

Canterbury City Council Planning Policy

Annual Monitoring Report April 2014 - March 2015



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

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

1.0 Introduction and format of the Monitoring Report

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

2.0 Profile of the District

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

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

2.3 Environment

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

2.4 Culture and Heritage

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

Demography

2011 Census Total Population for Kent Local Authorities

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

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

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2011 Census: Population by 5-year Group and Gender

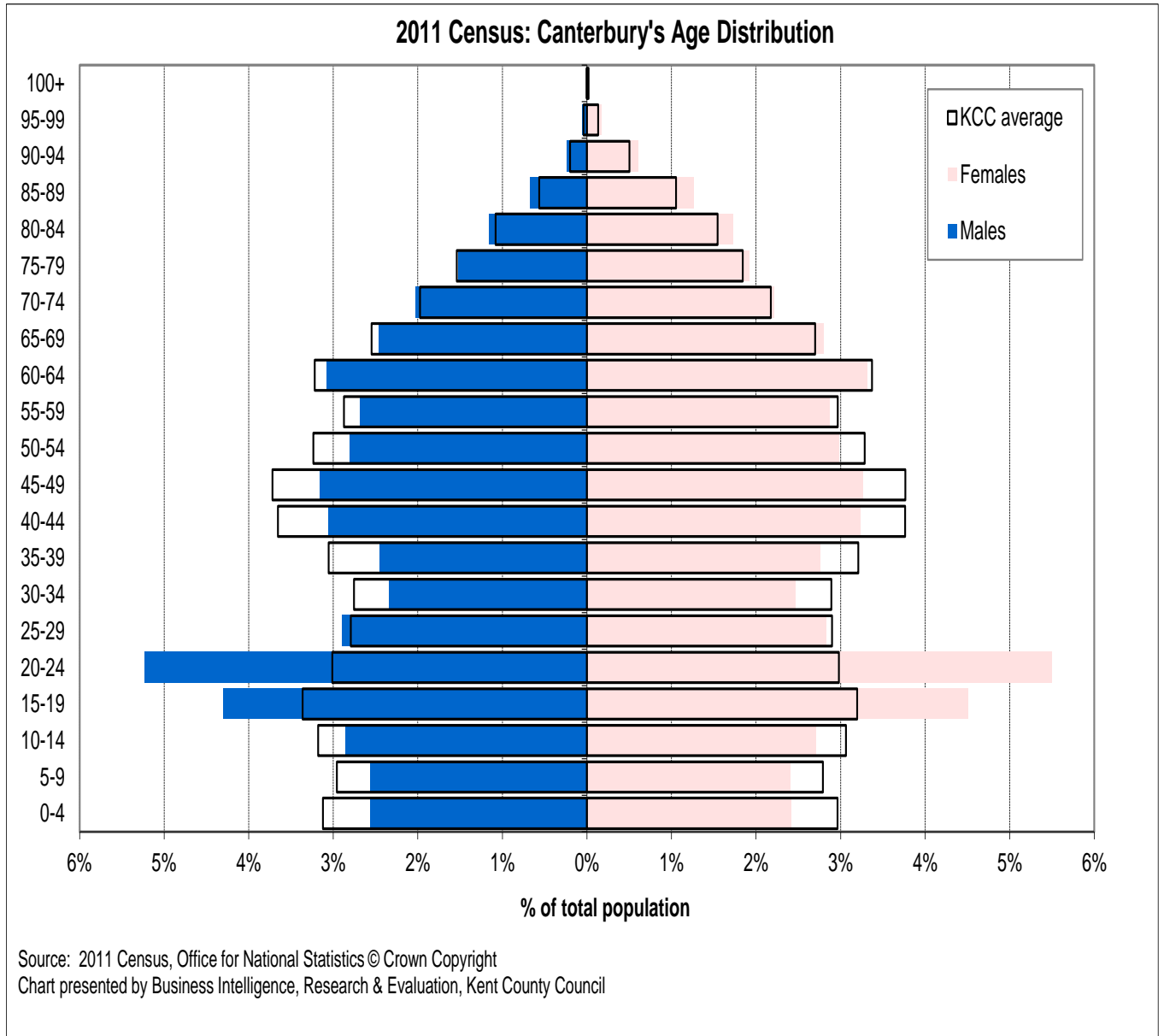
CANTERBURY DISTRICT

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

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

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



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

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

Resident type in Kent local authority areas

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

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

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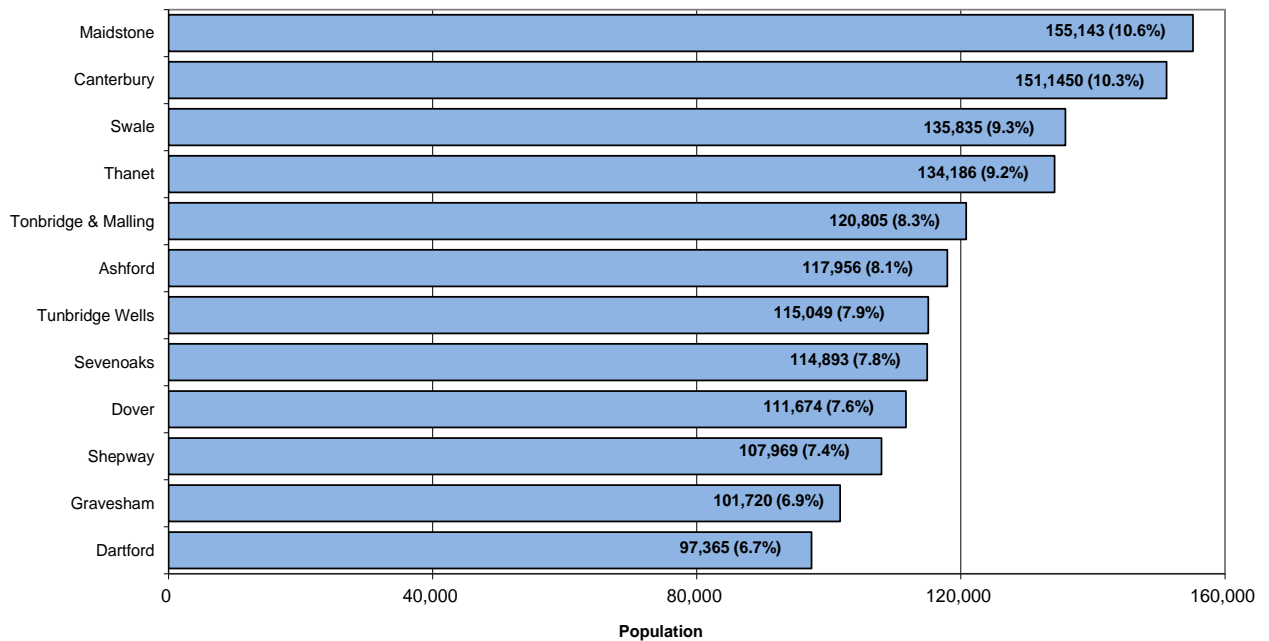
In March 2012 there were a total of 60,771 households within the District. (Source 2011 Census). Of all Kent districts, Canterbury has the highest number (8,583) and proportion (5.7%) of residents living in communal establishments.

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

Source: 2011 Census Table PP04 (unrounded data) released 24 September 2012: 2001 Census Standard Table 1
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Presented by Business Intelligence: Research & Evaluation, Kent County Council, October 2012

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

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



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

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

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

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

3.2 Changes to the Local Development Framework Planning System

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

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

3.3 Future Development Plan Preparation

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

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

3.4 Supplementary Planning Documents

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

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

At this time, work on SPDs includes:

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

