

Canterbury City Council Planning Policy

Annual Monitoring Report April 2014 - March 2015



Table of Contents

Page No

1.0	Introduction and format of the monitoring report	3
2.0	Profile of the District	4
3.0	Progress on LDS milestones	10
4.0	Duty to Co operate	13
5.0	Business Development	21
6.0	Housing Development	36
7.0	Transport Infrastructure	56
8.0	Open space	57
9.0	Flood protection / Water quality	59
10.0	Biodiversity	60
11.0	Renewable Energy	75
12.0	Local Indicators	77
13.0	Key Policy Monitoring	78
14.0	General Monitoring	78
15.0	Future Monitoring through Sustainability Appraisal	81
	Appendix 1 – Schedule of Housing sites, 5 year supply.	83

Canterbury District Local Plan Annual Monitoring Report April 2014 – March 2015

1.0 Introduction and format of the Monitoring Report

- 1.1 This monitoring report will look at the monitoring systems from April 2014 to March 2015. 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 this is 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 6.9 million visitors in 2013, this included 635,000 staying visitor trips. (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

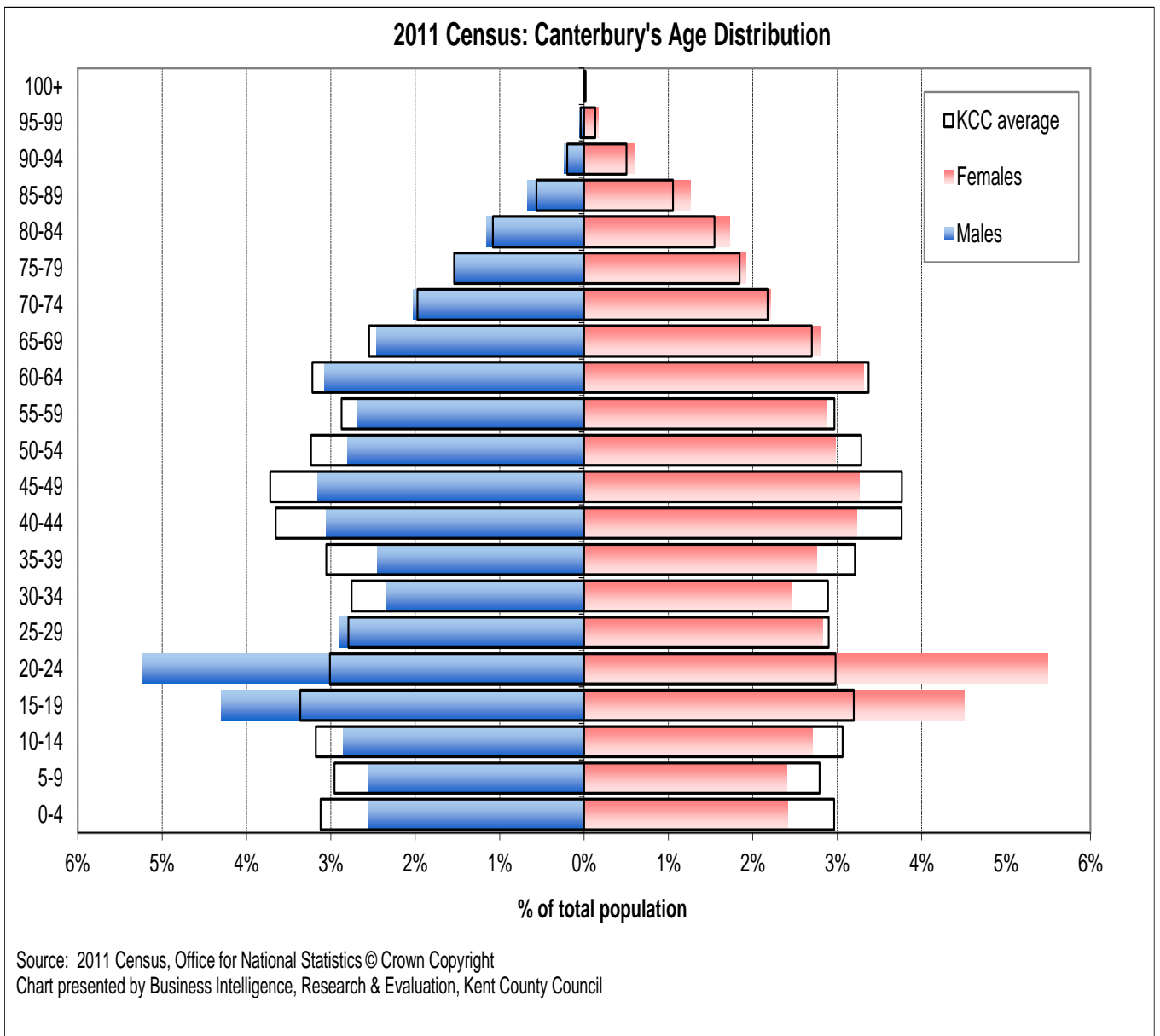
	Total Persons		Males		Females	
	No.	% of total population	No.	% of age group	No.	% of age group
All Ages	151,145		72,638	48.1%	78,507	51.9%
0-4	7,514	5.0%	3,864	51.4%	3,650	48.6%
5-9	7,506	5.0%	3,870	51.6%	3,636	48.4%
10-14	8,393	5.6%	4,309	51.3%	4,084	48.7%
15-19	13,309	8.8%	6,504	48.9%	6,805	51.1%
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	98.2%	1.8%
South East	8,634,750	8,446,500	188,250	97.8%	2.2%
Kent County Council area	1,463,740	1,435,745	27,995	98.1%	1.9%
Ashford	117,956	116,993	963	99.2%	0.8%
Canterbury	151,145	142,562	8,583	94.3%	5.7%
Dartford	97,365	96,376	989	99.0%	1.0%
Dover	111,674	109,462	2,212	98.0%	2.0%
Gravesham	101,720	100,976	744	99.3%	0.7%
Maidstone	155,143	152,445	2,698	98.3%	1.7%
Sevenoaks	114,893	113,622	1,271	98.9%	1.1%
Shepway	107,969	106,151	1,818	98.3%	1.7%
Swale	135,835	133,380	2,455	98.2%	1.8%
Thanet	134,186	131,755	2,431	98.2%	1.8%
Tonbridge & Malling	120,805	119,401	1,404	98.8%	1.2%
Tunbridge Wells	115,049	112,622	2,427	97.9%	2.1%
Medway UA	263,925	259,988	3,937	98.5%	1.5%
Kent (KCC area plus Medway)	1,727,665	1,695,733	31,932	98.2%	1.8%

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

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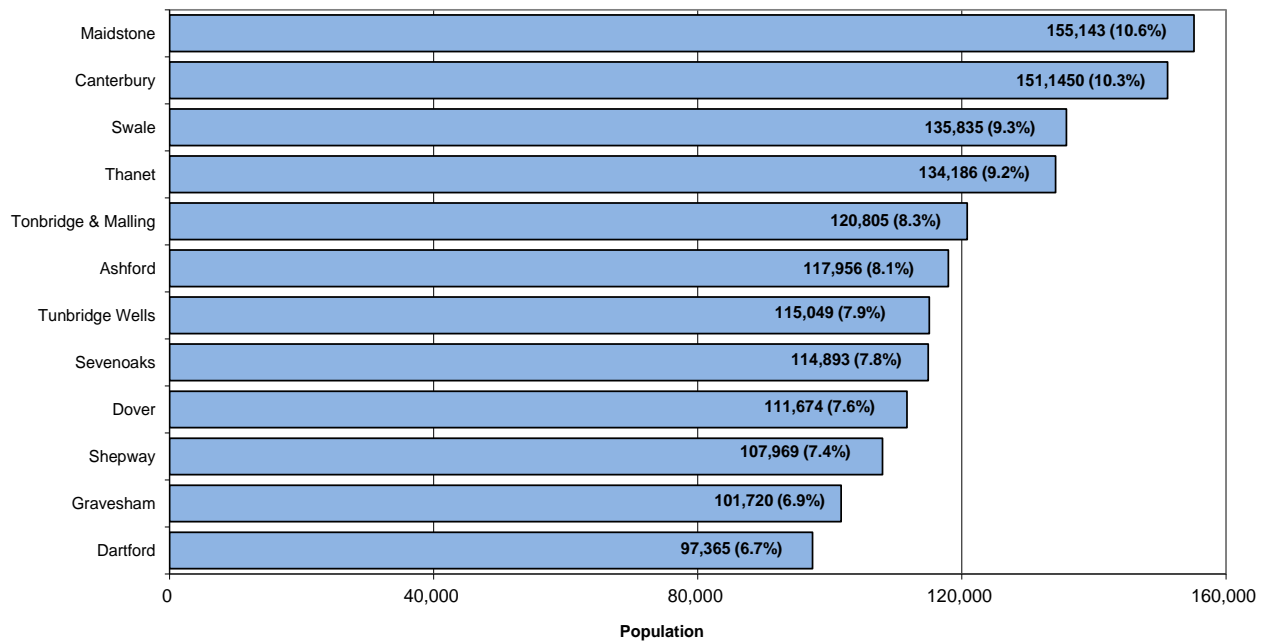
In March 2012 there were a total of 60,771 households within the District. (Source 2011 Census). Of all Kent districts, Canterbury has the highest number (8,583) and proportion (5.7%) of residents living in communal establishments.

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. An updated LDS was approved by Local Plan Steering Group on 15.10.14, subsequently at the Council meeting on 23 July 2015 it was resolved that the LDS is to have effect from 23 July 2015. It is intended to revise the LDS as necessary.

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

- Publication Draft Local Plan (June 2014)
- 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, a Publication Draft Local Plan was produced in June 2014. Following consultation on this document, it was submitted to the Planning Inspectorate in November 2014. The first Stage of the Public Inquiry took place in July 2015. The second stage of the Inquiry has been postponed due to the Inspector requesting additional information from the Council. This work is ongoing at present. It is anticipated that the second stage of the Public Inquiry will take place in the spring of 2016.

3.4 Supplementary Planning Documents

Supplementary Planning Documents provide guidance to supplement the policies in the Local Plan. 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.

Record of Consultation and Engagement with Key Stakeholders, statutory consultees and Public Bodies

Date – When

Consultees – Who was there/target audience

Role/purpose – What was intended to gain from the consultation/meeting

Outcome – the result in 1 sentence

Location – Where the event/meeting held, notice placed

Format - What was the type of consultation, ie meeting, exhibition, presentation, workshop, Question & answers session, discussion, informal or formal

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
2/4/14	Corinthian Land Lock & Associates Indigo Planning	South Canterbury site	Progress of supporting studies – masterplanning, transport, etc	Canterbury	Meeting discussion
2/4/14	East Kent Chief Executives Forum	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
8/4/14	East Kent authorities	CIL progression and common ground on research and policy development	Cooperation meetings to continue through CIL development process	Margate	Meeting discussion
9/4/14	Kent County Council	Development of Canterbury s106/CIL proposals in relation to KCC service provision and local service needs	Agreement to continue discussions to ensure relevant information available to both Councils	Canterbury	Meeting discussion
11/4/14	KPOG	Cooperation on emerging Local Plan matters; common issues and best practice.	Programme for future joint working agreed	Swale	Discussion
15/4/14	Kent local planning authorities	Progress and emerging results from GTAA reviews and intended next steps	Agreement to seek to ensure consistency of methodology and approach	Swale BC offices	Meeting discussion
16/4/14	East Kent Regeneration Board	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
15/4/14	All Kent Councils and KCC	Gypsy and Traveller Meeting Sharing progress on Gypsy & Traveller DPDs, Movement of Gypsies and Travellers around Kent, Views on transit site provision, How to calculate “windfalls, Demonstrating a	Starting point should be the assumption that each district meets its own needs, More work to be done on 5-year supply and the role of “windfall” sites, Continue to work with KCC’s Gypsy & Traveller unit	Swale Borough Council meeting	Meeting

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
		5-year supply			
15/5/14	East Kent District councils	Range of issues of common interest - overall housing and employment numbers; transport; Habitat Regulations and Green Infrastructure; AONB and landscape policy; health and well-being; Gypsies & Travellers; water supply and waste water; flooding and coastal policy.	Outcomes to be reported to East Kent Regeneration Board with a view to establishing a MoU for future consideration of cross-boundary issues and a specific work plan for future cooperation and exploring the potential for the development of wide-ranging Statements of Common Ground.	Ashford	Meeting/discussion
17/4/14	Peter Cosgrove - Marine Management Organisation			Phone Meeting	Meeting
23/5/14	Canterbury and Coastal Integrated Commissioning Group	Briefing on draft Local Plan publication; discussion of issues arising in respect of health and clinical facilities.	CCG to make comments as necessary on draft Local Plan; commitment to ongoing engagement as the Plan progresses and health and clinical needs are identified.	Canterbury City Council	Meeting/discussion
4/6/14	Kent County Council	Liaison meeting to provide briefing on draft Local Plan publication; discussion of issues related to KCC functions – transport and highways; education provision.	CCC to ensure that KCC service requirements are considered as part of the Local Plan viability work and future policy development. KCC to provide additional information as part of Local Plan process.	Canterbury City Council	Meeting/discussion
5/6/14	Canterbury 4 Business	Briefing on draft Local Plan publication; discussion of issues relating to the local economy and new business development.	C4B to make comments as necessary on draft Local Plan; commitment to ongoing engagement as the Plan progresses.	Canterbury	Presentation/discussion
10/6/14	Thanet District Council	Habitat Regulations and mitigation measures for the coast	Councils to continue dialogue and seek to develop shared approaches to mitigation measures and management of recreational activity at the coast	Canterbury	Meeting/discussion
23/6/14	East Kent Regeneration Board	Leader +, Manston, implications of the growth deal, EKSDC update	East Kent, County and Sub-Regional priorities	Canterbury	Council leaders Meeting

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
24/6/14	Kent County Council and PINS – organised by Dover DC	Gypsy and Traveller Training event with presentation by PINS Inspector organised by Dover District Council		Dover district Council	Seminar/discussion
2/7/14	East Kent Chief Executives Forum	Manston Airport, Community led local development, Discovery Park Enterprise Zone, Dover Waterfront, M20 junction, SELEP growth deal, one public estate programme, EKSDC	Joint working and East Kent, County and Sub-Regional priorities	Canterbury	Meeting
9/7/14	Swale Borough Council	Briefing on draft Local Plan publication and discussion of matters of common interest, in particular housing numbers	Swale BC to make comments as necessary on draft Local Plan; commitment to ongoing engagement as both Councils' Plans progress.	Canterbury	Meeting/discussion
30/7/14	East Kent Chief Executives Forum	EKSDC, CLLD, one public estate programme, Manston, EKRB	Joint working and East Kent, County and Sub-Regional priorities	Canterbury	Meeting
30/7/14	East Kent District Councils	Community Infrastructure Levy – proposed approaches	Commitment to continued engagement and sharing best practise; seeking to develop consistent approaches where appropriate.	Canterbury	Meeting/discussion
1/8/14	Dover District Council	Local Plan issues – retail development at Wincheap and potential impact on Dover and Deal	CCC to consider issues raised by DDC and how concerns may be dealt with.	Canterbury	Meeting/discussion
10/9/14	Natural England	Draft Local Plan and Habitat Regulations matters	CCC to provide additional information regarding the matters raised in Natural England's representations to address the key HRA matters	-	Telecon
10/9/14	East Kent Chief Executives Forum	KMEP update, one public estate programme, local growth fund, European funding and economic strategy, EKRB update, Duty to co-operate.	Joint working and East Kent, County and Sub-Regional priorities	Canterbury	Meeting
17/9/14	East Kent Regeneration Board	KMEP and funding update, Manston	East Kent, County and Sub-Regional priorities	Canterbury	Council leaders

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
					meeting
10/9/14	Dover District Council with other E Kent Authorities and Dover Parish Councils	Gypsy and Traveller Meeting Sharing progress on Gypsy & Traveller DPDs, Movement of Gypsies and Travellers around Kent, Views on transit site provision, How to calculate "windfalls, Demonstrating a 5-year supply	Starting point should be the assumption that each district meets its own needs, More work to be done on 5-year supply and the role of "windfall" sites, Continue to work with KCC's Gypsy & Traveller unit	Dover District Council	Discussion / workshop presentation
12/9/14	Richborough Connection Community Engagement	Discuss Community ways to engage the community on new power lines.	ways to engage the community	Council Offices	Meeting/discussion
19/9/14	East Kent District Councils	Briefing on progress of draft Thanet Local Plan; updates on all Local Plan progression	TDC commitment to continue to engage with neighbouring /councils on regular basis as Plan progresses. All councils to consider scope for future evidence base work, notably SHMA review	Margate	Meeting/discussion
1/10/14	East Kent Chief Executives Forum	Collaboration Agreement, EKS, Duty to co-operate, local growth fund, potential vehicles for land and property development, EKRB update, committee system and election	Joint working and East Kent, County and Sub-Regional priorities	Canterbury	Meeting
3/10/14	Kent Planning Policy Forum	Range of issues including briefing by Kent Nature Partnership on current and future work, including LP checklist; Further Alterations to the draft London Plan.	Intention for LPAs to employ KNP checklist to assess policies in draft Local Plans; Councils to consider response to London Plan/Infrastructure Plan	Maidstone	Meeting/discussion
15/10/14	East Kent Regeneration Board	Duty to co-operate, KEMP, lorry parking, Manston	East Kent, County and Sub-Regional priorities	Canterbury	Council leaders meeting
12/11/14	East Kent Chief Executives Forum	EK corporate information governance group, potential vehicles for land and property development, committee system and election, growth fund.	Joint working and East Kent, County and Sub-Regional priorities	Canterbury	Meeting

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
10/12/14	Joint Transportation Board: KCC officers KCC councillors CCC councillors A parish council rep The public	Highway matters: <ul style="list-style-type: none"> • Petition: parking in Whitstable • Winter Service Plan 2014-15 • Highway Works programme • Parish council representation and voting rights. 	Debate and recommendations	Meeting held and notice at the Guildhall, Canterbury. Additional notices placed at council offices (Canterbury & Herne Bay) and on the council's web site.	Formal meeting
17/12/14	Natural England	To make clear and resolve NE's concerns with respect to potential for significant impacts on N2K sites resulting from the draft local plan.	Agreed results of Blean pollution desk top study to be non-significant, agreed the SAMMs as appropriate mitigation, discussed water quality.	NE Office Ashford	Informal meeting
11/12/15	Greenbalance on behalf of English Heritage	Discussion about development proposals and historic cities.	Provided information for a study English heritage are undertaking.	Council Offices	Interview
20/3/15	EK Duty to Co-operate Planning Officers group	To discuss matters pertaining to DTC between east and mid Kent Councils..	Updates on Local Plan progress, need to agree a way forward for DTC, need to get involved in the London undersupply issue.	Ashford Council	meeting

5.0 Business Development

- 5.1 The Canterbury district economy is comparably large in scale and comprises a relatively skilled workforce as well as retaining high standards of liveability and a sustainable environment.
- 5.2 The shorter-term impacts of the economic recession on the district resulted in a reduction in the size of the local business and employment base between 2008 and 2012. The medium and longer term implications will continue to be felt for 5-8 years after the recession had ended.
- 5.3 Historically the area is acknowledged to have been insulated in recessionary times due to the pre-dominance of public sector locally which tended to provide 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. This picture is further reinforced by the Chancellor's Autumn Statement in 2015. Previous forecasts provided by DTZ suggest that around 2,000 FTE public sector 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 almost two thirds (65%) of this number were lost (-1300) between 2009 and 2014. The public sector in Canterbury district is 40% smaller in 2014 than it was in 2009.
- 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 and again when these sectors grew strongly up to 2007.
- 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. 75% of the district's firms have less than 5 employees.
- 5.6 As a result of these economic issues, Canterbury's commercial property market has experienced mixed fortunes for the most part continue through 2014-2015. The most recent Kent Property Market Review (2015) considers each of the separate commercial sub-markets in turn. The section below covers this in more detail.

