101,720	50,139	49.3%	51,581	50.7%	9,902	10.27
Maidstone	155,143	76,492	49.3%	78,651	50.7%	39,333	3.94
Sevenoaks	114,893	55,743	48.5%	59,150	51.5%	37,034	3.10
Shepway	107,969	53,135	49.2%	54,834	50.8%	35,670	3.03
Swale	135,835	67,152	49.4%	68,683	50.6%	37,341	3.64
Thanet	134,186	64,555	48.1%	69,631	51.9%	10,330	12.99
Tonbridge & Malling	120,805	59,207	49.0%	61,598	51.0%	24,014	5.03
Tunbridge Wells	115,049	56,494	49.1%	58,555	50.9%	33,133	3.47
KCC Area	1,463,740	715,613	48.9%	748,127	51.1%	354,464	4.13
Medway	263,925	130,825	49.6%	133,100	50.4%	19,203	13.74
Kent	1,727,665	846,438	49.0%	881,227	51.0%	373,667	4.62

Source: 2011 Census Table PP04 (unrounded data) released 24 September 2012. Office for National Statistics (ONS), © Crown Copyright

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2011 Census: Population by 5-year Group and Gender

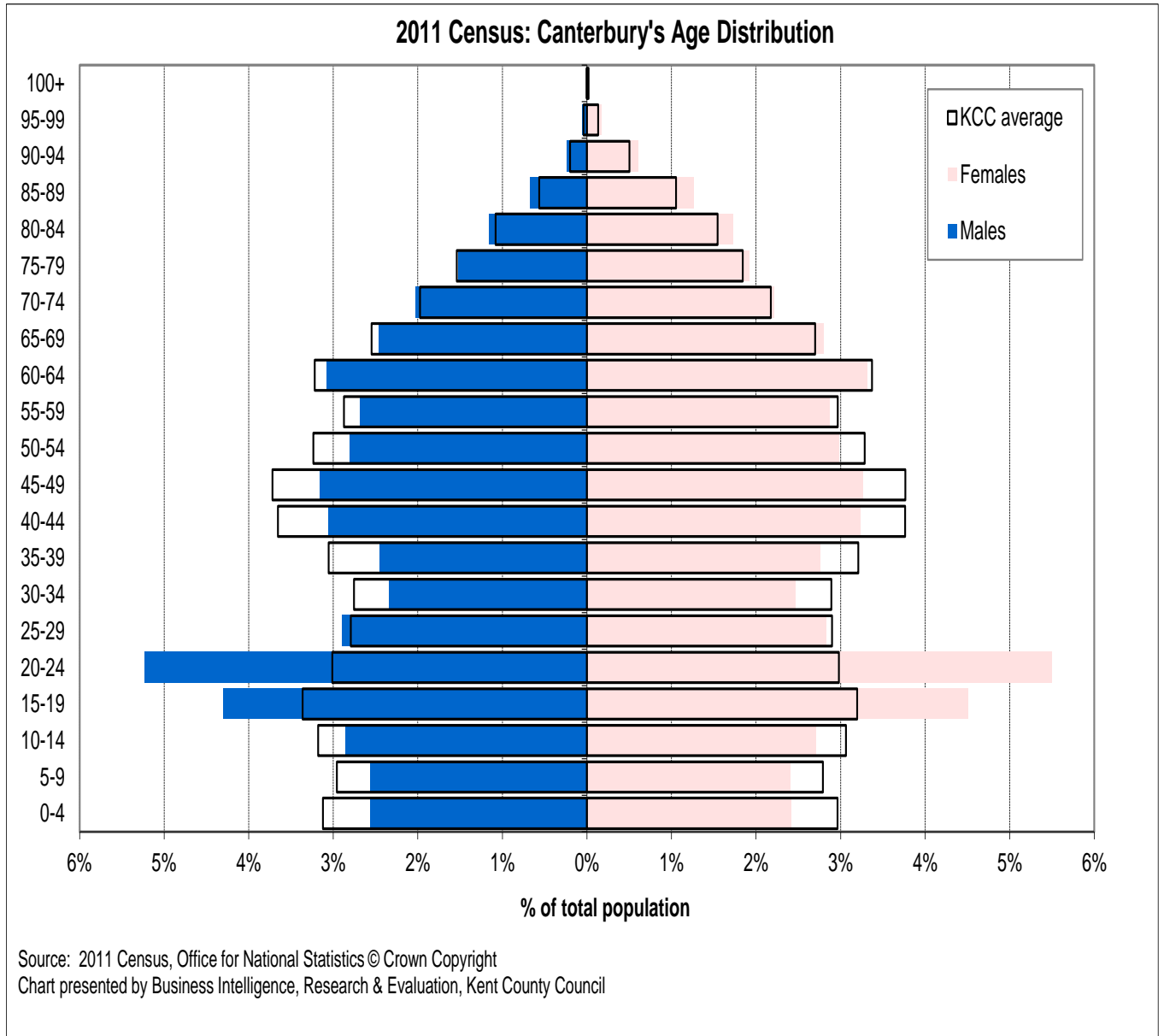
CANTERBURY DISTRICT

	Total Persons		Males		Females	
	No.	% of total population	No.	% of age group	No.	% of age group
All Ages	151,145		72,638	48.1%	78,507	51.9%
0-4	7,514	5.0%	3,864	51.4%	3,650	48.6%
5-9	7,506	5.0%	3,870	51.6%	3,636	48.4%
10-14	8,393	5.6%	4,309	51.3%	4,084	48.7%
15-19	13,309	8.8%	6,504	48.9%	6,805	51.1%
20-24	16,222	10.7%	7,907	48.7%	8,315	51.3%
25-29	8,658	5.7%	4,380	50.6%	4,278	49.4%
30-34	7,258	4.8%	3,532	48.7%	3,726	51.3%
35-39	7,878	5.2%	3,705	47.0%	4,173	53.0%
40-44	9,506	6.3%	4,613	48.5%	4,893	51.5%
45-49	9,686	6.4%	4,762	49.2%	4,924	50.8%
50-54	8,727	5.8%	4,232	48.5%	4,495	51.5%
55-59	8,387	5.5%	4,056	48.4%	4,331	51.6%
60-64	9,656	6.4%	4,651	48.2%	5,005	51.8%
65-69	7,950	5.3%	3,719	46.8%	4,231	53.2%
70-74	6,391	4.2%	3,052	47.8%	3,339	52.2%
75-79	5,198	3.4%	2,296	44.2%	2,902	55.8%
80-84	4,342	2.9%	1,742	40.1%	2,600	59.9%
85-89	2,921	1.9%	1,010	34.6%	1,911	65.4%
90-94	1,271	0.8%	354	27.9%	917	72.1%
95-99	331	0.2%	75	22.7%	256	77.3%
100+	41	0.0%	5	12.2%	36	87.8%

Source: 2011 Census Table PP04 (unrounded data) 24 September 2012. Office for National Statistics (ONS) © Crown Copyright

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As shown by the graph below, the district has a higher population of people aged between 15-24 and 60-69 that was experienced at the time of the previous Census.



2.5 In terms of deprivation Canterbury was ranked 163rd nationally out of 354 authorities and 6th within Kent for overall deprivation.

The table below sets out the number and percentage of residents living in households and communal establishments for each of the 12 Kent local authority areas.

Resident type in Kent local authority areas

2011 Census: Total population by resident type					
	Total resident population	Household residents	Communal establishment residents	% Household residents	% Communal establishment residents
England	53,012,456	52,059,931	952,525	<i>98.2%</i>	<i>1.8%</i>
South East	8,634,750	8,446,500	188,250	<i>97.8%</i>	<i>2.2%</i>
Kent County Council area	1,463,740	1,435,745	27,995	<i>98.1%</i>	<i>1.9%</i>
Ashford	117,956	116,993	963	<i>99.2%</i>	<i>0.8%</i>
Canterbury	151,145	142,562	8,583	<i>94.3%</i>	<i>5.7%</i>
Dartford	97,365	96,376	989	<i>99.0%</i>	<i>1.0%</i>
Dover	111,674	109,462	2,212	<i>98.0%</i>	<i>2.0%</i>
Gravesham	101,720	100,976	744	<i>99.3%</i>	<i>0.7%</i>
Maidstone	155,143	152,445	2,698	<i>98.3%</i>	<i>1.7%</i>
Sevenoaks	114,893	113,622	1,271	<i>98.9%</i>	<i>1.1%</i>
Shepway	107,969	106,151	1,818	<i>98.3%</i>	<i>1.7%</i>
Swale	135,835	133,380	2,455	<i>98.2%</i>	<i>1.8%</i>
Thanet	134,186	131,755	2,431	<i>98.2%</i>	<i>1.8%</i>
Tonbridge & Malling	120,805	119,401	1,404	<i>98.8%</i>	<i>1.2%</i>
Tunbridge Wells	115,049	112,622	2,427	<i>97.9%</i>	<i>2.1%</i>
Medway UA	263,925	259,988	3,937	<i>98.5%</i>	<i>1.5%</i>
Kent (KCC area plus Medway)	1,727,665	1,695,733	31,932	<i>98.2%</i>	<i>1.8%</i>

Source: 2011 Census Table PP07 (unrounded data) released 24 September 2012

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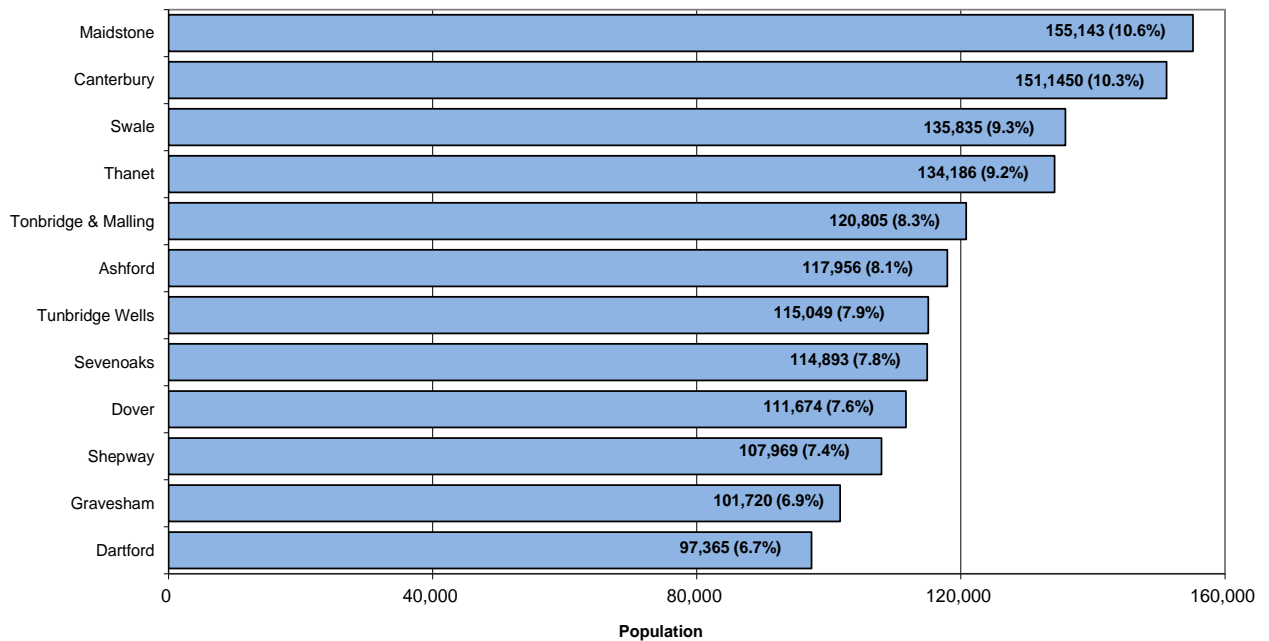
In March 2012 there were a total of 60,771 households within the District. (Source 2011 Census). Of all Kent districts, Canterbury has the highest number (8,583) and proportion (5.7%) of residents living in communal establishments.

Total population change: KCC Area and districts				
	2001	2011	2001/2011 Change	
			Number	%
Kent	1,329,719	1,463,740	134,021	10.1%
Ashford	102,673	117,956	15,283	14.9%
Canterbury	135,277	151,145	15,868	11.7%
Dartford	85,906	97,365	11,459	13.3%
Dover	104,571	111,674	7,103	6.8%
Gravesham	95,712	101,720	6,008	6.3%
Maidstone	138,945	155,143	16,198	11.7%
Sevenoaks	109,309	114,893	5,584	5.1%
Shepway	96,238	107,969	11,731	12.2%
Swale	122,808	135,835	13,027	10.6%
Thanet	126,700	134,186	7,486	5.9%
Tonbridge & Malling	107,566	120,805	13,239	12.3%
Tunbridge Wells	104,038	115,049	11,011	10.6%

Source: 2011 Census Table PP04 (unrounded data) released 24 September 2012: 2001 Census Standard Table 1
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- 2.6 The Kent County Council (KCC) area currently has a population of 1,463,740 according to the 2011 Census. The population of the KCC area grew by +10.1% between 2001 and 2011 which is a faster rate than both the national average and the South East average (+7.9%). Canterbury has the second largest population of all Kent districts with 151,145 people.
- 2.7 The population of Canterbury district grew by 15,868 (11.7%) between 2001 and 2011 as revealed in the table above. The area's population was 151,145 in 2011. This was the second largest increase (in real terms) of any district in the county. The rate of growth was also higher than both regional and national levels (7.9%).

Chart 4: 2011 Census Total population
Total population and percentage contribution to KCC total



Source: 2011 Census Table PP04 (unrounded data) & 2001 Census Standard table 1; Office for National Statistics (ONS) © Crown Copyright
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3.0 Progress on LDS milestones

3.1 The Local Development Scheme is the document that sets out Canterbury City Council's strategy for the review of the current Local Plan, and the preparation of a Local Plan for Canterbury district. It includes a programme of when the draft plan will be produced and at what stages consultation will take place. It is intended to revise the LDS as necessary.

To date Canterbury City Council has made the following progress towards its Local Development Framework:

- Preferred Option Local Plan (June 2013)
- Core Strategy Options document (Options consultation January 2010)
- Herne Bay Area Action Plan (adopted April 2010)
- Statement of Community Involvement (adopted April 2007)

3.2 Changes to the Local Development Framework Planning System

The Government has embarked on some far-reaching changes to the planning system:

- The National Planning Policy Framework (NPPF) indicates that Council's should produce a single Local Plan for its area.
- Although subject to some changes, the Statement of Community Involvement and Annual Monitoring Report will remain.

3.3 Future Development Plan Preparation

Following the changes to the development planning system. The Council has reviewed its work programme and its approach to Plan preparation. The Council has decided to take forward its Core Strategy work as a Local Plan format, rather than preparing separate Core Strategy and Development Allocations DPDs. This would be in accordance with the new guidance.

Following consultation on a Preferred Option Local Plan in June 2013, it is intended to publish a pre-Submission draft Local Plan (Regulation 19) in March 2013. A detailed programme for the remainder of the Local Plan process will be published at that time.

3.4 Supplementary Planning Documents

Supplementary Planning Documents provide guidance to supplement the policies in the Local Plan / Local Development Framework. They do not form part of the statutory development plan, but should form part of the planning framework.

The NPPF says that SPDs should be used where they can help applicants make successful applications or aid infrastructure. They should not be used to add unnecessarily to the financial burdens on development. As a result of changes to the Regulations, detailed programmes for SPDs are no longer required to be set out in the LDS. However, it is our intention to continue to include broad details of SPD work.

At this time, work on SPDs includes:

Review of Development Contributions SPD – a review of this SPD is underway, in parallel with the development of Community Infrastructure Levy/Tariff-based contributions system for the Local Plan. This is likely to follow closely after the preparation of the Local Plan, and it is likely that the s106/CIL arrangements will replace the existing SPD in due course.

Review of World Heritage Site Management Plan SPG – as a result of changes to Government guidance on World Heritage Sites, some amendments need to be made to the existing SPG. This is likely to take place in parallel with the development of the Local Plan.

New Residential Intensification SPD – a guidance note on this topic has been adopted as a “material consideration”, but it is the intention to adopt it as SPD. This is likely to take place in parallel with the development of the Local Plan.

New Landscape Character & Biodiversity Assessment SPD – this SPD, will replace the existing Landscape Character SPGs, This document went out to consultation alongside the Draft Local Plan in June 2013.

4.0 Duty to Co operate

Context

4.1 Section 110 of the Localism Act sets out the ‘duty to co-operate’. This applies to all local planning authorities, national park authorities and county councils in England – and to a number of other public bodies.

The new duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies to ‘*engage constructively, actively and on an ongoing basis*’ to develop strategic policies; and
- requires councils to consider joint approaches to plan making.

4.2 Paragraphs 178 to 181 of the National Planning Policy Framework give guidance on “*planning strategically across local boundaries*”, and highlights the importance of joint working to meet development requirements that cannot be wholly met within a single local planning area, through either joint planning policies or informal strategies such as infrastructure and investment plans. Paragraph 181 states that “cooperation should be a continuous process of engagement from initial thinking through to implementation”.

4.3 The duty to co-operate also covers a number of public bodies in addition to councils. These bodies are currently set out in the Local Planning Regulations required to implement the Localism Act:

- Environment Agency
- Historic Buildings & Monuments Commission for England
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes & Communities Agency
- Primary Care Trusts
- Office of Rail Regulation
- Highways Agency
- Transport for London
- Integrated Transport Authorities
- Highway Authorities
- Marine Management Organisations

- 4.4 These bodies are required to co-operate with Councils on issues of common concern to develop sound local plans. This list of bodies covered may change over time.

Structure of co-operation to date

- 4.5 Over the past decade the City Council has worked with local authorities in East Kent, including Kent County Council, and other partners in order to develop a long term vision for the area as well as the mechanisms for delivering that vision. The approach taken has taken into account the nature of the national and regional planning system and continues to evolve.

- 4.6 A summary of the relationships and overall approach in the area is set out below:

- Responding to development of the Regional Spatial Strategy for the South East (*The South East Plan*) the district council worked with Kent County Council, Ashford Borough Council, Dover District Council, Thanet District Council, Shepway District Council, Swale Borough Council and other partners to produce the East Kent Sub Regional Study, published in 2004. Further joint work was then undertaken to produce the East Kent and Ashford Sub Regional Strategy that was included in the South East Plan, as adopted in May 2009. Discussions continued with regional agencies and GOSE to 2009 and beyond.
- The City Council was involved in the formation of the East Kent Local Strategic Partnership (EKLSP), founded in spring 2008 and covering the local authority areas of Canterbury, Dover, Shepway and Thanet. The partnership published its *sustainable community strategy* – *Lighting the Way to Success* – in 2009.
- In response to the Homes and Community Agency's proposed 'single conversation' mechanism for allocating housing and regeneration funding the City Council worked with its EKLSP partners to develop the East Kent *Local Investment Programme*. The document, that sets a series of investment priorities for East Kent, was adopted by the City Council in Spring 2011.
- The City Council is currently a member of the East Kent Regeneration Board, along with Kent County Council, Ashford Borough Council, Dover District Council, Shepway District Council and Thanet District Council. The Board has developed a set of shared objectives for the area and infrastructure delivery mechanisms, and is a key decision-making body for infrastructure and regeneration schemes. This meets regularly and has an officer group and a group containing senior councillors from across East Kent.
- The City Council is also an active participant in the Kent Planning Officers Group, which seeks to share best practice, and develop shared policy approaches to key issues across Kent. Recent examples include the development of common approaches to viability testing.
- The City Council is also an active participant in the Kent Planning Policy Forum, a sub-group of KPOG, which seeks to develop and share best practice in LDF and

Local Plan work across Kent. Recent examples include developing a shared approach to the preparation of evidence on future development requirements.

- Currently, joint oversight of development in Canterbury district is assisted by the *Local Enterprise Partnership*. This incorporates Essex, Kent and East Sussex and therefore all adjoining areas are similarly included.

4.7 The table below sets out some of the most recent meetings which have taken place between the City Council and other public bodies. Similarly discussions have been held with non-public sector service providers; for example, South East Water and National Grid.

Summary of cooperation

4.8 Details of the nature of co-operation in terms of specific outcomes has been organised in chronological order, as documented in the table below.

4 th April 2012	Bridge Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan
11 th April 2012	Meeting with Land Securities	Kingsmead	Discussion of potential outcomes
20 th April 2012	East Kent Planners meeting	Meeting to discuss shared Local Plan evidence base, cross-boundary issues (housing, employment, transport)	Part of ongoing series of meetings with neighbouring authorities to discuss matters of shared interest
21 st April 2012	City Council Members	Briefing on outcomes from Development Requirements Study and Public Opinion Research	Members able to input views on study outcomes
30 th April 2012	George Wilson, David Jarman, Carl Elliott	Discussed Estuary View, Whitstable	Additional work to be undertaken by agents in relation to site
1 st May 2012	Hillreed Homes	Discuss proposed SHLAA sites at Hersden	Additional work to be undertaken by agents in relation to site
4 th May 2012	Canterbury Partnership	Briefing on Local Plan progress and outcomes from Development Requirements Study and Public Opinion Research	Part of ongoing series of meetings with Canterbury Partnership on local Plan progress
10 May 2012	CABE Design Council	Design and Local Plan – Review Panel	CABE to produce report of discussion and findings
14 th June 2012	East Kent LPAs	Retail & Employment study	Consultants to contact LPAs on different issues to inform study
18 th June 2012	Range of local and statutory stakeholders, including neighbouring Councils and KCC	Local Plan conference to inform delegates on the outcomes from Development Requirements Study and Public Opinion Research	Delegates able to input views on study outcomes
20 th June 2012	KPOG	Travellers Planning Meeting to discuss possible shared approaches to Gypsy & Traveller studies	Cooperation to continue as studies develop

22 nd June 2012	Canterbury 4 Business	Briefing to delegates regarding Local Plan issues and the outcomes from Development Requirements Study and Public Opinion Research	CAB delegates able to raise issues and comment on emerging studies
27 th June 2012	HCA	Meeting to discuss housing and development aspects of Local Plan work	Part of ongoing series of meetings with HCA to discuss housing and development matters
28 th June 2012	Hollamby Estates	Strode Farm, Herne	Additional work to be undertaken by agents in relation to site
28 th June 2012	Devine Homes	Thanet Way site, Swalecliffe.	Additional work to be undertaken by agents in relation to site
2 nd July 2012	Kingston Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan
11 th July 2012	Kent Association of Local Councils	Meeting with Parish councils to discuss emerging Local Plan issues	Part of ongoing series of meetings with Parish Councils to discuss Local Plan matters
13 th July 2012	Sigma planning	Discussed SHLAA site at Littlebourne	Additional work to be undertaken by agents in relation to site
17 th July 2012	Meeting with Harvest Partnership	Kingsmead	Discussion of potential outcomes
18 th July 2012	Wickhambreaux Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues
26 th July 2012	Herne and Broomfield Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues
6 th Sept 2012	Bridge Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues
7 th Sept 2012	KPPF	Discussion on matters of common interest – Government guidance, shared evidence base/policy approaches, shared study methodologies.	Part of ongoing series of meetings to develop shared understanding / approach to different policy issues
10 th Sept 2012	Bekesbourne Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues
17 th Sept 2012	Corinthian Land	Meeting to discuss South Canterbury SHLAA proposals	Additional work to be undertaken by agents in relation to site
20 th Sept 2012	Littlebourne Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues
21 st Sept 2012	East Kent LPAs	East Kent Green Infrastructure Strategy	Ongoing work to ensure adequacy of green infrastructure planning across district boundaries in East Kent
2 nd October 2012	Kent County Council	Liaison meeting with KCC service departments regarding Local Plan proposals and service delivery –schools, highways, adult education	Part of ongoing series of meetings with KCC to link Local Plan proposals with KCC service delivery
4 th October 2012	East Kent Planners meeting	Gypsy and Traveller site provision	Discussion regarding review of Gypsy & Traveller study and implications for future site provision