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

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

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

4.0 Duty to Co operate

Context

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

The new duty:

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

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

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

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

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

Structure of co-operation to date

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

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

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

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

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

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

Summary of cooperation

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

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

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

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

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

5.0 Business Development

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

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

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

Office Market

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

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

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

Industrial / distribution market

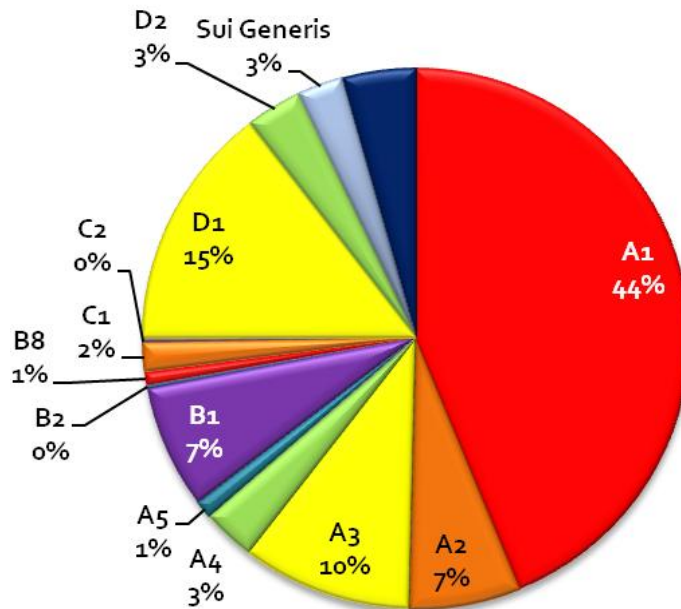
- 5.21 The UK manufacturing sector continued to struggle in 2012 though signs of recovery are in place for 2013 and into 2014. In fact through 2013 output in general had been positive with both industrial production and manufacturing output increasing.
- 5.22 Against this backdrop, industrial rents in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

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

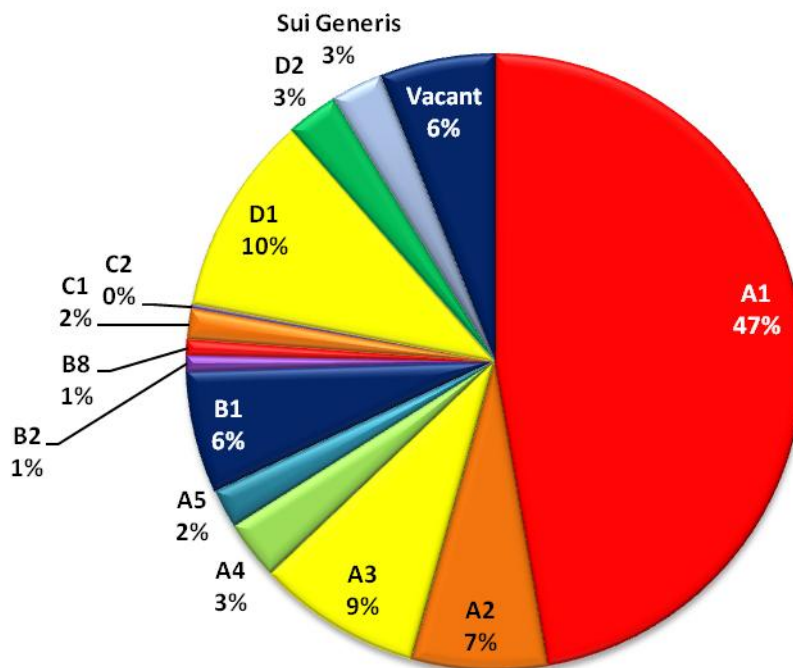
5.28 Data taken from town centre surveys of types of use gives a general picture of the function and success of the district's three centres, Canterbury, Whitstable and Herne Bay. Comparing the large subregional centre, Canterbury, with the other two centres (see following diagrams), we can note some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

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

Canterbury: Types of Use



District: Types of Use



Retail market

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

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

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

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

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

All figures are rounded to the nearest whole number.