Office Market

- 5.7 In Kent an improving economic backdrop has translated into greater activity in the occupier market across Kent in 2014 and into 2015. In turn an increase in rental levels is taking shape, with take up at the highest level since the beginning of the recession. This has delivered rental growth for the first time since the financial crisis and economic recession.
- 5.8 Tenant demand is coming from a range of sectors including those looking to expand and/or relocate to the county to take advantage of these improving economic conditions.

- 5.9 In particular freehold purchases by owner occupiers have been facilitated by the relatively high cash reserves held by companies following improving trading conditions over recent years, combined with an improved bank lending environment.
- 5.10 The major challenge for Kent and indeed the district's office market, one that is beginning to severely restrict supply, is the number of office buildings that have been targeted for conversion to residential use. The change in Government planning policy (Permitted Development Rights) allows site owners to change the use and convert office space into housing units. In this case developers have used this policy to meet the high demand for new dwellings in Canterbury. In some instances in situ business occupiers have had to vacate office premises to allow the change of use to take place. The Council will monitor and undertake research on the policy's local effects but has particular concerns about long term adverse economic impact. This will become increasingly difficult following the Government's announcement that PDR policy will be extended to allow property owners/developers to acquire, demolish and build new housing. At time of writing some 15,000m² of office stock in the district has prior approval for PDR. This includes the largest office in the district – Becket House in Canterbury (7,000m²).
- 5.11 In terms of rents there remains an east/west divide in Kent with prime locations such as Sevenoaks increasing headline rents to over £240+ per m² (£21 per ft²). Also Maidstone saw a huge increase in rental values (up to £230 per m²) reflecting a number of key lettings in 2014/15. In off-market locations, rents have also increased or remained relatively static reflecting a lack of modern space and an oversupply of tertiary office space.
- 5.12 In the district rents increased slightly, up to 135 per m², possibly reflecting several lettings in the city including Suite 2 Orchard House (300m²), Canterbury which was let to the nursing recruitment agency Pulse on a ten year lease. In addition the Beer Cart Lane Building in Canterbury developed by Quinn Estates and Landcap of 743m² (7,998ft²) has now been completed. Here two obsolete 1970's office blocks at Beer Cart Lane and Stour Street are being transformed into a mixed use residential / office scheme. This includes eight office suites, within which technology company X-Drive has taken space. This type of sale/letting reflects growing demand from the media and technology sector across the County. It is also part of a trend that is being seen across the county where selective town centre additions have been developed to meet demand generated by improving business confidence. Elsewhere in the district due mainly to continued funding restraints, planning and limited occupier take up, construction of new office space remains at a virtual standstill. However a few potential office developments are in the pipeline for 2015/16.
- 5.13 The priority locally therefore remains the need to secure finance for on-site infrastructure required to extend the Canterbury Innovation Centre, provide new add-on space and bring forward 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 sixth 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 city's serviced office facilities all remain fully

occupied at time of writing. Additional work is being undertaken to help increase supply to this area of the office market.

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)
- Logan House, 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 and £30m.

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. Mountfield Park is currently subject to consideration through the Council's Local Plan Examination in Public.

Industrial / Distribution Market

5.21 In general the ONS has reported a recent slowdown in UK manufacturing figures following a period of strong growth where industrial output has grown at its quickest pace for three years. Output fell 0.3% between Q1 and Q2, although remained 0.5% up on June 2014. The slowing in the sector is attributed in part to the loss of competitiveness due to the strong pound.

- 5.22 Against this backdrop, industrial rents almost across the board in Kent remain unchanged as in Canterbury district (at around £60 per m²). This reflects a general lack of confidence by business, but this is expected to improve over the next two years or so.
- 5.23 In this regard occupier demand in Canterbury district has been limited throughout 2014/15. In this period for instance limited new construction work took place at the district's main business parks, Lakesview Business Park and Altira Business Park in Herne Bay. Altira however is seeing the construction of almost 3,000m² of new industrial space which forms part of a mixed commercial scheme by the developer Terrace Hill and also includes a new Sainsburys superstore. Also Canterbury Business Park (Bekesbourne) is well underway after attracting its first tenant with BT signing up for a £1.5 million 660m² (6,600ft²) purpose-built technical and engineering centre on a one acre site. The park, just off the A2, is a seven-acre scheme by Quinn Estates and Invicta Properties. It features a range of units of different sizes, including several for smaller businesses.
- 5.24 The district 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.

Retail Market

- 5.25 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, 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.
- 5.26 Over the last 12 months consumer confidence and retail sales have both improved in the UK, driven by growth in real household incomes. On the back of this improved backdrop, retail occupation levels continue to rise in the stronger towns nationally and this is reflected in Kent. This has driven prime rental growth in centres such as Tunbridge Wells, Sevenoaks and Maidstone, where there is a shortage of the units in demand by expanding retailers.
- 5.27 In contrast to the buoyancy of the county's major towns, other centres continue to struggle, particularly along the coast. With the stronger centres aside, retailers remain exacting in their requirements and are highly price sensitive. Those seeking to expand include discount stores such as Poundland and Doodle, the online shopping pick-up store, which is seeking more units near transport hubs.
- 5.28 National High Street vacancy rates are also seeing a slight improvement, dropping just below 13% at the end of the last year from 14% in the previous year. However, high vacancy rates exist in parts of Kent such as Margate which has the third highest

vacancy rate in the UK. In Canterbury, Whitstable and Herne Bay vacancy rates remain comparatively low with rates sitting under 5% across the three towns.

- 5.29 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.
- 5.30 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.
- 5.31 Activity continues at Whitefriars Shopping Centre in Canterbury where Henderson Global investors have signed Primark for 3,744m² (40,300ft²) and Danish variety retailer Tiger taking 250m² (2,690ft²). Also 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.
- 5.32 On the investment front, retail warehouse transactions are down, although sentiment for out of town investments is positive. Pets at Home for example have recently acquired the former Comet building on Marshwood Close just off Sturry Road in Canterbury.
- 5.33 In Kent the supermarket sector continues to struggle with a number of the planned openings in the County abandoned due to financial pressures. In contrast discount supermarkets have expanded further, with Aldi focused on 12 locations across the County. In the district however there remains very strong interest from supermarkets. Work will shortly get underway for a Sainsburys 10,000 m² superstore at Altira Business Park, Herne Bay to be opened in the summer of 2016. Furthermore Aldi and M&S stores are planned for Estuary View Business Park at Whitstable.
- 5.34 In Herne Bay Aldi secured planning consent for a single storey supermarket and 80 space car park on a site of 0.4635 Hectares (1.145 Acres). Accessed directly off King's Road, the site forms part of the larger Herne Bay Central Development Area (CDA). Work is due to commence in 2016. The CDA Masterplan aims to provide a new retail hub with 230 town centre car park spaces, two public squares and a significant investment into the town's economy. The foodstore is a major anchor to the scheme and is to be linked via a series of new squares and enhanced streets to a new 3,500m² (35,000ft²) terrace of A1/A3 retail units with 50 residential units above and situated to the north east of the Herons Centre car park.
- 5.35 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.
- 5.36 Data from the Kent Property Market Report has shown that high street rental values for 2014/15 in Canterbury continued to fall. According to Caxtons prime retail rents fell in Canterbury have been falling steadily each year - from £2,400 per m² in 2008

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
	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
	Gross Internal Floorspace (-3.75%)	133	0	968	1238	249
2013/14	Total gross external floorspace	N/A	N/A	N/A	N/A	N/A
	Gross Internal Floorspace (-3.75%)	N/A	N/A	N/A	N/A	N/A
2014/15	Total gross external floorspace	250	0	316	270	4225
	Gross Internal Floorspace (-3.75%)	240	0	304	260	4067

All figures are rounded to the nearest whole number.

There has been very little growth in employment land this monitoring year with the largest increase in floorspace of only 4067m² gross in B8 use class.

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
2013/14	N/A	N/A	N/A	N/A	N/A
2014/15	250	0	316	270	4225

The Council was unable to provide the figures for 2013/14 AMR due to pressures of work load in the run up to the Local Plan Examination.

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

Year	Net additional Floorspace	B1a	B1b	B1c	B2	B8
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
	Net gross internal floorspace (-3.75%)	-737	0	-5.7	975	-3864
2013/14	Net additional gross external floorspace	N/A	N/A	N/A	N/A	N/A
	Net gross internal floorspace (-3.75%)	N/A	N/A	N/A	N/A	N/A
2014/15	Net additional gross external floorspace	-2037	0	-2477	-5990	3635
	Net gross internal floorspace (-3.75%)	-1961	0	-2384	-5765	3499

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

There was a net loss of employment land from B1 and B2 to other uses such as education (student accommodation) and residential. The largest loss is accounted for by redevelopment of the former Bt depot on Littlebourne Road, Canterbury for residential development.

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

	Gains only	B1a (M ²)	B1b (M ²)	B1c (M ²)	B2 (M ²)	B8 (M ²)
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

	Gains only	B1a (M²)	B1b (M²)	B1c (M²)	B2 (M²)	B8 (M²)
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
	Gross Internal floorspace (-3.75%)	0	0	925	1202	178
2013/14	Total gross external Floorspace	0	0	0	0	0
	Gross Internal floorspace (-3.75%)	0	0	0	0	0
2014/15	Total gross external Floorspace	250	0	316	0	4225
	Gross Internal floorspace (-3.75%)	240	0	304	0	4067

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%
2013/14	100%	0%	100%	0%	100%
2014/15	100%	0%	100%	0%	100%

Gain this year the percentage of employment gains on previously developed land is 100% which is largely accounted for by changes of use from one use class to another.

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

	A2	B1a	B1b	B1c	B1 mix	B2	B8	B1-B8 mix	Total all use classes
Local Plan Allocations		1470			111204	29950	34204	176828	176828
Planning Permissions									
Not Started	398	4395	676	17878		14301	21446		59094
Under Construction	0	2732	0	8824		8343	7563		27462
Pending a loss	-1064	-3420	0	-10447		-4362	0		-19293
Net committed	-666	3707	676	16255		18282	29009	0	67263
Total (PPS + Allocs)	-666	5177	676	16255	111204	48232	63213	176828	244091

5.37 The total employment land supply in the AMR set out in the table uses a plot ratio to convert square metres to hectares of 3500m² / ha for local plan allocations where the precise floorspace is unknown. The former plot ratio is based on an average of recent developments in East Kent and represents a more accurate figure. Local plan allocations are based on those in the submission draft local plan 2014.

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

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
2013/14	N/A	N/A	N/A	N/A	N/A
2014/15	563	0	0	0	

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
2013/14	N/A	N/A	N/A	N/A	N/A
2014/15	-700	0	-172	0	-172

There has been a small gain in A1 retail use class but overall there has been a loss of town centre uses to other uses, mainly residential.

Other town centre uses

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
2013/14	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014/15	Gains	563	0	1120	241	164	0	172	0
	Net	-700	0	1120	241	148	-172	110	0

Over the three town centre of Canterbury, Herne Bay and Whitstable there has been a loss in general A1 retailing with a growth in A3, A4 and A5 – restaurants and other food and drink outlets.

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 2010/11	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
2013/14	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Losses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014/15	Gains	132	0	892	74	0	0	172	0
	Losses	-924	0	0	0	-16	-172	-62	0
	Net	-792	0	892	74	-16	-172	110	0

Canterbury has experienced a net loss of A1 retail but a large increase in A3 use class – restaurants. This year has seen an increasing trend of converting public houses A4 to residential use.

Use Classes Order		A1	A2	A3	A4	A5	B1a	D1	D2
Herne Bay 2010/11	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
2013/14	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Losses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014/15	Gains	135	0	228	122	164	0	0	0
	Losses	-294	0	0	0	0	0	-132	0
	Net	-160	0	228	122	164	0	-132	0

Herne Bay has also experienced a slight contraction in A1 general retailing with an increase in A3, A4 and A5 – restaurants and food and drink classes.

Use Classes Order		A1	A2	A3	A4	A5	B1a	D1	D2
Whitstable 2010/11	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
2013/14	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Losses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014/15	Gains	296	0	0	45	0	0	0	0
	Losses	-45	0	0	0	0	0	0	0
	Net	251	0	0	45	0	0	0	0

Whitstable has by contrast increased slightly on general retailing compared to the other town centres.

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
2013/14	N/A	N/A	N/A	N/A	N/A
2014/15	668	0	250	7	925

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
2013/14	N/A	N/A	N/A	N/A	N/A
2014/15	-927	-500	-2037	-1182	-4646

There has been a loss across the District of A1 retail, A2, and B1a office and D2 leisure. The largest loss is in the B1a office use class to residential, and non-residential institutions.

Government Changes to Permitted Development Rights – Impact on monitoring

5.38 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.

5.39 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/uksi/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

Plan period and housing targets

6.2 Since last year's AMR, the City Council has submitted the draft Local Plan to the Planning Inspectorate and the Examination begun on 14th July 2015. The examination is currently in recess pending further work on housing land supply.

In his letter and accompanying note dated (10 August 2015), the Inspector Mr Mike Moore, recommended that the local plan annual requirement of 780pa be increased to 800pa and the council revisit allocations to meet this need. Therefore the new target for the plan period 2011-2031 is 16,000. In order to meet this requirement the Council agreed at the meeting of Policy and Resources Committee on 11th November 2015 and Full Council on 19 November 2015 that it would consult on additional housing sites in response to the Inspector's letter. Therefore this AMR reflects the inclusion of these sites in the land supply. All comments received on these sites will be forwarded to the Inspector for his consideration at the next stage of the examination.

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, a net average of 599 new houses has been built over the last 10 years.

For the period 2006-2011 the South East Plan housing requirement was 510pa and table 1 below shows the level of completions against this requirement. It should be note that at the end of the South East Plan period, the council provided 999 units more than the requirement, although the Council is unable to carry this over into the new plan period.