8 th October 2012	Hillreed Homes	Discussed land North of Hersden	Additional work to be undertaken by agents in relation to site
8 th October 2012	Natural England	Meeting to discuss Local Plan issues, including implications of Habitat Regulations	NE advice to inform Local Plan preparation
9 th October 2012	Hobbs Parker/BDB Planning	Discussed land at Broad Oak, Sturry.	Additional work to be undertaken by agents in relation to site
17 th October 2012	MHP Partnership	Discussed the former colliery site, Hersden	Additional work to be undertaken by agents in relation to site
18 th October 2012	Kitewood Estates	Discussed the Hillborough Site	Additional work to be undertaken by agents in relation to site
18 th October 2012	Barton Willmore	Discussed the Herne Bay Golf club site	Additional work to be undertaken by agents in relation to site
19 th October 2102	VLH Associates	Discussed Strode Farm, Greenhill.	Additional work to be undertaken by agents in relation to site
23 rd October 2012	PINS/Planning Advisory Service	Local Plan discussion regarding PINS requirements; duty to cooperate, etc	Advice to inform Local Plan preparation
25 th October 2012	Bridge Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues
8 th Nov 2012	Network Rail	Meeting to discuss potential development proposals and relationship to rail services	Agreement on general principles. Additional work to be done as Local Plan progresses
12 th Nov 2012	George Wilson/Rummey	Meeting to discuss Hoplands Farm SHLAA site	Additional work to be undertaken by agents in relation to site
26 th Nov 2012	MoD Estates	Meeting to discuss potential future use of Howe Barracks	To seek agreement on a way forward for developing proposals for the site
28 th Nov 2012	Corinthian Land, KCC Highways, Highways Agency	Meeting to discuss transport modelling and A2 Bridge junction in relation to Local Plan	Continue discussions to ensure HA involvement/ agreement to modelling process
30 th Nov 2012	South East Water	Briefing for local authorities on Water Resources Management Plan	To seek the views of local authorities about the research and consultation for the draft WRMP
4 th Dec 2012	National Grid	Meeting to discuss Inter-connector Project and relationship with Local Plan	Part of ongoing series of meetings with National Grid regarding Inter-connector Project
7 th Dec 2012	Canterbury District Transport Steering Group	Meeting to discuss emerging Transport Strategy	To seek views of CDTSG members on emerging principle for Transport Strategy and relationship to Local Plan
12 th Dec 2012	Pentland Homes	Meeting to discuss Thanington SHLAA site	Additional work to be undertaken by agents in relation to site
19 th Dec 2012	East Kent LPAs	Local Plan progress and the emerging Plan proposals	Seek LPAs views on emerging strategy and relationship to their Local Plans
9 th Jan 2013	Herne and Broomfield Parish Council	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan issues

18 th Jan 2013	Southern Water	Briefing on Water Resources Management Plan for SWS area	LPAs to input development information and comment on SWS proposals
24 th Jan 2013	CCAC	Presentation to CCAC regarding heritage and design aspects of emerging Local Plan	Seek CCAC views on emerging Local Plan policy
25 th Jan 2013	East Kent LPAs	East Kent Green Infrastructure meeting – next steps on study work	Gap analysis to be undertaken
30 th Jan 2013	Kent County Council	Local Plan discussion regarding future KCC service delivery in relation to new development	Part of ongoing series of meetings with KCC to link Local Plan proposals with KCC service delivery
04 th Feb 2013	DCLG	Meeting to discuss Local Plan progression and key issues	CCC to advise CLG on Local Plan progression
7 th Feb 2013	Hollamby Estate	Discuss Strode Farm SHLAA site	Additional work to be undertaken by agents in relation to site
14 th Feb 2013	East Kent LPAs/ Salford University	GTAA Study Meeting	To ensure agreement on parameters and methodology of study
27 th Feb 2013	Meeting with KCC	CIL discussion	Potential future alignment of CIL and social infrastructure priorities
5 th March 2013	National Grid/TEP	Meeting to discuss relationship between Inter-connector Project and Local Plan proposals	Meetings to continue as Local Plan progresses
14 th March 2013	Canterbury Prison	Meeting to discuss potential future use of Prison site	Set up conservation appraisal of the site
18 th March 2013	MoD Estates	Meeting to discuss potential future use of Howe Barracks	Agents to provide additional information on proposals
21 st March 2013	East Kent LPAs & consultants	East Kent Green Infrastructure Strategy meeting	Ongoing work to ensure adequacy of green infrastructure planning across district boundaries in East Kent

5.0 Business Development

- 5.1 The district in some aspects has registered a relatively strong economic performance in the decade up to the recent recession. Previously the Canterbury district economy had performed satisfactorily on several levels in relation to Kent. It is both a comparably large local economy and has a relatively skilled workforce as well as high standards of liveability and a sustainable environment.
- 5.2 However the shorter-term impacts of the economic recession on the district have emerged. Between 2008 and 2012 for instance both the local business and employment base had reduced in size. Furthermore the medium and longer term implications are likely to be felt for 5-8 years after the recession has officially finished.
- 5.3 Also previously the area is acknowledged to some extent to have been insulated in recessionary times due to the pre-dominance of public sector locally which provides relatively stable employment. However, the recent recession has been different in that the public sector is likely to have and will continue to experience a

contraction in terms of job numbers. In fact recent forecasts provided by DTZ suggest that around 2,000 FTE jobs could be lost in the district up to 2018 as a result of the impacts attributed to public sector contraction, the closure of Pfizer in east Kent and the decommissioning of Dungeness Power Station. In fact over a third (36%) of this number have been lost already (-717) between 2008 and 2012.

- 5.4 This provides major challenges to Canterbury which is often identified as having a relatively weak private sector component to its industrial structure, labour market and occupational profile. For instance previously, the area has failed to fully capitalise on both the regional growth in business services, finance and communications sectors in the mid to late 1990's.
- 5.5 Canterbury as with much of east Kent has no large corporates providing significant numbers of private sector jobs. It is instead dominated by small firms which due to their large numbers are difficult to monitor in terms of their growth, decline or otherwise.
- 5.6 As a result of these economic issues, Canterbury's property market has also experienced a series of challenges which for the most part continue into 2012/2013. The most recent Kent Property Market Review considers each of the separate commercial sub-markets in turn. The section below covers this in more detail.

Office Market

- 5.7 In the wake of the recent recession, occupier demand in the Kent office market had continued to be subdued in 2012/2013. Rental growth (for secondary office stock) in the county remains negative at -2%, the lowest for 17 years.
- 5.8 In the main there is an east/west divide with prime locations such as Sevenoaks maintaining headline rents of £225.84 per sqm (£21 per sqft). In off-market locations, as above, rents have fallen dramatically, reflecting a lack of modern space and an oversupply of tertiary office space that is bordering on being obsolete. With a general oversupply across the county, good incentives are available to those securing deals – in some cases up to one year rent free and even capital contributions.
- 5.9 Whilst the lettings market remains relatively subdued, investment has seen a slight resurgence in some key towns. In Canterbury, two obsolete 1970's office blocks at Beer Cart Lane and Stour Street are being transformed into a mixed use residential / office scheme. Following planning consent for conversion, extension and modernisation these will be redeveloped into eight Class B1 (a) offices (721m²) and fourteen residential apartments plus car parking, landscaping and infrastructure to enhance the surrounding streetscape. A number of pre-sales have been agreed with almost sixty jobs created by the remodelled office space.
- 5.10 Elsewhere in Canterbury's office market a number of lettings have taken place, particularly in the business districts of Stour Street, Castle Street and Watling Street, where solicitors Whitehead Monckton have taken 418.33m² at 32-33 Watling Street at £123.78 per sqm (£11.50 per sqft) for a 10 year term with a break at year five.

- 5.11 However due to the continued funding restraints, planning and limited occupier take up, construction of new office space remains at a virtual standstill with only pre-let schemes moving forward. In line with this the local office market as with much of Kent has seen rents fall slightly (to around £130 per m²).
- 5.12 A lack of demand for tertiary space and a corresponding high demand for new dwellings in Canterbury has seen a number of office buildings be targeted for residential use.
- 5.13 The priority therefore remains the need to secure finance for on-site infrastructure required to extend the innovation centre, provide new add-on space and new serviced development sites for potential inward investors at the 7 hectare site.
- 5.14 Whilst demand for larger office suites has fallen generally requests for smaller office premises has continued. Serviced offices/managed workspace continue to perform well locally with the £7.3 million Canterbury Business Innovation Centre fully occupied in its fourth year of operation. Located on the University of Kent's campus in Canterbury the site provides 2,500 m² of modern, affordable office, studio and workshop space. The site represents a significant step forward in supporting young innovative, scientific and technology based firms as well as helping to retain graduates in the area. Similarly the Council's own small industrial units (at Whitstable and Herne Bay) and Evans EasySpace facility at Lakesview Business Park, Hersden, also remain fully occupied.
- 5.15 Key office sites in the district and their potential office capacity are highlighted below:
- Canterbury Office Park, Upper Harbledown – 5,000 m²
 - Altira Business Park, Herne Bay – 35,000 m² (office and industrial)
 - Estuary View, Whitstable – 12,000 m²
 - Office Connection site, Canterbury – 1,000 m²
- 5.16 Longer term the office development situation is unclear. Difficulties are still faced by the council's new science and technology business park allocation at Little Barton Farm, Canterbury. Little Barton Farm lies to the south east of Canterbury on the edge of the urban area and close to the Bridge Interchange on the A2 Trunk Road. The land, covering 20Ha, has been allocated in the District's Local Plan for a science and technology business park within Classes A2, B1(a) and B1(b). This allocation is part of a key strategy to develop a knowledge-based component to the district's economy and broaden the economic base of the district by making available a continual supply of office accommodation to existing businesses and new inward investors.
- 5.17 Discussions between the city council, county council and local business leaders and the Highways Agency (HA) continue regarding the transport infrastructure serving the site. Concerns have been expressed by HA concerning the impact of the proposed development on the trunk road and, in particular, on the Bridge Interchange. This junction was constructed in the early 1980s to allow movements to and from the A2, for the westbound and eastbound traffic. The junction, however, incorporates minor county roads with some houses, on the outskirts of the village of Bridge.

- 5.18 The Highways Agency has indicated that they are likely to object to any development, which would add traffic to this junction. Preliminary design has been undertaken by Jacobs consultants on behalf of Kent County Council, of a new, full specification, interchange to replace the present junction. The cost of the new junction is estimated at between £25m.
- 5.19 The Highways Agency has identified, in its regional route management document, the present inadequacy of the A2 Bridge Interchange. However, it has not allocated a budget to address the problems. The Local Transport Plan for Kent (2006-11) has similarly highlighted problems with all three A2 junctions at Canterbury, but has only been able to allocate a relatively small sum to construct the A2 on slip at Wincheap.
- 5.20 In order to address this issue it is envisaged for this site to form part of a larger mixed development allocation as proposed in the Council's Draft Local Plan.

Industrial / distribution market

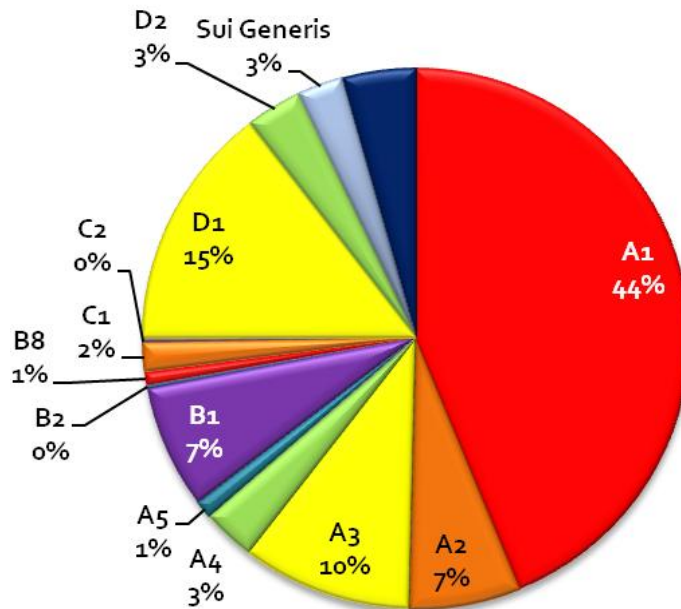
- 5.21 The UK manufacturing sector continued to struggle in 2012 though signs of recovery are in place for 2013 and into 2014. In fact through 2013 output in general had been positive with both industrial production and manufacturing output increasing.
- 5.22 Against this backdrop, industrial rents in Kent fell in 2012 into 2013. This reflects an over-supply of secondary stock and a general lack of confidence by business, but they have begun to rally, if not in terms of headline rents, certainly in terms of hardening incentive levels.
- 5.23 As with some of Kent occupier demand in Canterbury district has been scarce throughout 2012/13. In fact industrial rents have fallen to around £60 per square metre (Source: Kent Property Market Review, 2013). In this period no major new construction work took place at the district's main business parks, Lakesview Business Park and Altira Business Park in Herne Bay.
- 5.24 Instead, increasingly larger industrial/warehousing buildings are being divided where land for new build development is scarce. This is happening at various locations in Canterbury district including Lakesview Business Park (Hersden) and Barton Business Park (Canterbury). At Lakesview George Wilson Holdings Ltd bought a 5,110sqm (55,000sqft) unit from receivers selling 2,601m² to an owner occupier with the remainder sub divided and refurbished into three units.
- 5.25 A similar approach may have to be used with the former Blighline site on Lakesview which comprises some 10,000 m² + of industrial, warehousing and office space.
- 5.26 Elsewhere in the district in 2013, initial work began on the Canterbury Business Park, Bekesbourne. Located just off the A2, Canterbury Business Park attracted its first tenant. BT will occupy a £1.5m purpose-built technical and engineering centre to house 100 employees relocating from Littlebourne Road, Canterbury. A Quinn Estates and Invicta Properties project, a third of the seven acre scheme is under offer. There are different size units with several for small businesses and could support over 300 jobs. This is a potentially attractive site due to its full north and southbound access to the A2 dual carriageway linking Canterbury and Dover. The site could deliver over 10,000 m² of new floorspace over the coming years.

5.27 The district also continues to face some competitive pressure from east Kent's designated Enterprise Zone called Discovery Park at Sandwich. Largely vacated by Pfizer in 2012, this offers attractive incentives and inducements to firms to relocate there. There is therefore some potential for displacement of local industrial firms attracted to the site.

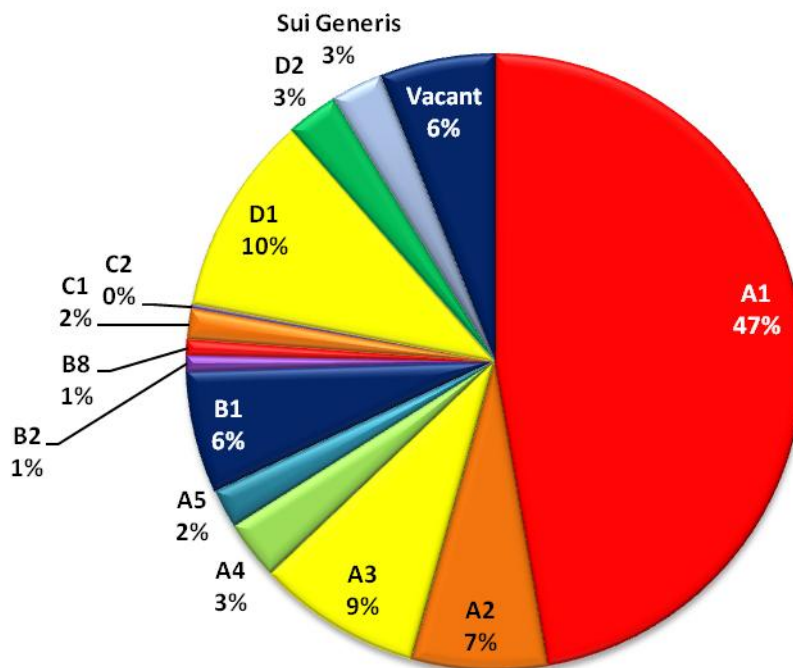
5.28 Data taken from town centre surveys of types of use gives a general picture of the function and success of the district's three centres, Canterbury, Whitstable and Herne Bay. Comparing the large subregional centre, Canterbury, with the other two centres (see following diagrams), we can note some interesting characteristics. The town centres are dominated by A1 retail use, as is the traditional function of town centres. These units make up almost half of all use types across the district, followed by D1 and A3 uses.

A5 uses are not prominent in any areas of the district, but their higher representation in Whitstable and Herne Bay is indicative of the association between Fish & Chip suppers and the traditional seaside experience. Their numerically insignificant presence in Canterbury City Centre is characteristic of an affluent centre as the presence of these can 'cheapen' the streetscape.

Canterbury: Types of Use



District: Types of Use



Retail market

- 5.29 In the retail sector, while there has been an uplift in retail sales very recently, with year-on-year growth to June 2013 at 2.2%, households continue to feel the pinch, with wages failing to keep pace with the cost of living. Against this backdrop, retailers in general are scaling back their investment for the year ahead, with investment intentions now the weakest since the start of 2012.
- 5.30 In Canterbury District the vast majority of retail capacity is located either in or on the edge of Canterbury. The consistently high demand for retail property in prime shopping areas of Canterbury City are reflected by retail rents, which despite recent falls, remain among the highest in the region.
- 5.31 Across Kent, prime locations are still attracting occupiers, but in general, deal volumes are down across the board. Prime pitches within the main Kent towns can and are still attracting occupiers, but the run of what is considered prime pitch is shortening.
- 5.32 The high street continues to suffer, especially in non-prime market locations. As a result vacancy rates have remained static with prospective tenants continuing to negotiate hard over deals and this, coupled with a cautious approach to commitment, has continued to impact transaction turnaround times which have, in large, been drawn out.

- 5.33 In Canterbury Tesco have occupied a new 576 m² retail development with a 120-bedroom hotel (Premier Inn) above on the corner of St Georges Place, Canterbury.
- 5.34 On the investment front, retail warehouse transactions are down, although sentiment for out of town investments is positive.
- 5.35 Other supermarket interest has also occurred in the district from Sainsburys with a planning application for a 10,000 m² superstore to be determined by the Council for Altira Business Park, Herne Bay.
- 5.36 In Canterbury recent research and pedestrian footfall counts have shown that the city continues to attract a sizeable retail catchment now extending out of the UK to parts of France and Belgium where shoppers continue to take advantage of the weak pound and improved transport links. In addition to comparatively high levels of pedestrian footfall Canterbury's relatively strong independent retail and service sectors which fare relatively well within the very difficult wider picture across the UK. Though footfall remains strong this has not necessarily translated into increased retail sales.
- 5.37 Data from the Kent Property Market Report has shown that high street rental values in Canterbury fell in for the fifth year in a row. Prime retail rents had fallen from £2,400 per m² in 2008 to approx. £1,600 per m² in 2013. This was however still the highest prime rent anywhere in Kent.
- 5.38 That said the vacancy rate in Canterbury remains well below the 14% national average for prime and secondary space (Source: Colliers, 2013) at around 7%. This aligns with Colliers' International National Retail Barometer which has recorded relatively stable vacancy rates at a national level.
- 5.39 Finally it is also clear that Canterbury with other retail destinations in Kent is likely to face significant competition from neighbouring districts which also seek to improve their respective retail offerings as well as from the major new retail

Core Output Indicator - BD1: Total amount of additional employment floorspace – by type

Year	Gains only	B1a	B1b	B1c	B2	B8
2008/09	Total gross external floorspace	9102	0	2475	693	2426
	Gross Internal Floorspace (-3.75%)	8761	0	2382	667	2335
2009/10	Total gross external floorspace	4992	0	2882	1488	3807
	Gross Internal Floorspace (-3.75%)	4805	0	2773	1432	3664

2010/11	Total gross external floorspace	2278	0	844	2083	705
2010/11	Gross Internal Floorspace (-3.75%)	2193	0	812	2005	679
2011/12	Total gross external floorspace	3597	0	2464	657	2627
	Gross Internal Floorspace (-3.75%)	3462	0	2372	632	2528
2012/13	Total gross external floorspace	138	0	1006	1286	259
2012/13	Gross Internal Floorspace (-3.75%)	133	0	968	1238	249

All figures are rounded to the nearest whole number.

Total additional employment floorspace 2004-2012 (gains, gross external floorspace)

Year	B1a	B1b	B1c	B2	B8
2004/05	4154	0	7966	3086	321
2005/06	5159	0	7845	1565	1248
2006/07	3462	0	7683	1171	3338
2007/08	106	106	2599	6801	939
2008/09	9102	0	2475	693	2426
2009/10	4992	0	2882	1488	3807
2010/11	2278	0	844	2083	705
2011/12	3597	0	2464	657	2627
2012/13	138	0	1006	1286	259

5.40 This year has seen only a gradual increase in floorspace, however, overall there has been a loss in employment floorspace in all classes except B2. This is largely due to changes of use within the B class and the erection of a new unit at Lakesview Business park.

Core Output Indicator - BD1: Total amount of NET additional employment floorspace by type (gains and losses)

Year	Net additional Floorspace	B1a	B1b	B1c	B2	B8
2008/09	Net additional gross external floorspace	8814	0	1755	693	2426
	Net gross internal floorspace (-3.75%)	8484	0	1689	667	234
2009/10	Net additional gross external floorspace	2192	0	1237	1488	3807
	Net gross internal floorspace (-3.75%)	2110	0	1191	1432	3664
2010/11	Net additional gross external floorspace	-1054	0	-2457	-6853	-3527
	Net gross internal floorspace (-3.75%)	-1014	0	-2365	-6596	-3395
2011/12	Net additional gross external floorspace	1661	0	1501	582	2208
	Net gross internal floorspace (-3.75%)	1599	0	1445	560	2125
2012/13	Net additional gross external floorspace	-766	0	-6	1013	-4015
2012/13	Net gross internal floorspace (-3.75%)	-737	0	-5.7	975	-3864

The percentage difference between gross external and gross internal floorspace (3.75%).

Core Output Indicator - BD2: previously developed land – by type

	Gains only	B1a (M²)	B1b (M²)	B1c (M²)	B2 (M²)	B8 (M²)
2008/09	Total gross external floorspace	3751	0	2183	0	1272
	Gross Internal floorspace (-3.75%)	3610	0	2101	0	1224
2009/10	Total gross external floorspace	798	0	410	984	2701
	Gross Internal floorspace (-3.75%)	768	0	395	947	2600
2010/11	Total gross external Floorspace	2278	0	400	1802	705
	Gross Internal floorspace (-3.75%)	2193	0	385	1734	679
2011/12	Total gross external Floorspace	3597	0	1741	657	1274
	Gross Internal floorspace (-3.75%)	3462.11	0	1675.71	632.36	1226.23
2012/13	Total gross external Floorspace	0	0	961	1249	185
2012/13	Gross Internal floorspace (-3.75%)	0	0	925	1202	178

Percentage of new development on previously developed land 2004-2012

	B1a	B1b	B1c	B2	B8
2004/05	13.34%	0%	32.65%	34.64%	100%
2005/06	72.2%	0%	26.75%	49.2%	65%
2006/07	89%	0%	0%	83%	83%
2007/08	0%	0%	0%	0%	77%
2008/09	41%	0%	88%	0%	52%
2009/10	36.4%	0%	36.1%	66.1%	71%
2010/11	100%	0%	47%	87%	100%
2011/12	100%	0%	71%	100%	48%
2012/13	0%	0%	95.5%	97.1%	71.4%

5.41 The percentage of development taking place on previously developed land is high and can be attributed to mainly changes of use within the B use class or redevelopment of existing site.

Core Output Indicator - BD3: Employment land available – by type

Source: KCC Commercial Information Audit 2012/13

	A2 Ha	B1a ha	B1b ha	B1c ha	B1 mix ha	B2 ha	B8 Ha	B1-B8 mix ha	Total all use classes
Local Plan allocations	0	8.04	0	0	29.7	0	3.9	0	41.64
Planning Permissions									
Not started	0	2.69	0.27	5.57	0	5.50	8.9	6.48	29.41
Under Construction	0	0.68	0	0.11	0.10	0	0	0	0.89
Pending a loss	-0.05	-0.15	0	-2.40	0	0.97	0.18	0	-3.75
Net Committed	-0.05	3.22	0.27	3.28	0.10	4.53	8.72	6.48	26.55
TOTAL	-0.05	11.26	0.27	3.28	0.10	4.53	8.72	6.48	68.19

5.42 Based on the figures above, the Commercial Information Audit has identified a total of 68.19ha of available employment land for the survey year 2012/13. This uses the recommended CLG conversion of 10,000/ha. The local plan allocations for the B1 use class do not differentiate between the 3 categories of B1 in all but one exception Little Barton Farm which is restricted to B1a.