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

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

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

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

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

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

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

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

Percentage of new development on previously developed land 2004-2012

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

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

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

Source: KCC Commercial Information Audit 2012/13

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

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

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

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

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

BD4 (i) town centre only

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

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

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

Other town centre uses

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

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

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

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

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

BD4 (ii) Local Authority Area

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

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

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

Government Changes to Permitted Development Rights – Impact on monitoring

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

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

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

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

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

Further information can be obtained from

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

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

6.0 Housing Development

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

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

Plan period and housing targets

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

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

Net additional dwellings – in previous years

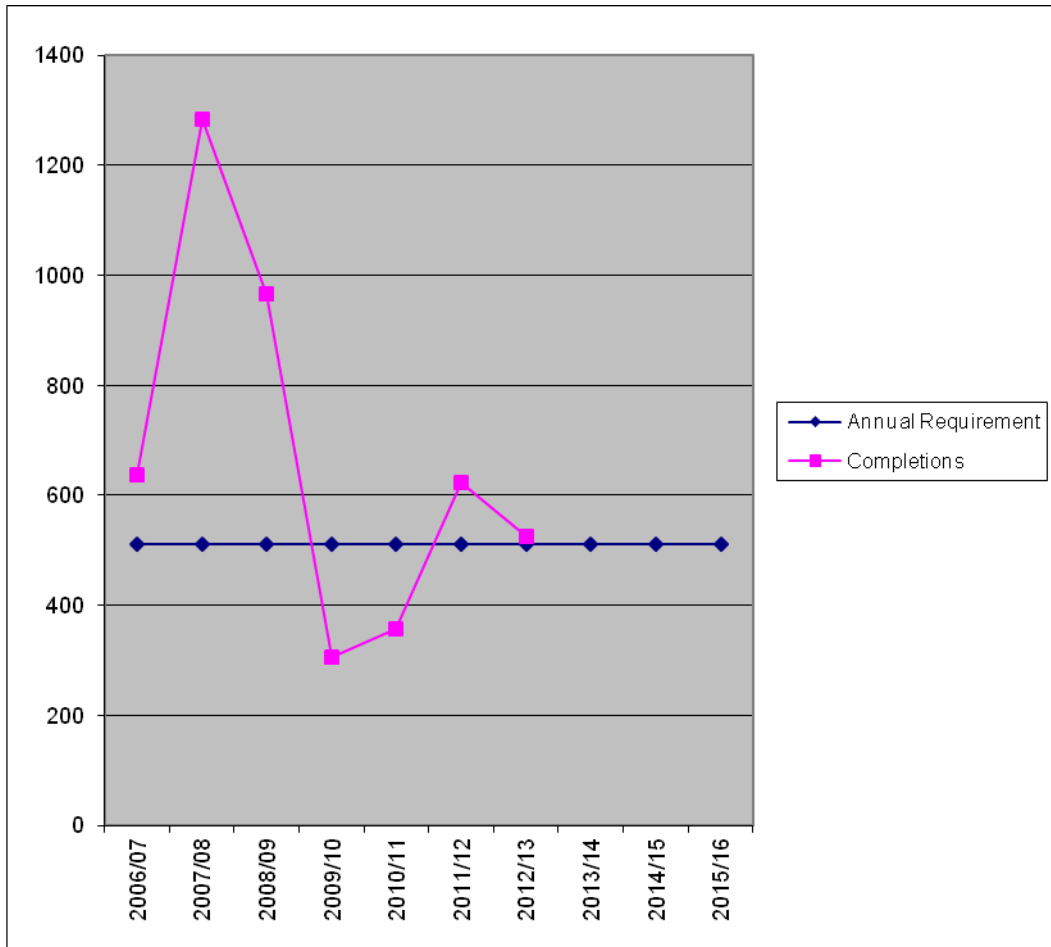
6.3 In Canterbury, housing completions have historically been variable. However, they have also remained quite high in the medium- and long-term. For example, average annual completions over the last six years have been 677 units. An average of 540 new houses has been built each year since 1991.