Table 1: Housing completions and annual requirement

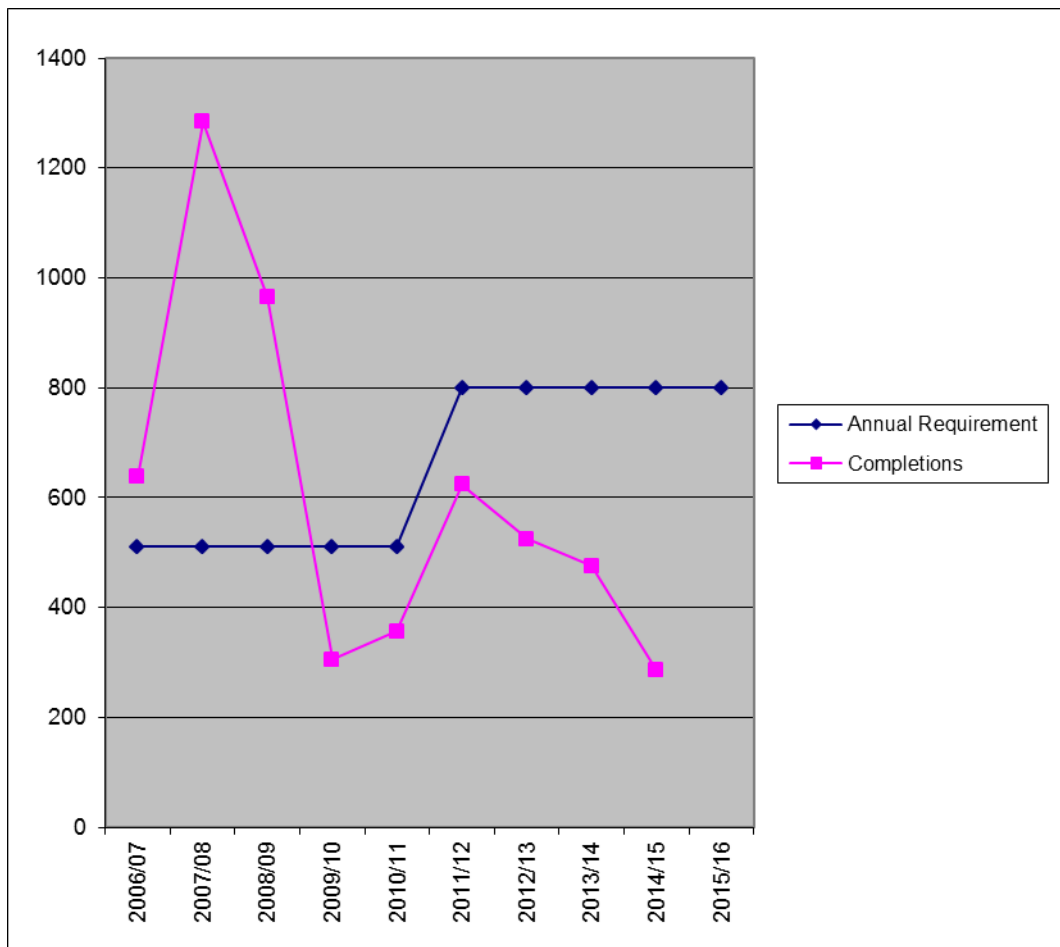
Year	Annual Requirement	Completions	Balance	Running Balance
2006/07	510	638	128	+128
2007/08	510	1,284	774	+902
2008/09	510	965	455	+1,357
2009/10	510	305	-205	+1,152
2010/11	510	357	-153	+999

As previously mentioned, the new requirement as set out in the Submission draft local plan (2014) as amended by the Inspector's letter dated 10/08/15, is 800 units per annum. The table below applies this revised requirement of 800 units pa to the rate of completions since 2011.

Year	Annual Requirement	Completions	Balance	Running Balance
2011/12	800	624	-176	-176
2012/13	800	524	-276	-452
2013/14	800	475	-325	-777
2014/15	800	285	-515	-1292

6.4 When the new requirement of 800pa is applied from the start of the plan period 2011, there has been a shortfall in housing provision each year resulting in a total shortfall against the requirement of 1292 for the period 2011-2015. In his letter dated 10th August 2015, the Inspector discussed this shortfall and how it should be addressed i.e. the Sedgfield versus Liverpool method. The Sedgfield method addresses the shortfall in the first 5 years of the plan period whereas the Liverpool method redistributes the shortfall across the plan period. He stated that “The Council’s difficulties with the land supply have largely arisen very recently due to unanticipated problems with key infrastructure. If it was now to look to neighbouring authorities to assist this would delay the Plan and overall would be unlikely to lead to an early resolution of the undersupply”.

He also said that given the likely lead times on any new sites coming forward, if Sedgfield were to be used the shortfall would not be materially addressed until years 4 and 5 of the period. He concluded that “The PPG allows the possibility that a method other than Sedgfield could be used. In this case the need for a realistic approach points to the Liverpool method as means of securing the aspiration of addressing the past shortfall.”



6.6 Although completions have dropped against the requirement the Council is confident that these will pick up once the Local Plan is adopted and the strategic allocations are confirmed by the Inspector. The development industry is of the view as expressed at the Local Plan Examination that these sites will come forward quickly once the infrastructure is in place and some development is required to help fund this.

Net additional dwellings – for the reporting year

6.7 The Housing Information Audit (HIA) records 285 net completions for the year ending 31 March 2015.

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 submission draft Local Plan (2014) were either those that have come forward through the SHLAA process or were previous allocations carried forward from the previous local plan and have been allocated only after discussions with the landowners to ensure that they were genuinely available for development through the Local Plan period.

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 been assessed for their suitability against the Sustainability Appraisal and 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 if 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

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.

The Inspector in his letter (10/08/15) supported the Council’s position that there has not been a persistent under delivery and therefore a 5% buffer is justified. He stated that “In line with many other Councils, house completions in Canterbury dropped back significantly after 2008/09 due to the recession. Recent completion rates have been below that envisaged in the Local Plan. However, variations around the annual requirement are to be expected. Taking the longer term view, including both peaks and troughs of the housing market cycle, and measured against the requirements of the former South East Plan which was operative over much of this time, the Council had a good record of cumulative delivery. In this context, there has not been persistent under delivery of housing and the Council’s assumption of a 5% buffer is justified. The buffer should be added to the 5 year requirement including the shortfall.”

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 220 units and this is catered for by the 256 units surplus in the 5 year period.

Table 2: Housing Land Requirements as set out in the submission draft Local Plan 2014 as amended by the Inspector’s letter

Housing land requirements at 1st April 2014	
Total housing requirement	16,000
Completions from 1 st April 2011 to 1 st April 2015	1908
Total residual requirement	14092
Annual residual requirement (14092/16years)	881
5 year requirement (to 2016)	4404
5 year requirement + 5% buffer	4624
Annual requirement +5% buffer	925

5-year supply position at 2015

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 2015 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 August to September 2014 which is slightly later this year due the Local Plan examination in July. This involved Council officers visiting every site identified in the land supply that had not been identified as definitely complete through the Building Control records.

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 2015

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.

This year the Council contacted all the landowners / agents for the strategic allocations contained in the submission version of the local plan together with the owners of other new site allocations. The phasing is based on the capacities set out in the local plan and the phasing information supplied by the developers / agents as part of the examination process. For the more historic allocations carried forward from the 2006 Adopted Local Plan, the Council contacted all landowners/agents requesting information on the likelihood of these sites coming forward. In the letter the council stated that if no response was received the

allocation may not be carried forward into the adopted local plan. Where no response was received it is now proposed to remove those sites from the local plan. These are set out below in the table and removes a total of 180 units from the supply.

Local Plan Site Ref	Site address	Town	No. of units
CA482	Canterbury East Station (North side) Car Park	Canterbury	24
CA514	181 Sea Street, Adj	Herne Bay	14
CA491	Herne Bay Station, Land at	Herne Bay	35
CA426	Canterbury Rd/Victoria Rd, Corner of	Herne Bay	5
CA530	Ladysmith Grove (UCS Site W17), Land at	Whitstable	31
CA527	Builders Yard r/o 3 Belmont Road	Whitstable	23
CA310	Beresford Road North and South	Whitstable	20
CA305	15 Hamilton Rd, Adj	Whitstable	10
CA299	37 Essex Street	Whitstable	7
CA297	Adjacent to 100 Albert Street	Whitstable	11
	Total number of units removed from the supply		180

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. The Council has phased the majority of car park sites beyond the 5 year period as a result of the discussion at the examination. The phasing of all sites can be found in the accompanying schedule.

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).

Following discussion at the local plan examination the Inspector (note dated 07/08/15) has supported the Council’s approach of removing windfall completions from the first 3 years of the 5 year period as these are most likely to be included already as planning permissions. He then supported the Council’s windfall allowance as clearly justified. Reference was made at the examination to an allowance for lapsed permissions however, the Inspector stated that in the light of the conservative assumption made about windfalls I consider that a specific

estimate of lapsed permissions is not necessary in this case”. Therefore no allowance is made for lapsed permissions.

6.33 The District has a history of high windfalls as set out in the table below. Over the last 20 years (1995/96 to 2014/15) out of a total of 11,109 completions 5375 units were windfalls which equates to 48%.

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.

The Windfall Allowance Calculation

The approach taken for calculating the windfall projection is realistic and pragmatic, for the draft 2014 Local Plan. The previous Adopted Local Plan (2006) was underpinned by an in-depth urban capacity study which identified potential large sites that were deliverable. The majority of these were carried forward into the 2006 local plan and many have come forward. Therefore as windfalls will continue to come forward, it is proposed to heavily discount the windfall calculation to be more realistic to only include small sites i.e. less than 5 units, and to base the annual average on the figures since the last adopted local plan 2006. Garden land has also been excluded from the calculations. Therefore the windfall allowance has been calculated as an average of the small sites windfall over the past 7 years:

Total Small site windfall (968) / No. of years 2006 – 2013 (7) = 138pa

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, but only for the last 2 years of that period which equates to 276 units.

Monitoring year	Small site	Large Site	Total	All completions
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

Monitoring year	Small site	Large Site	Total	All completions
2013/14	86	198	284	475
2014/15	107	168	275	285
TOTAL 1995/96 to 2014/15	2093	3282	5375	11,109

6.35 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 as planning application, if suitable.

Overall conclusions on land supply position

Following on from the first sessions of the Examination into the draft local plan 2014, the City Council consulted, end of November to 22 January 2016, on additional housing sites to be included in the plan as agreed by Policy and Resources Committee 11th November 2015 and full Council on 19 November 2015. These will be put before the Inspector when the examination reconvenes in Spring 2016.

Table of new allocations

New Site (November 2015)	Total Number of Units
Cockering Road Thanington (SHLAA 137)	400
Land at Cockering Farm, Thanington (SHLAA70)	750
Land South of Ridgeway Chestfield SHLAA130	300
HB Golf Driving range Greenhill (SHLAA 12)	40
Land adjacent to Herne Bay Golf Driving range Greenhill (SHLAA 199)	40
Land at Brickfield Farm, Mill Lane, Bridge (SHLAA 186)	40
Land adjacent to Cranmer and Aspinall Close, Bekesbourne (SHLAA 171)	14
Land to rear of 51 Rough Common Road, Rough Common adj to existing allocation (SHLAA 78)	12

6.36 The main conclusions from the 2015 HIA and Development Phasing Survey are as follows:

Completions

The total number of completions in the monitoring year 2014-15 was 320 (gross) 285 (net) units.

Total and new permissions

The total number of extant units with planning permission at 31st March 2015 was 1126 (net). Of these, new permissions in the monitoring year 2014-15 totalled 694 (gross) 644 (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

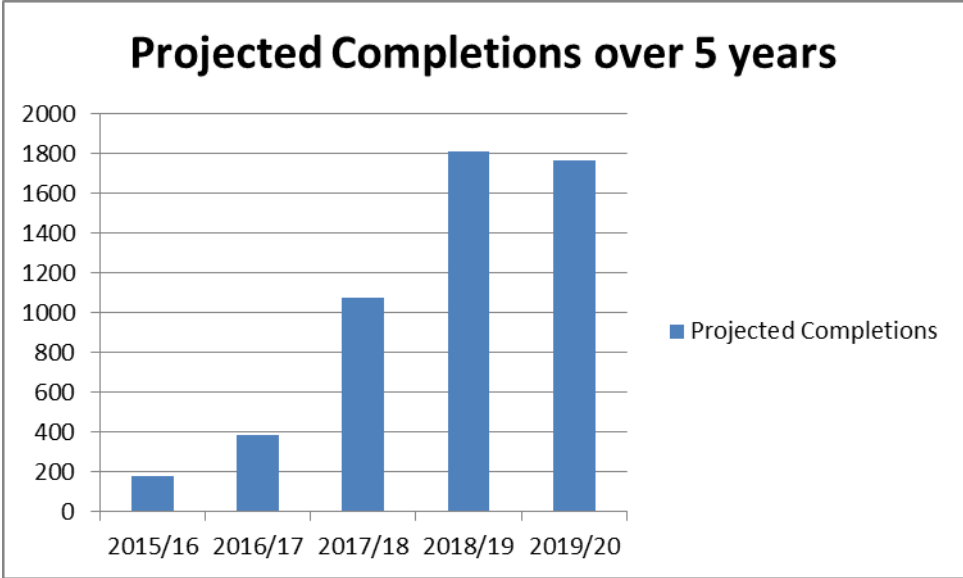
On the basis of the work carried out this year, the Council's calculation is that the total 5-year supply of housing is 4,940, compared to a 5-year residual requirement of 4624 units (including a 5% buffer). This represents a surplus of 592 units equating to a 5.64 year of supply of housing land of 15,621 units compared to a residual requirement of 14,092 units.

5 year supply 2015/16-2019/20	
Local Plan 2014 requirement 2011-31* (800pa)	16000
Completions from 01/04/11 to 31/03/15	1908
Residual requirement	14092
Number of units required 2015-2031 (remaining 16 years) pa	881
5 year residual requirement 5x 881	4404
5% buffer 4404 x5%	220
Residual requirement + 5 % buffer	4624
annual requirement including any shortfall + 5% buffer	925
5 year supply 01/04/15 to 31/03/20	
Strategic and other new allocations	3270
Existing allocations	208
Planning permissions	1126
New allocations (November 2015)	336
total 5 year supply	4940
Windfall allowance of 138 units pa 138x2*	276
total supply	5216
Surplus	+592
District wide 5 year supply	5.64

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 in the Schedule of Sites in Appendix 1.

Table 3: Summary of 5-year housing land supply position (HIA 2015)			
5 year period	Allocations & planning permissions	Windfalls^{*1}	Total estimated annual rate of net dwellings
2015/16	182	0	182
2016/17	387	0	387
2017/18	1073	0	1073
2018/19	1672	138	1810
2019/20	1626	138	1764
Total land supply	4940	276	5216



¹ See Note on Windfalls paragraphs 6.32 & 6.33

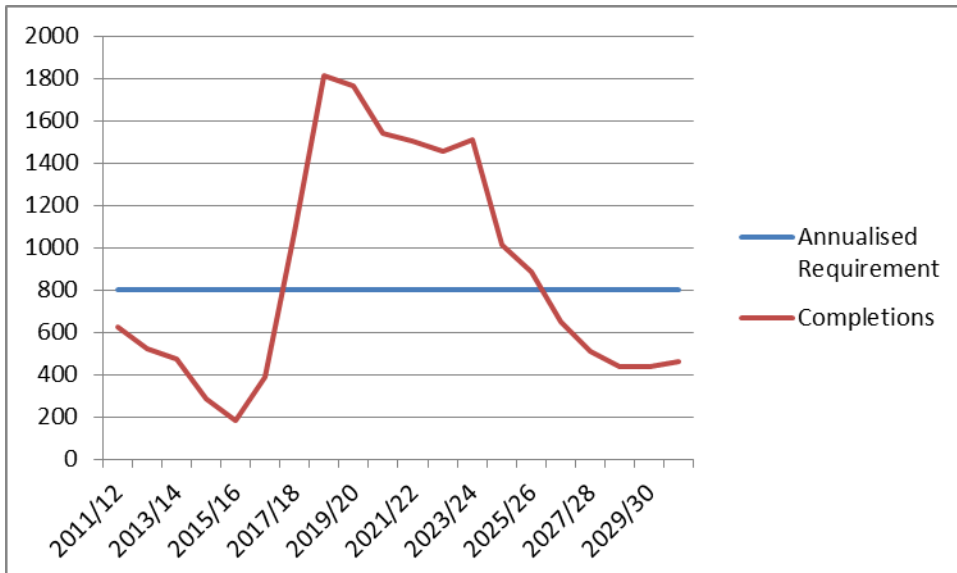
Land Supply Over Plan Period

6.38 Land supply over the plan period is set out in the table below and shows that there is more than an adequate supply of land for housing.

Local Plan supply 2011-3031	
Local Plan 2014 requirement 2011-31	16000
Completions from 01/04/11 to 31/03/15	1908
Residual requirement	14092
Number of units required 2014-2031 (remaining 16 years) pa	881
5 year residual requirement 5x881	4404
5% buffer 4440 x5%	220
Total supply over plan period	
Allocations (SP3 + new allocations)	10512
Existing allocations	506
Planning permissions	1213
Potential new allocations	1596
Total land supply Allocations + PPs	13827
Windfall allowance of 138 units pa 138x13 (remaining years of the plan minus first 3 years)	1794
Total supply	15621
Oversupply over the plan period	+1529

The table below shows the actual completions from 2011/12 to 2014/15, figures beyond this date are the projected housing completions based on information contained in the phasing survey and from discussions with developers on the strategic site allocations.