5.43 The total employment land supply in the AMR varies to that detailed in the CIA as a different method of calculation is used. For example, the CIA uses a plot ratio to convert square metres to hectares of 3500m² / ha whereas the CLG guidance uses 10,000m² / ha. (The former plot ratio is based on an average of recent developments in East Kent and represents a more accurate figure).

BD4: Total amount of floorspace for ‘town centre uses’

Purpose To show the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

BD4 (i) town centre only

5.44 The figures below use the definition of town centre as shown on the Canterbury District Local Plan 2006 Proposals Map and the Herne Bay Area Action Plan 2010. The figures below are for the three town centres of Canterbury Herne Bay and Whitstable.

Completions Gross (gains only)	A1	A2	B1a	D2	Total floorspace
2008/09	0	0	628	0	628
2009/10	31	190	105	0	326
2010/11	1004	90	287	0	1381
2011/12	4094	528	3130	785	8537
2012/13	546	259	0	0	805

Completions Net (gains & losses)	A1	A2	B1a	D2	Total floorspace
2008/09	-568	0	490	0	-78
2009/10	-2204	190	105	-237	-2146
2010/11	-1812	-3632	-1082	-929	-7455
2011/12	725	471	1194	-2113	277
2012/13	-3315	259	-122	0	-3178

Other town centre uses

5.45 There has also been a net contraction in other town centre uses within the A1 general retail, A4 drinking establishments and B1a office within the three District town centres. There have been a number of applications for changes of use from public houses to residential use this year.

Use Classes Order		A1	A2	A3	A4	A5	B1a	D1	D2
2010/11	Gains	1004	90	410	64	62	287	3813	0
	Net	-1812	-3632	-348	-64	-14	-1082	3813	-929
2011/12	Gains	4094	528	1338	1469	176	3130	489	785
	Net	725	471	-217	-369	176	1194	-4350	-2898
2012/13	Gains	546	259	332	326	139	0	243	0
	Net	-3315	259	221	-154	139	-122	243	0

The previous table can be split between the three town centres as follows:-

Use Classes Order		A1	A2	A3	A4	A5	B1a	D1	D2
Canterbury	Gains	796	90	278	64	62	0	3655	0
	Net	-1805	-3565	216	64	62	-523	3655	-929
2011/12	Gains	3968	438	921	263	63	3130	489	0
	Losses	-3174	0	-63	-369	0	-1794	-4772	0
	Net	794	438	858	-106	63	1336	-4283	0
2012/13	Gains	450	259	332	0	0	0	209	0
	Losses	-3149	0	-22	0	0	0	0	0
	Net	-2699	259	310	0	0	0	209	0
Herne Bay	Gains	47	0	0	0	0	63	13	0
	Net	-168	0	0	0	0	-268	13	0
2011/12	Gains	0	0	87	0	0	0	0	785
	Losses	-195	-57	-154	0	0	0	0	-1692
	Net	-195	-57	-67	0	0	0	0	-907
2012/13	Gains	20	0	0	326	139	0	34	0
	Losses	-627	0	-89	-480	0	-122	0	0
	Net	-607	0	-89	-154	139	-122	34	0
Whitstable	Gains	161	0	132	0	0	224	145	0
	Net	161	-67	132	0	-76	-291	145	0
2011/12	Gains	126	90	330	1206	59	0	0	0
	Losses	0	0	0	0	0	-142	-67	-1206
	Net	126	90	330	1206	59	-142	-67	-1206
2012/13	Gains	76	0	0	0	0	0	0	0
	Losses	-85	0	0	0	0	0	0	0
	Net	-9	0	0	0	0	0	0	0

- 5.46 There has been some loss from A1 to other uses within the retail class and some to residential and education uses, particularly in Canterbury. The completion of 41 St George's place for Christ Church University College for educational use accounts for the largest loss of A1 retail in a single unit in Canterbury. There was also a large loss of A1 retail associated with the removal of a mezzanine floor in connection with the new food retail operator at the former Habitat unit Rheims Way Wincheap.
- 5.47 In Herne Bay the main loss is accounted for by a change of use from retail to residential. Both Herne Bay and Canterbury have lost A4 drinking establishments to residential use.
- 5.48 Whitstable by comparison has just seen a small net loss in retail A1, with no other changes in any of the other use classes.
- 5.49 The biggest change in the D1 use class is in Canterbury and is associated with the redevelopment of the Red Cross centre in Upper Chantry Lane and the completion of the extension to the Beaney Institute in this monitoring year.

BD4 (ii) Local Authority Area

Completions Gross (gains only)	A1	A2	B1a	D2	Total floorspace
2008/09	0	130	9102	0	9232
2009/10	2458	384	4992	0	7834
2010/11	1679	23	2278	592	4572
2011/12	6517	534	3597	2239	12887
2012/13	3770	334	138	1078	5320

Completions Net (gains & losses)	A1	A2	B1a	D2	Total floorspace
2008/09	0	130	8814	0	8944
2009/10	-368	-232	2192	-237	1355
2010/11	-1449	-4373	-1054	-337	-7213
2011/12	3119	477	1661	-761	4496
2012/13	-774	176	-766	1078	-286

- 5.50 There has been a gain in the D2 use class which can be largely attributed to change of uses from light industrial or retail units to gymnasiums. There was an application granted on appeal for a wedding venue and conference facility during the monitoring year. Apart from these gains there has been an overall loss in the main A1 and B1a use classes and an overall loss of floorspace across the District.

Government Changes to Permitted Development Rights – Impact on monitoring

5.51 The Government has introduced new rules governing house extensions and commercial changes of use which came into effect on 30th May 2013. This may affect the monitoring of such uses. In brief, the key changes include allowing the following without the need for planning permission.

- larger single storey rear extensions to residential properties
- larger extensions to industrial and warehousing premises, shops and offices
- conversions between office and residential uses
- more flexible uses of shops, offices, residential institutions and agricultural buildings
- easier conversion of premises for school uses
- telecom installations in conservation areas

The details of the changes to Permitted Development rights are set out below:

Agricultural Buildings under 500 square metres	can change to a number of other uses (A1, A2, A3, B1, B8, C1 and D2). For buildings between 150 square metres and 500 square metres, prior approval (covering flooding, highways and transport impacts, and noise) is required.
Premises in B1, C1, C2, C2A and D2 use classes	can change use permanently to a state-funded school, subject to prior approval covering highways and transport impacts and noise.
Premises in B1(a) office use	Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination.
Buildings with A1, A2, A3, A4, A5, B1, D1 and D2	Buildings with A1, A2, A3, A4, A5, B1, D1 and D2 uses will be permitted to change use for a single period of up two years to A1, A2, A3 and B1 uses.
Thresholds for business change of use.	Thresholds increased on May 2013 from 235 square metres to 500 square metres for permitted development for change of use from B1 or B2 to B8 and from B2 or B8 to B1.

5.52 Other than for the permitted changes of use listed above and changes where both uses fall within the same use class, planning permission is generally required for a material change of use. Most external building work associated with a change of use is likely to require planning permission.

Further information can be obtained from

<http://www.legislation.gov.uk/ukxi/2013/1101/made> and
<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>

The City Council is aiming to pick these up through the Prior Approval route via Development Management, building control completion returns and Council tax/business rate records.

6.0 Housing Development

6.1 The City Council's objectives for housing development as set out in the adopted Local Plan 2006 are:

- To meet the strategic housing requirements for the District for the period 2006 to 2026 of 10,200 as identified in the South East Plan. Although the Government has announced its intention to revoke the South East Plan, this plan currently remain in force as it is the only plan to contain Strategic Housing Requirements for the District. The City Council will continue to use the figure of 10,200 up to 2026 until alternative figures have been agreed for the new local plan.
- To maximise housing development on land that has previously been developed, is derelict or underused (brownfield land) within the urban areas.
- To ensure a range of housing units is provided to meet the needs of the District's population.
- To increase the amount and variety of housing accommodation in the City and coastal town centres.
- To ensure that new housing development makes adequate provision for necessary physical and social infrastructure.
- To plan, monitor and manage the release of sites for housing development.

Plan period and housing targets

6.2 The relevant housing requirements for this AMR are those set out in the South East Plan (adopted 6 May 2009) which superseded the Kent and Medway Structure Plan on 6 July 2009. Although the Government has now revoked the South East Plan, the City Council will use the housing requirement in the South East Plan for this monitoring year as although the City Council is well advanced with a new draft plan containing new housing requirements, it was not agreed for public consultation (Regulation 18) until 30 May 2013 which is after the base date of the study (31/03/13). The City Council is currently looking to produce a Submission Draft for Consultation in Spring 2014.

The South East Plan (SEP) housing requirements for the period 2006 to 2026 is 510 per annum.

Net additional dwellings – in previous years

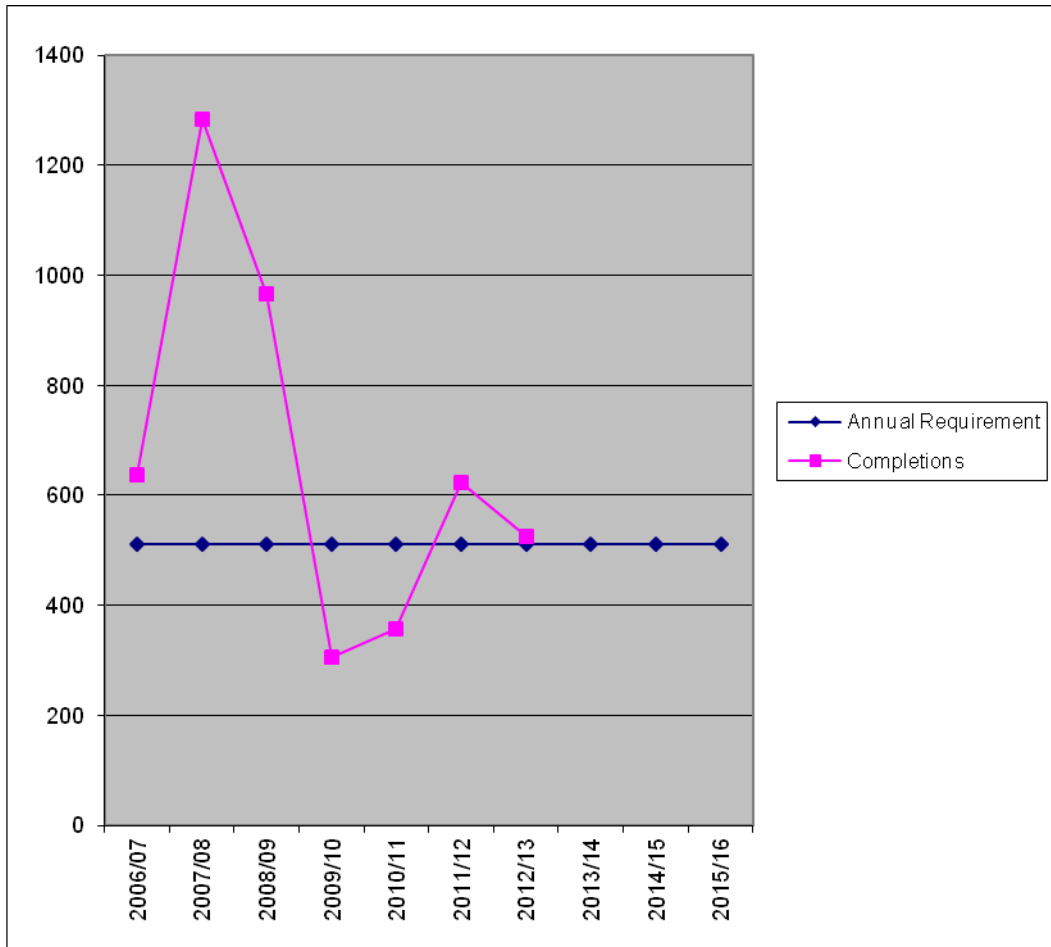
6.3 In Canterbury, housing completions have historically been variable. However, they have also remained quite high in the medium- and long-term. For example, average annual completions over the last six years have been 677 units. An average of 540 new houses has been built each year since 1991.

The South East Plan housing requirements for the period 2006 to 2026 together with completions from 2006 to 2011 are set out in table 1:

Table 1: Housing completions and annual requirement

Year	Annual Requirement	Completions	Balance	Running Balance
2006/07	510	638	128	+128
2007/08	510	1,284	774	+902
2008/09	510	965	455	+1,357
2009/10	510	305	-205	+1,152
2010/11	510	357	-153	+999
2011/12	510	624	114	+1113
2012/13	510	524	14	+1127

- 6.4 Since the introduction of the South East Plan in 2006, up to 2012, the total number of housing completions has been 4697 compared to the strategic requirement (set out in the SEP) or that period of 3570 units, some 31.5% ahead of the strategic requirement.
- 6.5 In the last five years, performance on housing completions in the district has been good despite the difficult market conditions, and well ahead of strategic requirements in all but two years. Completions have slowed over the last year mainly due to a number of the large sites nearing completion. However, completion rates are still above the annual requirement of 510pa and Canterbury has continued to perform well in terms of housing completions despite the difficult economic climate.



6.6 Table 1 and the accompanying chart it can be seen that completions at 31 March 2013 are 1127 in excess of the implied requirement of the SEP from 2006 to 2013. This is due to above requirement completions for the years from 2006/07, 2008/09, 2011/12 and 2012/13 more than compensating for the under requirement completion figure for 2009/10 and 2010/11.

Net additional dwellings – for the reporting year

6.7 The Housing Information Audit (HIA) records 524 net completions for the year ending 31 March 2013.

Net additional dwellings – in future years

Five-year housing land supply

6.8 There are 3 elements to the consideration of whether sites are deliverable as part of a land supply – availability, suitability and achievability.

6.9 In terms of **availability**, the sites in the Local Plan (2006 saved 2009) were either identified through an Urban Capacity Study, and subject to the Inspector's recommendations, following a Local Plan Inquiry. The sites were allocated only

after discussions with the landowners to ensure that they were genuinely available for development through the Local Plan period. No sites were included that did not fit that criterion.

- 6.10 Sites with planning permission are included in the supply because they demonstrate a desire by landowners/developers to bring those sites forward for development, and are therefore considered to be available.
- 6.11 For the last three years, the Council has proactively sought a robust market input to the land supply assessment through its annual development phasing survey. More details of this work are provided later.
- 6.12 In relation to **suitability**, all the sites in the land supply have either been subject to the full Local Plan process and Local Plan Inquiry, or have been granted planning permission within the context of the policies in the Local Plan.
- 6.13 Notwithstanding the proposed changes to the planning system and the provisions of National Planning Policy Framework (NPPF), there is a continuing “fit” with national and local planning policy. There are no issues arising from the current supply in relation to suitability of the sites in the land supply.
- 6.14 In terms of **achievability**, the NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide 5 years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. To be considered deliverable the footnote to paragraph 47 states that sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years and in particular, that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example, they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.
- 6.15 The Council considers that its approach to annual development phasing survey ensures that it has a good understanding of the intentions of the local development industry, and that the annual Housing Information Audit and associated work do demonstrate a “reasonable prospect of delivery”. The Council believes that it can therefore demonstrate a 5-year supply which has a “reasonable prospect” of delivery.

5-year requirement at 2013

- 6.16 This methodology has been used by Kent districts and Kent County Council for many years, both for monitoring purposes and in Plan preparation, and complies with Government guidance.
- 6.17 Completions up to and including the HIA year are subtracted from the total land requirement to provide the total residual requirement for the Plan period. This is divided by the number of years remaining in the Plan period, to calculate that annual residual requirement. This is then multiplied by 5 to calculate the new 5-year requirement. The NPPF states that local authorities should “identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5%

(moved forward from later in the plan period) to ensure choice and competition in the market for land". A 5% buffer of the residual requirement equates to 108 units and this more than adequately catered for by the 131 units identified in post 5 year period which could be brought forward.

Table 2: housing land requirements (based on South East Plan 2006)

Housing land requirements at 1st April 2013	
Total housing requirement	10,200
Completions to 1 st April 2013	4697
Total residual requirement	5503
Annual residual requirement	4231
5-year requirement (to 2016)	2115

- 6.18 In early 2012 the housing land supply including the 5 year supply, was scrutinised by an independent inspector at the Puffin Road, Herne Bay planning appeal. The application was for a development of 40 units on a reserve housing allocation.
- 6.19 The inspector supported the City Council's approach to monitoring and the inclusion of a phasing survey and stated that it "adds a degree of robustness and realism to the Council's approach."
- 6.20 One of the main issues discussed at the appeal was the status of pipeline sites which had adopted development briefs – St Martin's Hospital and Kingsmead Field totalling 300 units which were added to the housing provision. Based on evidence provided by the City Council, the Inspector accepted that these sites were likely to contribute to the 5 year supply. These are now added to Table 3 on total land supply.

5-year supply position at 2013

- 6.21 The methodology for determining the 5-year supply position through the Housing Information Audit process is one that has been employed by Canterbury City Council over many years, with occasional refinements to improve its effectiveness. The core methodology has been used by Kent districts in co-ordination with Kent County Council for many years in monitoring housing completions and supply, and is linked to the requirement methodology referred to above. The Housing Information Audit for 2013 was carried out in a number of stages:

Desktop Study

- 6.22 The first stage of the HIA was to check all the extant housing allocations and planning consents and the level of completions for the monitoring year, using Building Regulations completions records (from both Local Authority Building Control and the NHBC) to check against each site.

Main HIA survey

- 6.23 The main Housing Information Audit survey was undertaken through May to August 2013. This involved Council officers visiting every site identified in the land supply that had not been identified as definitely completed through the Building Control records. Council officers then undertook follow-up enquiries with local developers and agents, as appropriate, particularly where marketing information was available.

Initial Assessment of site phasing

- 6.24 The Council made an initial assessment of potential site phasing based on the outcome of site visits, discussions with developers (either on-site or by follow-up contact), and the results of the previous year's development phasing consultation.

Development Phasing Consultation 2013

- 6.25 The Council believes that one of the key factors in determining whether a supply has a "reasonable prospect" of implementation is landowner/developer intentions. To that end, in order to improve its understanding of development phasing, and to provide robust market input to the HIA/AMR process, the Council has for the last five years carried out development phasing consultations, writing to landowners and developers to find out what their current position is in relation to the development of their sites.
- 6.26 The Council believes that this approach provides the best measure of development intentions, and therefore a robust indicator of a "reasonable prospect" of delivery.
- 6.27 The survey is carried out by contacting by letter all landowners or agents of all allocated or consented sites of 5 or more units. The letter sets out the Council's assessment of the phasing of the site and invites landowners/agents to amend the phasing on the basis of their own assessment of the site and the market. The letter also states that if no return is received, the phasing stated in the letter will be assumed.
- 6.28 The information received from the site-owners/agents is incorporated into the HIA and the trajectory adjusted accordingly. In some case, this requires follow-up contact with the relevant site-owners/agents before a final adjustment is made.
- 6.29 This approach is not specifically required by the NPPF but the Council considers that it provides valuable robust market information to the Housing Information Audit process, and enables a sensible assessment of whether the overall land supply has a "reasonable prospect" of implementation.
- 6.30 As a result of responses received from developers in this year's survey, the Council has amended the phasing of some sites in the overall land supply, however the majority of these still remain in the 5 year supply. Only five sites have been phased later than the 5 year period, representing a loss from the 5 year supply of 82 units and these are CA 282 St John's Lane employment exchange (26 units) and CA483 Canterbury East Station (11 units), CA516 Westbrook Industrial estate (15 units), CA310 Beresford Road (20 units) and CA305 Hamilton Road (10 units).
- 6.31 A number of the allocations have been zeroed this year – 9 sites in total. This is either as a result of contact with the landowner/developer through the phasing consultation survey, or a planning permission for the development of the site has been implemented either for housing or for some other use. These are set out in the table below. However, a number of responses indicated that, subject to planning requirements, developers expected their sites to come forward within the 5 year period This includes a number of Council-owned sites.

Site reference	Site Address	Town	Number of units	Commentary
CA552	Lenleys Roper Road	Canterbury	24	No longer an intention to bring forward the site for housing
CA538	St Georges Place	Canterbury	34	Site has now been developed for education use and student housing
CA536	Former Blockbuster building New Dover Road	Canterbury	11	Site is now being developed for retail and a hotel
CA492	Invicta Motors Sturry Road	Canterbury	45	No longer an intention to bring forward the site for housing
CA475	Northgate Garage	Canterbury	25	No longer an intention to bring forward the site for housing
CA517	Serco Nursery Eddington	Herne Bay	54	Planning permission has been implemented
CA295	York Road/Sea Street	Herne Bay	11	Site has been redeveloped for retail
CA323	Regent Street	Whitstable	12	Majority of the site has been developed for housing and the residual area is covered by a current planning permission
CA525	Blue Anchor Caravan Park	Whitstable	50	Residential mobile home park granted on appeal Planning permission (granted on appeal) is now being implemented
	Total number of units removed		266	

Windfalls

- 6.32 The NPPF, in paragraph 48 states that “local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the strategic Housing land availability assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens”. The delivery of windfall sites (unidentified sites) has always made a significant contribution to the completion figures for the Canterbury District over the past 20 years. These can be divided into small site windfall (unidentified sites of less than 5 units) and large site windfalls (unidentified sites of 5 or more units).
- 6.33 Over a 20 year period 1993/4 to 2012/13 the contribution of windfalls was 5325 units out of a total of 11,884 completions – just under 50% of all completions. Small sites make a contribution of 2223 units and large sites 3102 units. If the small site contribution is averaged out over the 20 year period this gives an annual small site contribution of 111 units per annum. The City Council believes that while large site windfalls contribute a higher number of units they are a more finite resource. Small sites continue to be delivered and make a valuable contribution to the overall supply, whether it is through subdivision of residential units into flats or redevelopment of individual plots to provide a greater number of units.

- 6.34 Therefore to recognise the contribution made by windfalls to the overall land supply, it is proposed to include an element within the five year land supply, relating only to the average small site contribution over a 20 year period (1993/94 to 2012/13), of 111 units per annum.

Monitoring year	small site	Large Site	Total	All completions
1993/94	139	107	246	314
1994/95	184	79	263	506
1995/96	121	98	219	383
1996/97	87	80	167	521
1997/98	76	32	108	489
1998/99	124	93	217	610
1999/00	108	35	143	540
2000/01	90	140	230	615
2001/02	119	96	215	501
2002/03	25	113	138	305
2003/04	33	131	164	377
2004/05	91	135	226	775
2005/06	58	78	136	532
2006/07	96	292	388	638
2007/08	291	361	652	1284
2008/09	129	330	459	965
2009/10	91	106	197	305
2010/11	192	153	345	361
2011/12	88	361	449	624
2012/13	81	282	363	524
TOTAL 1993 to 2012/13	2507	3253	5760	11,884

- 6.35 In comparison, if the 5 year annual average is taken this gives a slightly lower figure of 111 compared to 158 last year. By taking an average over a longer period this flattens out any fluctuation in supply and the City Council is of the opinion that this is a more realistic and robust figure. Although the City Council makes an allowance for windfalls it has not made any allowance for sites that have been put forward via the SHLAA process which may also come forward if suitable.

Overall conclusions on land supply position

6.36 The main conclusions from the 2013 HIA and Development Phasing Survey are as follows:

Completions

The total number of completions in the monitoring year 2012-13 was 609 (gross) 524 (net) units.

Total and new permissions

The total number of units with planning permission at 31st March 2013 was 1026 (gross), 967(net). Of these, new permissions in the monitoring year 2012-13 totalled 270 (gross) 247 (net) units.

Phasing of land supply

The phasing of the housing land supply has been undertaken on the basis set out above.

The 5-year housing supply

On the basis of the work carried out this year, the Council's calculation is that the total 5-year supply of housing is 2794, compared to a 5-year residual requirement of 2221 units (including a 5% buffer). This represents a surplus of 573 units. This equates to 6.61 years worth of supply.

This is set out in more detail in the table below, and incorporates the results of site investigations, contacts with site-owners and developers, and the development phasing consultation.