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

Table 1: Housing completions and annual requirement

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

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



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

Net additional dwellings – for the reporting year

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

Net additional dwellings – in future years

Five-year housing land supply

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

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

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

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

5-year requirement at 2013

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

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

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

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

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

5-year supply position at 2013

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

Desktop Study

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

Main HIA survey

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

Initial Assessment of site phasing

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

Development Phasing Consultation 2013

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

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

Windfalls

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

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

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

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

Overall conclusions on land supply position

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

Completions

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

Total and new permissions

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

Phasing of land supply

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

The 5-year housing supply

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

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

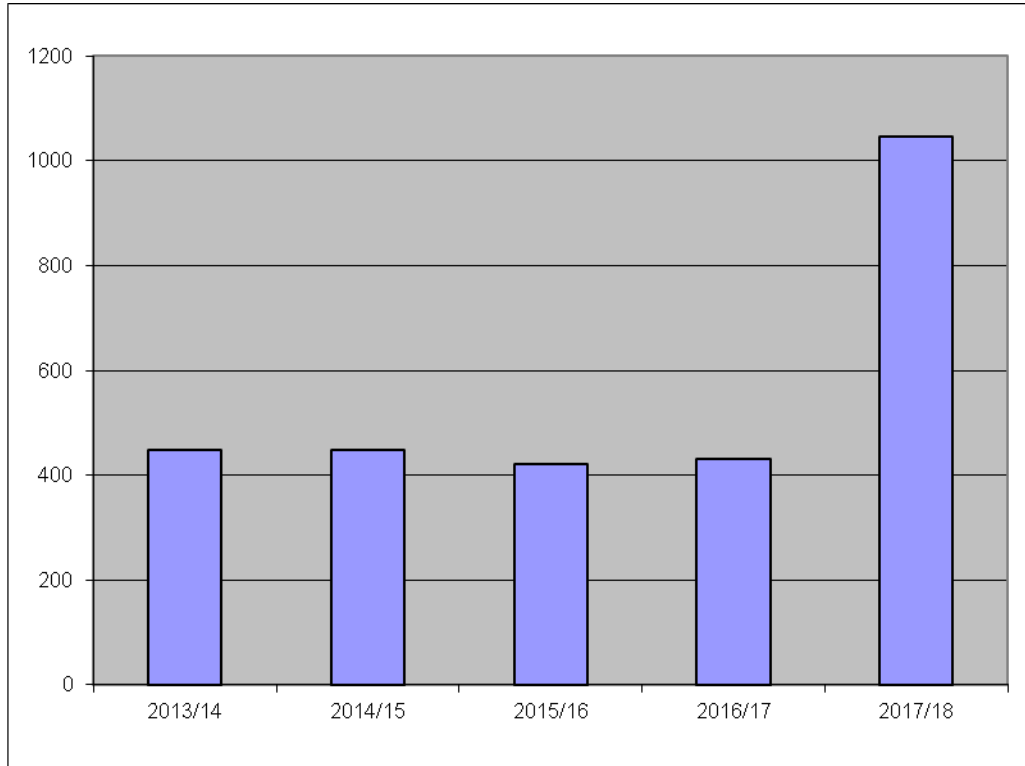
A full list of the sites included in the 5-year housing land supply is set out the Schedule of Sites that forms an Appendix to the AMR.

| Table 3: Summary of 5-year housing land supply position (HIA 2012) | | | | |
|---|---|--|-------------------------------|---|
| 5 year period | Allocations & planning permissions | Other pipeline sites*¹ | Windfalls*² | Total estimated annual rate of net dwellings |
| 2013/14 | 338 | | 111 | 449 |
| 2014/15 | 337 | | 111 | 448 |
| 2015/16 | 309 | | 111 | 420 |
| 2016/17 | 319 | | 111 | 430 |
| 2017/18 | 636 | 300 | 111 | 1047 |
| Total land supply | 1939 | 300 | 555 | 2794 |