Year	Annualised Strategic requirement	Completions
2011/12	800	624
2012/13	800	524
2013/14	800	475
2014/15	800	285
Projected Completions		
2015/16	800	182
2016/17	800	387
2017/18	800	1073
2018/19	800	1810
2019/20	800	1764
2020/21	800	1543
2021/22	800	1503
2022/23	800	1455
2023/24	800	1508
2024/25	800	1014
2025/26	800	883
2026/27	800	648
2027/28	800	513
2028/29	800	438
2029/30	800	438
2030/31	800	462



	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	totals
Permissions as at 31st March 2015	182	247	270	274	153	30	30	27	0	0	0	0	0	0	0	0	1213
Other allocations	0	5	28	76	99	0	40	40	189	5	0	0	0	0	0	24	506
Windfalls				138	138	138	138	138	138	138	138	138	138	138	138	138	1794
Strategic Allocations revised Nov 2015	0	135	775	1215	1145	1145	1065	970	911	751	645	480	375	300	300	300	10512
New allocations Nov 2015				107	229	230	230	280	270	120	100	30					1596
Totals	182	387	1073	1810	1764	1543	1503	1455	1508	1014	883	648	513	438	438	462	15621

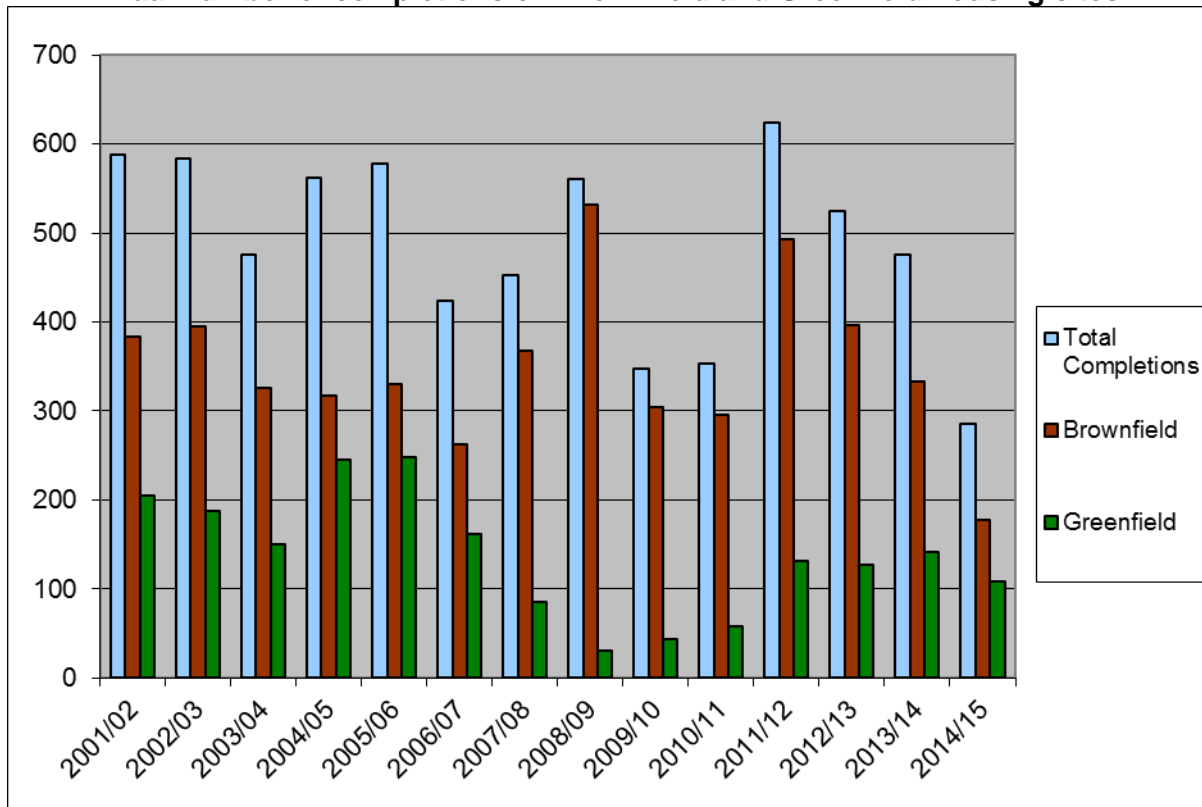
New and converted dwellings – on previously developed land

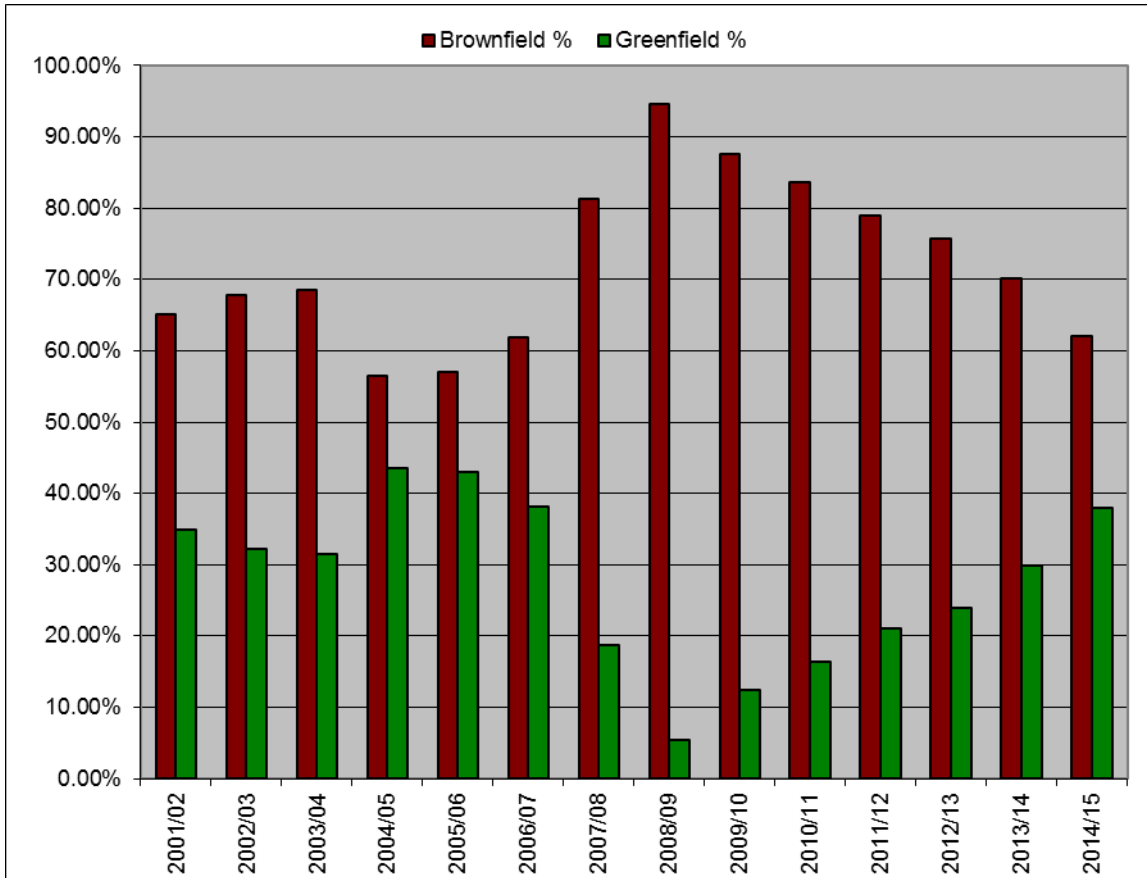
6.39 Since 2001 the amount of new housing development built on previously developed land (PDL) has been monitored for the purposes of Best Value Performance Indicator (BVPI) 106 connected with the national objective of achieving 60% of new housing completions on previously developed land from 2008. Performance in the Canterbury District has generally been in excess of the former national target although the number of large brownfield sites has decreased over the years.

Year	Percentage
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%
2013/14	70%
2014/15	62%

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
2014/15	1	0	1

The need for affordable homes

6.40 According to the Canterbury Housing Strategy 2012 - 16, there is significant unmet need for homes local people can afford because of high housing costs and low incomes. This situation has not changed since the Strategy was written. 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

6.41 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

6.42 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:

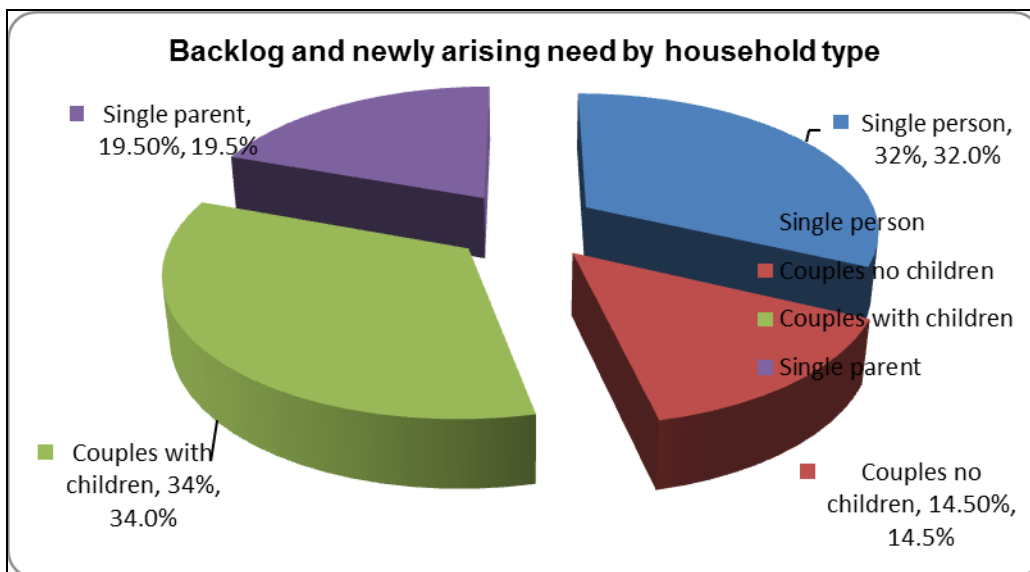
Table 4: Components included in calculation of backlog of existing housing need

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

6.43 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

- 6.44 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

- 6.45 Our current policy is that 35% of new housing on qualifying sites (all housing developments of 15 units or more) should be Affordable Homes (AH). 70% of new AH should be for rent; 30% shared ownership. The emerging Local Plan has amended the policy to 30% AH on qualifying sites (all housing developments of 10 units or more). Although the percentage contribution has been lowered, more sites will qualify therefore more AH will be developed.

Update: On 7 October 2015 the Prime Minister announced that developer contributions for Affordable Homes can consist of “Starter Homes” (for first time buyers, under 40, to purchase at a 20% discount) instead of rented homes. Our policy will need to be amended following further DCLG instruction.

In 2014/15, 42 affordable homes were completed.

The types of new market homes needed

- 6.46 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 (HNR)

- 6.47 This is an important indicator of demand for affordable housing. It is a joint register with Housing Associations. Applications to the HNR will only be accepted from households with a qualifying housing need and a local connection (except in exceptional circumstances). In September 2013 the HNR underwent a review which removed many households that no longer qualify from the register.

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

1 April 2014 = 1,734

14 Jan 2015 = 2,177

1 October 2015 = 2,668

- 6.48 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 **36%** of applications are from local people who are assessed as being in greatest housing need, as defined by CLG guidance.

Local housing need in October 2015:

Total applications on Housing Register = 2,668

Applications with local address = 2,350

Applications with local address in the 3 bands of greatest need = 953

- 6.49 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 October 2015:

1 bed = 1,260

2 bed = 813

3 bed = 423

4+ bed = 172

- 6.50 The most urgent assessed need is for **one bedroom properties** (by people with the highest assessed need – B and A). However, the majority of need is spread across two, three and one bed properties (in that order), but not necessarily 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.
- 6.51 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.
- 6.52 In **2014/15, 473** socially rented properties were let. Of these, **242** were let through Choice Based Lettings to applicants from the Housing Register. The remaining **231** were **115** homeless people and **116** mutual exchanges.

7.0 Transport Infrastructure

- 7.1 The draft Canterbury District Transport Strategy 2014-2031 replaces the Canterbury District Transport Action Plan – Unlocking the Gridlock (2004) and the Canterbury District Walking and Cycling Strategy (2003). It is a joint document of Canterbury City Council (CCC) and Kent County Council (KCC) and has been prepared to provide the transport policy framework for the Canterbury District.

The Canterbury district contains the historic city of Canterbury with its world heritage sites, the coastal towns of Whitstable and Herne Bay and numerous rural village communities. Each of these distinct areas has different transport needs and challenges and the strategy aims to provide a balanced approach to meet these and provide the most appropriate solutions for the District as a whole.

The main objectives of the strategy are to:

- Provide a detailed policy framework for the district which is consistent with National and Regional transport policies including Kent County Council's transport plan "Growth without Gridlock in Kent and Medway".
 - Support Canterbury City Council's Local Plan taking into account committed and proposed levels of development.
 - Identify the transport improvements and solutions that are required to support and accommodate the predicted increase in travel demand.
 - Provide a funding and delivery mechanism for the identified transport improvements and actions.
- 7.2 The strategy contains a number of strands and the overall target is not to increase traffic levels in the city centre. This will only be achieved if more journeys are made by walking, cycling, public transport or Park and Ride.
- 7.3 The strategy contains targets for modal shift and a detailed action plan for new infrastructure including walking and cycling routes. The land required for infrastructure is safeguarded by policies in the draft Local Plan.

- 7.4 Progress has been made on a number of walking and cycling projects including : The Kings Mile extension and improvements along the riverside walking and cycling route in Canterbury. A comprehensive Riverside Strategy was adopted by the council in September 2015.
- 7.5 The Parking Strategy is one of the key strands of the draft Transport Strategy 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 will be gradually reduced provided there is adequate supply overall.
- 7.6 Draft Local Plan Policies T3 and T4 seek to implement bus priority measures and rail network improvements arising from the Canterbury District Transport Strategy, and will seek to resist proposals that would prejudice their effectiveness. Bus patronage continues to increase and roadside infrastructure improvements including new bus shelters have been delivered.
- 7.7 Canterbury City Council has continued to implement measures within the staff Travel Plan to encourage 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 Another regional award scheme, administered by South & South-East in Bloom, similarly assesses parks and green spaces according to the Royal Horticultural Society's medal standards of Gold, Silver Gilt, Silver and Bronze.
- 8.3 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 (2014-

2019) is expected to be adopted by council committee in 2016. For full details see: <https://www.canterbury.gov.uk/your-council/policy-and-plans/leisure-and-countryside/open-spaces-strategy/>

8.4 The achievement of Green Flag or In Bloom award status indicates that a public open space has been deemed to be of an exceptionally high standard. The Canterbury District boasts three Green Flag sites – Reculver Country Park, Herne Bay; Curtis Wood Park, Herne; and Duncan Down Village Green, Whitstable. The Canterbury District has also achieved Gold In Bloom awards for Memorial Park Herne Bay and Reculver Country Park, as well as Gold for Canterbury including a range of open spaces at Dane John Gardens, Westgate Parks, Greyfriars garden, Riverside Walk, Abbots Mill Garden and Solly’s Orchard, and St Mary de Castro. These sites are managed by the Transport and Environment team in the council’s Planning and Regeneration department in partnership with the Kent Wildlife Trust, Friends of Duncan Down, Herne Bay in Bloom, Friends of Westgate Parks and Canterbury In Bloom. Duncan Down has consistently achieved Green Flag status since 2006, while Reculver continues to impress Green Flag judges since 2002. Reculver Country Park won its first Gold In Bloom award in 2012, and has held this standard for four years, twice being awarded the Heritage Park of the South East in 2012 and 2013. Whitstable Castle achieved its first Green Flag in 2012. Curtis Wood Park first achieved a Green Flag in 2012. Westgate Parks, Canterbury won a Silver Gilt In Bloom award in 2013 and a Gold in 2014. Memorial Park won its first Bronze In Bloom award in 2011, a Silver Gilt in 2012 and a Gold in 2013 and 2014.

8.5 The table below summarises the potential for Green Flag/In Bloom 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	Current In Bloom Award	Potential for award within 5 years
Duncan Down	16 hectares	X		
Reculver Country Park	40 hectares	X	X	
Whitstable Castle and tea gardens	2 hectares			X
Herne Bay Seafront	2 hectares			X
Dane John and Canterbury Castle	2.3 hectares		X as part of the Canterbury In Bloom award	
Sturry Road Community Park	18 hectares			X
Westgate Gardens	8 hectares		X as part of the Canterbury In Bloom award	

Sites	Area	Current Green Flag	Current In Bloom Award	Potential for award within 5 years
Herne Bay Memorial Park	7 hectares		X	
Curtis Wood Park, Herne	12 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 advice on flood risk and water quality 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 advice of the Environment Agency on flooding and water quality grounds.

9.5 There were 3 planning applications granted and 3 planning applications refused following advice from the Environment Agency on flood risk grounds during the period between March 2014 and April 2015.

Application No	Decision	Conditions / Reasons
CA/14/00503 – Demolition of redundant gas storage and erection of a small scale standby electricity generation plant	Granted 5.9.14	Unsatisfactory FRA/FCA submitted
CA/14/01115 – partial redevelopment of car park and demolition of existing single storey building to provide foodstore and car parking	Granted 30.10.14	Surface water FRA/FCA unsatisfactory
CA/14/01594 – Proposed new dwelling	Granted 31.10.14	Part C of exception test not passed
CA/14/01395 – Use of garden associated with the George & Dragon Inn Public House	Refused 2.4.15	Surface water FRA/FCA unsatisfactory
CA/14/02626 – Refurbishment of farm buildings to provide 3 new dwellings	Refused 10.2.15	Development next to a watercourse / flood defence
CA/14/01596 – COU of part of basement from restaurant (A3 use) to bedsit (C3 use)	Refused 3.10.14	Risk to life and /or property

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 Canterbury District Local Plan Publication Draft 2014 further recognises the importance of biodiversity at a landscape scale (see policies LB1 to LB13 http://canterbury-consult.limehouse.co.uk/portal/cdlp_2014/cdlp_publication_2014?pointId=2861720) 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 The table below (table 1) shows the extent of areas designated for biodiversity in the Canterbury district (All designated area calculations are based on GIS data gathered from Natural England and Kent Wildlife Trust in September 2015).