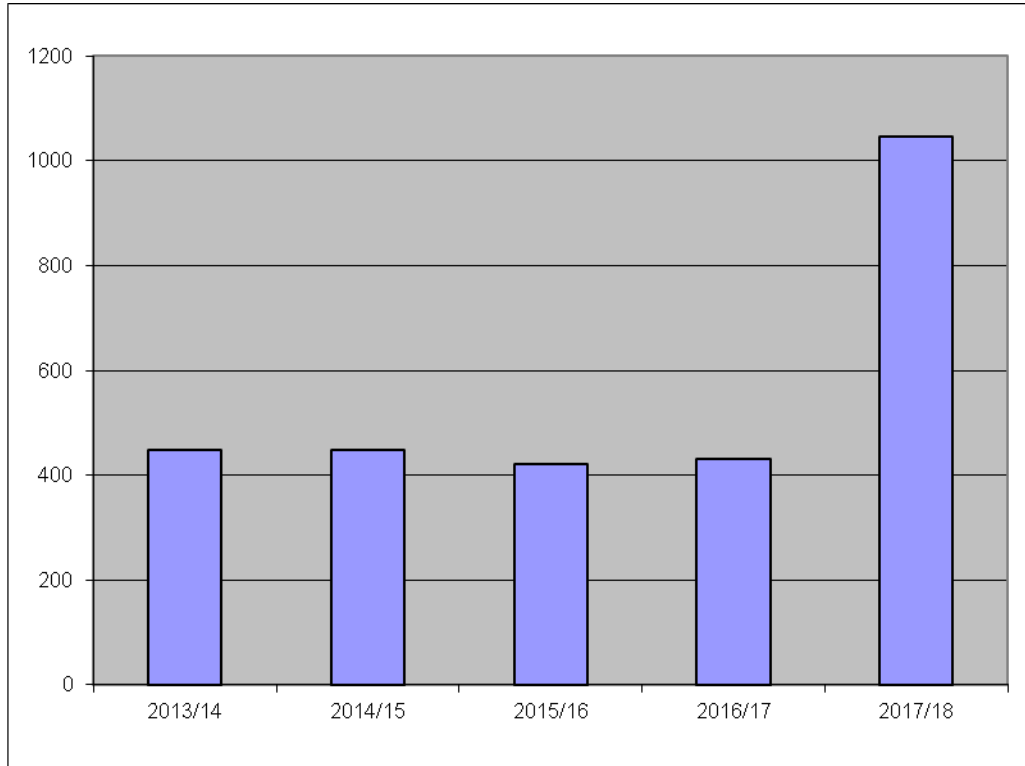
A full list of the sites included in the 5-year housing land supply is set out the Schedule of Sites that forms an Appendix to the AMR.

5 year period	Allocations & planning permissions	Other pipeline sites*¹	Windfalls*²	Total estimated annual rate of net dwellings
2013/14	338		111	449
2014/15	337		111	448
2015/16	309		111	420
2016/17	319		111	430
2017/18	636	300	111	1047
Total land supply	1939	300	555	2794

*taking into account sites excluded as a result of site assessment work, including results of the development phasing consultation

¹ See note regarding Puffin Road Planning Appeal paragraph

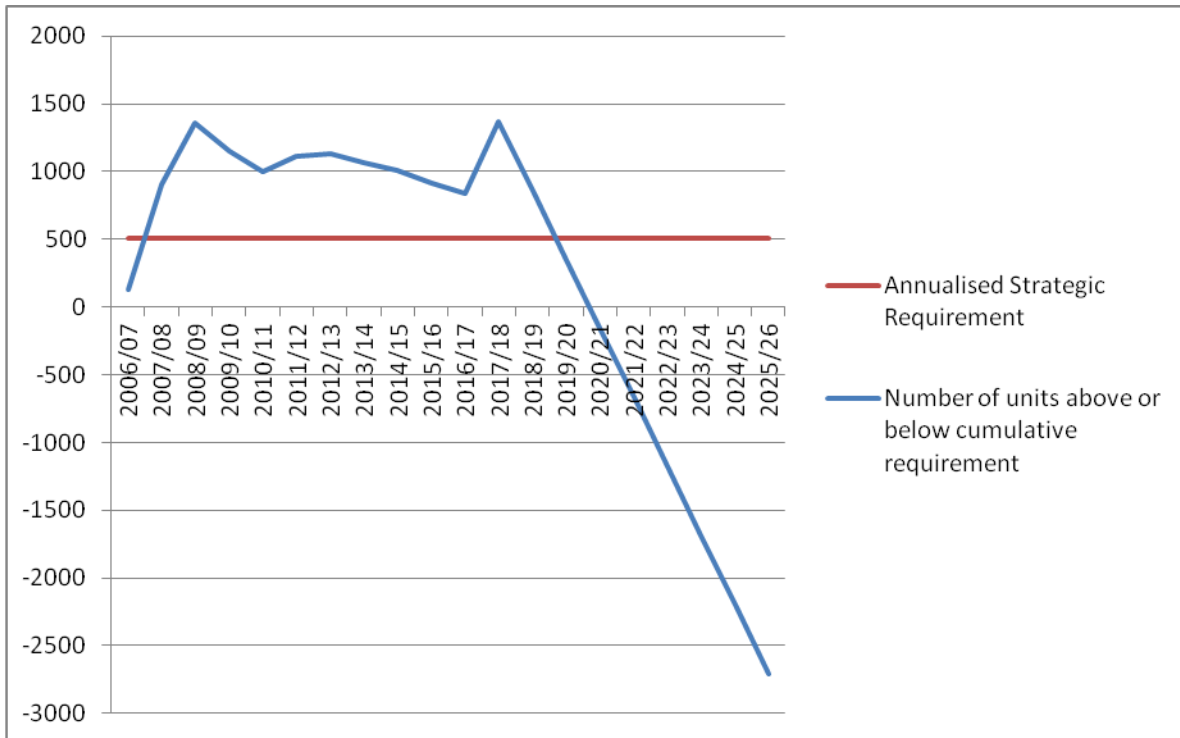
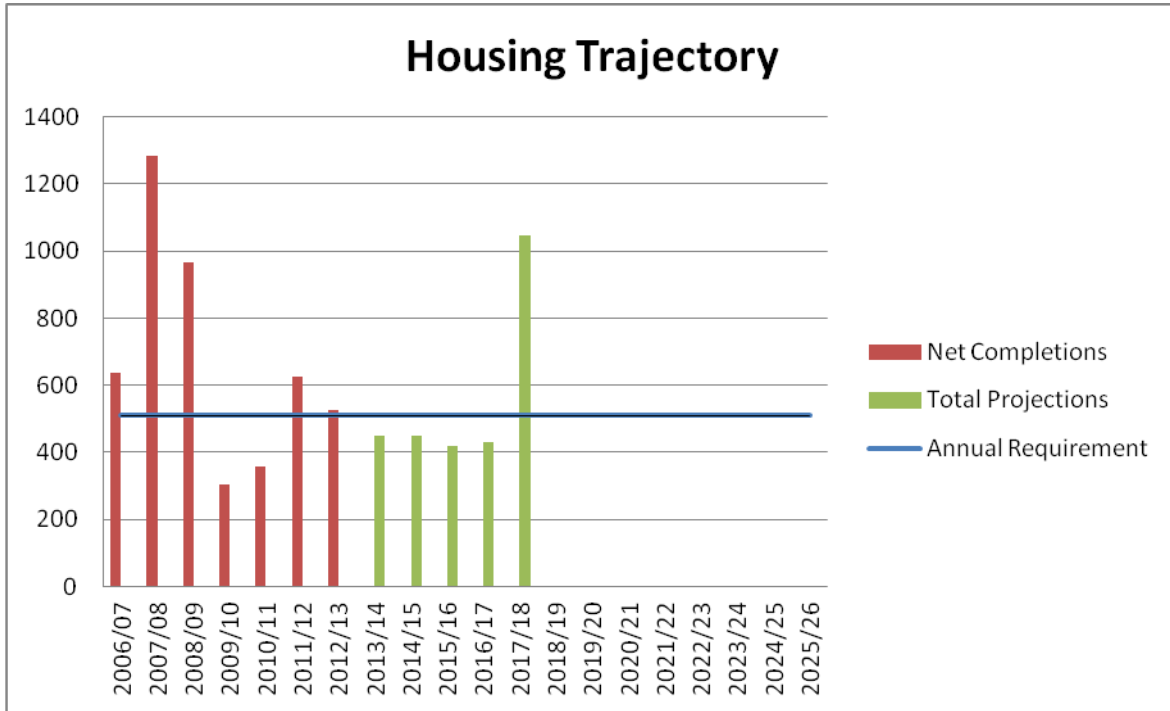
² See Note on Windfalls paragraph 5.18



6.37 Current housing allocations are from the Canterbury District Local Plan and the Herne Bay Area Action Plan, future housing requirements will be addressed through the new Local Plan.

Managed delivery target

6.38 In accordance with the ODPM Good Practice Guide “Local Development Framework Monitoring” the above data has been used to produce a housing trajectory based on the housing provisions of the, now revoked South East Plan. The resulting housing trajectory is set out graphically as follows.



New and converted dwellings – on previously developed land

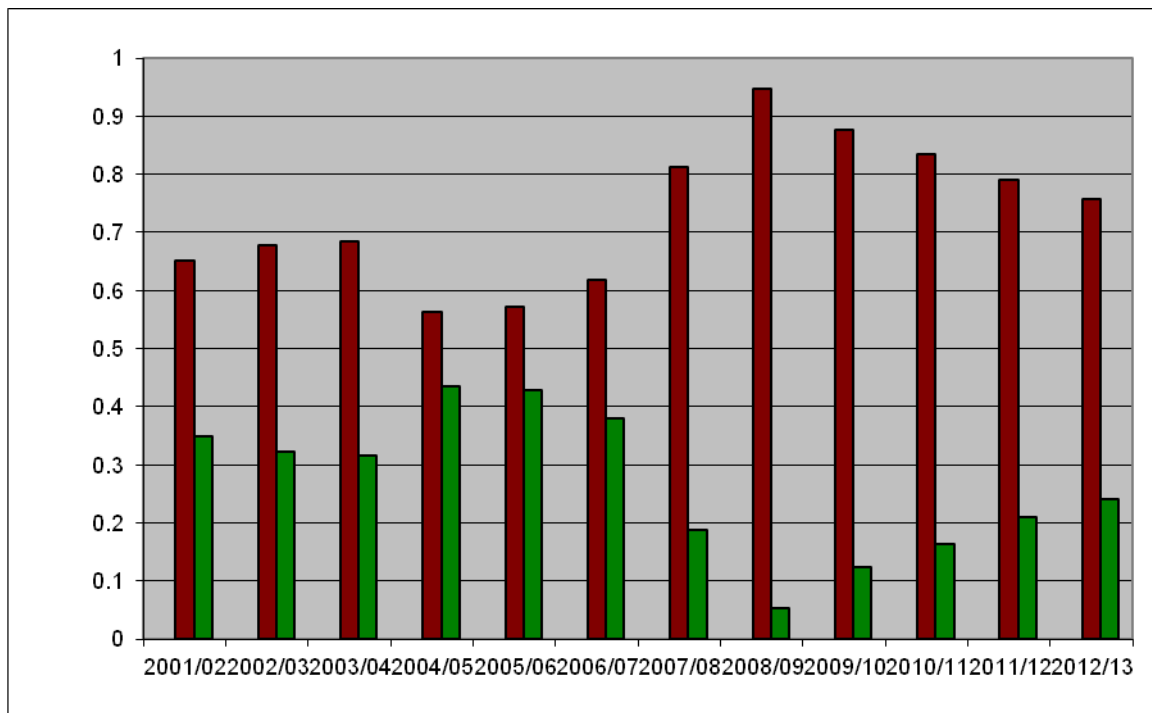
6.39 Due to the extensive environmental constraints prevalent in the Canterbury District it has been a long held objective of the City Council to minimise the impact of new

development on greenfield sites. Since 2001 the amount of new housing development built on previously developed land (PDL) has been monitored for the purposes of Best Value Performance Indicator (BVPI) 106 connected with the national objective of achieving 60% of new housing completions on previously developed land from 2008.

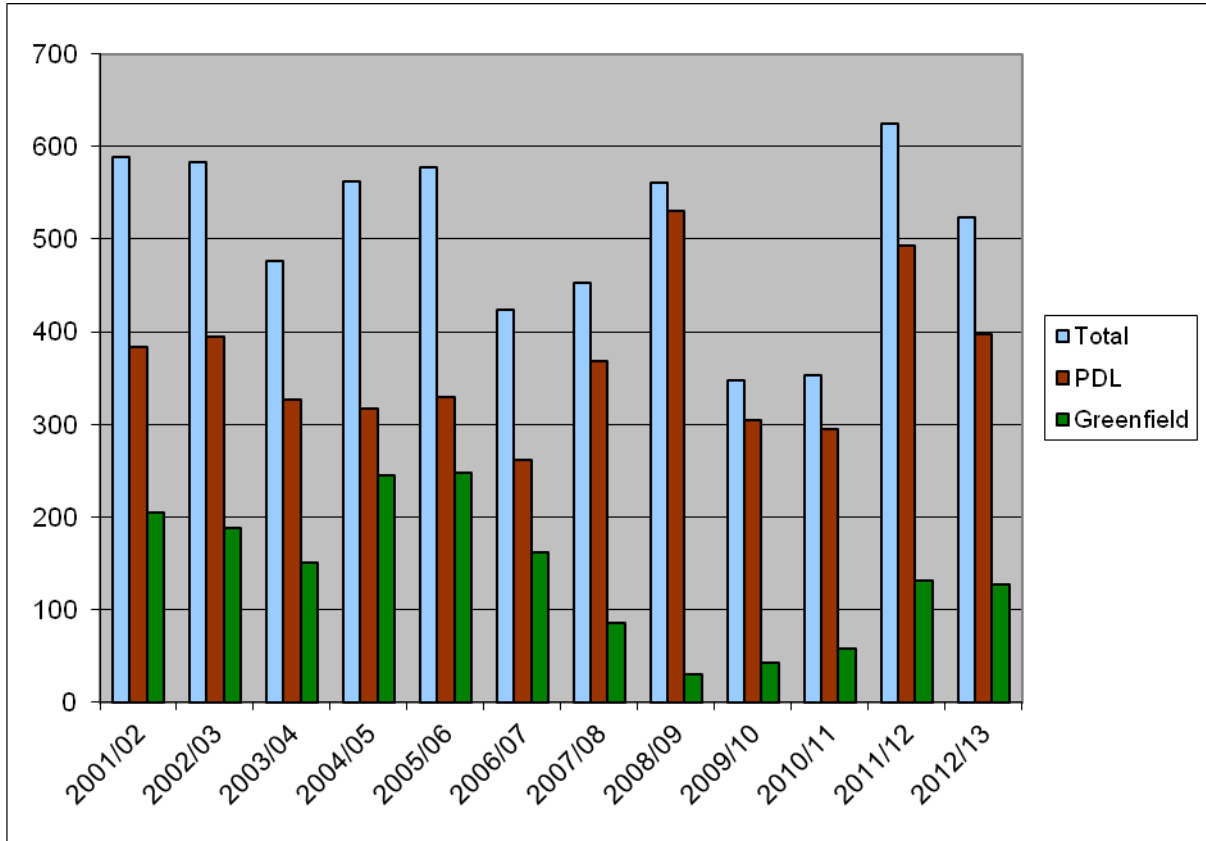
6.40 Performance in the Canterbury District has generally been in excess of the former national target:

2001/02	65%
2002/03	68%
2003/04	68%
2004/05	66%
2005/06	57%
2006/07	62%
2007/08	81%
2008/09	95%
2009/10	88%
2010/11	84%
2011/12	79%
2012/13	76%

New Housing Development on Previously Developed Land



Annual number of completions on Brownfield and Greenfield housing sites



Net additional pitches (Gypsy and Traveller)

Permanent	Transit	Total
0	0	0

Core output indicator-H6: Housing Quality – Building for Life Assessments

There were no Building for Life Assessments submitted this monitoring period.

Gross affordable housing completions

The annual target for affordable housing within the Canterbury district is 120 dwellings, the amount provided is set out in the table below.

Social rented homes provided	Affordable rent provided	Shared Ownership provided	Total affordable homes provided
44	75	0	119

The need for affordable homes

6.41 According to the Canterbury Housing Strategy 2012, there is significant unmet need for homes local people can afford because of high housing costs and low incomes. Evidence comes from several sources. Information on the need for affordable homes is provided by the housing needs survey in the SHMA. This is supported by data about the number of households on the Housing Needs Register, registrations for shared ownership homes, homelessness applications, rough sleeper counts, rural housing needs surveys and the East Kent GTAA.

The Housing Needs Survey

6.42 The survey suggests we need 1104 new affordable homes every year. This is a big increase since the last study in 2004, when 766 affordable homes were needed annually. The calculation is shown in Table 3.

Table 3: Housing needs calculation

Element	Households
A. Backlog of existing need	3,248
B. Annual reduction of backlog over 10 years (A÷10)	325
C. Total newly arising housing need	1,276
D. Annual Supply of Affordable Units (current + 10%)	497
E. Net annual need for new affordable homes (B+C-D)	1,104

Source: East Kent SHMA 2009

Backlog of housing need

6.43 The backlog of existing need (Table 3, Line A) counts households who lack their own homes or live in unsuitable accommodation and cannot afford market housing. This includes homeless people, concealed and overcrowded households and those living in unfit accommodation. It was calculated as follows:

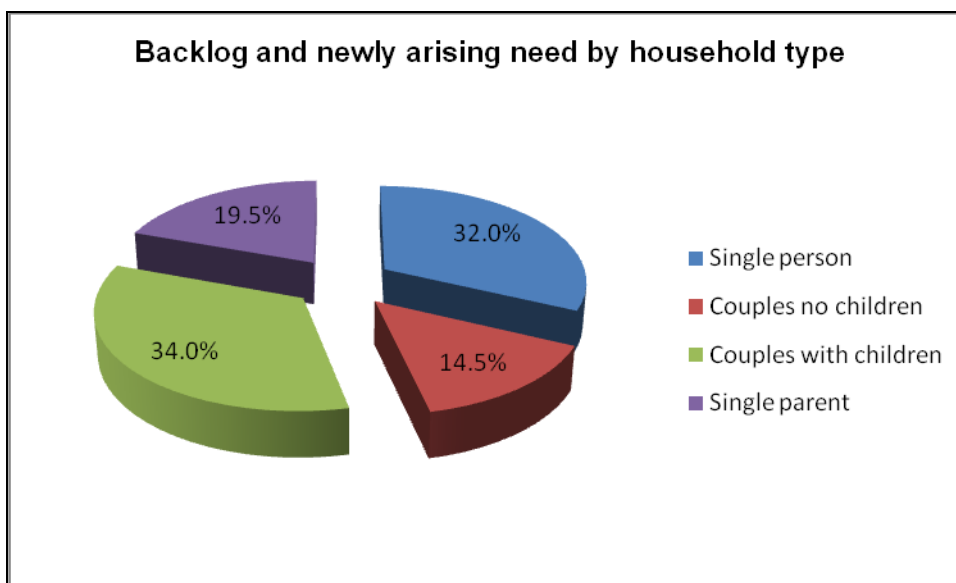
Table 4: Components included in calculation of backlog of existing housing need

Component	Households	Data sources
Homeless households	253	P1e average over 3 years from 2004/05 to 2006/07
Overcrowded households	694	Housing Needs Register
Concealed households	435	Extrapolated from Kent population figures
Unfit private dwellings	1,869	HSSA 2005/06
Other groups	41	CoRE data 2007/08
Total current housing need	3,292	
Minus current occupiers of affordable housing	44	CoRE data 2007/08
Backlog need	3,248	

Source: East Kent SHMA 2009

The types of new affordable homes needed

6.44 Existing affordable homes meet only 23% of housing needs. 53.5% of those in housing need are families with children and there is a severe shortage of three- and four-bedroom family homes. There are a lot of small households too, but they have better opportunities to find a home than families with children because small homes are more numerous.



Source: East Kent SHMA 2009

- 6.45 Many affordable homes built in recent years have been one- and two-bedroom flats. The SHMA recommends that families with children should live in houses, rather than flats. Therefore, the supply needs to be rebalanced towards family houses as set out in Table 5.

Table 5: Recommended property types for new affordable homes

Property type	Annual Need	Proportion
1-bedroom flats	132	23%
2-bedroom flats	0	0%
2-bedroom houses	117	20%
3-bedroom houses	260	46%
4 +-bedroom houses	61	11%
Total	570	100%

Source: East Kent SHMA 2009

Developer contributions for Affordable Housing

- 6.46 Our policy is that 35% of new housing on qualifying sites should be Affordable Homes (AH). 70% of new AH should be for rent; 30% shared ownership. These expectations will be consolidated into the new Local Plan.

The types of new market homes needed

- 6.47 Table 6 shows the recommended mix of property types for market housing based on household sizes. This is a good general guide. However, households purchase the size and type of home they can afford and want, not necessarily what they need. We recognise that each site will command its own mix.

Table 6: Recommended property types for new market housing

Household	Property type	Proportion
Singles	1-bedroom flats	15%
Singles, couples no children, people needing support	2-bedroom flats	15%
Couples with or without children	2-bedroom houses	30%
Couples with children	3-bedroom houses	30%
	4+-bedroom houses	10%
Total		100%

Source: East Kent SHMA 2009

The Housing Need Register

- 6.48 This is an important indicator of demand for affordable housing. It is a joint register with Housing Associations. Access is open to most people irrespective of housing need. However, the Housing Needs Register has just gone through a review which explains why there are less people on the register in December 2013.

Number of households on the Housing Need Register:

1 Apr 2011 = 3,519

1 Apr 2012 = 4,588

1 Apr 2013 = 4,708

18 Dec 2013 = 1,488

- 6.49 Applicants are placed into one of **four** bands, combining factors that assess the level of housing need and the length of time in housing need. The figures below shows that **48%** of applications are from local people who are assessed as being in greatest housing need, as defined by CLG guidance.

Local housing need in December 2013:

Total applications on Housing Register = 1,488

Applications with local address = 1,355

Applications with local address in the 3 bands of greatest need = 706

- 6.50 The figures below shows a breakdown of households on the Register, based on the size of accommodation needed according to current policy, which is quite prescriptive.

Size of homes needed by households on the Housing Register in December 2013:

1 bed = 717

2 bed = 425

3 bed = 226

4+ bed = 120

- 6.51 The most urgent assessed need is for **one bedroom properties**. There is great demand for **two- and three-bedroom properties**, but not by people with the highest assessed need. Many applicants are over 60 years old, but few want designated older-persons accommodation because the size and type of council properties do not reflect their needs or aspirations.

- 6.52 We lack information about the housing requirements of applicants with physical disabilities. We will improve collection and analysis of data when people apply to join the Housing Needs Register. We can then plan for the right type and number of homes, either existing properties adapted for the purpose, or specially-designed new Housing Association accommodation.
- 6.53 In **2012/13**, **539** socially rented properties were let. Of these, **312** were let through Choice Based Lettings to applicants from the Housing Register. The remaining **227** were **90** homeless people and **137** mutual exchanges.

7.0 Transport Infrastructure

- 7.1 The Canterbury District Transport Action Plan proposes a set of co-ordinated actions to provide a balanced transport system until 2014. The plan has been developed in conjunction with the Local Plan, and in close consultation with the people of this district, in line with the following principles set out in the Canterbury District Transport Action Plan and Local Plan Policy C1.

They are as follows :

- Controlling the level and environmental impact of vehicular traffic;
 - Providing alternative modes of transport to the car by extending provision for pedestrians, cycling and the use of public transport;
 - Reducing cross city traffic movements in the historic centre of Canterbury;
 - Reducing city centre parking and extending Park & Ride provision.
 - Assessing development proposals in the light of the transport demands and the scope for choice between transport modes;
 - Seeking the construction of new roads and /or junction improvements which are in line with the foregoing and which will improve environmental conditions and/or contribute to the economic well-being of the district.
- 7.2 These actions are being monitored by the Transport Steering Group. Many actions have been implemented in line with the agreed principles and encouragingly the number of vehicles entering and passing through the city has not increased.
- 7.3 There are many pedestrian and cycling routes proposed in the Local Plan and Policy C3 seeks to safeguard land for the proposed pedestrian and cycle routes. This should go some way to providing an alternative mode of transport to the car as set out in the principles of Planning Policy Guidance 13 and the Canterbury District Transport Action Plan.
- 7.4 Several schemes are currently being implemented including a route between Barton Mill and the Council offices via May Green Walk.
- 7.5 Phase 2 of Oyster Bay Trail (Swalecliffe to Whitstable) was completed in summer 2013. This scheme completed a missing link in the coastal cycle route network.