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

¹ See note regarding Puffin Road Planning Appeal paragraph

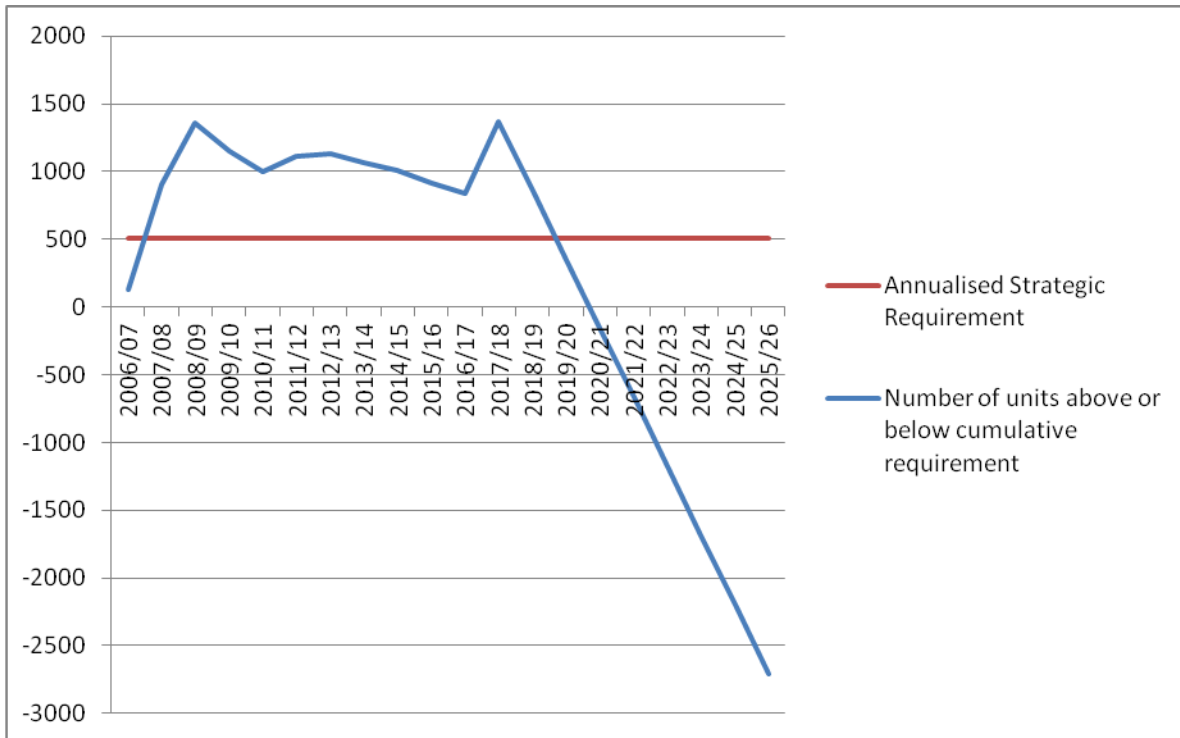
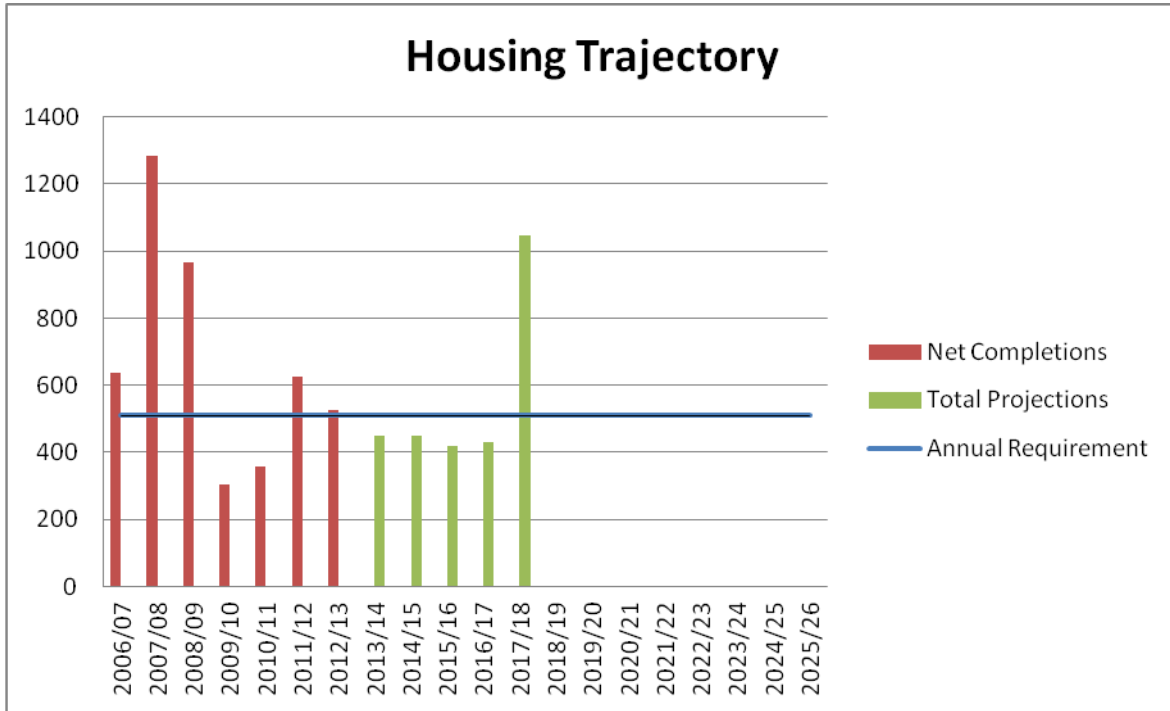
² See Note on Windfalls paragraph 5.18



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

Managed delivery target

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



New and converted dwellings – on previously developed land

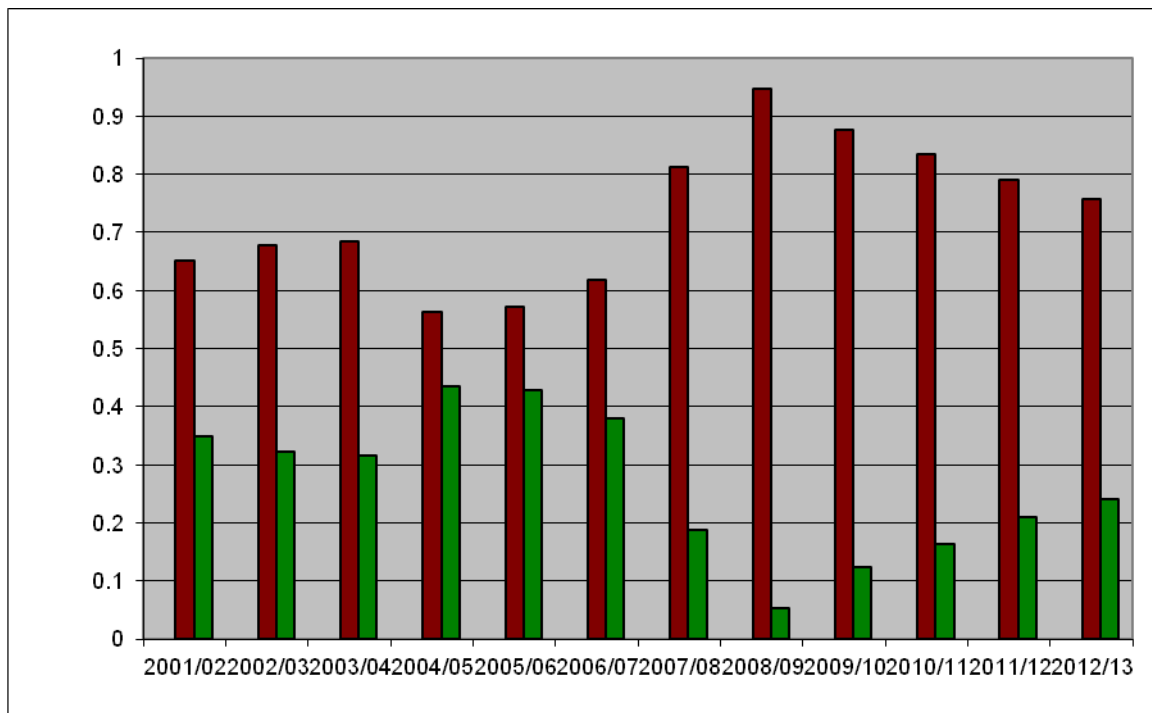
6.39 Due to the extensive environmental constraints prevalent in the Canterbury District it has been a long held objective of the City Council to minimise the impact of new