Protected Area Category	Canterbury 2014 Area (Ha)	Canterbury 2015 Area (Ha)	% Change 2014 to 2015	Number of Sites (2015)	% of Canterbury covered by designation	County 2015 (Ha)	County Context %
Ramsar Site	1929.47	1929.47	0.000	3	6.01	19100.93	10.10
Special Areas for Conservation	1068.10	1068.1	0.000	3	3.33	6441.10	16.58
Special Protection Areas	1929.47	1936.2	0.349	4	6.03	18419.30	10.51
Sites of Special Scientific Interest	3785.72	3785.73	0.000	16	11.80	34089.46	11.11
National Nature Reserve	701.98	701.98	0.000	2	2.19	4331.22	16.21
Candidate MCZ	853.83	854.86	0.121	1	2.66	7742.73	11.04
Declared MCZ	79.75	79.9	0.188	1	0.25	6197.52	1.29
Areas of Outstanding Natural Beauty	8595.04	8595.04	0.000	1	26.79	124779.84	6.89
Environmental Stewardship (higher level only)	5791.84	5837.42	0.787	N/A	18.19	66612.23	8.76
Local Nature Reserve	417.80	417.8	0.000	11	1.30	1349.65	30.96
Regionally Important Geological/Geomorphological Site	78.60	78.60	0.000	5	0.24	633.41	12.41
Local Wildlife Sites	3968.86	3958.23	-0.268	49	12.34	27528.67	14.38
Ancient Woodland	4432.34	4432.19	-0.003	N/A	13.81	31021.62	14.29

All designated area calculations are based on GIS data gathered from Natural England and Kent Wildlife Trust in June 2015.

- 10.5 As indicated in the above table, 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*).
- 10.6 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, landscape proposals link to adjacent wildlife features, thereby providing opportunities for movement of flora and fauna.

The council ceased its specialist in-house ecological advice service for planning applications in March 2014, and outsourced this service to Kent County Council's ecological advice service.

From April to October 2014, advice was given for mitigation and enhancement measures for 70 planning applications. This is an average 100% increase in the number of applications for which advice was given (an average of 10 applications receiving advice each month in 2014, compared with an average 5 applications receiving advice per month in 2013). This is consistent with a general increase in the number of applications received by the council.

Of the 70 applications receiving advice in 2014:

- 9 were withdrawn, refused or dismissed at appeal for non-wildlife reasons
- 3 were refused planning permission for biodiversity reasons
- 16 were approved including conditions or notes for recommended biodiversity measures
- 2 were pre-application advice requests which included biodiversity comments
- 39 no decision has yet been made

- 10.7 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.

- 10.8 Canterbury District has 15 nationally important Sites of Special Scientific Interest (SSSIs). The 15 SSSIs are: East Blean Woods, Larkey Valley Wood, Yocketts 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.

4 of these are internationally important as designated Ramsar and Special Protection Area (SPA) sites - Thanet Coast, Stodmarsh, The Swale, and Tankerton

Slopes and Swalecliffe, and two are Special Areas of Conservation (SAC) - Stodmarsh and Blean. Stodmarsh and Blean Woods are also designated National Nature Reserves.

10.9 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, as indicated by consistently improving figures since 2008:

Of the 15 SSSI's:

- 4 are in 100% Favourable Condition (Larkey Valley Wood, Yocketts Bank, Ellenden Wood, Tankerton Slopes);
- 3 are in Favourable and Unfavourable Recovering condition (Chequers Wood and Old Park, Ileden and Oxenden Woods, and Thanet Coast)
- 3 have small areas of Unfavourable No Change, or Unfavourable Declining condition (West Blean and Thornden Woods, Lynsore Bottom, The Swale)

10.10 Since the adoption of the UK BAP Priority Species List in Kent, the BAP list has been replaced by the Species of Principal Importance for conserving Biodiversity in England

These are listed in **Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006**².

The species in this list were those that the UK Biodiversity Group put forward as priorities for action to ensure their continued existence in the UK. This list was published in the UK Biodiversity Action Plan³.

The criteria for Priority species selection were:

- species which are globally threatened
- or**
- species which are rapidly declining in the UK, i.e. by more than 50% in the last 25 years

Whilst both the BAP Priority and Section 41 designations remain in place, only the Section 41 list will be maintained by the Secretary of State, since this list is only for England. Welsh species are dealt with in Section 42, and Northern Ireland and Scotland have their own legislation in place.

Of the 943 species listed in Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006, 451 have been recorded in Kent. 229 (50%) of these have been recorded in Canterbury (Table 2.1) with 188 (41%) since 1990, and 170 (37%) since 2000. Tables 2.2 and 2.3 show the 50 species not recorded since 1990 and 2000 respectively. However, the records held by the KMBRC show not only apparent species losses but also gains; Table 2.4 shows the 32 Section 41 species that, up until 1990, had not been

²<http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

³ See <http://jncc.defra.gov.uk/page-5717> for more information

detected in Canterbury. Four new species have been added to the list for 2015, three of these were recorded in 2013, the other in 1968; see table 2.5

It should be noted that:

- A lack of recent records of a species does not necessarily mean that a species has been extirpated from Canterbury District
- Many of the species listed rely on expert identification
- Recording effort is extremely patchy for many taxonomic groups and heavily reliant on volunteers

Table 2.1 – The Section 41 Species recorded in Canterbury District

Taxon group	Scientific Name	Common Name
fungus	<i>Entoloma bloxamii</i>	Big Blue Pinkgill
fungus	<i>Hericium coralloides</i>	Coral Tooth
fungus	<i>Hericium erinaceus</i>	Bearded Tooth
fungus	<i>Hydnellum concrescens</i>	Zoned Tooth
fungus	<i>Hydnellum spongiosipes</i>	Velvet Tooth
lichen	<i>Caloplaca flavorubescens</i>	Caloplaca flavorubescens
lichen	<i>Varicellaria hemisphaerica</i>	Varicellaria hemisphaerica
moss	<i>Atrichum angustatum</i>	Lesser Smoothcap
moss	<i>Cyclodictyon laetevirens</i>	Bright-green Cave-moss
flowering plant	<i>Potamogeton acutifolius</i>	Sharp-leaved Pondweed
flowering plant	<i>Scleranthus annuus</i>	Annual Knawel
flowering plant	<i>Illecebrum verticillatum</i>	Coral-necklace
flowering plant	<i>Dianthus armeria</i>	Deptford Pink
flowering plant	<i>Silene gallica</i>	Small-flowered catchfly
flowering plant	<i>Salsola kali subsp. kali</i>	Prickly Saltwort
flowering plant	<i>Monotropa hypopitys</i>	Yellow Bird's-nest
flowering plant	<i>Galeopsis angustifolia</i>	Red Hemp-nettle
flowering plant	<i>Clinopodium acinos</i>	Basil Thyme
flowering plant	<i>Clinopodium menthifolium</i>	Wood Calamint
flowering plant	<i>Euphrasia pseudokernerii</i>	Eyebright
flowering plant	<i>Fallopia dumetorum</i>	Copse-bindweed
flowering plant	<i>Carex divisa</i>	Divided Sedge
flowering plant	<i>Carex vulpina</i>	True Fox-sedge
flowering plant	<i>Puccinellia fasciculata</i>	Borrer's Saltmarsh-grass
flowering plant	<i>Hordeum marinum</i>	Sea Barley
flowering plant	<i>Spartina maritima</i>	Small Cord-grass
flowering plant	<i>Cephalanthera damasonium</i>	White Helleborine
flowering plant	<i>Herminium monorchis</i>	Musk Orchid
flowering plant	<i>Platanthera bifolia</i>	Lesser Butterfly-orchid
flowering plant	<i>Orchis simia</i>	Monkey Orchid
flowering plant	<i>Aceras anthropophorum</i>	Man Orchid
flowering plant	<i>Ophrys insectifera</i>	Fly Orchid
flowering plant	<i>Orchis ustulata</i>	Burnt Orchid

flowering plant	<i>Muscari neglectum</i>	Grape-hyacinth
flowering plant	<i>Centaurea cyanus</i>	Cornflower
flowering plant	<i>Lactuca saligna</i>	Least Lettuce
flowering plant	<i>Crepis mollis</i>	Northern Hawk's-beard
flowering plant	<i>Chamaemelum nobile</i>	Chamomile
flowering plant	<i>Scandix pecten-veneris</i>	Shepherd's-needle
flowering plant	<i>Oenanthe fistulosa</i>	Tubular Water-dropwort
flowering plant	<i>Bupleurum tenuissimum</i>	Slender Hare's-ear
millipede	<i>Polyzonium germanicum</i>	Boring Millipede
spider (Araneae)	<i>Saaristoa firma</i>	Triangle Hammock-spider
spider (Araneae)	<i>Philodromus fallax</i>	Sand Running-spider
spider (Araneae)	<i>Pseudeuophrys obsoleta</i>	Whelk-shell Jumper
crustacean	<i>Austropotamobius pallipes</i>	White-clawed Freshwater Crayfish
insect - dragonfly (Odonata)	<i>Anaciaeschna isoceles</i>	Norfolk Hawker
insect - true bug (Hemiptera)	<i>Chlorita viridula</i>	Sea-wormwood Leafhopper
insect - beetle (Coleoptera)	<i>Agabus (Gaurodytes) brunneus</i>	Brown Diving Beetle
insect - beetle (Coleoptera)	<i>Lucanus cervus</i>	Stag Beetle
insect - beetle (Coleoptera)	<i>Gnorimus nobilis</i>	Noble Chafer
insect - beetle (Coleoptera)	<i>Malachius aeneus</i>	Scarlet Malachite Beetle
insect - beetle (Coleoptera)	<i>Meloe proscarabaeus</i>	Black Oil-beetle
insect - beetle (Coleoptera)	<i>Cryptocephalus coryli</i>	Hazel Pot Beetle
insect - beetle (Coleoptera)	<i>Melanapion minimum</i>	Sallow Guest Weevil
insect - moth	<i>Hepialus humuli</i>	Ghost Moth
insect - moth	<i>Adscita statices</i>	Forester
insect - moth	<i>Pyropteron chrysidiformis</i>	Fiery Clearwing
insect - moth	<i>Anania funebris</i>	White-spotted Sable
insect - moth	<i>Agrotera nemoralis</i>	Beautiful Pearl
insect - moth	<i>Sciota hostilis</i>	Scarce Aspen Knot-horn
insect - butterfly	<i>Erynnis tages</i>	Dingy Skipper
insect - butterfly	<i>Pyrgus malvae</i>	Grizzled Skipper
insect - butterfly	<i>Satyrrium w-album</i>	White-letter Hairstreak
insect - butterfly	<i>Cupido minimus</i>	Small Blue
insect - butterfly	<i>Hamearis lucina</i>	Duke of Burgundy
insect - butterfly	<i>Limenitis camilla</i>	White Admiral
insect - butterfly	<i>Boloria selene</i>	Small Pearl-bordered Fritillary
insect - butterfly	<i>Boloria euphrosyne</i>	Pearl-bordered Fritillary
insect - butterfly	<i>Melitaea athalia</i>	Heath Fritillary
insect - butterfly	<i>Argynnis adippe</i>	High Brown Fritillary
insect - butterfly	<i>Lasiommata megera</i>	Wall
insect - butterfly	<i>Leptidea sinapis</i>	Wood White
insect - butterfly	<i>Coenonympha pamphilus</i>	Small Heath
insect - moth	<i>Trichiura crataegi</i>	Pale Eggar
insect - moth	<i>Malacosoma neustria</i>	Lackey
insect - moth	<i>Watsonalla binaria</i>	Oak Hook-tip
insect - moth	<i>Cymatophorima diluta</i>	Oak Lutestring

insect - moth	<i>Hemistola chrysoprasaria</i>	Small Emerald
insect - moth	<i>Cyclophora porata</i>	False Mocha
insect - moth	<i>Timandra comae</i>	Blood-Vein
insect - moth	<i>Scopula marginepunctata</i>	Mullein Wave
insect - moth	<i>Idaea ochrata subsp. cantiata</i>	Bright Wave
insect - moth	<i>Idaea dilutaria</i>	Silky Wave
insect - moth	<i>Orthonama vittata</i>	Oblique Carpet
insect - moth	<i>Xanthorhoe ferrugata</i>	Dark-barred Twin-spot Carpet
insect - moth	<i>Scotopteryx chenopodiata</i>	Shaded Broad-bar
insect - moth	<i>Epirrhoe galiata</i>	Galium Carpet
insect - moth	<i>Pelurga comitata</i>	Dark Spinach
insect - moth	<i>Eulithis mellinata</i>	Spinach
insect - moth	<i>Ecliptopera silaceata</i>	Small Phoenix
insect - moth	<i>Melanthia procellata</i>	Pretty Chalk Carpet
insect - moth	<i>Perizoma albulata subsp. albulata</i>	Grass Rivulet
insect - moth	<i>Chesias legatella</i>	Streak
insect - moth	<i>Chesias rufata</i>	Broom-tip
insect - moth	<i>Minoa murinata</i>	Drab Looper
insect - moth	<i>Chiasmia clathrata</i>	Latticed Heath
insect - moth	<i>Ennomos quercinaria</i>	August Thorn
insect - moth	<i>Ennomos fuscantaria</i>	Dusky Thorn
insect - moth	<i>Ennomos erosaria</i>	September Thorn
insect - moth	<i>Lycia hirtaria</i>	Brindled Beauty
insect - moth	<i>Hemaris tityus</i>	Narrow-bordered Bee Hawk-moth
insect - moth	<i>Siona lineata</i>	Black-veined Moth
insect - moth	<i>Diloba caeruleocephala</i>	Figure of Eight
insect - moth	<i>Euxoa tritici</i>	White-line Dart
insect - moth	<i>Euxoa nigricans</i>	Garden Dart
insect - moth	<i>Noctua orbona</i>	Lunar Yellow Underwing
insect - moth	<i>Graphiphora augur</i>	Double Dart
insect - moth	<i>Eugnorisma glareosa</i>	Autumnal Rustic
insect - moth	<i>Diarsia rubi</i>	Small Square-spot
insect - moth	<i>Xestia castanea</i>	Neglected Rustic
insect - moth	<i>Polia bombycina</i>	Pale Shining Brown
insect - moth	<i>Heliophobus reticulata subsp. marginosa</i>	Bordered Gothic
insect - moth	<i>Melanchra persicariae</i>	Dot Moth
insect - moth	<i>Melanchra pisi</i>	Broom Moth
insect - moth	<i>Tholera cespitis</i>	Hedge Rustic
insect - moth	<i>Tholera decimalis</i>	Feathered Gothic
insect - moth	<i>Orthosia gracilis</i>	Powdered Quaker
insect - moth	<i>Mythimna comma</i>	Shoulder-striped Wainscot
insect - moth	<i>Brachylomia viminalis</i>	Minor Shoulder-knot
insect - moth	<i>Asteroscopus sphinx</i>	Sprawler
insect - moth	<i>Aporophyla lutulenta</i>	Deep-brown Dart
insect - moth	<i>Allophyes oxyacanthae</i>	Green-brindled Crescent

insect - moth	<i>Blepharita adusta</i>	Dark Brocade
insect - moth	<i>Agrochola helvola</i>	Flounced Chestnut
insect - moth	<i>Agrochola litura</i>	Brown-spot Pinion
insect - moth	<i>Agrochola lychnidis</i>	Beaded Chestnut
insect - moth	<i>Atethmia centrigo</i>	Centre-barred Sallow
insect - moth	<i>Xanthia icteritia</i>	Sallow
insect - moth	<i>Xanthia gilvago</i>	Dusky-lemon Sallow
insect - moth	<i>Acronicta psi</i>	Grey Dagger
insect - moth	<i>Acronicta rumicis</i>	Knot Grass
insect - moth	<i>Amphipyra tragopoginis</i>	Mouse Moth
insect - moth	<i>Cosmia diffinis</i>	White-spotted Pinion
insect - moth	<i>Apamea remissa</i>	Dusky Brocade
insect - moth	<i>Apamea anceps</i>	Large Nutmeg
insect - moth	<i>Mesoligia literosa</i>	Rosy Minor
insect - moth	<i>Amphipoea oculea</i>	Ear Moth
insect - moth	<i>Hydraecia micacea</i>	Rosy Rustic
insect - moth	<i>Celaena leucostigma</i>	Crescent
insect - moth	<i>Archanara neurica</i>	White-mantled Wainscot
insect - moth	<i>Rhizedra lutosa</i>	Large Wainscot
insect - moth	<i>Hoplodrina blanda</i>	Rustic
insect - moth	<i>Caradrina morpheus</i>	Mottled Rustic
insect - moth	<i>Stilbia anomala</i>	Anomalous
insect - moth	<i>Pechipogo strigilata</i>	Common Fan-foot
insect - moth	<i>Paracolax tristalis</i>	Clay Fan-foot
insect - moth	<i>Trisateles emortualis</i>	Olive Crescent
insect - moth	<i>Arctia caja</i>	Garden Tiger
insect - moth	<i>Spilosoma lubricipeda</i>	White Ermine
insect - moth	<i>Spilosoma luteum</i>	Buff Ermine
insect - moth	<i>Tyria jacobaeae</i>	Cinnabar
insect - true fly (Diptera)	<i>Asilus crabroniformis</i>	Hornet Robberfly
insect - true fly (Diptera)	<i>Dorycera graminum</i>	Phoenix Fly
insect - hymenopteran	<i>Formicoxenus nitidulus</i>	Shining Guest Ant
insect - hymenopteran	<i>Odynerus (Odynerus) melanocephalus</i>	Black-headed Mason Wasp
insect - hymenopteran	<i>Cerceris quadricincta</i>	Four-banded Weevil-wasp
insect - hymenopteran	<i>Colletes (Colletes) halophilus</i>	Sea-aster Colletes Bee
insect - hymenopteran	<i>Andrena (Hoplodrena) ferox</i>	Oak Mining Bee
insect - hymenopteran	<i>Eucera (Eucera) longicornis</i>	Long-horned Bee
insect - hymenopteran	<i>Bombus (Megabombus) ruderatus</i>	Large Garden Bumble Bee
insect - hymenopteran	<i>Bombus (Subterraneobombus) subterraneus</i>	Short-haired Bumble Bee
insect - hymenopteran	<i>Bombus (Thoracobombus) humilis</i>	Brown-banded Carder-bee
insect - hymenopteran	<i>Bombus (Thoracobombus) muscorum</i>	Moss Carder-bee
insect - hymenopteran	<i>Bombus (Thoracobombus) ruderarius</i>	Red-shanked Carder-bee
insect - hymenopteran	<i>Bombus (Thoracobombus) sylvarum</i>	Shrill Carder Bee
coelenterate (=cnidarian)	<i>Lucernariopsis campanulata</i>	A Stalked Jellyfish
coelenterate (=cnidarian)	<i>Lucernariopsis cruxmelitensis</i>	St. John's Jellyfish