- 7.6 A cycle route is planned for construction between Herne Bay railway station and the Thanet Way to enable a continuous link to Herne Bay High School. It is hoped that negotiations with land owners will enable this scheme to be delivered during 2014/15 and would be funded by the city council.
- 7.7 The Canterbury Parking Strategy 2006-2016 is one of the key strands of the Transport Action Plan and it contains many actions that will help to reduce city centre congestion. The underpinning principle is that the number of city centre parking spaces is reduced and any demand for parking met by increasing Park & Ride spaces. As well as the identified need for an A2 north-western site, there is also a need to extend the existing New Dover Road site and work on a 100 space extension will start in early 2014.
- 7.8 Local Plan Policy C2 seeks to implement bus priority measures and rail network improvements arising from the Canterbury District Transport Action Plan, and will seek to resist proposals that would prejudice their effectiveness. A project to improve the West Station forecourt was completed in December 2013. Kent County Council have been successful in securing Local Sustainable Transport funding to improve links between the West Station and the City centre. Bus patronage continues to increase in this District. This is really encouraging and demonstrates that the investments made by Stagecoach, Kent County Council and the City Council through the Quality Bus Partnership, are making a real contribution to a more sustainable form of transport
- 7.9 Canterbury City Council are currently reviewing their Travel Plan which aims to promote sustainable alternatives and in some cases healthier forms of transport for staff.

8.0 Open Space

Former Core Output Indicator 4c – Amount of eligible open spaces managed to green flag award standard.

- 8.1 Since 2009, the Green Flag Award scheme in England has been managed by the Green Flag Plus Partnership (comprising Keep Britain Tidy, BTCV and Greenspace) on behalf of Communities and Local Government (CLG). To be eligible, sites must be freely accessible to the public and have a site specific management plan. The park or green space is judged against eight criteria:
- A Welcoming Place
 - Healthy, Safe and Secure
 - Clean and Well Maintained
 - Sustainability
 - Conservation and Heritage
 - Community Involvement
 - Marketing
 - Management
- 8.2 Canterbury City Councils' Open Space Strategy 2009-2014 was adopted in November 2009. It analyses the standards of open space within the District according to thresholds of accessibility, quality and value, placing high importance on linked and multifunctional spaces. The objectives of the Open Space Strategy, in association with the playing pitch, public art, play and allotment strategies, is to improve open spaces across the District. A review of the Open Space Strategy is currently being carried out. Consultation began in autumn 2013 in Canterbury, Whitstable, Herne Bay and the rural parishes, and the final reviewed plan is expected to be adopted in 2014. For full details see: www.canterbury.gov.uk/your-council/policy-and-plans/leisure-and-countryside/open-spaces-strategy-2014/
- 8.3 The achievement of Green Flag status indicates that a public open space has been deemed to be of an exceptionally high standard. The Canterbury District boasts four Green Flag sites – Whitstable Castle; Reculver Country Park, Herne Bay; Duncan Down Village Green, Whitstable; and Curtis Wood Park, Herne. These sites are managed by the Transportation and Environment team in the council's Planning and Regeneration department in partnership with the Kent Wildlife Trust, the Whitstable Castle Trust, the Friends of Duncan Down and the Friends of Herne and Broomfield Ponds. Duncan Down has consistently achieved Green Flag status since 2006, while Reculver continues to impress Green Flag judges since 2002. The Curtis Wood Park Green Flag was new in 2011, and Whitstable Castle achieved its first Green Flag in 2012.

The table below summarises the potential for Green Flag status as open spaces are improved in accordance with the Open Space Strategy and other policies and development scenarios through the City Council.

Sites	Area	Current Green Flag	Potential for Green Flag within 5 years
Curtis Wood Park, Herne	12 hectares	X	
Duncan Down	16 hectares	X	
Reculver Country Park	40 hectares	X	
Whitstable Castle and tea gardens	2 hectares	X	
Herne Bay Seafront	2 hectares		X
Dane John and Canterbury Castle	2.3 hectares		X
Sturry Road Community Park	18 hectares		X
Westgate Gardens	8 hectares		X
Herne Bay Memorial Park	7 hectares		X

9.0 Flood protection / Water Quality

9.1 The Environment Agency identifies areas that are technically at risk of flooding and these are shown on the Local Plan Proposals Map. PPS 25 defines the flood zones as :

Zone 1 – Low probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea in any year, less than 0.1%

Zone 2 – Medium probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% -0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-0.1%) in any year.

Zone 3 – High probability. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (less than 1%) or a 1 in 200 or greater probability of flooding from the sea (less than 0.5%) in any year.

9.2 The Environment Agency floodplain includes large parts of urban areas of Canterbury, Whitstable, Herne Bay, Swalecliffe and Hampton plus swathes of rural land at Seasalter, Graveney and east of Reculver. The City Council remains firmly committed to minimising the risk of flooding to these urban areas through continual maintenance of sea defences and through seeking assistance from central Government.

- 9.3 As a result of the recent flooding, there are many areas at known risk of flooding in which the City Council will take a cautious approach to new development. The City Council now requires all planning applications in areas at known risk of flooding to have carried out a Drainage Impact Assessment and a site specific Flood Risk Assessment and employed other measures where necessary, as part of the proposed development. The council also seeks to ensure that development elsewhere in the catchment will not lead to increased flood risk in other locations.
- 9.4 The Environment Agency produce a report that monitors the impact of the technical advise on flood risk provided by the Environment Agency on planning decisions made by English local planning authorities, this includes Canterbury City Council.

Core Output Indicator E1 – Number of planning permissions granted contrary to the advise of the Environment Agency on flooding and water quality grounds.

- 9.5 There was 1 planning permission withdrawn following advise from the Environment Agency on flood risk grounds during the period between March 2012 and April 2013.

Application No	Decision	Conditions / Reasons
CA/12/01187 – Change of use from commercial offices (B1) to a residential dwelling.	Withdrawn	Flood risk assessment unsatisfactory

- 9.6 There were no planning applications objected to by the Environment agency on water quality grounds.
- 9.7 The Environment Agency is also responsible for maintaining or improving the quality of fresh, marine, surface and underground water in England and Wales.

10.0 Biodiversity

- 10.1 Objective:
To conserve and enhance the biodiversity of the Canterbury district, particularly in relation to protected habitats or species, or species identified in national or Kent Biodiversity Action Plans.
- 10.2 Target:
The local policy on biodiversity is set out in the adopted Canterbury District Local Plan (First Review 2006). The city council’s key objective is to provide a diverse and thriving environment, which contributes to the economic, cultural and social well-being of the district. The council recognises that the natural environment helps to define the character of the district and contributes to the quality of life of both residents and visitors. A high quality environment and rich biodiversity is an integral part of a sustainable community.

- 10.3 The emerging draft Local Plan 2013 further recognises the importance of biodiversity at a landscape scale (see policies LB1 to LB16 http://canterbury-consult.limehouse.co.uk/portal/preferred-options-2013/cdlp_preferred_option_2013) offering protection to Areas Of Outstanding Natural Beauty, Areas of High Landscape Value, undeveloped coast, Sites of Special Scientific Interest, local landscape character, trees, rivers, woodland and hedgerow habitat and Local Sites, aiming to reinforce, restore, conserve, improve, retain, protect, and enhance valuable landscape, habitats and species, avoiding fragmentation and developing links between habitats. The Canterbury Landscape Character and Biodiversity Appraisal provides an assessment of the districts biodiversity and landscape resources.
- 10.4 In accordance with the council's duty to consider biodiversity under the Natural Environment and Rural Communities Act (2006), and as recommended in planning policy guidance, the council avoids development that adversely affects priority species and habitats and seeks mitigation measures for the species or habitat concerned. The council encourages enhancement and creation of habitat to improve biodiversity in the district, and the identification and management of existing and potential land for nature conservation. The council seeks to ensure that wherever possible, landscaping proposals link to adjacent wildlife features, thereby providing opportunities for movement of flora and fauna.

In 2013, advice was given for mitigation and enhancement measures for 64 planning applications (an increase of 30% compared with 2012 figures). Of these:

- 7 were withdrawn, refused or dismissed at appeal for non-wildlife reasons
- 14 no decision has yet been made
- 2 were refused planning permission for biodiversity reasons
- 28 were approved including conditions or notes for recommended biodiversity measures

The number of measures implemented as a result of advice given has increased by 11% since 2012 (based on the figures provided in the last Annual Monitoring Report).

- 10.5 As part of the Kent Biodiversity Action Plan (KBAP) partnership, the council monitored the total number of Local Wildlife Sites or LWS (previously known as Sites of Nature Conservation Interest or SNCI) in favourable management, under the Kent Area Agreement (KA2) National Indicator 197, over a three year period from 2008 to 2011. Monitoring changes assisted in habitat creation, restoration and links with existing habitats, avoiding damage to and enhancing species populations and habitats. A total of 253 sites or 58% of sites are now under positive conservation management. The National Indicator 197 has now ceased under the coalition government. However, the city council now supports the evolution of the KBAP into the multi-agency Kent Local Nature Partnership (LNP), and also the Greater Thames Marshes LNP, in accordance with the duty afforded under the new National Planning Policy Framework and the coalition Natural Environment White Paper. In addition, the council also supports the Greater Thames Marshes Nature Improvement Area (NIA), another new government initiative which has attracted funding to enhance the North Kent Marshes area, which includes Seasalter Levels, an area of Special Scientific Interest (SSSI) habitat in the Canterbury District.

10.6 The Kent Habitat Survey was updated in 2012 as part of the ARCH' project (Assessing Changes to Kent's Habitats) supported by the city council. The survey results enable us to better assess the District for improvements to green infrastructure and opportunities for wildlife enhancement through the planning system on a site by site basis.

10.7 The City Council has designated 12 Local Nature Reserves under The National Parks and Access to the Countryside Act 1981. The level of monitoring across the sites is summarised in the table below.

Site	Status	Level of species monitoring	Managing/monitoring bodies	Interest includes
CANTERBURY				
Larkey Valley Wood	SSSI	High	Mammals Trust, Kent Wildlife Trust, Tardivel Ecology	Birds, Dormice, Butterflies, Early Purple Orchid
Bingley Island and Whitehall Meadows	LNR	High	Broad Oak Environment Centre, Kentish Stour Countryside Partnership, Consultant ecologists for Westgate Parks HLF project	Otters Insects Flora Bats Birds
Bus Company Island	LNR	Low	Broad Oak Environment Centre, Kentish Stour Countryside Project, DICE at UKC	Slow worm Bats Newts
Blean Woods	cSAC, NNR, SNCI, SSSI, LNR	High	KOS, RSPB, CCC, KWT, Swale BC, Natural England, KCC, Forestry Enterprise for FC, Tilhill Forestry, Woodland Trust, private and community groups	Extensive, including Nightjars, the Heath Fritillary Butterfly and Ancient Woodland Indicator species
HERNE BAY				
Reculver Country Park	LNR, SSSI, SPA, Ramsar	High	KOS, KWT, Buglife, Kent Field Club, Kent Wildlife Trust, Voluntary	Birds, unusual shoreline habitat and associated species. Cliffside and clifftop

				dwelling invertebrates
Curtis Wood	LNR	Low	CCC	Birds, Early Purple Orchid
WHITSTABLE				
Seasalter LNR	SSSI, SPA, Ramsar	High	KOS, RSPB, Natural England, EA, CCC	Wetland birds and wildfowl, invertebrate ditch population
Wraik Hill	LNR, SNCI	Low	KOS, KWT, CCC	Birds, grassland, Reptiles
Duncan Down	Village Green, SNCI	Medium	Friends of Duncan Downs, CCC	Birds

- 10.8 The city council improves monitoring, appreciation, and value of countryside sites by working with local conservation organisations and other bodies to engage local people by involving them in the management of sites.
- 10.9 It is our objective to extend current monitoring regimes in order to create comprehensive records for future reference and to inform management plans for sites as necessary. This involves broad surveys of flora and fauna at prioritised sites in order to support future management plans. Surveys have been recently undertaken at the Herne Bay Downs to Reculver (Kent Field Club) and are proposed for Westgate Gardens through to Whitehall Meadows, Canterbury.
- 10.10 SSSI Unit Condition. The Government's Public Service Agreement (PSA) target is to have 95% of the SSSI area in favourable or recovering condition by 2010. Although this is now historic the PSA target still stands for government targets.
- 10.11 Canterbury District has 15 nationally important Sites of Special Scientific Interest (SSSIs*), 3 of which are internationally important as designated Ramsar and SPA sites (Thanet Coast, Stodmarsh, and The Swale) and two SAC sites (Stodmarsh and Blean). Stodmarsh and Blean Woods are also designated National Nature Reserves. * East Blean Woods, Larkey Valley Wood, Yockletts Bank, West Blean and Thornden Woods, Stodmarsh, Ileden and Oxenden Woods, Tankerton Slopes, Thanet Coast, Church Woods, Sturry Pit, Preston Marshes, Lynsore Bottom, Ellenden Wood, Chequers and Old Park, and The Swale.
- 10.12 All 15 SSSIs in the Canterbury District are either in Favourable or Unfavourable recovering condition across the majority of their land mass according to NE data, which is an improvement on figures since 2008.

Of the 15 SSSI's:

- 4 are in 100% Favourable Condition (Larkey Valley Wood, Yockletts Bank, Ellenden Wood, Tankerton Slopes);
- 3 have small areas of Unfavourable No Change, or Unfavourable Declining condition (West Blean and Thornden Woods, Lynsore Bottom, The Swale)
- Recent improvements in condition have taken place at Chequers Wood and Old Park, which has been in Favourable and Unfavourable Recovering

condition since 2009, and Ileden and Oxenden Woods, and Thanet Coast, which are now also in Favourable and Unfavourable Recovering condition, an improvement in figures since 2012.

- 10.13 UK Biodiversity Action Plan (BAP) Priority Habitats - Priority habitats have been identified by the UK Biodiversity Steering Group, set up by Government in response to the Convention on Biological Diversity³. Priority habitats fulfil at least one of the following criteria: they are at risk, experiencing a high rate of decline, or are important habitats for priority species.

UK BAP Habitat	Canterbury (ha) 2003	Kent (ha) 2003	% of county total in Canterbury in 2003
Lowland Beech & Yew Woodland	40	559	7.16
Acid Grassland	32	375	8.53
Calcareous Grassland	43	1659	2.59
Lowland Hay Meadows	2	71	2.82
Lowland Fens, Reedbeds	251	514	48.83
Maritime Cliffs & Slopes	4	127	3.15
Coastal Sand Dunes	3	14	21.43

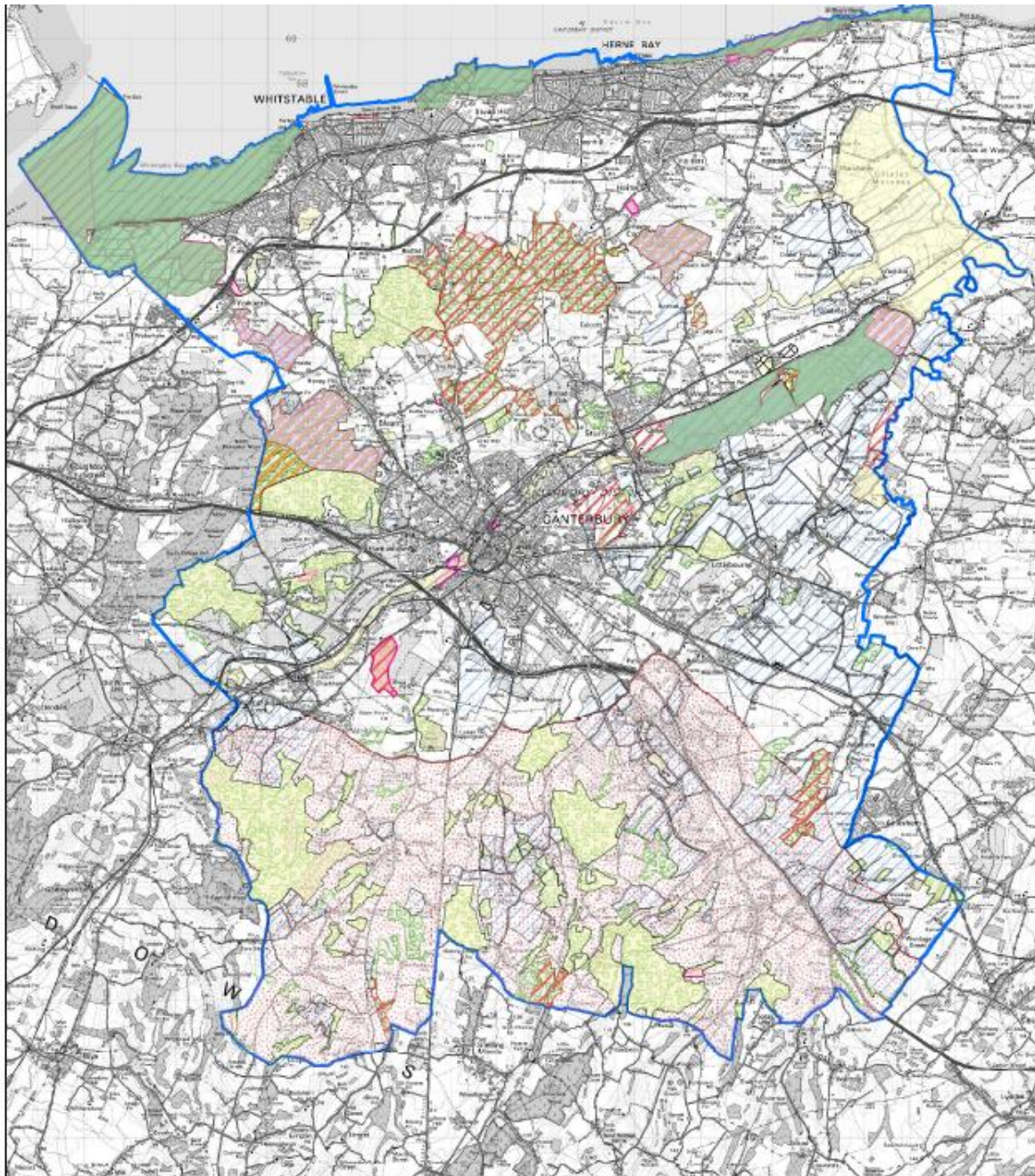
BAP priority habitats on Canterbury District

- 10.14 These figures show that Canterbury District holds a significant proportion of the County's Lowland Beech & Yew Woodland and Coastal Sand Dunes. The District's wetland resources are of particular significance with almost 50% of the County's Lowland Fen and Reedbed UKBAP priority habitats.

Additionally, Canterbury District holds the County's only area of the European Habitats Directive Annex 1 habitat: *Stellario-Carpinetum* oak-hornbeam forest with 97ha found in Blean Woods.

³ An outcome of the Earth Summit – Rio de Janeiro, 1992. Its main goals are: the conservation of biological diversity; the sustainable use of its components; and the equitable sharing of the benefits from the use of genetic resources.

BAP Priority Habitats in Canterbury District



KEY		
	Ramsar Site	
	Special Protection Area	
	Special Area for Conservation	
	National Nature Reserve	
	Local Wildlife Site	
	Site of Special Scientific Interest	
	Regionally Important Geological Site	
	Area of Outstanding Natural Beauty	
	Agri-Environment Scheme	
	Ancient Woodland	
	Local Nature Reserve	

Kent & Medway Biological Records Centre would like to acknowledge, where appropriate, Natural England for Ramsar, SAC, SPA, NNR, SSSI, Higher Level Stewardship and Ancient Woodland data; Kent County Council for ACNE, Heritage Coast, LNR, County Park and County Boundary data; Kent Wildlife Trust for LWS, RNR and Reserve data; Kent RIGS group for RIGS data; and the National Trust, the RSPB and the Woodland Trust for Reserve data used in this map.

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**Biological
Records Centre**

The data provided by the Kent and Medway Biological Records Centre (K&MBRC) indicates that there are the following UK BAP habitats in the Canterbury District:

Canterbury City Council – Annual Monitoring Report 2012 update
Compiled by Kent & Medway Biological Records Centre

Designated Areas

Protected Area Category	Canterbury 2011 Area (Ha)	Canterbury 2012 Area (Ha)	% Change 2011 to 2012	Number of Sites (2012)	% of Canterbury covered by designation	County 2012 (Ha)	County Context %
Ramsar Site	1929.40	1929.47	0.003	3	6.01	19100.90	10.10
Special Areas for Conservation	1055.09	1055.10	0.000	2	3.29	8855.99	11.91
Special Protection Areas	1929.40	1929.47	0.003	3	6.01	18424.84	10.47
Sites of Special Scientific Interest	3785.99	3785.73	-0.007	16	11.80	33866.91	11.18
National Nature Reserve	701.99	701.99	0.000	2	2.19	4331.22	16.21
Areas of Outstanding Natural Beauty	8595.04	8595.04	0.000	1	26.79	124760.61	6.89
Environmental Stewardship (higher level only)	4376.90	5317.56	21.492	N/A	16.57	44876.09	11.85
Local Nature Reserve	178.47	418.17	134.306	11	1.30	1350.47	30.96
Regionally Important Geological/Geomorphological Site	78.60	78.60	0.000	5	0.24	633.42	12.41
Local Wildlife Sites	3962.90	3968.31	0.137	49	12.37	27564.11	14.40
Ancient Woodland	4168.65	4166.34	-0.055	N/A	12.98	29736.39	14.01

All designated area calculations are based on GIS data gathered from Natural England and Kent Wildlife Trust in October 2012.

Changes from the 2008 iteration:

Areas calculated using the administrative boundary rather than the Mean High Water Mark so extending the area of the district by 1181Ha, and thus extending Ramsar, SPA and SSSI areas falling beyond the MHW.

Sites numbers counted on the basis of the named sites rather than individual polygon patches resulting in a decrease in the numbers of some sites.

The measurement of Environmentally Sensitive Areas has been replaced by an examination of the area in Higher Level Stewardship. From the data provided by Natural England it is not possible to do this on a field by field basis, so this has been calculated on a farm by farm basis.

Biodiversity Action Plan Priority Species Data

Since the preparation of the 2008 AMR Kent has adopted the national BAP list. Of the 1149 species listed in the UK Biodiversity Action Plan as **priorities for conservation**, 433 have been recorded in Kent (an increase since last year when the figure was 345). Almost 50% (175) of these have been recorded in Canterbury since 1990 (this means a further 7 species have been recorded in the Canterbury District in the last year).