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

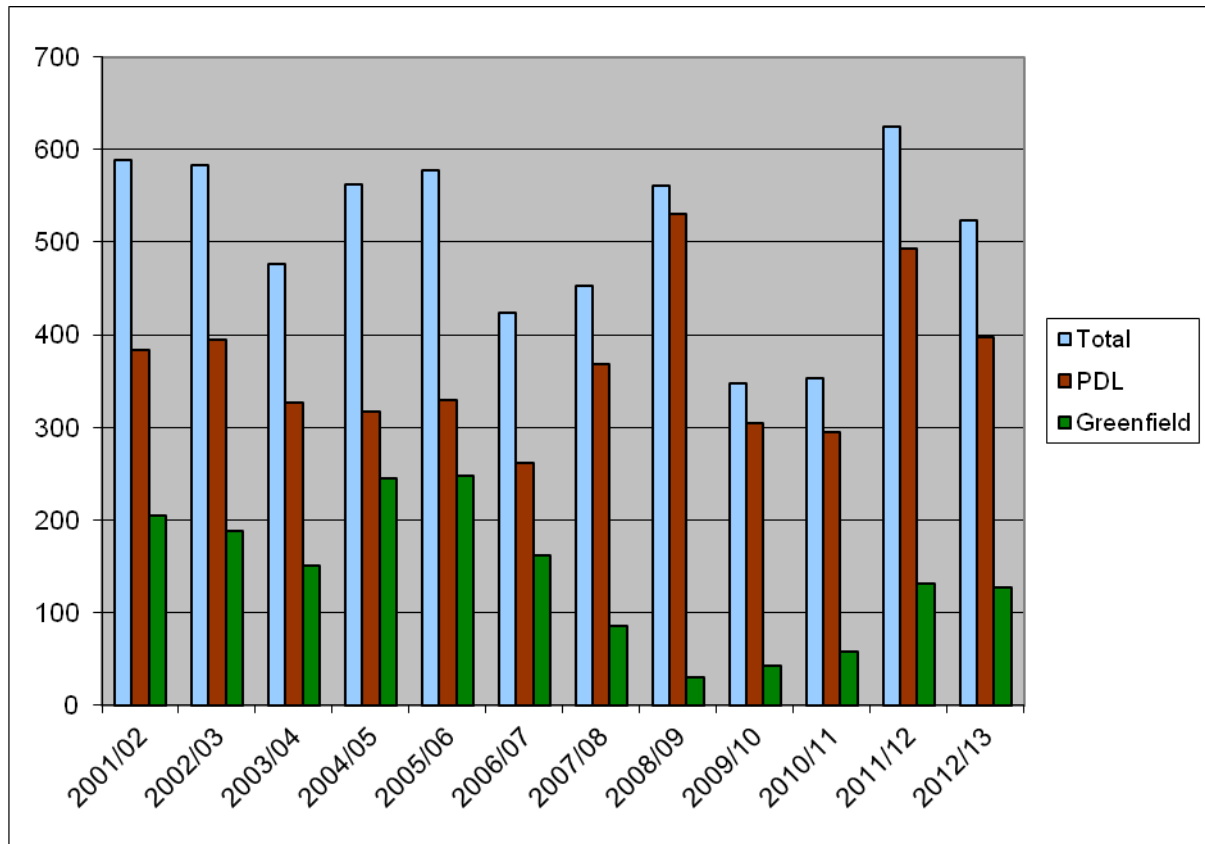
6.40 Performance in the Canterbury District has generally been in excess of the former national target:

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

New Housing Development on Previously Developed Land



Annual number of completions on Brownfield and Greenfield housing sites



Net additional pitches (Gypsy and Traveller)

| Permanent | Transit | Total |
|-----------|---------|-------|
| 0 | 0 | 0 |

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

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

Gross affordable housing completions

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

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

The need for affordable homes

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

The Housing Needs Survey

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

Table 3: Housing needs calculation

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

Source: East Kent SHMA 2009

Backlog of housing need

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

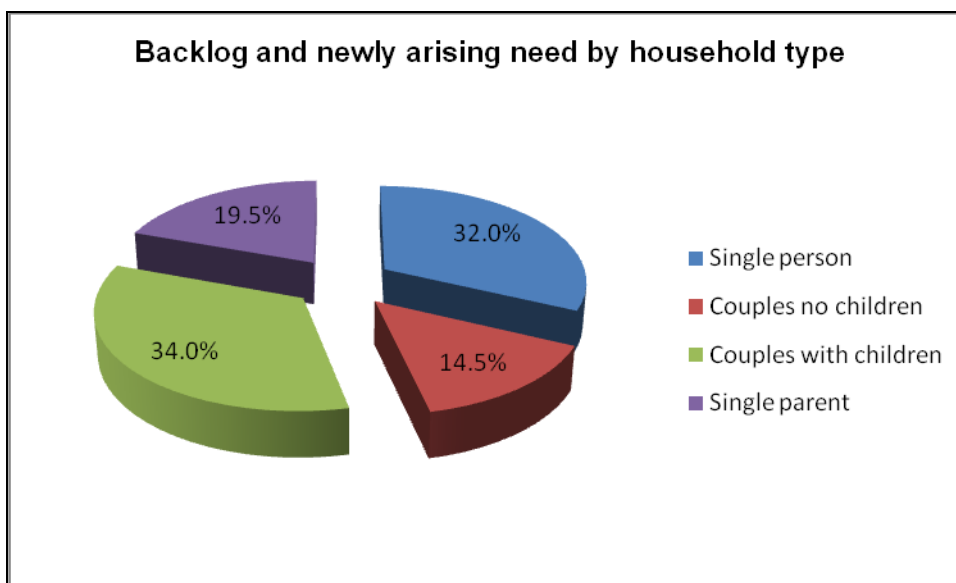
Table 4: Components included in calculation of backlog of existing housing need