mollusc	<i>Segmentina nitida</i>	The Shining Ram's-horn
mollusc	<i>Vertigo (Vertigo) moulinsiana</i>	Desmoulin's Whorl Snail
mollusc	<i>Ostrea edulis</i>	Common Oyster
amphibian	<i>Triturus cristatus</i>	Great Crested Newt
amphibian	<i>Bufo bufo</i>	Common Toad
amphibian	<i>Epidalea calamita</i>	Natterjack Toad
bird	<i>Cygnus columbianus subsp. bewickii</i>	Bewick's Swan
bird	<i>Branta bernicla subsp. bernicla</i>	Dark-bellied Brent Goose
bird	<i>Aythya marila</i>	Scaup
bird	<i>Melanitta nigra</i>	Common Scoter
bird	<i>Botaurus stellaris</i>	Bittern
bird	<i>Perdix perdix</i>	Grey Partridge
bird	<i>Puffinus mauretanicus</i>	Balearic shearwater
bird	<i>Circus cyaneus</i>	Hen Harrier
bird	<i>Crex crex</i>	Corncrake
bird	<i>Burhinus oediconemus</i>	Stone Curlew
bird	<i>Vanellus vanellus</i>	Lapwing
bird	<i>Numenius arquata</i>	Curlew
bird	<i>Sterna dougallii</i>	Roseate Tern
bird	<i>Streptopelia turtur</i>	Turtle Dove
bird	<i>Cuculus canorus</i>	Cuckoo
bird	<i>Caprimulgus europaeus</i>	Nightjar
bird	<i>Acrocephalus palustris</i>	Marsh Warbler
bird	<i>Acrocephalus paludicola</i>	Aquatic Warbler
bird	<i>Locustella luscinioides</i>	Savi's Warbler
bird	<i>Locustella naevia</i>	Grasshopper Warbler
bird	<i>Phylloscopus sibilatrix</i>	Wood Warbler
bird	<i>Alauda arvensis</i>	Skylark
bird	<i>Lullula arborea</i>	Woodlark
bird	<i>Anthus trivialis</i>	Tree Pipit
bird	<i>Motacilla flava subsp. flavissima</i>	Yellow Wagtail
bird	<i>Turdus torquatus</i>	Ring Ouzel
bird	<i>Muscicapa striata</i>	Spotted Flycatcher
bird	<i>Passer domesticus</i>	House Sparrow
bird	<i>Passer montanus</i>	Tree Sparrow
bird	<i>Acanthis cabaret</i>	Lesser Redpoll
bird	<i>Coccothraustes coccothraustes</i>	Hawfinch
bird	<i>Emberiza citrinella</i>	Yellowhammer
bird	<i>Emberiza schoeniclus</i>	Reed Bunting
bony fish (Actinopterygii)	<i>Anguilla anguilla</i>	European Eel
bony fish (Actinopterygii)	<i>Salmo trutta</i>	Brown/Sea Trout
reptile	<i>Anguis fragilis</i>	Slow-worm
reptile	<i>Lacerta agilis</i>	Sand Lizard
reptile	<i>Zootoca vivipara</i>	Common Lizard
reptile	<i>Natrix natrix</i>	Grass Snake

reptile	<i>Vipera berus</i>	Adder
terrestrial mammal	<i>Lutra lutra</i>	European Otter
marine mammal	<i>Phoca vitulina</i>	Common Seal
marine mammal	<i>Lagenorhynchus albirostris</i>	White-beaked Dolphin
marine mammal	<i>Tursiops truncatus</i>	Bottle-Nosed Dolphin
terrestrial mammal	<i>Erinaceus europaeus</i>	West European Hedgehog
terrestrial mammal	<i>Nyctalus noctula</i>	Noctule Bat
terrestrial mammal	<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle
terrestrial mammal	<i>Plecotus auritus</i>	Brown Long-eared Bat
marine mammal	<i>Phocoena phocoena</i>	Common Porpoise
terrestrial mammal	<i>Sciurus vulgaris</i>	Eurasian Red Squirrel
terrestrial mammal	<i>Arvicola amphibius</i>	European Water Vole
terrestrial mammal	<i>Micromys minutus</i>	Harvest Mouse
terrestrial mammal	<i>Muscardinus avellanarius</i>	Hazel Dormouse
terrestrial mammal	<i>Lepus europaeus</i>	Brown Hare

Table 2.2 - S41 Species previously recorded in Canterbury but not since 1st January 1990.

Common Name	Scientific Name	Taxon group
lichen	<i>Varicellaria hemisphaerica</i>	Varicellaria hemisphaerica
Small Cord-grass	<i>Spartina maritima</i>	flowering plant
Copse-bindweed	<i>Fallopia dumetorum</i>	flowering plant
Annual Knawel	<i>Scleranthus annuus</i>	flowering plant
Coral-necklace	<i>Illecebrum verticillatum</i>	flowering plant
Small-flowered Catchfly	<i>Silene gallica</i>	flowering plant
Deptford Pink	<i>Dianthus armeria</i>	flowering plant
Red Hemp-nettle	<i>Galeopsis angustifolia</i>	flowering plant
Wood Calamint	<i>Clinopodium menthifolium</i>	flowering plant
Sand Running-spider	<i>Philodromus fallax</i>	spider (Araneae)
Sallow Guest Weevil	<i>Melanapion minimum</i>	insect - beetle (Coleoptera)
Hazel Pot Beetle	<i>Cryptocephalus coryli</i>	insect - beetle (Coleoptera)
Scarlet Malachite Beetle	<i>Malachius aeneus</i>	insect - beetle (Coleoptera)
Short-haired Bumble Bee	<i>Bombus (Subterraneobombus) subterraneus</i>	insect - hymenopteran
Brown-banded Carder-bee	<i>Bombus (Thoracobombus) humilis</i>	insect - hymenopteran
Shining Guest Ant	<i>Formicoxenus nitidulus</i>	insect - hymenopteran
Black-headed Mason Wasp	<i>Odynerus (Odynerus) melanocephalus</i>	insect - hymenopteran
False Mocha	<i>Cyclophora porata</i>	insect - moth
Silky Wave	<i>Idaea dilutaria</i>	insect - moth
Oblique Carpet	<i>Orthonama vittata</i>	insect - moth
Grass Rivulet	<i>Perizoma albulata</i>	insect - moth
Pale Eggar	<i>Trichiura crataegi</i>	insect - moth
Double Dart	<i>Graphiphora augur</i>	insect - moth

Pale Shining Brown	<i>Polia bombycina</i>	insect - moth
Anomalous	<i>Stilbia anomala</i>	insect - moth
High Brown Fritillary	<i>Argynnis adippe</i>	insect - butterfly
Small Pearl-bordered Fritillary	<i>Boloria selene</i>	insect - butterfly
Wood White	<i>Leptidea sinapis</i>	insect - butterfly
Scarce Aspen Knot-horn	<i>Sciota hostilis</i>	insect - moth
Narrow-bordered Bee Hawk-moth	<i>Hemaris tityus</i>	insect - moth
Forester	<i>Adscita statices</i>	insect - moth
Brown/Sea Trout	<i>Salmo trutta</i>	bony fish (Actinopterygii)
Sand Lizard	<i>Lacerta agilis</i>	reptile
Natterjack Toad	<i>Epidalea calamita</i>	amphibian
Eurasian Red Squirrel	<i>Sciurus vulgaris</i>	terrestrial mammal

Table 2.3 - S41 Species recorded in Canterbury up to 1999 but not since 1st January 2000.

Common Name	Scientific Name	Taxon group
Sharp-leaved Pondweed	<i>Potamogeton acutifolius</i>	flowering plant
Monkey Orchid	<i>Orchis simia</i>	flowering plant
True Fox-sedge	<i>Carex vulpina</i>	flowering plant
Sea Barley	<i>Hordeum marinum</i>	flowering plant
Chamomile	<i>Chamaemelum nobile</i>	flowering plant
White-clawed Freshwater Crayfish	<i>Austropotamobius pallipes</i>	crustacean
Noble Chafer	<i>Gnorimus nobilis</i>	insect - beetle (Coleoptera)
Dusky Thorn	<i>Ennomos fuscantaria</i>	insect - moth
Mullein Wave	<i>Scopula marginepunctata</i>	insect - moth
Large Nutmeg	<i>Apamea anceps</i>	insect - moth
White-mantled Wainscot	<i>Archanara neurica</i>	insect - moth
Bordered Gothic	<i>Heliophobus reticulata</i>	insect - moth
Lunar Yellow Underwing	<i>Noctua orbona</i>	insect - moth
Fiery Clearwing	<i>Pyropteron chrysidiformis</i>	insect - moth
European Otter	<i>Lutra lutra</i>	terrestrial mammal

Table 2.4 - S41 species not recorded in Canterbury prior to 1990

Common Name	Scientific Name	Taxon group
Big Blue Pinkgill	<i>Entoloma bloxamii</i>	fungus
Zoned Tooth	<i>Hydnellum conrescens</i>	fungus
Velvet Tooth	<i>Hydnellum spongiosipes</i>	fungus
Borrer's Saltmarsh-grass	<i>Puccinellia fasciculata</i>	flowering plant
Prickly Saltwort	<i>Salsola kali subsp. kali</i>	flowering plant
Yellow Bird's-nest	<i>Monotropa hypopitys</i>	flowering plant

Cornflower	<i>Centaurea cyanus</i>	flowering plant
Northern Hawk's-beard	<i>Crepis mollis</i>	flowering plant
Shepherd's-needle	<i>Scandix pecten-veneris</i>	flowering plant
Tubular Water-dropwort	<i>Oenanthe fistulosa</i>	flowering plant
Desmoulin's Whorl Snail	<i>Vertigo (Vertigo) moulinsiana</i>	mollusc
Triangle Hammock-spider	<i>Saaristoa firma</i>	spider (Araneae)
Whelk-shell Jumper	<i>Pseudeuophrys obsoleta</i>	spider (Araneae)
Brown Diving Beetle	<i>Agabus (Gaurodytes) brunneus</i>	insect - beetle (Coleoptera)
Black Oil-beetle	<i>Meloe proscarabaeus</i>	insect - beetle (Coleoptera)
Hornet Robberfly	<i>Asilus crabroniformis</i>	insect - true fly (Diptera)
Sea-wormwood Leafhopper	<i>Chlorita viridula</i>	insect - true bug (Hemiptera)
Olive Crescent	<i>Trisateles emortualis</i>	insect - moth
Galium Carpet	<i>Epirrhoe galiata</i>	insect - moth
Bright Wave	<i>Idaea ochrata</i>	insect - moth
White-letter Hairstreak	<i>Satyrrium w-album</i>	insect - butterfly
Dark Brocade	<i>Blepharita adusta</i>	insect - moth
White-spotted Pinion	<i>Cosmia diffinis</i>	insect - moth
White-line Dart	<i>Euxoa tritici</i>	insect - moth
Neglected Rustic	<i>Xestia castanea</i>	insect - moth
insect - hymenopteran	<i>Andrena (Hoplandrena) ferox</i>	Oak Mining Bee
coelenterate (=cnidarian)	<i>Lucernariopsis campanulata</i>	A Stalked Jellyfish
coelenterate (=cnidarian)	<i>Lucernariopsis cruxmelitensis</i>	St. John's Jellyfish
Common Porpoise	<i>Phocoena phocoena</i>	marine mammal

Table 2.5 - Four species added to the Canterbury list since the 2014 iteration.

Taxon group	Scientific Name	Common Name	Year of record
lichen	<i>Varicellaria hemisphaerica</i>	Varicellaria hemisphaerica	1968
insect - hymenopteran	<i>Andrena (Hoplandrena) ferox</i>	Oak Mining Bee	2013
coelenterate (=cnidarian)	<i>Lucernariopsis campanulata</i>	A Stalked Jellyfish	2013
coelenterate (=cnidarian)	<i>Lucernariopsis cruxmelitensis</i>	St. John's Jellyfish	2013

10.11 The city council has supported the multi-agency Kent Local Nature Partnership (LNP), and also the Greater Thames Marshes LNP, in accordance with the duty to cooperate (afforded under the National Planning Policy Framework and the Natural Environment White Paper). In addition, the council also supports the Greater Thames Marshes Nature Improvement Area (NIA), another 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.

10.12 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.

10.13 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 (Table 3).

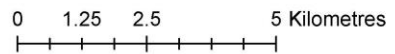
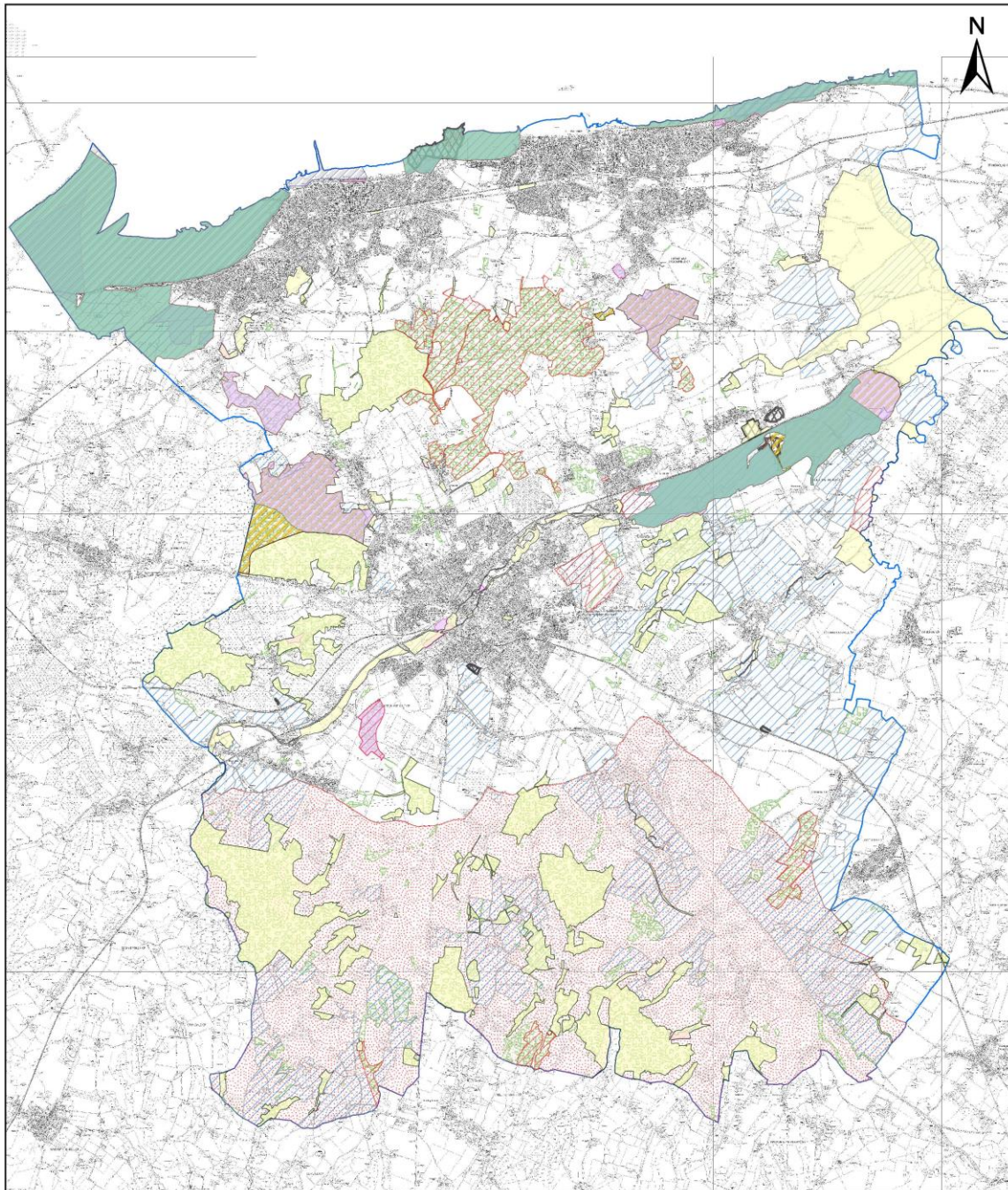
Site	Status	Level of species monitoring	Managing/monitoring bodies	Interest includes
CANTERBURY				
Larkey Valley Wood	SSSI	High	Mammals Trust, Kent Wildlife Trust, Tardivel Ecology	Birds, Dormice, Butterflies, Early Purple Orchid
Bingley Island and Whitehall Meadows	LNR	High	Kentish Stour Countryside Partnership, Consultant ecologists for Westgate Parks HLF project	Otters Insects Flora Bats Birds
Bus Company Island	LNR	Low	Kentish Stour Countryside Project, DICE at UKC	Slow worm Bats Newts
Blean Woods	SAC, 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

Site	Status	Level of species monitoring	Managing/monitoring bodies	Interest includes
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, LWS	Medium	KOS, KWT, CCC	Birds, grassland, Reptiles
Duncan Down	Village Green, LWS	Medium	Friends of Duncan Downs, CCC	Birds

10.14 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, and by holding events and exhibitions to educate visitors. In 2013, 226 volunteer days were provided at Reculver Country Park (143) and Duncan Down (83). Across the Canterbury District, supported by the council, the Kentish Stour Countryside Partnership delivered a further 513 volunteer days. Reculver Country Park also received 15,817 visits to the Reculver centre, public and education events.