Common Name	Scientific Name	Taxon group
Zoned Tooth	<i>Hydnellum conrescens</i>	fungus
Mealy Tooth	<i>Hydnellum ferrugineum</i>	fungus
Velvet Tooth	<i>Hydnellum spongiosipes</i>	fungus
Big Blue Pink Gill	<i>Entoloma bloxamii</i>	fungus
Knotted wrack	<i>Ascophyllum nodosum ecad mackaii</i>	seaweed
Divided Sedge	<i>Carex divisa</i>	flowering plant
Man Orchid	<i>Aceras anthropophorum</i>	flowering plant
White Helleborine	<i>Cephalanthera damasonium</i>	flowering plant
Musk Orchid	<i>Herminium monorchis</i>	flowering plant
Fly Orchid	<i>Ophrys insectifera</i>	flowering plant
Monkey Orchid	<i>Orchis simia</i>	flowering plant
Lesser Butterfly-orchid	<i>Platanthera bifolia</i>	flowering plant
Sea Barley	<i>Hordeum marinum</i>	flowering plant
Borrer's Saltmarsh-Grass	<i>Puccinellia fasciculata</i>	flowering plant
Sharp-Leaved Pondweed	<i>Potamogeton acutifolius</i>	flowering plant
Slender Hare's-Ear	<i>Bupleurum tenuissimum</i>	flowering plant
Tubular Water-Dropwort	<i>Oenanthe fistulosa</i>	flowering plant
Shepherd's-Needle	<i>Scandix pecten-veneris</i>	flowering plant
Cornflower	<i>Centaurea cyanus</i>	flowering plant
Chamomile	<i>Chamaemelum nobile</i>	flowering plant
Northern Hawk's-Beard	<i>Crepis mollis</i>	flowering plant
Basil Thyme	<i>Clinopodium acinos</i>	flowering plant
Water Germander	<i>Teucrium scordium</i>	flowering plant
Eyebright	<i>Euphrasia pseudokernerii</i>	flowering plant
Shining ram's-horn snail	<i>Segmentina nitida</i>	mollusc
Desmoulin's whorl snail	<i>Vertigo moulinsiana</i>	mollusc
Flat Oyster	<i>Ostrea edulis</i>	mollusc
Triangle Hammock-spider	<i>Saariotoa firma</i>	spider
Whelk-shell Jumper	<i>Pseudeuophrys obsoleta</i>	spider
Freshwater Crayfish	<i>Austropotamobius pallipes</i>	crustacean
Norfolk Hawker	<i>Aeshna isosceles</i>	insect - dragonfly
Stag Beetle	<i>Lucanus cervus</i>	insect - beetle
Noble Chafer	<i>Gnorimus nobilis</i>	insect - beetle

Dingy Skipper	<i>Erynnis tages</i>	insect - butterfly
Grizzled Skipper	<i>Pyrgus malvae</i>	insect - butterfly
White-letter Hairstreak	<i>Satyrrium w-album</i>	insect - butterfly
Duke of Burgundy	<i>Hamearis lucina</i>	insect - butterfly
White Admiral	<i>Limenitis camilla</i>	insect - butterfly
Pearl Bordered Fritillary	<i>Boloria euphrosyne</i>	insect - butterfly
Heath Fritillary	<i>Melitaea athalia</i>	insect - butterfly
Wall	<i>Lasiommata megera</i>	insect - butterfly
Small Heath	<i>Coenonympha pamphilus</i>	insect - butterfly
Autumnal Rustic	<i>Eugnorisma glareosa</i>	insect - moth
Ghost Moth	<i>Hepialus humuli</i>	insect - moth
White-spotted Sable	<i>Anania funebris</i>	insect - moth
Beautiful Pearl	<i>Agrotera nemoralis</i>	insect - moth
Lackey	<i>Malacosoma neustria</i>	insect - moth
Oak Hook-Tip	<i>Watsonalla binaria</i>	insect - moth
Oak Lutestring	<i>Cymatophorima diluta</i>	insect - moth
Small Emerald	<i>Hemistola chrysoprasaria</i>	insect - moth
Blood-Vein	<i>Timandra comae</i>	insect - moth
Mullein Wave	<i>Scopula marginepunctata</i>	insect - moth
Bright Wave	<i>Idea ochrata</i>	insect - moth
Dark-Barred Twin-Spot Carpet	<i>Xanthorhoe ferrugata</i>	insect - moth
Shaded Broad-Bar	<i>Scotopteryx chenopodiata</i>	insect - moth
Galium Carpet	<i>Epirrhoe galiata</i>	insect - moth
Dark Spinach	<i>Pelurga comitata</i>	insect - moth
Spinach	<i>Eulithis mellinata</i>	insect - moth
Small Phoenix	<i>Ecliptopera silaceata</i>	insect - moth
Pretty Chalk Carpet	<i>Melanthia procellata</i>	insect - moth
Streak	<i>Chesias legatella</i>	insect - moth
Broom-Tip	<i>Chesias rufata</i>	insect - moth
Drab Looper	<i>Minoa murinata</i>	insect - moth
Latticed Heath	<i>Chiasmia clathrata</i>	insect - moth
August Thorn	<i>Ennomos quercinaria</i>	insect - moth
Dusky Thorn	<i>Ennomos fuscantaria</i>	insect - moth
September Thorn	<i>Ennomos erosaria</i>	insect - moth
Brindled Beauty	<i>Lycia hirtaria</i>	insect - moth
Black-veined Moth	<i>Siona lineata</i>	insect - moth
Figure of Eight	<i>Diloba caeruleocephala</i>	insect - moth
Garden Tiger	<i>Arctia caja</i>	insect - moth
White Ermine	<i>Spilosoma lubricipeda</i>	insect - moth
Buff Ermine	<i>Spilosoma luteum</i>	insect - moth
Cinnabar	<i>Tyria jacobaeae</i>	insect - moth
White-line Dart	<i>Euxoa tritici</i>	insect - moth
Garden Dart	<i>Euxoa nigricans</i>	insect - moth
Lunar Yellow Underwing	<i>Noctua orbona</i>	insect - moth

Autumnal Rustic	<i>Eugnorisma glareosa</i>	insect - moth
Small Square-spot	<i>Diarsia rubi</i>	insect - moth
Neglected Rustic	<i>Xestia castanea</i>	insect - moth
Bordered Gothic	<i>Heliophobus reticulata</i>	insect - moth
Dot Moth	<i>Melanchnra persicariae</i>	insect - moth
Broom Moth	<i>Melanchnra pisi</i>	insect - moth
Hedge Rustic	<i>Tholera cespitis</i>	insect - moth
Feathered Gothic	<i>Tholera decimalis</i>	insect - moth
Powdered Quaker	<i>Orthosia gracilis</i>	insect - moth
Shoulder-striped Wainscot	<i>Mythimna comma</i>	insect - moth
Minor Shoulder-knot	<i>Brachyolomia viminalis</i>	insect - moth
Sprawler	<i>Asteroscopus sphinx</i>	insect - moth
Deep-brown Dart	<i>Aporophyla lutulenta</i>	insect - moth
Green-brindled Crescent	<i>Allophyes oxyacanthae</i>	insect - moth
Dark Brocade	<i>Blepharita adusta</i>	insect - moth
Flounced Chestnut	<i>Agrochola helvola</i>	insect - moth
Brown-Spot Pinion	<i>Agrochola litura</i>	insect - moth
Beaded Chestnut	<i>Agrochola lychnidis</i>	insect - moth
Centre-Barred Sallow	<i>Atethmia centrigo</i>	insect - moth
Sallow	<i>Xanthia icteritia</i>	insect - moth
Dusky-Lemon Sallow	<i>Xanthia gilvago</i>	insect - moth
Grey Dagger	<i>Acronicta psi</i>	insect - moth
Knot Grass	<i>Acronicta rumicis</i>	insect - moth
Mouse Moth	<i>Amphipyra tragopoginis</i>	insect - moth
Dusky Brocade	<i>Apamea remissa</i>	insect - moth
Large Nutmeg	<i>Apamea anceps</i>	insect - moth
Rosy Minor	<i>Mesoligia literosa</i>	insect - moth
Ear Moth	<i>Amphipoea oculatea</i>	insect - moth
Rosy Rustic	<i>Hydraecia micacea</i>	insect - moth
Crescent	<i>Celaena leucostigma</i>	insect - moth
White-Mantled Wainscot	<i>Archanara neurica</i>	insect - moth
Large Wainscot	<i>Rhizedra lutosa</i>	insect - moth
Rustic	<i>Hoplodrina blanda</i>	insect - moth
Mottled Rustic	<i>Caradrina morpheus</i>	insect - moth
Common Fan-foot	<i>Pechipogo strigilata</i>	insect - moth
Clay Fan-foot	<i>Paracolax tristalis</i>	insect - moth
Olive Crescent	<i>Trisateles emortualis</i>	insect - moth
Hornet Robberfly	<i>Asilus crabroniformis</i>	Insect – true fly
Phoenix Fly	<i>Dorycera graminum</i>	Insect – true fly
4-banded Tailed Digger Wasp	<i>Cerceris quadricincta</i>	insect – hymenopteran
Sea-aster Colletes Bee	<i>Colletes halophilus</i>	insect - hymenopteran
Red-tailed Carder Bee	<i>Bombus ruderarius</i>	insect - hymenopteran
Shrill Carder Bee	<i>Bombus sylvarum</i>	insect - hymenopteran
Eel	<i>Anguilla anguilla</i>	bony fish

Great Crested Newt	<i>Triturus cristatus</i>	amphibian
Common Toad	<i>Bufo bufo</i>	amphibian
Slow-worm	<i>Anguis fragilis</i>	reptile
Common Lizard	<i>Zootoca vivipara</i>	reptile
Grass Snake	<i>Natrix natrix</i>	reptile
Adder	<i>Vipera berus</i>	reptile
Bewick's Swan	<i>Cygnus columbianus subsp. bewickii</i>	bird
Dark-bellied Brent Goose	<i>Branta bernicla</i>	bird
Scaup	<i>Aythya marila</i>	bird
Common Scoter	<i>Melanitta nigra</i>	bird
Grey Partridge	<i>Perdix perdix</i>	bird
Black-throated Diver	<i>Gavia arctica</i>	bird
Balearic Shearwater	<i>Puffinus mauretanicus</i>	bird
Bittern	<i>Botaurus stellaris</i>	bird
Corncrake	<i>Crex crex</i>	bird
Stone-curlew	<i>Burhinus oedicnemus</i>	bird
Lapwing	<i>Vanellus vanellus</i>	bird
Curlew	<i>Numenius arquata</i>	bird
Red-necked Phalarope	<i>Phalaropus lobatus</i>	bird
Arctic Skua	<i>Stercorarius parasiticus</i>	bird
Roseate Tern	<i>Sterna dougallii</i>	bird
Turtle Dove	<i>Streptopelia turtur</i>	bird
Cuckoo	<i>Cuculus canorus</i>	bird
Nightjar	<i>Caprimulgus europaeus</i>	bird
Wryneck	<i>Jynx torquilla</i>	bird
Sky Lark	<i>Alauda arvensis</i>	bird
Woodlark	<i>Lullula arborea</i>	bird
Tree Pipit	<i>Anthus trivialis</i>	bird
Yellow Wagtail	<i>Motacilla flava</i>	bird
Ring Ouzel	<i>Turdus torquatus</i>	bird
Grasshopper Warbler	<i>Locustella naevia</i>	bird
Marsh Warbler	<i>Acrocephalus palustris</i>	bird
Wood Warbler	<i>Phylloscopus sibilatrix</i>	bird
Spotted Flycatcher	<i>Muscicapa striata</i>	bird
Red-backed Shrike	<i>Lanius collurio</i>	bird
House Sparrow	<i>Passer domesticus</i>	bird
Tree Sparrow	<i>Passer montanus</i>	bird
Lesser Redpoll	<i>Carduelis cabaret</i>	bird
Hawfinch	<i>Coccothraustes coccothraustes</i>	bird
Yellowhammer	<i>Emberiza citrinella</i>	bird
Reed Bunting	<i>Emberiza schoeniclus</i>	bird
Common Seal	<i>Phoca vitulina</i>	marine mammal
Bottle-Nosed Dolphin	<i>Tursiops truncatus</i>	marine mammal
Common Porpoise	<i>Phocoena phocoena</i>	marine mammal

Hedgehog	<i>Erinaceus europaeus</i>	terrestrial mammal
Noctule Bat	<i>Nyctalus noctula</i>	terrestrial mammal
Soprano Pipistrelle Bat	<i>Pipistrellus pygmaeus</i>	terrestrial mammal
Brown Long-Eared Bat	<i>Plecotus auritus</i>	terrestrial mammal
Otter	<i>Lutra lutra</i>	terrestrial mammal
Water Vole	<i>Arvicola terrestris</i>	terrestrial mammal
Harvest Mouse	<i>Micromys minutus</i>	terrestrial mammal
Hazel Dormouse	<i>Muscardinus avellanarius</i>	terrestrial mammal
Brown Hare	<i>Lepus europaeus</i>	terrestrial mammal

BAP priority species previously recorded in Canterbury but not since 1st January 1990

Common Name	Scientific Name	Year of last record	Taxon group
Coral Tooth	<i>Hericium coralloides</i>	1970	fungus
Hedgehog Fungus	<i>Hericium erinaceus</i>	1970	fungus
Bark sulphur-firedot lichen	<i>Caloplaca flavorubescens</i>	1989	lichen
Lesser Smoothcap	<i>Atrichum angustatum</i>	1987	moss
Bright Green Cave-Moss	<i>Cyclodictyon laetevirens</i>	1975	moss
Burnt Orchid	<i>Orchis ustulata</i>	1899	flowering plant
Townsend's Cord-Grass	<i>Spartina maritima x alterniflora = S. x townsendii</i>	1980	flowering plant
Least Lettuce	<i>Lactuca saligna</i>	1979	flowering plant
Deptford Pink	<i>Dianthus armeria</i>	1985	flowering plant
Annual Knawel	<i>Scleranthus annuus</i>	1981	flowering plant
Small-Flowered Catchfly	<i>Silene gallica</i>	1880	flowering plant
Wood Calamint	<i>Clinopodium menthifolium</i>	1986	flowering plant
Red Hemp-Nettle	<i>Galeopsis angustifolia</i>	1980	flowering plant
Copse-Bindweed	<i>Fallopia dumetorum</i>	1875	flowering plant
Pointed-head Millipede	<i>Polyzonium germanicum</i>	1989	millipede
Scarlet Malachite Beetle	<i>Malachius aeneus</i>	1984	insect - beetle
Hazel pot beetle	<i>Cryptocephalus coryli</i>	1978	insect - beetle
Sallow Guest Weevil	<i>Melanapion minimum</i>	1956	insect - beetle
Wood White	<i>Leptidea sinapis</i>	1899	insect - butterfly
Small Pearl-bordered Fritillary	<i>Boloria selene</i>	1978	insect - butterfly
High Brown Fritillary	<i>Argynnis adippe</i>	1899	insect - butterfly
Forester	<i>Adscita statices</i>	1972	insect - moth
Scarce Aspen Knot-horn	<i>Sciota hostilis</i>	1978	insect - moth

Pale Eggar	<i>Trichiura crataegi</i>	1974	insect - moth
Silky Wave	<i>Idaea dilutaria</i>	1987	insect - moth
Oblique Carpet	<i>Orthonama vittata</i>	1978	insect - moth
Grass Rivulet	<i>Perizoma albulata</i>	1986	insect - moth
Narrow-Bordered Bee Hawk	<i>Hemaris tityus</i>	1925	insect - moth
Double Dart	<i>Graphiphora augur</i>	1976	insect - moth
Pale Shining Brown	<i>Polia bombycina</i>	1976	insect - moth
Shining Guest Ant	<i>Formicoxenus nitidulus</i>	1969	insect - hymenopteran
Black Headed Mason Wasp	<i>Odynerus melanocephalus</i>	1898	insect - hymenopteran
Long -horned Bee	<i>Eucera longicornis</i>	1979	insect - hymenopteran
Large Garden Bumble Bee	<i>Bombus ruderatus</i>	1984	insect - hymenopteran
Short Haired Bumble Bee	<i>Bombus subterraneus</i>	1972	insect - hymenopteran
Moss-carder Bee	<i>Bombus muscorum</i>	1976	insect - hymenopteran
Brown Trout	<i>Salmo trutta</i>	1987	bony fish
Natterjack Toad	<i>Epidalea calamita</i>	1955	amphibian
Sand Lizard	<i>Lacerta agilis</i>	1950	reptile

- 10.15 The list of Kent BAP Priority Species in Canterbury District is subject to the time and effort that recorders and specialists have spent in the district. The absence of a UKBAP Priority Species is not indicative that the species is definitely not present. It is possible that a specific species has not been searched for in a methodical manner, or that any existing records have not been made public by the recorder.
- 10.16 Change in areas designated for their intrinsic environmental value including sites of international, national, sub-regional, or local significance (2008 figures) - Canterbury has many sites designated for their international, national, sub-regional or local significance to our natural heritage covering approximately 21.7% of the district. Sites of particular significance include: Stodmarsh, which is recognised as an internationally important wetland habitat; and the Blean Wood complex. Almost 15% of the county's ancient woodland resource is found in the district providing habitat for many birds, animals, plants and insects of conservation concern including Common Dormouse (*Muscardinus avellanarius*), Heath Fritillary (*Mellicta athalia*) and Bluebells (*Hyacinthoides non-scripta*).

11.0 Renewable Energy

ODPM Core Output Indicator E3 – Renewable energy generation.

- 11.1 This indicator is difficult to monitor as the majority of renewable energy installations do not require planning permission, therefore there are many installations in the district taking place that are not being recorded.
- 11.2 There were 23 applications for renewable energy installations during the monitoring period, 22 of which were granted and 1 refused. The refusal was contrary to Policies BE 1 & BE7 of the Local Plan. These were for solar panels, 12 of which were wall mounted, 5 of which were ground mounted and 6 were non-specified. There were no applications for wind turbines.
- 11.3 Our original Environmental Policy was adopted in July 2009 and the final progress report for the policy was produced in October 2011. We then started developing our new Environment Strategy to replace the Environment Policy and to meet a Corporate Plan commitment. Our new Environment Strategy was approved by Full Council on 28 November 2013. This means that for the period from April 2012 to April 2013 we were part way through the process of developing the new Environment Strategy. The strategy includes a lot of information about our environmental achievements since 2009. This Annual Monitoring report provides some key examples, but the Environment Strategy should be referred to for more details.
- 11.4 The Environmental policy required all new developments in the district to be constructed to a Code for Sustainable Homes standard higher than required by government. The Sustainable Construction SPD sets a standard of Sustainable Homes Code Level 4 to be achieved as from April 2011. Our Park & Ride service continues to provide a sustainable alternative to parking in the city centre. Over 960,000 people used the service during 2012. We are aiming for all regular Park & Ride buses to be compliant with the highest emission standards (Euro 5) by October 2013. We installed electric vehicle charging points at each of our main Park and Ride sites, and these have been available for the public to use from August 2012.
- 11.5 The Corporate Plan was adopted in September 2011. Two of the pledges in this document specifically relate to the Environmental Policy. Pledge 5 states that “ We will support improvements to tackle traffic congestion and the state of our roads and pavements”. The Oyster Bay Trail coastal cycle route links Reculver to Whitstable and forms part of the Regional Cycle Route 15. We completed phase 2 of the cycle route in March 2013. Better cycle routes can bring many benefits, such as helping to reduce traffic congestion and pollution and improving health.
- 11.6 Pledge 6 states that “We will make our district cleaner and greener and lead by example on environmental issues” We have lead by example on various projects. Our new Marlowe Theatre was specifically designed to incorporate a range of features to reduce energy use and environmental impacts, such as by using high efficiency lighting, high efficiency boilers and water efficient appliances. Our flagship project achieved a “Very Good” BREEAM rating, and on 20 June 2012 the theatre won the Royal Institute of British Architecture (RIBA) Downland Award for

architectural excellence. In the first full year the new theatre was operational, the energy use per square meter was around 18% less than the old theatre. We have also upgraded equipment and installed new water filters for the swimming pool at Kingsmead Leisure Centre, and over the next 25 years we expect this to reduce energy use and emissions, and save almost £85,000.

12.0 Local Indicators

12.1 Canterbury City Council will develop local indicators in the future and produce a focussed group of local indicators which will make use of data collected from other departments and through analysis of policy performance and the strategies and outcomes of the Sustainability Appraisal and the Strategic Environment Assessment. Several of the removed core output indicators have become local indicators, see below, and will continue to be monitored.

Local Indicator: EL1: Loss of employment land to other uses eg, residential, leisure and retail in local authority area

Completed losses to other non B uses	A2	B1a	B1b	B1c	B2	B8	Total floorspace
2008/09	0	-150	0	0	0	0	-150
2009/10	-134	-1161	0	-595	-2000	-180	-4070
2010/11	0	-2327	0	-1024	-8142	-1260	-12753
2011/12	-57	-2661	0	-567	0	-419	-3704
2012/13	-158	-825	0	-870	-179	-436	-2468

Local Indicator EL2 : Loss of employment land to residential in the local authority area

Completed losses to residential	A2	B1a	B1b	B1c	B2	B8	Total floorspace
2008/09	0	-138	0	-111	0	0	-249
2009/10	-382	-1639	0	0	-327	0	-2348
2010/11	-256	-1147	0	-545	-8000	-1260	-11208
2011/12	-57	-1125	0	-287	0	0	-1469
2012/13	0	-814	0	-266	0	-283	-1363

12.2 There is still the trend of conversion of B class uses to residential, with 5 applications accounting for the B1a loss. This will need to be monitored closely next year as the Government has recently changed the permitted development rights to enable the change of use from B1a office to residential without the need for planning permission. This is detailed elsewhere in this report in paragraph 5.51. Other losses have been to other uses such as retail, sui generis and education D1.

- 12.3 All employment figures are based on the published Commercial Information Audit (CIA) 2011/12, which is carried out jointly between Kent County Council and Canterbury City Council each year. Employment allocations are taken from the Canterbury District Local Plan First Review Local Plan Adopted 2006.

Herne Bay Area Action Plan 2010

The objectives of the Herne Bay Area Action Plan is to deliver the redevelopment of key opportunity sites as catalysts for the regeneration of Herne Bay to create a thriving and commercially successful town centre. The plan identified indicators relating to new commercial floorspace and new residential units.

Table 1 - Commercial floorspaces in the Regeneration Zone and Herne Bay Town Centre

	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13
Completions	A1	A1	A2	A2	A3	A3	A4	A4	A5	A5	B1a	B1a	D1	D1	D2	D2
Gains	0	20	0	0	87	8	0	326	54	139	0	0	0	0	785	0
Losses	-195	-627	-57	0	-157	-89	0	-480	0	0	0	-122	0	0	-1692	0
Net	-195	-607	-57	0	-70	-89	0	-154	0	139	0	-122	0	0	-907	0

The loss of A1 retail can be attributed to 2 applications – one for change of use to residential and the other to change of use to A4 drinking establishment. There has been a slight decrease in A3 restaurant and café use in the town centre and an overall decrease in A4 drinking establishments – one gain and two losses to residential use. The B1a office was a loss to residential.

The City Council will continue to monitor the change in floorspace set out above although some development may take place without the need for planning permission as result of the change in Permitted Development Rights May 2013 as highlighted in paragraph 5.51 of Chapter 5.

Table 2 – Planning permissions granted and completed for new residential units

The table below shows the total net number of residential units that have been granted planning permission for residential within the regeneration zone as shown in the Herne Bay Area Action Plan, for the period 01/04/10 to 31/03/13

Monitoring Year	No. of residential units granted planning permission	No. of units completed
2010/11	45	0
2011/12	43	51
2012/13	27	29

13.0 Key Policy Performance Monitoring

- 13.1 The key policies relating to housing and employment are monitored through the Housing Information Audit and the Commercial Information Audit referred to in sections 5, 6 & 12 of this report. Future key policy performance monitoring will be developed through the Sustainability Appraisal and the Strategic Environment Assessment. Policies should be monitored in terms of their performance against sustainability appraisal objectives and targets in line with the government's aim for sustainable development. The measurement of the performance of policies within the Local Plan requires a clear statement of their objectives therefore until work progresses on the Local Plan these objectives will not be identified.
- 13.2 The Futures work carried out by the Council to inform its Core Strategy has identified a range of possible indicators to monitor key strategic policies reflecting emerging future scenarios. These include such measures as occupancy rates of office accommodation; change in industrial structure; business start-ups; net change in hotel provision; and so on. As work on the Local Plan progresses, a number of the indicators will be selected as part of a suite of Policy Performance Monitoring indicators.

14.0 General Monitoring

- 14.1 This section of the report will seek to monitor the performance and implementation of the Plan through non-specific monitoring of planning applications and decision-making. Such monitoring will, however, be particularly important in identifying issues or policies that should be considered in more detail in future monitoring reports. Issues regarding the Local Plan will be discussed in consultation with the Development Control Section.
- 14.2 Measurement of the effectiveness of the Plan will use the following measures :
- Total number of planning applications received taken from the PS1 & PS2 returns
 - Total number of planning applications granted
 - Total number of planning applications refused
 - Total number of planning applications considered by Development Control Committee
 - Total number of appeals including enforcement appeals
 - Percentage of appeals dismissed

14.3 Table showing the period from April 2012 – March 2013.

Total no of planning applications received	Total no of planning applications granted	Total no of planning applications refused	Total no of Planning applications considered by Development Control Committee	Total no of appeals	Percentage of appeals dismissed	Departures from the Local Plan
1474	1264	142	89	42	79.4%	4

The figures in the above table include all planning applications.

14.4 Canterbury City Council will monitor the total number of full planning applications refused, including recording the policy reasons for refusal.

The findings from this monitoring period are as follows :

14.5 There were 70 full planning applications refused during the period from April 2012 – March 2013 contrary to a range of Local Plan Policies, 189 in total. The policies related to all aspects of the built and natural environment. The main policy reasons for refusal related to Design, Conservation areas and implementation.