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

Source: East Kent SHMA 2009

The types of new affordable homes needed

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



Source: East Kent SHMA 2009

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

Table 5: Recommended property types for new affordable homes

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

Source: East Kent SHMA 2009

Developer contributions for Affordable Housing

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

The types of new market homes needed

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

Table 6: Recommended property types for new market housing

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

Source: East Kent SHMA 2009

The Housing Need Register

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

Number of households on the Housing Need Register:

1 Apr 2011 = 3,519

1 Apr 2012 = 4,588

1 Apr 2013 = 4,708

18 Dec 2013 = 1,488

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

Local housing need in December 2013:

Total applications on Housing Register = 1,488

Applications with local address = 1,355

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

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

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

1 bed = 717

2 bed = 425

3 bed = 226

4+ bed = 120

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

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

7.0 Transport Infrastructure

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

They are as follows :

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

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

8.0 Open Space

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

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

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

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

9.0 Flood protection / Water Quality

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

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

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

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

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

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

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

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

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

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

10.0 Biodiversity

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

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

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

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

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

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

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

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

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

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

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

Of the 15 SSSI's:

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

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

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

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

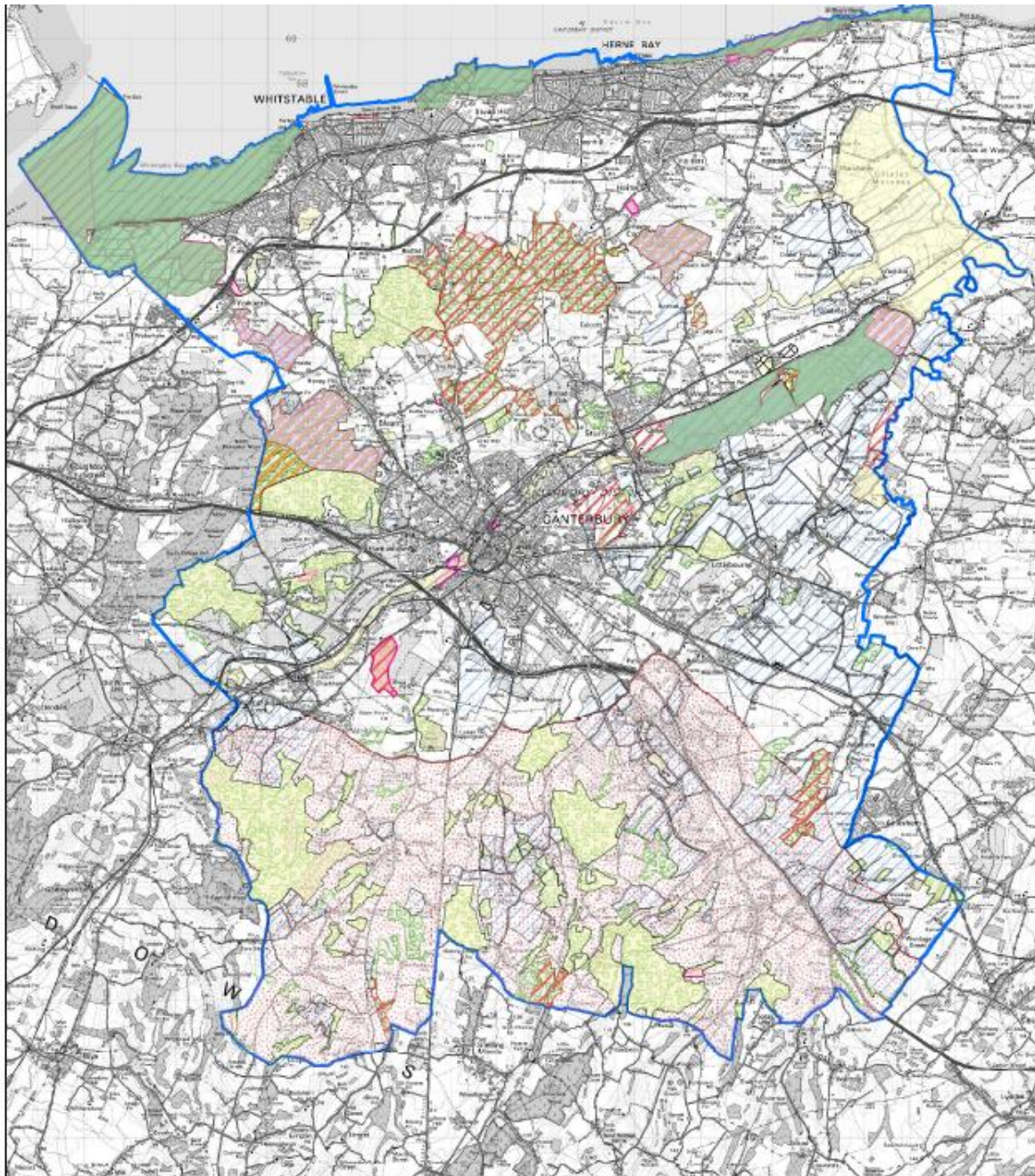
BAP priority habitats on Canterbury District

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

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

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

BAP Priority Habitats in Canterbury District



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

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

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**Biological
Records Centre**

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

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

Designated Areas

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

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

Changes from the 2008 iteration:

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

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

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

Biodiversity Action Plan Priority Species Data

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

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

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

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

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

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

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

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

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

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

11.0 Renewable Energy

ODPM Core Output Indicator E3 – Renewable energy generation.