10.15 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 Westgate Gardens through to Whitehall Meadows, Canterbury.

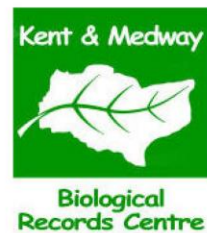
BAP Priority Habitats in Canterbury District



KEY			
	Ramsar		Regionally Important Geological Site
	Special Protection Area		Higher Level Stewardship
	Special Area of Conservation		Declared Marine Conservation Zone
	National Nature Reserve		Ancient woodland
	Site of Special Scientific Interest		Local Wildlife Site
	Local Nature Reserve		Area of Outstanding Natural Beauty
	Candidate Marine Conservation Zone		

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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 AONB, Heritage Coast, LNR, Country 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.



11.0 Renewable Energy and Environment Strategy

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 In 2014 there were no applications for wind turbines or farms however we determined two large-scale solar farm applications:
- Construction of a Photovoltaic Park with associated equipment and connection to grid – Granted 30/01/2015
 - Installation and operation of a solar farm and associated infrastructure – Granted 07/05/2014
- 11.3 The Council's Environment and Climate Change Strategy was approved by Full Council on 28 November 2013. This Annual Monitoring report provides some key examples, but the Environment and Climate Change Strategy should be referred to for more details.
- 11.4 The Environmental and Climate Change Strategy 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, however the majority of developments during the monitoring period have only be achieving Code Level 3.
- 11.5 Our Park & Ride service continues to provide a sustainable alternative to parking in the centre of Canterbury, it is estimated that 8.5 million car journeys have been saved between 1992 and 2015. The number of people using the park and Ride is steadily increasing: 831,372 in 2013/14 and 841,215 in 2014/15. In 2014 we completed an extension to Dover Rd Park and Ride by installing an extra 110 car parking spaces. All regular Park & Ride buses are compliant with the highest emission standards (Euro 5). 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.
- 11.6 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. On just 5 recorded cycle routes usage in in 2014 was 243,230. Better cycle routes can bring many benefits, such as helping to reduce traffic congestion and pollution and improving health.
- 11.7 Pledge 6 states that "We will make our district cleaner and greener and lead by example on environmental issues" We have lead by achieving 48% of household waste sent for reuse, recycling or composting in 2013/14 and 2014/15. We are working with the local community to regular clean beaches and in 2014 302 tonnes of waste was collected from beach cleans.

- 11.8 2014/15 has seen extensive works in Westgate Parks with £750,000 of capital investment to uplift the park. In addition the ongoing project work has been an outstanding success engaging local groups, schools and universities. In 2014/15 we had 425 volunteers equating to 203 volunteer days and had a scientific paper published in the "International Journal for Entomology" following partnership work with Natural History Museum, Canterbury Archaeological Trust, Canterbury Christ Church University and the Friends of Westgate Gardens.
- 11.9 In addition there has been recognition across the district of environmental projects with successful In Bloom projects in Canterbury and Herne Bay and retention of 3 Green Flags, 1 Blue Flags at Tankerton Bay and 2 Quality Coastal Awards at Central Herne Bay and Reculver.
- 11.10 We have also upgraded new water filters for the main and learner swimming pool at Kingsmead Leisure Centre. The water filters at the beach pool will be completed this summer and we expect a reduction in water usage, energy usage and use of chemicals. At Kingsmead Leisure Centre we have reduced chemical usage and water consumption has reduced from 16,199m³ in 2012 down to 14,513m³ in 2015 whilst energy consumption has reduced from 3,208,447 kWh in 2012 to 2,720,428 kWh in 2015.
- 11.11 We are still in the process of improving the energy efficiency of the Council offices, for instance electricity usage is down to 1990 levels. We have reduced energy consumption across Council property to below the target of £25pm²; £21.11pm² in 2013/14 and £21.91pm² in 2014/15.
- 11.12 We have been able to reduce carbon emissions down from 3,500 tonnes of CO₂ to 3,478 tonnes of CO₂ in 2014/15

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
2013/14							
2014/15	-500	-1983	0	-390	-5250	-334	-8457

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
2013/14							
2014/15	-384	-1983	0	-390	-5250	-334	-8341

12.2 There is still the trend of conversion of B class uses to residential, with the main loss contributing to B2 use. There is also a high percentage of losses from B1 uses. This will need to be monitored closely as the Government has 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 5.38. 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), which is carried out jointly between Kent County Council and Canterbury City Council each year. The figures for 2013/14 are set out in the CIA for that year which is included as an Appendix in the 2013/14 Annual Monitoring Report. Employment allocations are taken from the Canterbury District Local Plan First Review Local Plan Adopted 2006.

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 2014 – March 2015.

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 determined	Percentage of appeals dismissed	Departures from the Local Plan determined
1400	1152	175	99	26	61.5%	1

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 a total of 172 planning applications refused during the period from April 2014 – March 2015 contrary to a range of Local Plan Policies, 66 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 Historic Environment. There were also 33 different NPPF sections /paragraphs cited as reasons for refusal.
- 14.6 There were 5 planning applications refused contrary to Residential Intensification design guidance.
- 14.7 There were a total of 27 appeal applications of which 19 appeal decisions were dismissed, 1 withdrawn, 6 allowed with conditions and 1 allowed with no conditions. These were contrary to a range of policies that related to the natural and built environment and developer contributions which included policies, BE1, BE5, BE6, BE7, BE8, C9, C13, C40, H1, H3, H4, H5, H7, H9, NE1, NE2, NE5, IMP2 & R6.
- 14.8 There were 3 appeal applications that were refused contrary to the NPPF, section 3 and 6 refused contrary to Supplementary Planning Documents, there were 2 refused relating to Developer Contributions, 2 refused relating to Guidelines for Control of Residential Intensification and 2 refused relating to Kent Design Guide.
- 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	285 additional homes provided
Increase the supply of affordable homes to local people	42 affordable homes provided this period
Improve travel choice – encourage bus, train, walking & cycling	<p>Walking and Cycling</p> <p>A £600k environmental improvement scheme was completed in the Northgate area of Canterbury in July 2015. Surveys undertaken in October 2015 revealed a 20% increase in footfall.</p> <p>A number of improvements have been undertaken along the riverside walk in Canterbury</p> <p>Improved signing and surfacing improvements were carried out on National Cycle Route 1</p> <p>Park and Ride</p> <p>Park and Ride usage increased by approximately 3%</p> <p>Bus</p> <p>Patronage increased by approximately 3%</p> <p>5 new or improved bus shelters have been delivered.</p> <p>Rail</p> <p>Rail patronage increased by approximately 3%.</p>
Provide the space and support for business start - ups	Evans Easy Space at Lakesview providing small industrial/office space - 90% occupied by December 2013 – at Nov 2015 there were only 2 units available out of 30
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 and 2014 • Curtis Wood Park achieved green flag status in 2012 and retained this in 2014/15 Reculver & Duncan Down remain green flag sites. Herne Bay seafront, Dane John,

Objective	Outcome
	Canterbury Castle, Sturry Community Park and Westgate gardens and Herne Bay memorial park have the potential to achieve green flags within the next 5 years.
61% of Special Sites of Scientific Interest(SSSI) area in favourable condition (Kent target)	<p>Of the 15 SSSI's:</p> <ul style="list-style-type: none"> • 4 are in 100% Favourable Condition (Larkey Valley Wood, Yocketts Bank, Ellenden Wood, Tankerton Slopes); • 3 are in Favourable and Unfavourable Recovering condition (Chequers Wood and Old Park, Ileden and Oxenden Woods, and Thanet Coast) • 3 have small areas of Unfavourable No Change, or Unfavourable Declining condition (West Blean and Thornden Woods, Lynsore Bottom, The Swale)

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.
- 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

Phasing of the Proposed New Allocations

Schedule of All Allocated Sites (including proposed new allocations)

Schedule of Planning Permissions (as at 31st March 2015)

Phasing of the Proposed New Allocations

Schedule of All Allocated Sites (including proposed new allocations)

Site name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units
Site 1 Land at South Canterbury	0	0	100	300	300	300	300	300	300	300	300	300	300	300	300	300	4000
Site 2 Land At Sturry/Broad Oak		0	60	140	150	150	150	150	150	50							1000
Site 3A Land at Hillborough, Herne Bay	0	0	50	85	95	95	100	100	100	100	100	100	75				1000
Site 3 B Hillborough A E Estates			40	60	70	70	60										300
Site 4 Land at Herne Bay Golf Course, Herne Bay		30	80	80	80	80	100	20	51	51							572
Site 5 Land at Strode Farm, Herne Bay			80	80	80	80	80	80	80	80	80	80					800
Site 6 Land at Greenhill, Herne Bay			50	50	50	50	50	50									300
Site 7 North of Thanet Way, Whitstable		20	95	95	95	95											400
Site 8 Land North of Hersden			20	70	75	75	75	120	120	120	125						800

Site name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units
Site 9 Land at Howe Barracks, Canterbury		0	60	90	100	100	100	50									500
Site 10 Land at Ridlands Farm /Hospital site, Cant				50	50	50	50	50	60								310
St Martin's Hospital, Canterbury			100	100	0	0											200
Land at Bullockstone Road, Herne Bay	0							50	50	50	40						190
Spires, Land at Bredlands Lane, Sturry		40	40														80
Barham Court Farm, Barham	0	25															25
Land at Baker's Lane, Chartham	0	20															20
Kingsmead Field				15													15
Land at Cockering Farm, Thanington – (SHLAA70) (Part)				50	90	90	90	100	100	100	100	30					750
Cockering Road Thanington (SHLAA 137)					50	90	90	90	80								400
Land South of Ridgeway (Grasmere pasture) Chestfield SHLAA130				30	50	50	50	50	50	20							300

Site name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units
HB Golf Driving range Greenhill (SHLAA 12)								20	20								40
Land adjacent to Herne Bay Golf Driving range Greenhill (SHLAA 199)								20	20								40
Land at Brickfield Farm, Mill Lane, Bridge (SHLAA 186)				20	20												40
Land adjacent to Cranmer and Aspinall Close, Bekesbourne (SHLAA 171)				7	7												14
Land to rear of 51 Rough Common Road, Rough Common adj to existing allocation (SHLAA 78)*					12												12
CA503 BT Car Park, Upper Chantry Lane, Canterbury				20													20
CA488 Land East of White Horse Lane, Canterbury					10												10
CA481 Adj Canterbury West Station, Canterbury									20								20
CA479 Car Park adj Registry Office, Canterbury			5														5
CA282 St Johns Lane Employment Exch, Canterbury																24	24

Site name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units
CA559 Rough Common Rd, Rough Common				16													16
CA340 Garage Site, Kings Road, Herne Bay									43								43
CA309 Sea Street (Green's Warehouse), Whitstable		5															5
CA308 124 & adjoining Middle Wall, Whitstable									7								7
CA554 8-12 Pilgrims Way, Canterbury			20														20
CA500 Sea Cadets Centre, Canterbury			3														3
CA480 Kingsmead depot, Canterbury				20	20												40
CA375/HB3 Herne Bay Bus Depot, Herne Bay					30												30
HB1 Central Development Area (Herne Bay Area Action Plan), Herne Bay							40	40									80
HB2 Beach Street (Herne Bay Area Action Plan), Herne Bay				20													20
CA524 Tankerton Rd car park & (garage - CA/03/0364), Whitstable									17								17
CA507 Castle Street Car Park, Canterbury									54								54
CA477 Holmans Meadow Car Park, Canterbury									20								20

Site name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units
CA347 Ivy Lane North, Canterbury					10												10
CA286 St John's Lane Car Park, Canterbury										5							5
CA281 Hawks Lane, Canterbury					9												9
CA278 Northgate Car Park, Canterbury									21								21
CA047 St Radigund's Place, Canterbury									7								7
CA043B Rosemary Lane Car Park, Canterbury					20												20
Totals	0	140	803	1398	1473	1375	1335	1290	1370	876	745	510	375	300	300	324	12614

Schedule of Planning Permissions (as at 31st March 2015)