14.6 There were 19 applications refused contrary to Supplementary Planning Documents. There were 9 contrary to the Guidelines for Control of Residential Intensification SPG, 1 contrary to Heritage, Archaeology and Conservation, 8 contrary to Development and Contributions and 1 contrary to Kent Design Guide.

14.7 There were a total of 34 appeal applications of which 27 appeal decisions were dismissed, 1 withdrawn and 6 allowed with conditions. These were contrary to a range of policies that related to the natural and built environment and developer contributions which included policies H4, TC4, R6, R7, BE1, BE5, BE6, BE7, NE1, NE2, NE3, NE5, C9, C10, C24 & IMP2.

14.8 There were 2 appeal applications that were refused contrary to Supplementary Planning Documents. 1 relating to Developer Contributions, and 1 relating to Guidelines for Control of Residential Intensification.

14.9 Monitoring the planning application refusals against Local Plan Policies will assess the extent to how the policies in the Local Plan are being implemented and whether the policies will need to be altered in the future to achieve the objectives set out in the Local Plan / Local Development Framework.

14.10 There are various objectives set out in the Canterbury Community Strategy. The progress of these objectives were monitored this AMR period and the outcomes are as follows :

Objective	Outcome
Provide additional homes	524 additional homes provided
Increase the supply of affordable homes to local people	Target of 120 to be provided annually – 119 provided this period
Improve travel choice – encourage bus, train, walking & cycling	<p>High speed rail commenced in December 2009 with 1.059 million passengers using Canterbury West Station in 2012. (this includes mainline services) Source: Kent Travel Report 2012</p> <p>There were a total of 16,881,173 passengers using the Canterbury park & ride sites in 2012, this was an increase of 1,881. Source : Kent Travel Report 2012</p> <p>There were a total of 9,515,589 vehicles using the Canterbury park & ride sites in 2012, this was an increase of 5,735. Source : Kent Travel Report 2012</p> <p>There are several pedestrian and cycle routes being implemented including a route between Barton Mill and the Council offices via May Green Walk.</p>
Improve pedestrian and cycle linkages between Herne Bay seafront and town centre	This scheme should be delivered during 2013/14
Deliver innovation centre of University of Kent campus by 2010	Completed, 80% occupied by September 2011, 100% occupied in September 2012. Still 100% occupied in December 2013.
Provide the space and support for business start - ups	Evans Easy Space at Lakesview providing small industrial/office space - 90% occupied by December 2013
Retain and increase annual number of Green flag, green pennant and green heritage awards	<ul style="list-style-type: none"> Whitstable castle achieved its 1st green flag in 2012 and kept this status in 2013 Curtis Wood Park achieved green flag status in 2012 & 2013 Reculver & Duncan Down remain green flag sites. Herne Bay seafront, Dane John, Canterbury Castle, Sturry Community Park and Westgate gardens and Herne Bay memorial park should all receive green flags within the next 5 years.
61% of Special Sites of Scientific Interest(SSSI) area in favourable condition (Kent target)	<ul style="list-style-type: none"> 4 out of 15 sites were 100% in favourable condition in 2012/2013, the remaining are Unfavourable No Change, or Unfavourable Declining condition

15.0 Future Monitoring through the Sustainability Appraisal(SA)

- 15.1 Canterbury City Council is required to identify and report on the likely significant effects of its plans, policies and proposals, looking at the social, environmental and economic factors, during a Sustainability Appraisal (SA) process. The SA will seek to identify the extent to which plans, policies and proposals can deliver sustainable development. The first stage of the sustainability appraisal assessment process is to prepare a sustainability appraisal framework.
- 15.2 Sustainability appraisal will be used to further develop the arrangements for monitoring the implementation and impact of planning documents. A monitoring programme will be developed for the Local Plan, which will draw upon the indicators and baseline information which were gathered when preparing the SA framework, and will be supplemented with additional indicators appropriate to monitoring plan performance.

Appendix 1

**Schedule of Housing Sites
(5 year supply)**

**Sites Allocated or with Planning Permission
for Housing Development**

at 31 March 2013

**This schedule should be read in conjunction with the 5 year statement within the Annual
Monitoring Report 2012/13**

Housing Allocations – Canterbury District Local Plan 2006

SiteRef	Address	Town	Ward	Total Allocated	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	Post 2018
CA476	BT Depot, Littlebourne Road	Canterbury	Barton	100	0	0	0	40	60	0
CA508	Parham Rd, Scrap Metal Yd, Fmr Euro C'bury & Riverside Interiors	Canterbury	Northgate	65	0	0	30	35	0	0
CA481	Canterbury West Station, Adj	Canterbury	St Stephens	40	0	0	0	20	20	0
CA480	Nursery Gdn/Garage/Filling Sta	Canterbury	Northgate	40	0	0	0	0	40	0
CA282	St Johns Lane Employment Exch.	Canterbury	Westgate	26	0	0	0	0	0	26
CA535	Newinggate House (CTFM) Lower Bridge Street	Canterbury	Barton	24	0	0	0	0	24	0
CA482	Canterbury East Station (North side) Car Park	Canterbury	Wincheap	24	0	0	0	0	24	0
CA278	Northgate Car Park	Canterbury	Northgate	21	0	0	0	0	21	0
ca507	Castle street car park	Canterbury	westgate	54	0	0	0	0	54	0
CA503	BT Car Park, Upper Chantry Lane	Canterbury	Barton	20	0	0	0	0	20	0
CA477	Holmans Meadow Car Park	Canterbury	Barton	20	0	0	0	20	0	0
CA043B	Rosemary Lane Car Park	Canterbury	Westgate	20	0	20	0	0	0	0
CA506	Roper Road, Land at, NE from St Dunstans Street	Canterbury	St Stephens	13	0	0	0	13	0	0
CA050	St Peter's Lane, Adult Studies & 39-51 opposite	Canterbury	Westgate	13	0	0	13	0	0	0
CA534	St Pauls House,	Canterbury	Barton	12	0	0	0	0	12	0
CA483	Canterbury East Sta (South side), Land at, Gordon Road	Canterbury	Wincheap	11	0	0	0	0	0	11

SiteRef	Address	Town	Ward	Total Allocated	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	Post 2018
CA488	White Horse Lane, Land East of	Canterbury	Westgate	10	0	0	0	0	10	0
CA347	Ivy Lane North	Canterbury	Barton	10	0	0	10	0	0	0
CA500	Sea Cadets Centre Puckle Lane	Canterbury	Wincheap	9	0	9	0	0	0	0
CA281	Hawks Lane	Canterbury	Westgate	9	0	0	9	0	0	0
CA047	St Radigund's Place	Canterbury	Northgate	7	0	7	0	0	0	0
CA555	Roger Britton Carpets	Canterbury	Wincheap	6	0	0	0	0	6	0
CA499	Folly Farm, Headcorn Drive	Canterbury	St Stephens	6	0	0	0	0	6	0
CA498	Westgate Gr / St Peters Place, Land at	Canterbury	Westgate	5	0	0	0	0	5	0
CA479	Car Park adj Registry Office	Canterbury	St Stephens	5	0	0	0	0	5	0
CA286	St John's Lane Car Park	Canterbury	Westgate	5	0	5	0	0	0	0
CA552	Lenleys, Roper Road	Canterbury	St Stephens	0	0	0	0	0	0	0
CA538	St Georges Pl & Dover Rd (r/o Cinema), Land between	Canterbury	Barton	0	0	0	0	0	0	0
CA536	Blockbuster Video, Upper Floors	Canterbury	Barton	0	0	0	0	0	0	0
CA492	Invicta Motors, Sturry Road	Canterbury	Northgate	0	0	0	0	0	0	0
CA475	Northgate Garage	Canterbury	Northgate	0	0	0	0	0	0	0
CA559	Rough Common Rd	Harbledown	Harbledown	16	0	0	0	16	0	0
CA340	Garage Site, Kings Road	Herne Bay	Heron	43	0	0	0	0	43	0
CA491	Herne Bay Station, Land at	Herne Bay	West Bay	35	0	0	0	0	35	0

SiteRef	Address	Town	Ward	Total Allocated	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	Post 2018
CA516	Westbrook Industrial Park, Sea Street	Herne Bay	West Bay	15	0	0	0	0	0	15
CA514	181 Sea Street, Adj	Herne Bay	West Bay	14	0	0	0	0	14	0
CA031	254 & 260 Reculver Rd, Between	Herne Bay	Reculver	7	0	0	0	0	7	0
CA539	Garage, Pier Ave & Avenue Rd	Herne Bay	Heron	5	0	0	0	0	5	0
CA426	Canterbury Rd/Victoria Rd, Corner of	Herne Bay	Heron	5	0	0	0	0	5	0
CA517	Serco nursery & Filling Sta	Herne Bay	Herne And Broomfield	0	0	0	0	0	0	0
CA295	York Road/Sea Street	Herne Bay	Heron	0	0	0	0	0	0	0
HB1	Central Development Area (Herne Bay Area Action Plan)	Herne Bay	Heron	80	0	0	40	40	0	0
HB2	Beach Street (Herne Bay Area Action Plan)	Herne Bay	Heron	20	0	20	0	0	0	0
HB3	Bus Depot (Herne Bay Area Action Plan)	Herne Bay	Heron	30	0	0	0	0	30	0
CA525	Blue Anchor Caravan Park	Whitstable	Seasalter	0	0	0	0	0	0	0
CA530	Ladysmith Grove (UCS Site W17), Land at	Whitstable	Seasalter	27	0	15	12	0	0	0
CA520	Whitstable Station, Land at	Whitstable	Harbour	24	0	0	0	0	24	0
CA527	Builders Yard r/o 3 Belmont Road	Whitstable	Gorrell	23	0	0	0	0	23	0
CA519	Shaftsbury Road, Land at	Whitstable	Harbour	22	0	0	0	0	22	0
CA529	Car Park, Middle Wall	Whitstable	Harbour	21	0	0	0	0	21	0
CA310	Beresford Road North and South	Whitstable	Harbour	20	0	0	0	0	0	20
CA524	Tankerton Rd car park & garage	Whitstable	Tankerton	17	0	0	0	17	0	0

SiteRef	Address	Town	Ward	Total Allocated	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	Post 2018
CA297	100 Albert St/Warwick Rd, Adj	Whitstable	Harbour	11	0	0	0	0	11	0
CA531	9c & 11 Borstal Hill, Land between	Whitstable	Gorrell	10	0	0	0	0	10	0
CA305	15 Hamilton Rd, Adj	Whitstable	Harbour	10	0	0	0	0	0	10
CA308	124 & adjoining Middle Wall	Whitstable	Harbour	7	0	0	0	7	0	0
CA299	37 Essex St, Adj	Whitstable	Gorrell	7	0	0	0	0	7	0
CA309	Sea Street (Green's Warehouse)	Whitstable	Harbour	5	0	5	0	0	0	0
CA018	Macdonald Parade, North of	Whitstable	Seasalter	5	0	0	0	0	5	0
CA323	Regent Street	Whitstable	Harbour	0	0	0	0	0	0	0
			Totals	1,054	0	81	114	208	569	82

Highlighted sites are those sites which have been zeroed as a result of the annual phasing survey. This is based on the returns where the landowner or developer has said that they no longer intend to bring their site forward for development or the site now has a valid permission and is recorded in the planning permissions table.

Sites with Planning Permission (net) as at 31st March 2013

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
CA279	CA0400497	The Tannery Mildreds Lane		Canterbury	Demolition of existing buildings conversion of buildings and redevelopment to provide 444 houses and flats 283 off-street Parking spaces 64 bed hotel 4 retail units (A1) 1 winebar/restaurant (A3) 3 live/work units 2 pedestrian bridges public park and riverside walk.	60	54				114
CA061531	CA0601531	Land rear of 43 Joy Lane		Whitstable	Erection of single-storey dwelling with garage. (Outline application).	1	0				1
CA070325	CA0700325	Denne Hill Coach House Dene Hill Denne Hill Farm		Womenswold	Change of use of former Coach House to a residential dwelling office and holiday accommodation and erection of a detached double garage.	1	0				1
CA071471	CA0701471	Former Huyck Factory Site Millstrood Road		Whitstable	Redevelopment to provide 236 dwellings (Outline application).	35	33	30			98
CA071658	CA0701658	1 Blackburn Road		Herne Bay	Demolition of dwelling and erection of two detached dwellings with integral garages.	1	0				1
CA080293	CA0800293	39-41 Mill Lane South Herne		Herne Bay	Demolition of two bungalows and erection of eight bungalows with garage to serve plot 1 and new access road.	0	2				2

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA0801059	51 Golden Hill South		Whitstable	Demolition of existing dwelling and erection of 22 dwellings. (Revised scheme).	10	11				21
CA081124	CA0801124	25 Broomfield Road Land adjoining		Herne	Erection of dwelling with basement. (Revised scheme).	1	0				1
CA090265	CA0900265	18 Holmscroft Road		Herne Bay	Demolition of existing bungalow and replacement with two chalet bungalows. (Revised scheme).	1	0				1
	CA0900444	Whitstable Post Office	Gladstone Road	Whitstable	Demolition of existing buildings and erection of a detached two and a half storey building comprising of retail unit Post Office (Class A1) and 12 flats with associated parking.		3	3	6		12
CA060472	CA0900818	Land enclosed by Kingsmead Road Broad Oak Road		Canterbury	Development of 140 residential units provision of public open space with recreation field/play zone highways car parking footpaths cycle ways and new river bridge.	16					16
CA090843	CA0900843	Land rear of Woodlands Kenwood & St Vincent's Tower Road		Whitstable	Erection of detached dwelling and garage. (Outline application).	1	0				1
	CA0900999	Herne Bay Methodist Church	High Street	Herne Bay	Conversion of former church to community hall with nine apartments.	0	4	5			9

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
CA060550	CA0901209	17A Marine Parade		Whitstable	Erection of seven flats with associated parking. (Renewal of CA/06/0550/WHI).	7	0				7
CA091439	CA0901439	Land between 9 and 11 The Fairway		Herne Bay	Erection of three dwellings with associated garages and access road.	3	0				3
	CA0901580	25 Island Road	Upstreet	Chislet	Erection of 11 dwellings with associated parking following demolition of existing petrol filling station and related outbuildings/structures and adjacent bungalow at 27 Island Road. (Revised scheme).			4	6		10
	CA0901611	13A Monastery Street		Canterbury	Demolition of existing industrial building and erection of four dwellings with associated parking.	4					4
	CA0901655	Shalmsford Farm	Shalmsford Street	Chartham	Submission of Reserved Matters (siting, design, external appearance of the proposed buildings, means of access and landscaping with associated details required by conditions 04, 05, 06, 07, 12 and 13) details pursuant to outline planning permission CA/95/0699/CHA for residential development, comprising 23 dwellings with garaging and parking, conversion of oast to two dwellings, along with the provision of vehicular	23	2				25

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
					access, open space, incorporating compensatory flood storage provision, play area and landscaping.						
	CA0901660	82-86 High Street		Herne Bay	Demolition of shop and redevelopment comprising two retail units and ten residential flats.	0				10	10
	CA0901692	The Forge	The Street	Ickham	Application for a new planning permission to replace planning permission CA/04/01471/ICK for conversion of building to dwelling in order to extend the time limit for implementation.	1					1
	CA0901713	Barton Yard at junction of Diamond Road and Westmeads Road		Whitstable	Demolition of buildings and redevelopment to provide ten houses four flats and one retail unit.		3	3	8		14

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
CA050097	CA0901760	Land rear of 121 - 125 Sturry Road		Canterbury	Erection of two-storey building to provide eight studio apartments and a communal laundry and bike hire facility. (Revised scheme).	8	0				8
	CA0901764	Nunnery Fields	George Roche Road	Canterbury	Residential development comprising of 88 units with associated works. (Phase 2).	12					12
CA091882	CA0901882	153 Ashford Road		Thanington	Demolition of bungalow and erection of five dwellings with associated parking.	1	1	2			4
	CA0901917	Land between 112 & 114 Maydowns Road		Chestfield	Erection of detached dwelling with integral garage.		1				1
	CA1000059	Land rear of 33	Saddleton Road	Whitstable	Demolition of garage and erection of detached dwelling with associated parking.		1				1
CA070179	CA1000166	31 Island Road		Sturry	Application for a new planning permission to replace planning permission CA/07/0179/STU for the demolition of single-storey side extension and erection of a two-storey dwelling.	1	0				1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1000228	17 Marine Parade		Whitstable	Demolition of existing redundant care home and erection of thirteen flats.	2	3	3	5		13
	CA1000243	41 Norman Road Land rear of		Canterbury	Application for a new planning permission to replace planning permission CA/04/1790/CAN for the erection of bungalow in order to extend the time limit for implementation.	1					1
	CA1000261	37 and land rear of 37 Northgate		Canterbury	Application for a new planning permission to replace planning permission CA/07/0333/CAN for the erection of two dwellings and two-storey extension to existing dwelling in order to extend the time limit for implementation.	2					2
	CA1000306	226a and 226b Tankerton Road		Whitstable	Roof extension and alterations to provide 5 flats.	1	4				5
	CA10003202	Haleswood	2 The Crescent	Canterbury	Application for new planning permission to replace planning permission CA/04/1850/CAN for erection of dwelling with integral garage and erection of replacement detached garage in order to extend the time limit for implementation.	1					1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1000369	102 New Dover Road		Canterbury	Demolition of existing property and erection of 24-bed care home. (Revised scheme).	0	-1				-1
	CA1000397	26A St Peter's Street		Canterbury	Change of use of first-floor from residential to restaurant use and internal alterations.	0	-1				-1
	CA1000411	Land rear of 15-31 High Street		Whitstable	Application for a new planning permission to replace planning permission CA/06/1455/WHI for the erection of two houses and twelve apartments with associated parking and highway works in order to extend the time limit for implementation.	2	6	6			14
	CA1000479	Land at 64a	Union Street	Canterbury	Erection of dwelling.	1					1
	CA1000503	Land west of Mill Lane & north of A299 Thanet Way		Herne Bay	Residential development comprising of 181 dwellings with associated roads open space and landscaping.	16	16	16	16	16	80
	CA1000519	Land rear of 30 Oaten Hill		Canterbury	Erection of detached dwelling with associated parking.	1					1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1000544	8 St Alphege Lane		Canterbury	Application for new planning permission to replace planning permission CA/05/0390/CAN for two-storey rear extension and conversion from one dwelling to two in order to extend the time limit for implementation.	1					1
	CA1000585	Old Oast House	Hollow Lane	Canterbury	Application for a new planning permission to replace planning permission CA/07/1416/CAN for a two-storey extension to rear of building for use as two residential units in order to extend the time limit for implementation.	2					2
	CA1000600	54 Sea View Road		Herne Bay	Erection of two dwellings. (Outline application).	2					2
	CA1000644	Land rear of	37 Hunters Forstal Road	Herne	Erection of two bungalows. (Re-submission).	2					2
	CA1000674	Land to the side and rear of	3 Saddleton Road	Whitstable	Erection of 8 houses and 2 maisonettes.	5	5				10
	CA1000713	53 Joy Lane		Whitstable	Demolition of dwelling and erection of replacement dwelling with integral garage and swimming pool.		0				0

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1000801	Brade End	Whitstable Road	Herne Bay	Replacement dwelling.	0					0
	CA1000835	21 Roper Road		Canterbury	Application for a new conservation area consent to replace conservation area consent CAC/08/0001/CAN for demolition of dwelling in connection with erection of a block of six flats and one pair of semi-detached dwellings with associated access and parking in order to extend the time limit for implementation.	0	3	2	2		7
	CA1000840	Land between 16 and 22 The Street		Adisham	Application for a new planning permission to replace planning permission CA/07/1004/ADI for the erection of one pair of semi-detached dwellings with associated garaging in order to extend the time limit for implementation.		2				2
	CA1000874	Rear of 83A	High Street	Whitstable	Application for a new planning permission to replace planning permission CA/05/0814/WHI for two-storey rear extensions with external fire escape in connection with ground-floor hairdressing and beauty salon and first-floor flat (resubmission) in order to extend		1				1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
					the time limit for implementation.						
	CA1000896	Land rear of 58 Thanington Road		Thanington	Application for a new planning permission to replace planning permission CA/05/0551/THA for the erection of dwelling (revised scheme) in order to extend the time limit for implementation.		1				1
	CA1000922	28 Prioress Road		Canterbury	Two-storey side and rear extension and conversion from single-dwelling to form four flats.		3				3
	CA1001011	Beech Cottage	Nackington Road	Lower Hardres	Replacement two-storey dwelling incorporating accommodation in roof space and detached garage.		0				0
	CA1001048	Land adjacent to Rosary Farmhouse	Church Road	Hoath	Application for a new planning permission to replace planning permission CA/07/0944/HOA for the demolition of existing garage and shed and erection of detached dwelling and garage in order to extend the time limit for implementation.		1				1
	CA1001148	Land adjacent to 9 Bowyer Road	Seasalter	Whitstable	Application for a new planning permission to replace planning permission CA/07/1037/WHI for the erection of single-storey detached dwelling (outline		1				1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
					application) in order to extend the time limit for implementation.						
	CA1001181	Lesser Knowlesthorpe	Barton Mill Road	Canterbury	Redevelopment of site and erection of 3 dwellings.	3					3
	CA1001193	Former National Tyre Depot	St Dunstan's Street/Roper Road	Canterbury	Redevelopment to form 49 sheltered apartments for the elderly including communal facilities revised access parking landscaping and commercial unit.	49					49
	CA1001228	Land rear of 12 Gorse Lane		Herne	Application for a new planning permission to replace planning permission CA/07/1008/HER for erection of detached dwelling and double garage in order to extend the time limit for implementation.	1					1
	CA1001299	Sweech Farm	Herne Bay Road	Broad Oak	Construction of a pair of two-storey cottages and a two-storey dwelling with the conversion of the former oast building to a single dwelling incorporating a roof associated store, construction of a detached four bay garage building and extension to reconstruct the kiln roof and cowl.			1	2		3

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1001301	66 Eddington Lane		Herne Bay	Erection of 4 dwellings with garages new garage for existing dwelling and formation of new access.	2	2				4
	CA1001337	9 Herne Bay Road		Whitstable	Demolition of bungalow and erection of five flats.		4				4
	CA1001360	33A Borstal Hill		Whitstable	Demolition of dwelling and erection of building incorporating three flats and one maisonette.		3				3
	CA1001441	Three Horse Shoes	Hardres Court Road	Lowerhardres	Conversion of one dwelling into two.	1					1
	CA1001629	16 Hodgson Road	Seasalter	Whitstable	Application for a new planning permission to replace planning permission CA/07/0634/WHI for the erection of dwelling with associated parking in order to extend the time limit for implementation.	1					1
	CA1001635	Land adjoining 28 Golden Hill		Whitstable	Erection of a pair of semi-detached dwellings with associated parking.	2					2
	CA1001644	Chestfield Farm	The Drove	Chestfield	Redevelopment of site to provide 5 dwellings with associated parking	1	2	2			5

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1001662	56 - 58 Central Parade		Herne Bay	Application for a new planning permission to replace planning permission CA/07/0827/HBA for the redevelopment of site to provide commercial at ground floor level with 12 self-contained flats over in order to extend the time limit for implementation.		2	10			12
	CA1001695	Land fronting Western Avenue	to the rear of Sunnycroft Oxenden Square	Herne Bay	Erection of two detached dwellings. (Revised scheme).	1					1
	CA1001730	172-174 Mortimer Street		Herne Bay	Revision in respect of permission reference CA/04/0646/FUL for the demolition of existing shops and erection of two retail units and five flats; alteration of two units from 1 bed to 2 bed omit rear balconies alter rear windows to sash windows increase area for bin store and meters alteration to side entrance doors and alteration to window heights.		5				5
	CA1001744	Little Catts Farm	Catts Wood Roads	Lowerhardres	Alteration and conversion of former pigeon house to residential.		1				1
	CA1001828	Bulls Head 9 The Street		Adisham	Erection of two dwellings and associated parking alterations to the public			2			2

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1001840	102 Island Road		Sturry	Demolition of existing building and erection of detached dwelling with associated parking.		1				1
	CA1001842	78 St Mary's Grove	Seasalter	Whitstable	Replacement dwelling.	0					0
	CA1001906	Land rear of 25 Island Road		Sturry	Erection of detached dwelling.		1				1
	CA1001965	Land adjoining Mount Charles House Mount Charles Walk	Union Road	Bridge	Erection of a detached dwelling. (Revised scheme).		1				1
	CA1002032	Land rear of Hoath Village Hall	Church Road	Hoath	Erection of three detached dwellings with associated garaging.	1	2				3
	CA1002042	Land rear of 58 London Road		Canterbury	Demolition of existing garage and erection of two dwellings.		2				2
	CA1002112	Tudor Cottage	The Street	Wickhambreaux	Conversion of one dwelling into two with associated alterations.		1				1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA100424	1	1 Adelaide Place		Change of use of part of ground floor from restaurant (Class A3) to residential (Class C3), first floor extension and provision of accommodation at second floor level within the roof space incorporating dormer window facing Adelaide Place and rooflights to rear, to provide a single dwelling. (Revised scheme).	1					1
CCC00023	CA100884	Ivy Cottage	St Peters Place		Change of use from residential to office with two storey extension to side.	-1					-1
	CA1100232	Carlton Lodge	Ashford Road	Chartham	Change of use from residential dwelling (Use Class C3) to bed & breakfast (Use Class C1) with associated extensions and alterations.	-1					-1
	CA1100256	Land adjoining 28 Golden Hill		Whitstable	Conversion and refurbishment of existing barn to residential dwelling. (Revised scheme).	1					1
	CA1100319	6 Station Road		Whitstable	Conversion of dwelling into two two-bedroomed flats with two-storey extension to rear.	1					1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1100400	3 high Street		Herne Bay	Change of use of basement and ground floor to residential flat with associated external alterations.		1				1
	CA1100440	Land adjacent to Calcott Hall	Calcott Hill	Sturry	Retention with alterations of dwelling on plot 1 erection of dwelling on plot 2 associated garaging and access road.		1				1
	CA1100468	11-12 Orchard Street		Canterbury	Conversion of public house to two dwellings with associated alterations.		2				2
	CA1100519	Cedar House	Broadway	Petham	Replacement dwelling with integral garage.		0				0
	CA1100534	62 London Road		Canterbury	Change of use from office (Use Class B1) to single residential dwelling.	1					1
	CA1100548	4A Poplar Drive		Herne Bay	Two-storey side extension providing a store room to shop at ground floor and residential accommodation above.		1				1
	CA1100582	65-67 High Street		Whitstable	Change of use of first-floor to dance school.		-1				-1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1100590	7-16 Stour Street		Canterbury	Demolition of existing former warehouse and erection of 12 almshouse flats, guest suite and community room with associated car parking.				6	6	12
	CA1100600	Little Eaton Farm Pett Bottom Road		Lower Hardres	Application for a new planning permission to replace planning permission CA/05/1027/LHA for a change of use of agricultural barn and outbuilding to residential dwelling with associated alterations in order to extend the time limit for implementation.			1			1
	CA1100660	Bigbury Gap site	land between Bigbury House, Bigbury Cottage & Bigbury	Chartham Hatch	Underground environmentally sustainable dwelling with associated landscaping				1		1
CA080055	CA1100698	The Manor House Hardres Court Road The Stables		Upper Hardres	application for a new planning permission to replace planning permission ca/08/00055/UHA for internal alterations to provide flat and two storey extension to side in order to extend the time limit for implementation.			1			1
	CA1100727	27A Chartham Downs Road		Chartham	Replacement dwelling.	0					0

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1100733	Francewood Littlebourne Road		Canterbury	Application for a new planning permission to replace planning permission CA/08/0437/CAN for a replacement dwelling in order to extend the time limit for implementation.		0				0
	CA1100740	Land rear of 19 Saddleton Road		Whitstable	Application for a new outline planning permission to replace planning permission CA/08/0024/WHI for the erection of detached dwelling with detached garage (outline application) in order to extend the time limit for implementation.		1				1
	CA1100747	55 Millstrood Road		Whitstable	Demolition of dwelling and erection of 8 dwellings with access road and associated parking.		3	4			7
	CA1100757	Crow Park Farm	Molehill Road	Chestfield	Demolition of steel framed building and erection of two dwellings.		2				2
	CA1100780	Land to the rear of 9-13 Albion Lane		Herne Bay	Demolition of garages and erection of detached bungalow with associated detached garage. (Revised scheme).	1					1
	CA1100793	Land adjacent to 29 Westlands Road		Herne Bay	Erection of detached bungalow.	1					1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1100908	The Coach House Strode Park House	Lower Herne Road	Herne Bay	Conversion of part of building to three self-contained flats.	3					3
	CA1100922	45-47 Wincheap		Canterbury	Change of use from office to 9 apartments with associated alterations and erection of 5 dwellings.	5					5
	CA1100924	1 Sea View Road (Milford House),		Herne Bay	Demolition of existing dwelling and erection of 5 dwellings with associated parking.	1	3				4
	CA1100945	Cornerstone Maypole Lane	hoath	Hoath	Replacement dwelling and garage.		0				0
	CA1100977	8 Vernon Place		Canterbury	Application for a new planning permission to replace planning permission CA/08/0550/CAN for the conversion of office building to four flats in order to extend the time limit for implementation.		4				4
	CA1100993	Land adjacent to 103 St John's Road	Swalecliffe	Whitstable	Erection of two detached dwellings. (Outline application).			2			2
	CA1101095	96 Broad Oak Road		Canterbury	Extension to dwelling and sub-division to form two independent dwellings.		1				1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1101125	10 Puckle Lane		Canterbury	Conversion and extension of building to form 4 residential units with		4				4
	CA1101128	Freshfields Westcourt Lane	Woolage Green	Womenswold	Demolition of garage/workshop and erection of a detached bungalow.		1				1
	CA1101190	156 Tankerton Road	Tankerton	Whitstable	Application for a new planning permission to replace planning permission CA/08/0907/WHI for the redevelopment to provide ground floor shop unit and six apartments in order to extend the time limit for implementation		2	4	0		6
	CA1101235	2-3 The Green Keeper's Hill	Patixbourne	Bekesbourne	Reinstatement to two cottages.		1				1
	CA1101294	The Former Hog and Donkey Public House North Stream	marshside	Chislet	Change of use of public house to residential with associated extensions and alterations. (Revised scheme).		1				1
	CA1101335	56A High Street		Whitstable	Change of use from auction room to residential use.		1				1
	CA1101363	Land adjacent to 44 Ridgeway Road	Herne	Herne	Erection of detached dwelling.		1				1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1101388	45 Joy Lane		Whitstable	Application for a new planning permission to replace planning permission CA/08/0887/WHI for the erection of detached chalet bungalow with integral garage and garage to serve 45 Joy Lane in order to extend the time limit for implementation.		1				1
	CA1101436	51-59 High Street		Whitstable	First and second floor (roof) extensions to create two no. two bedroom flats external alterations ...		2				2
	CA1101492	Land adjacent to 12 Green Dell	Hales Place	Canterbury	Erection of detached dwelling.			1			1
	CA1101501	49A Castle Street		Canterbury	Change of use of single-storey outbuilding from storage to self-contained studio flat with associated external alterations.		1				1
	CA1101566	Kingsdown Park House	32 Kingsdown Park	Whitstable	Conversion of detached dwelling into nine self-contained apartments.			2	4	3	9
	CA1101570	Drove House	Molehill Road	Chestfield	Replacement dwelling.	0					0

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1101610	23 Stanley Road		Herne Bay	Erection of detached dwelling.				1		1
	CA1101627	57 Grand Drive		Herne Bay	Application for a new planning permission to replace planning permission CA/09/0755/FUL for the conversion of dwelling into three flats with single-storey extensions to side and rear in order to extend the time limit for implementation.			3			3
	CA1101651	Land adjoining	20 Plantation Road	Chestfield	Application for a new planning permission to replace planning permission CA/08/01276/CHE for removal of existing garage and erection of detached dwelling in order to extend the time limit for implementation.		1				1
	CA1101708	Land adjoining	5 Hawthorn Corner Maystreet	Herne Bay	Application for a new planning permission to replace planning permission CA/08/1241/FUL for the erection of dwelling in order to extend the time limit for implementation.		1				1
	CA1101723	Bobbin Lodge	Bobbin Lodge Hill	Chartham	Erection of dwelling to replace residential mobile home and associated buildings.		1				1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1101733	Land at Invicta Road		Whitstable	Erection of 3 detached dwellings.			3			3
	CA1101759	Land Adjacent to 25 Grimthorpe Avenue		Whitstable	Erection of three bedroom dwelling.	0	1				1
	CA1101854	96 Station Road		Herne Bay	Part-demolition of existing building and erection of replacement two-storey extension with accommodation in the roof space and single-storey extension to rear to provide four self-contained flats		2	2			4
	CA1101879	2 Sturry Hill		Sturry	Redevelopment to provide 12 flats.			4	4	4	12
	CA1101885	The Thatched House	Gravel Castle Road	Barham	Demolition of existing dwelling and the erection of a replacement dwelling.			0			0
	CA1101889	11 Burnan Road		Whitstable	Erection of dwelling and associated parking.	1					1
	CA1101893	Les lfs	Athol Road	Whitstable	Demolition of bungalow and erection of a pair of semi-detached dwellings.	1					1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1101902	2-4 St John's Road	Swalecliffe	Whitstable	Application for a new planning permission to replace planning permission CA/08/01231/WHI for demolition of existing building and erection of two offices and nine flats with associated parking (Revised scheme) in order to extend the time limit for implementation.			3	3	3	9
	CA1101952	11 Nightingale Close		Chartham	Erection of a dwellinghouse.			1			1
	CA1101967	18 Princess Road		Whitstable	Replacement dwelling.	0					0
	CA1101984	Land south of 24 The Street		Adisham	Erection of pair of semi-detached dwellings and removal of existing Sycamore tree.		2				2
	CA1102023	Land at Bakers Lane,		Chartham	Erection of a detached dwelling and associated parking (Revised scheme).				1		1
	CA1102032	Land adjacent to	40 Park View,	Sturry	Erection of detached dwelling.			1			1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
CA279	CA1102137	St Mildreds Tannery Rheims Way		Canterbury	Application for a new planning permission to replace planning permission CA/09/00215/FUL for rebuilding of buildings 13 & 14 (former drying shed & adjoining brick building) to provide three houses		5				5
	CA1102145	Land adjacent to 6 The Avenue	Hersden	Sturry	Erection of detached dwelling. (Outline application).			1			1
	CA1102170	Land adjacent to No 1 Clare Road		Whitstable	Erection of detached dwelling and associated double garage.			1			1
	CA1200019	The Old Malt House	Malthouse Road	Canterbury	Use of site for educational purposes by The King's School and including conversion of former Malt House to provide theatre, school laundry and 14 units of staff accommodation, together with the erection of a sports hall, dwelling fronting St Stephen's Road, formation of 6 tennis courts and associated fencing and lighting.			5	5	4	14
	CA1200022	Downland Cycles Ltd	Malthouse Road	Canterbury	Demolition of existing buildings and the erection of a terrace of 5 dwellings with associated parking.			5			5

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1200048	Land adjacent to 26 Beach Walk		Whitstable	Demolition of existing garage/workshop and erection of detached dwelling with integral garage.	1					1
	CA1200068	Land at the corner of	Southsea Drive and Cross Street	Herne Bay	Erection of two semi-detached dwellings			2			2
	CA1200087	62 Sturry Hill		Sturry	Demolition of empty dwelling and replacement by 3 detached dwellings.			2			2
	CA1200088	117 Kite Farm		Whitstable	Demolition of existing buildings and erection of two semi-detached dwellings	1					1
	CA1200098	15 West Hill Road		Herne Bay	Demolition of existing dwelling and erection of 2 detached chalet bungalows.	1					1
	CA1200129	25 Foxdene Road		Seasalter	Erection of detached bungalow.	1					1
	CA1200131	land adj to 33 Foxdene Road		Seasalter	Erection of bungalow attached to No. 35 Foxdene Road	1					1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1200136	15 The Friars		Canterbury	Change of Use from Dwelling House (Use Class C3) to Guest House (Use Class C1)	-1					-1
	CA1200137	Land rear of	7 Victoria Road	Canterbury	Erection of detached dwelling.			1			1
	CA1200140	Ridgeway Farm Bungalow	Ridgeway Road	Herne	Demolition of existing dwelling and erection of replacement chalet bungalow			0			0
	CA1200167	Cherrybrook Lodge	Rayham Road	Whitstable	Demolition of dwelling and construction of two detached dwellings. (Revised scheme).	1					1
	CA1200178	Hickling	Manwood Avenue	Canterbury	Single dwelling with detached garage. (Revised scheme).			1			1
	CA1200193	68 Shalloak Road	Broad Oak	Sturry	Replacement two-storey dwelling.	0					0
	CA1200213	66/68 Shalmsford Street		Chartham	Conversion of dwelling into two dwellings.			1			1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1200221	23 Pier Avenue	Tankerton	Whitstable	Replacement dwelling	0					0
	CA1200225	Land adjacent to 6 Chestnut Avenue		Blean	Application for a new planning permission to replace planning permission CA/07/1726/FUL for the erection of detached dwelling in order to extend the time limit for implementation.			1			1
	CA1200256	Land adjacent to 10 Cogans Terrace		Canterbury	Erection of detached dwelling.			1			1
	CA1200259	136 Cromwell Road		Whitstable	Roof extension and partial conversion of existing building to provide office accommodation on the ground floor and six flats on first and second floors.	6					6
	CA1200279	Land adjacent to	56 Bekesbourne Lane	Littlebourne	Erection of dwelling. (Resubmission).			1			1
	CA1200299	Land rear of 159 Ashford Road		Thanington	Erection of two detached dwellings. (Outline application)		2				2
	CA1200352	Land adjacent to The Prince Albert PH,	Sea Street	Whitstable	Erection of two-storey dwelling incorporating accommodation in the roof space			1			1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1200357	Chequers Barn	High Street	Fordwich	Conversion of ancillary residential buildings to a single residential unit	1					1
	CA1200418	95 Central Parade,		Herne Bay	Change of use from bed & breakfast (Use class C1) to single dwelling (Use class C3)		1				1
	CA1200422	The Queens Head	44 William Street	Herne Bay	Conversion of public house to residential, comprising of 4 apartments and 2 houses.	3	3				6
	CA1200500	3 School Path		Littlebourne	Application for a new planning permission to replace planning permission CA/09/00308/FUL for a replacement detached dwelling in order to extend the time limit for implementation		1				1
	CA1200520	Land at	10 Bridgefield Road	Whitstable	Erection of single-storey detached dwelling			1			1
	CA1200563	Former Huyck Factory Site	Millstrood Road	Whitstable	Erection of carriage block comprising 4 car parking spaces and 1 2-bedroom apartment as a replacement of 3 car parking spaces	1					1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1200566	Huyck	Millstrood Road	Whitstable	Alterations to car parking spaces and construction of carriage block containing 4 car parking spaces and 1 2-bedroom apartment.	1					1
	CA1200567	Former Huyck Factory Site	Millstrood Road	Whitstable	Erection of a carriage block comprising 4 car parking spaces and a 2 bedroom apartment following alterations to car parking area to incorporate 1 additional parking space	1					1
	CA1200582	Former garage site / r/o 13	Shaftesbury Road	Canterbury	Erection of detached bungalow with attached garage and associated parking.		1				1
	CA1200591	Land adjacent to 29 Tile Kiln Hill		Blean	Demolition of existing side extension and construction of new dwelling.			1			1
	CA1200652	21 Preston Parade		Whitstable	Erection of replacement dwelling and detached boat store with accommodation within roofspace.	1					1
	CA1200657	The Telephone Exchange	Ashford Road	Canterbury	Demolition of existing dwelling and erection of replacement dwelling.		1				1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1200678	38B St Dunstan's Street		Canterbury	Construction of a detached residential dwelling on land off Ryde Street to the Rear of 38B St Dunstan's Street, Canterbury following demolition of existing garage.				1		1
	CA1200689	64 High Street		Whitstable	Ground-floor extension to existing retail premises, extension and conversion of existing first-floor space to residential accommodation and associated works.			1			1
	CA1200690	64 Mortimer Street		Herne Bay	Conversion of first-floor to two one-bed self contained flats and associated works			2			2
	CA1200699	Land to rear of 17-19 High Street		Whitstable	Demolition of existing outbuildings and erection of a two-storey extension to rear to provide storage on ground floor and self-contained flat on first-floor. (Revised scheme).			1			1
	CA1200712	Cliff Dene	11 Marine Parade	Whitstable	Redevelopment of residential institution including partial demolition to create two detached dwellings with associated garages.	2					2

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1200720	65-65A London Road		Canterbury	Demolition of one pair of semi-detached dwellings and erection of 14 apartments			3	5	4	12
	CA1200731	LAND AT JUNCTION OF Farleigh Rd Broad Oak Rd		Canterbury	Proposed residential development of a pair of semi-detached dwellings			2			2
	CA1200765	Land rear of Pilgrims Mede	Summer Hill	Harbledown	Application for a new planning permission to replace planning permission CA/08/0111/HAC for the erection of detached dwelling with associated parking in order to extend the time limit for implementation		1				1
	CA1200814	Land to the rear of Ivydene Montpellier Avenue		Whitstable	Reserved matters details submitted pursuant to outline planning permission CA/08/01193/OUT for the erection of detached dwelling and garage		1				1
	CA1200819	Court Lodge Coach House and Stable	Church Lane, Nackington	Lower Hardres	Conversion of coach house to residential accommodation to provide ancillary living accommodation to Court Lodge	1					1
	CA1200848	White House	4 St Martins Avenue	Canterbury	Erection of a detached dwelling				1		1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1200863	101B Tankerton Road		Whitstable	Extensions and alterations to garage/workshop and conversion into two dwellings. (Revised scheme).			2			2
	CA1200915	Land adjacent to	38 Whitstable Road	Canterbury	Erection of three flats with associated parking. (Resubmission).			3			3
	CA1200932	Coach house	55 London Road	Canterbury	Conversion of coach house to two flats			2			2
	CA1200938	Land corner of Essex Street and Forge Lane		Whitstable	Demolition of hall and erection of pair of semi-detached dwellings and one single bed unit. (Revised scheme).	3					3
	CA1200996	62 Harbour Street		Whitstable	Demolition of single-storey rear extension and erection of two-storey rear extension; use of resulting first-floor accommodation as self-contained flat. (Revised Scheme).			1			1
	CA1201049	Land between	14-18 Cromwell Road	Whitstable	Erection of detached dwelling.			1			1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1201050	64 Sturry Hill		Sturry	Erection of new dwelling and three-bay garage			1			1
	CA1201123	77 New Dover Road		Canterbury	Conversion of basement flat to two self-contained flats.			2			2
	CA1201136	Westwood	Stodmarsh Road	Canterbury	Replacement dwelling. (Revised application).	0					0
	CA1201138	The Coach House	Denne Hill Farm	Womenswold	Change of use of former Coach House to dwelling and holiday accommodation and erection of detached double garage.	1					1
	CA1201153	land to rear of	137 Canterbury Road	Herne Bay	Erection of detached dwelling with associated parking.			1			1
	CA1201173	the Old Jolly Sailor	142 Joy Lane	Whitstable	Erection of 3 bed dwelling and detached double garage				1		1
	CA1201200	Peacehaven	Athol Road	Whitstable	Demolition of bungalow and erection of one pair of semi-detached houses			1			1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1201208	53 Dargate Road	Yorkletts	Whitstable	Demolition of existing dwelling and replacement with two dwellings.				1		1
	CA1201222	20 Herne Street	Herne	Herne Bay	Conversion of existing public house (Use Class A4) to four flats (Use Class C3).	4					4
	CA1201330	8 Dolphin Street		Herne Bay	Erection of building containing seven flats and conversion of rear studio/store into one flat with associated refuse and cycle storage.			2	3	3	8
	CA1201341	Land adjoining	173 Ashford Road	Canterbury	Erection of two detached houses each with individual access to Ashford Road		2				2
	CA1201361	Herne Bay High School	Bullockstone Road	Greenhill	Change of use from residential to educational, installation of canopy and minor fenestration alterations	-1					-1
	CA1201458	126 and garages to rear of 128 Tankerton Road		Whitstable	Variation of conditions 14 and 15 of planning permission CA/09/01804/FUL relating to residential development comprising 13 flats and associated parking; variation in respect of phasing of development		8	5			13

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1201497	Land between former post/sorting office and Cavendish Court,	Cavendish Road	Herne Bay	Erection of building comprising six supported housing units and associated parking	6					6
	CA1201532	21-23 Whitstable Road		Canterbury	Change of use from guest house (Use Class C1) to dwelling (Use Class C3)		1				1
	CA1201608	38 Island Road	Sturry Road	Sturry	Application for a new planning permission to replace planning permission CA/09/01207/FUL for the Demolition of No 38 and erection of 6 flats in two buildings with associated parking (Revised scheme) in order to extend the time limit for implementation.		2	3			5
	CA1201695	Shrub Hill Cottage	Molehill Road	Chestfield	Replacement dwelling with associated garage block		0				0
	CA1201715	land at Farleigh Road		Canterbury	Proposed residential development consisting of 10 no. town houses, 1 no. Flat and 1 no. Duplex Apartment.			3	5	4	12

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1201825	Land adjacent to	10 The Street	Kingston	New dwelling on land adjacent to 10 The Street.				1		1
	CA1201850	52 Honey Hill		Blean	Replacement dwelling.			0			0
	CA1201865	Beltinge Lodge	Hillborough Road	Herne Bay	Conversion of dwellinghouse into two self-contained flats and the erection of external staircase	1					1
	CA1201895	Land adjacent to 103 St John's Road		Whitstable	Erection of detached dwelling. (Outline application).			1			1
	CA1201953	Land between	49 and 51 Fitzroy Road	Whitstable	Erection of dwelling			1			1
	CA1202029	The Local	Cockering Road	Chartham	Erection of two detached dwellings				2		2
	CA1202037	35 Island Road		Sturry	Application for a new planning permission to replace outline planning permission CA/09/01507/OUT for the erection				2		2

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
					of a pair of semi-detached dwellings in order to extend the time limit for implementation.						
	CA1202061	Denge Wood Farm	Flaxland Lane	Garlinge Green, Petham	Demolition of existing house and garage and erection of replacement house with staff/guest annexe and associated landscaping				0		0
	CA1202086	120 Blean Common		Blean	Erection of detached single-storey dwelling.			1			1
	CA1202104	74 The Broadway		Herne Bay	Replacement dwelling.			0			0
	CA1202108	Land rear of	36 St Martin's Road	Canterbury	Erection of bungalow.				1		1
	CA1202135	Woodlands	Fox's Cross Hill	Yorkletts	Demolition of the existing single-storey dwelling and its replacement with a detached two-storey dwelling and associated garage				0		0

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1202142	St Joseph's Hall	River View	Sturry	Demolition of church hall and erection of 2 detached dwellings and garages.				2		2
	CA1202145	23 St George's Avenue		Herne Bay	Application for a new planning permission to replace planning permission CA/09/01824/ for the erection of dwelling attached to number 23 with associated parking in order to extend the time limit for implementation				1		1
	CA1202158	Queens Acre	Broomfield Gate	Chestfield,	Application to replace extant planning permission CA/09/01888/FUL for the demolition of existing bungalow and outbuildings and erection of detached dwelling and garage in respect of extension of time limit for implementation.		0				0
	CA1202220	Land adjacent to	133 Reculver Road	Herne Bay	Demolition of existing garages and erection of new residential dwelling.				1		1
	CA1202230	47 Joy Lane		Whitstable	Erection of detached dwelling.				1		1

Site Reference	Application No	Address	Address2	Locality	Proposal	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	Year 5 2017-18	5 year Total
	CA1202243	38 Western Esplanade		Herne Bay	Proposed demolition of the existing vacant 2 storey dwelling on site, and the erection of a new replacement 2 storey dwelling.				0		0
	CA1300038	73 Sweechgate		Broad Oak	Application for a new planning permission to replace planning permission CA/09/01182/FUL for the erection of dwelling attached to number 73 in order to extend the time limit for implementation.				1		1
	CA1300048	Land adjacent to Elmcourt	Bullockstone Road	Herne Bay	Erection of two detached dwellings.				2		2
	CA1300058	44 Honey Hill		Blean	Change of use from residential bungalow to tea room and minor alterations	-1					-1
	CAE0300009	Blue Anchor caravan park	Faversham Road	Seasalter	Certificate of proposed lawful use for use of residential mobile home park for 12 months of each year			10	10	10	30
	Net 5 year pp supply					338	256	195	111	67	967