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA0400497	St Mildreds Tannery		Canterbury	5	14				19			
CA0701471	Former Huyck Factory Site Millstrood Road		Whitstable	15	17				32			
CA0701658	1 Blackburn Road		Herne Bay			1			1			
CA0801124	25 Broomfield Road Land Adjoining		Herne			1			1			
CA0900444	Whitstable Post Office	Gladstone Road	Whitstable				12		12			
CA0900999	Herne Bay Methodist Church	High Street	Herne Bay	9					9			
CA0901580	25 Island Road	Upstreet	Chislet		5	5			10			
CA0901692	The Forge	The Street	Ickham		1				1			
CA0901713	Barton Yard At Junction Of Diamond Road And Westmeads Road		Whitstable	14					14			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA0901760	Land Rear Of 121 - 125 Sturry Road		Canterbury	8					8			
CA0901882	153 Ashford Road		Thanington	4					4			
CA1000503	Land West Of Mill Lane & North Of A299 Thanet Way		Herne Bay	2					2			
CA1000713	53 Joy Lane		Whitstable			0			0			
CA1001228	Land Rear Of 12 Gorse Lane		Herne			1			1			
CA1001299	Sweech Farm	Herne Bay Road	Broad Oak				2	2	4			
CA1001301	66 Eddington Lane		Herne Bay			2	2		4			
CA1001360	33a Borstal Hill		Whitstable				3		3			
CA1001644	Chestfield Farm	The Drove	Chestfield			2	2		4			
CA1001662	56-58 Central Parade		Herne Bay				5	5	10			
CA1100590	7-16 Stour Street		Canterbury				6	6	12			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1100660	Bigbury Gap Site	Land Between Bigbury House, Bigbury Cottage & Bigbury	Chartham Hatch				1		1			
CA1100747	55 Millstrood Road		Whitstable			2	4		6			
CA1100945	Cornerstone Maypole Lane	Hoath	Hoath		0				0			
CA1101128	Freshfields Westcourt Lane	Woolage Green	Womenswold		1				1			
CA1101190	156 Tankerton Road	Tankerton	Whitstable			6			6			
CA1101610	23 Stanley Road		Herne Bay			1			1			
CA1101627	57 Grand Drive		Herne Bay			2			2			
CA1101727	10 Longport		Canterbury				7		7			
CA1101879	2 Sturry Hill		Sturry	4	8				12			
CA1101885	The Thatched House	Gravel Castle Road	Barham		0				0			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1101902	2-4 St John's Road	Swalecliffe	Whitstable				3	6	9			
CA1102032	Land Adjacent To	40 Park View,	Sturry	1					1			
CA1102145	Land Adjacent To 6 The Avenue	Hersden	Sturry			1			1			
CA1102170	Land Adjacent To No 1 Clare Road		Whitstable		1				1			
CA1200019	The Old Malt House	Malthouse Road	Canterbury			7	7		14			
CA1200022	Downland Cycles Ltd	Malthouse Road	Canterbury				5		5			
CA1200087	62 Sturry Hill		Sturry		1	1			2			
CA1200136	15 The Friars		Canterbury	-1					-1			
CA1200140	Ridgeway Farm Bungalow	Ridgeway Road	Herne		0				0			
CA1200161	Tankerton Evangelical Church,	154 Northwood Road	Whitstable			5	6		11			
CA1200213	66-68 Shalmsford Street		Chartham	1					1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1200256	Land Adjacent To 10 Cogans Terrace		Canterbury	1					1			
CA1200559	The Old Farm House	The Drive	Chestfield			1			1			
CA1200621	Almonry House	Monastery Street	Canterbury		2				2			
CA1200678	38b St Dunstan's Street		Canterbury	1					1			
CA1200689	64 High Street		Whitstable		1				1			
CA1200690	64 Mortimer Street		Herne Bay		2				2			
CA1200720	65-65a London Road		Canterbury	12					12			
CA1200731	Land At Junction Of Farleigh Rd Broad Oak Rd		Canterbury	2					2			
CA1200741	2 Chapel Street		Herne Bay			1			1			
CA1200810	7 Sea View Road		Herne Bay	0					0			
CA1200814	Land To The Rear Of Iydyene Montpellier Avenue		Whitstable			1			1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1200831	34 St Anne's Road	Tankerton	Whitstable			2			2			
CA1200915	Land Adjacent To	38 Whitstable Road	Canterbury			3			3			
CA1200927	Land Adjacent To	31 Ulcombe Gardens And Rear Of 32 Ulcombe Gardens	Canterbury		2				2			
CA1200932	Coach House	55 London Road	Canterbury			2			2			
CA1201137	Bridge Methodist Chapel	Patricbourne Road	Bridge	1					1			
CA1201138	The Coach House	Denne Hill Farm	Womenswold	1					1			
CA1201153	Land To Rear Of	137 Canterbury Road	Herne Bay			1			1			
CA1201169	Folly Farm	Headcorn Drive	Canterbury			4			4			
CA1201173	The Old Jolly Sailor	142 Joy Lane	Whitstable	1					1			
CA1201208	53 Dargate Road	Yorkletts	Whitstable			1			1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1201405	Land Rear Of Homeside Farmhouse	The Street	Bossingham Upper Hard			1			1			
CA1201458	126 And Garages To Rear Of 128 Tankerton Road		Whitstable	8	5				13			
CA1201532	21-23 Whitstable Road		Canterbury		1				1			
CA1201608	38 Island Road	Sturry Road	Sturry		5				5			
CA1201615	140 Cromwell Road		Whitstable		1				1			
CA1201693	5 High Street		Whitstable		2	5			7			
CA1201698	Land At Sea Farm And Croft Farm	Dargate Road	Yorkletts		2	3			5			
CA1201715	Land At Farleigh Road		Canterbury		0	0			0			
CA1201722	North Barn	Home Farm House	Marshside		1				1			
CA1201775	National House	65 High Street	Herne Bay		6				6			
CA1201818	Neville House	90-91 Northgate	Canterbury	4	3				7			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1201865	Beltinge Lodge	Hillborough Road	Herne Bay		1				1			
CA1202029	The Local Ph	Cockering Road	Chartham			2			2			
CA1202037	35 Island Road		Sturry			2			2			
CA1202061	Denge Wood Farm	Flaxland Lane	Garlinge Green, Petham	0					0			
CA1202062	Land Adjacent To	74 Wincheap	Canterbury			3			3			
CA1202086	120 Blean Common		Blean	1					1			
CA1202104	74 The Broadway		Herne Bay		0				0			
CA1202108	Land Rear Of	36 St Martin's Road	Canterbury			1			1			
CA1202135	Woodlands	Fox's Cross Hill	Yorkletts		0				0			
CA1202145	23 St George's Avenue		Herne Bay			1			1			
CA1202220	Land Adjacent To	133 Reculver Road	Herne Bay				1		1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1202243	38 Western Esplanade		Herne Bay		0				0			
CA1300002	Land Adjacent To No 11 Lismore Road		Whitstable	1					1			
CA1300031	Former Wyevale Garden Centre	London Road	Upper Harbledown		5	7	7		19			
CA1300058	44 Honey Hill		Blean		-1				-1			
CA1300098	32 High Street		Herne Bay			4	4		8			
CA1300153	Jersey Dairy Farm	80 Mill Lane	Herne	3	2				5			
CA1300195	Herne Bay Court	Canterbury Road	Herne Bay			10	30	30	70	30	30	27
CA1300299	61 Lansdown Road		Canterbury		1				1			
CA1300301	2 Beer Cart Lane & 70 Stour Street		Canterbury		7	7			14			
CA1300421	3 Argyle Road		Whitstable			1			1			
CA1300432	Land Adjacent To	64 Warwick Road	Canterbury			8			8			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1300439	55 Millstrood Road		Whitstable		1				1			
CA1300484	80 Herne Avenue		Herne Bay	1					1			
CA1300576	Horton Chapel	Cockering Road	Chartham	1					1			
CA1300600	102 New Dover Road		Canterbury			-1			-1			
CA1300606	8 High Street		Canterbury			4			4			
CA1300694	Barham Methodist Chapel	Derringstone Hill	Barham		1				1			
CA1300764	Folly Farm	Headcorn Drive	Canterbury			1			1			
CA1300773	Sea Pinks	Sunray Avenue	Whitstable	1					1			
CA1300787	37 Vauxhall Avenue		Herne Bay			0			0			
CA1300791	Bees End	Chapel Lane	Broad Oak		1				1			
CA1300833	226a And 226b	Tankerton Road	Whitstable			2	3		5			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1300853	Former Oil Depot	Union Road	Bridge		2	2			4			
CA1300868	190 Wincheap		Canterbury				5	5	10			
CA1301015	69-71 High Street		Whitstable		1				1			
CA1301033	Land Off Cranmer Close, Station Road		Bekesbourne			1			1			
CA1301110	Braymor House,	Queens Avenue	Canterbury			1			1			
CA1301132	Port & Starboard House	26 & 26a Admiralty Walk	Whitstable		-1				-1			
CA1301192	54 Sea View Road		Herne Bay			2			2			
CA1301205	10 Upper Bridge Street		Canterbury		8				8			
CA1301210	114a High Street		Herne Bay	1					1			
CA1301220	Broadway Green Farm	Broadway	Petham			1			1			
CA1301223	Land At Bakers Lane		Chartham			1			1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1301266	St John Ambulance	St Marys Court, Church Lane	Canterbury			5	5		10			
CA1301269	The Marlowe Centre	St Peter's Lane	Canterbury	6	5				11			
CA1301335	Old Oast House	Hollow Lane	Canterbury			2			2			
CA1301336	Land At Woodside House	London Road	Harbledown			1			1			
CA1401386	Land Between The Sycamore And Chequer Tree Close	Island Road	Hersden		5	5			10			
CA1301391	Sparrow Court	Gravel Castle Road	Barham	0					0			
CA1301413	16 Dover Street		Canterbury		1				1			
CA1301491	12 Lower Chantry Lane		Canterbury			7	15	10	32			
CA1301521	Downland Cycles Ltd	Malthouse Road	Canterbury			7	7		14			
CA1301525	Springfield Nurseries	Bekesbourne Lane	Bekesbourne	0					0			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1301582	115 High Street		Herne Bay			2			2			
CA1301617	Land At Calcott Hall	Calcott Hill	Sturry		1	2			3			
CA1301700	Land Adjacent To Rosary Farmhouse	Church Road	Hoath			1			1			
CA1301717	62 Burgate		Canterbury		1				1			
CA1301718	Land And Garages At 41 Shalmsford Street		Chartham		1				1			
CA1301727	15 Albion Place		Canterbury		1				1			
CA1301729	Dempseys Removals	Diamond Road	Whitstable	22					22			
CA1301862	6 Teynham Road		Whitstable		1				1			
CA1301863	68 Old Dover Road		Canterbury					5	5			
CA1301865	73 Sweechgate		Broad Oak			2			2			
CA1301875	Oriel Lodge	3 Queens Avenue	Canterbury			1			1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1301876	19 South Canterbury Road		Canterbury			1			1			
CA1301886	6 Dargate Road	Yorkletts	Whitstable			0			0			
CA1301945	Unit 3 Towergate House	Chaucer Business Park	Wraik Hill			5	10		15			
CA1301949	Land Adjoining 5 And 6 Thornden Wood Road		Herne Bay			2	2		4			
CA1302036	32 Jubilee Road		Littlebourne		2				2			
CA1302053	Units 1, 2 3 Hoath Farm	Bekesbourne Lane	Canterbury	1					1			
CA1302094	St Andrews House	Station Road East	Canterbury				10	15	25			
CA1302111	7 Vinten Close		Herne		1				1			
CA1302177	Buckholt Barn	Anvil Green Road	Waltham		1				1			
CA1302197	Ford Manor Farm Oast	Ford Hill	Hoath		1				1			
CA1302201	1-6 Manwood Hospital	St. Stephens Green	Canterbury		4				4			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1302245	Land Adjacent To Southern Water Pump House	Nethergong Hill	Chislet			1			1			
CA1302269	Sturry Fire Station	High Street	Sturry				7		7			
CA1302308	130-132 Tankerton Road		Tankerton		3				3			
CA1302353	Units 7 Hoath Farm	Bekesbourne Lane	Canterbury	1					1			
CA1302377	The Loft, Little Burstled Farm	Lynsore Bottom	Upper Hard		0				0			
CA1302389	Land At Gordon Road	Wincheap	Canterbury			7	7		14			
CA1302396	Beechmount	Conyngam Lane	Bridge		0				0			
CA1302403	47 Castle Street		Canterbury		0				0			
CA1400001	108 High Street		Herne Bay			6			6			
CA1400032	The Coach House	7 Mill Road	Sturry			3			3			
CA1400091	57 New Dover Road		Canterbury	-1					-1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1400172	Land Adjacent To 36 Bellevue Road		Whitstable		2				2			
CA1400276	26 Daytona Way		Studd Hill	1					1			
CA1400304	10 Station Road West		Canterbury	1					1			
CA1400311	32 Oxford Street		Whitstable			1			1			
CA1400319	212 Tankerton Road		Whitstable		1				1			
CA1400322	85 High Street		Herne Bay			1			1			
CA1400327	Land Adjoining 54 Mill Lane		Harbledown			1			1			
CA1400346	26 Golden Hill		Whitstable			1			1			
CA1400349	Anester Cottage	London Road	Harbledown	1					1			
CA1400479	St Joseph's Hall	River View	Sturry	3					3			
CA1400480	Land Adjacent To 7 West Cliff Gardens		Herne Bay	1					1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1400499	Land Adjacent To 21 Pretoria Road		Canterbury			1			1			
CA1400549	93 Osborne Gardens			2	0				2			
CA1400550	Blackman House	6a St Peter's Lane	Canterbury			1			1			
CA1400580	Land Adjacent To 49 Queensbridge Drive		Herne Bay	1					1			
CA1400604	Barretts	Pound Lane	Canterbury			1	10		11			
CA1400621	Deeson's,	25-27 Sun Street	Canterbury		-1				-1			
CA1400654	Roseacre	Trenley Drive	Canterbury	0					0			
CA1400682	Land Rear Of 43 Old Dover Road		Canterbury			1			1			
CA1400716	Lesser Knowlesthorpe	Barton Mill Road	Canterbury	9					9			
CA1400747	The Treasury	The Street	Ickham			1			1			
CA1400765	Marsh House	St Peter's Road	Whitstable			3			3			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1400861	Duckpitts Farm	Wingham Road	Bramling Ickham	1					1			
CA1400933	Artichoak Cottage	Island Road	Upstreet		-1				-1			
CA1400994LB	Flat 12/13 Chantry Hall	Dane John	Canterbury	2					2			
CA1400999	87 High Street		Herne Bay			1			1			
CA1401001	127 Spring Lane		Canterbury	1					1			
CA1401020	Ibis Rising	Worcester Lane	Canterbury	0					0			
CA1401025	54 Northgate		Canterbury	2					2			
CA1401028	15 William Street		Herne Bay			-1			-1			
CA1401066	56-58 Bentley Avenue		Herne Bay			1			1			
CA1401091	Mount Charles House, 5 Mount Charles Walk	Union Road	Bridge		1				1			
CA1401094	Northgate House	115-120 Northgate	Canterbury				10	14	24			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1401110	Hickling	Manwood Avenue	Canterbury	1					1			
CA1401113	St Aubins	60 Sturry Hill	Sturry			1			1			
CA1401125	159 Ashford Road		Thanington			2			2			
CA1401129	Land Rear Of Hollydene	Staines Hill	Sturry			1			1			
CA1401165	103b Tankerton Road		Tankerton			1			1			
CA1401173	40 Railway Avenue		Whitstable			1			1			
CA1401200	62 And 64 Blean Common		Blean	-1					-1			
CA1401207	Four Seasons	Bigbury Road	Chartham Hatch			1			1			
CA1401219	6-9 Larkey View,		Chartham Hatch			2			2			
CA1401333	2 Becketts Wood	Upstreet	Chislet				1		1			
CA1401347	The Retreat And Beach Cottage	Seasalter Beach	Whitstable			-2			-2			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1401357	7 Busheyfields Road	Herne	Herne	0					0			
CA1401422	Telephone Engineering Centre	Littlebourne Road	Canterbury	16	53	20	4		93			
CA1401493	103 St John's Road		Swalecliffe			1			1			
CA1401495	103 St John's Road		Swalecliffe			2			2			
CA1401501	Little Well Farm	Fleets Lane	Tyler Hill			1			1			
CA1401502	First Floor And Second Floor Flat	114 Whitstable Road	Canterbury	1					1			
CA1401503	Land At Farleigh Road		Canterbury		12				12			
CA1401506	11 Admiralty Walk		Whitstable		0				0			
CA1401527	Land Adjacent To The Royal Oak	Hatch Lane	Chartham		1	1			2			
CA1401551	Land At 7 Valkyrie Avenue		Whitstable			1			1			
CA1401569	8 Admiralty Walk		Seasalter	1					1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1401594	Land Adjacent 1 Studds Cottages,	Whitstable Road	Herne Bay		1				1			
CA1401601	Seacroft	10a Dargate Road	Yorkletts,			1			1			
CA1401609	Rear Of 10 Station Road West		Canterbury	1					1			
CA1401708	Land Rear Of Elliot Close And East Street,		Canterbury		5	5			10			
CA1401753	Melbury	Maypole Lane	Hoath			1			1			
CA1401762	11 Richmond Drive		Herne Bay	1					1			
CA1401774	Land Adjacent To 10 Brabourne Close		Canterbury		1				1			
CA1401861	Broomfield Orchard	Broomfield Road	Herne			0			0			
CA1401868	Herne Bay Musical Theatre Society,	28 Arkley Road	Herne Bay				3		3			
CA1401908	2 Victoria Road		Canterbury			1			1			
CA1401931	Land Adjacent To 40 Grasmere Road		Whitstabe			1			1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1401937	Land Adjoining 140 Cromwell Road		Whitstable		1				1			
CA1401939	Park End	Station Chine	Herne Bay		1				1			
CA1401955	130 Tankerton Road		Tankerton			0			0			
CA1401969	111-113 Carlton Hill		Herne Bay			2			2			
CA1401980	Peggatty House	68 Marine Parade	Whitstable			1			1			
CA1401983	The Bungalow	North Stream	Marshside		0				0			
CA1402004	77-79 Castle Street		Canterbury		2				2			
CA1402054	11-12 Orchard Street		Canterbury	-1					-1			
CA1402071	Sydney House	Sydney Road	Whitstable			1			1			
CA1402072	Sercos Yard	St Peters Place	Canterbury	2	2				4			
CA1402075	Land Adj	2 Cobblers Bridge Road	Herne Bay			1			1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1402094	47 Old Bridge Road		Whitstable			2			2			
CA1402157	Longshot	Maypole Lane	Hoath			0			0			
CA1402202	7 Bicknor Close		Canterbury			1			1			
CA1402203	Hillside Cottage	Wood Hill	Tyler Hill			0			0			
CA1402205	Woodways	Clapham Hill	Whitstable		0				0			
CA1402214	Methodist Church	Glenbervie Drive	Herne Bay			1			1			
CA1402235	Plot At Meadow View	Herne Common	Herne	1					1			
CA1402238	Durham House	69 Canterbury Road	Herne Bay				9		9			
CA1402244	Land To The Rear Of	19 And 21 Chestfield Road	Chestfield			1			1			
CA1402245	Westbrook Farmhouse	Sea Street	Herne Bay				7		7			
CA1402295	38 Whitstable Road		Canterbury				4		4			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1402299	49 Hillman Avenue		Herne Bay		0				0			
CA1402301	Victoria Lodge, Victoria Mews	Regent Street	Whitstable			1			1			
CA1402317	Two Ac	Hard Court Road	Upper Hard			1	3		4			
CA1402318	20 Talbot Avenue		Herne Bay	0					0			
CA1402333	Rear Of 115 High Street		Herne Bay		2				2			
CA1402382	2 The Halt		Whitstable		1				1			
CA1402408	57a New Dover Road		Canterbury		-1				-1			
CA1402428	49 Hillman Avenue		Studd Hill			1			1			
CA1402452	27-28 Burgate		Canterbury			2			2			
CA1402476	51 Wolseley Avenue		Studd Hill		0				0			
CA1402480	6 Preston Parade		Seasalter			1			1			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1402565	16 Grafton Rise		Herne Bay			1			1			
CA1402578	Land West Of Huntsman And Horn Public House	Margate Road	Broomfield		4	4			8			
CA1402582	66 Poplar Drive		Greenhill		1				1			
CA1402603	Sunnybank	Iffin Lane	Thanington		0				0			
CA1402653	Sydney House	Sydney Road	Whitstable	1					1			
CA1402679	Sunnyside	Rayham Road	Whitstable			2			2			
CA1402696	100 Queens Road		Whitstable	0					0			
CA1500008	Durleigh	1 The Circus	Herne Bay		1				1			
CA1500019	Talltrees	Albion Lane	Herne		1				1			
CA1500080	45 St Peters Street		Canterbury			2			2			
CA1500091	61 Wolseley Avenue		Herne Bay		0				0			

Application No	Address	Address	Locality	2015-16	2016-17	2017-18	2018-19	2019-20	5 year Total	2020-21	2021-22	2022-23
CA1500123	Land At Croft View	Dargate Road	Yorkletts			1			1			
CA1500153	97 Fairview Gardens		Sturry			1			1			
CA1500179	Land Adjacent, 9 The Fairway		Herne Bay	1	1				2			
CAE0300009	Blue Anchor Caravan Park (Beach Court)	Faversham Road	Seasalter	2	8				10			
CA1400801	62 London Road		Canterbury		1				1			
CA1401768	Brook House	Reeves Way	Chestfield				20	27	47			
CA1402270	Beckett House	New Dover Road	Canterbury				25	28	53			
CA1500185	Holme Lodge Farm	Pean Hill	Blean			3			3			
CA1402034	St James House	77-79 Castle Street	Canterbury		10				10			
CA1500065	The Coach House	7 Mill Road	Sturry			3			3			
			Totals	182	247	270	274	153	1126	30	30	27