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

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

12.0 Local Indicators

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

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

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

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

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

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

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

Herne Bay Area Action Plan 2010

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

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

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

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

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

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

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

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

13.0 Key Policy Performance Monitoring

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

14.0 General Monitoring

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

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

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

The figures in the above table include all planning applications.

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

The findings from this monitoring period are as follows :

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

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

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

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

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

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

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

15.0 Future Monitoring through the Sustainability Appraisal(SA)

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

Appendix 1

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

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

at 31 March 2013

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

Housing Allocations – Canterbury District Local Plan 2006

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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|----------------|----------------|--|---|----------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1100590 | 7-16 Stour Street | | Canterbury | Demolition of existing former warehouse and erection of 12 almshouse flats, guest suite and community room with associated car parking. | | | | 6 | 6 | 12 |
| | CA1100600 | Little Eaton Farm Pett Bottom Road | | Lower Hardres | Application for a new planning permission to replace planning permission CA/05/1027/LHA for a change of use of agricultural barn and outbuilding to residential dwelling with associated alterations in order to extend the time limit for implementation. | | | 1 | | | 1 |
| | CA1100660 | Bigbury Gap site | land between Bigbury House, Bigbury Cottage & Bigbury | Chartham Hatch | Underground environmentally sustainable dwelling with associated landscaping | | | | 1 | | 1 |
| CA080055 | CA1100698 | The Manor House Hardres Court Road The Stables | | Upper Hardres | application for a new planning permission to replace planning permission ca/08/00055/UHA for internal alterations to provide flat and two storey extension to side in order to extend the time limit for implementation. | | | 1 | | | 1 |
| | CA1100727 | 27A Chartham Downs Road | | Chartham | Replacement dwelling. | 0 | | | | | 0 |

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|----------------|----------------|--------------------------------------|---------------|------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1100733 | Francewood Littlebourne Road | | Canterbury | Application for a new planning permission to replace planning permission CA/08/0437/CAN for a replacement dwelling in order to extend the time limit for implementation. | | 0 | | | | 0 |
| | CA1100740 | Land rear of 19 Saddleton Road | | Whitstable | Application for a new outline planning permission to replace planning permission CA/08/0024/WHI for the erection of detached dwelling with detached garage (outline application) in order to extend the time limit for implementation. | | 1 | | | | 1 |
| | CA1100747 | 55 Millstrood Road | | Whitstable | Demolition of dwelling and erection of 8 dwellings with access road and associated parking. | | 3 | 4 | | | 7 |
| | CA1100757 | Crow Park Farm | Molehill Road | Chestfield | Demolition of steel framed building and erection of two dwellings. | | 2 | | | | 2 |
| | CA1100780 | Land to the rear of 9-13 Albion Lane | | Herne Bay | Demolition of garages and erection of detached bungalow with associated detached garage. (Revised scheme). | 1 | | | | | 1 |
| | CA1100793 | Land adjacent to 29 Westlands Road | | Herne Bay | Erection of detached bungalow. | 1 | | | | | 1 |

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

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|----------------|----------------|---|---------------|-------------|---|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1101125 | 10 Puckle Lane | | Canterbury | Conversion and extension of building to form 4 residential units with | | 4 | | | | 4 |
| | CA1101128 | Freshfields Westcourt Lane | Woolage Green | Womenswold | Demolition of garage/workshop and erection of a detached bungalow. | | 1 | | | | 1 |
| | CA1101190 | 156 Tankerton Road | Tankerton | Whitstable | Application for a new planning permission to replace planning permission CA/08/0907/WHI for the redevelopment to provide ground floor shop unit and six apartments in order to extend the time limit for implementation | | 2 | 4 | 0 | | 6 |
| | CA1101235 | 2-3 The Green Keeper's Hill | Patixbourne | Bekesbourne | Reinstatement to two cottages. | | 1 | | | | 1 |
| | CA1101294 | The Former Hog and Donkey Public House North Stream | marshside | Chislet | Change of use of public house to residential with associated extensions and alterations. (Revised scheme). | | 1 | | | | 1 |
| | CA1101335 | 56A High Street | | Whitstable | Change of use from auction room to residential use. | | 1 | | | | 1 |
| | CA1101363 | Land adjacent to 44 Ridgeway Road | Herne | Herne | Erection of detached dwelling. | | 1 | | | | 1 |

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

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|----------------|----------------|-----------------|-----------------------------|------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1101610 | 23 Stanley Road | | Herne Bay | Erection of detached dwelling. | | | | 1 | | 1 |
| | CA1101627 | 57 Grand Drive | | Herne Bay | Application for a new planning permission to replace planning permission CA/09/0755/FUL for the conversion of dwelling into three flats with single-storey extensions to side and rear in order to extend the time limit for implementation. | | | 3 | | | 3 |
| | CA1101651 | Land adjoining | 20 Plantation Road | Chestfield | Application for a new planning permission to replace planning permission CA/08/01276/CHE for removal of existing garage and erection of detached dwelling in order to extend the time limit for implementation. | | 1 | | | | 1 |
| | CA1101708 | Land adjoining | 5 Hawthorn Corner Maystreet | Herne Bay | Application for a new planning permission to replace planning permission CA/08/1241/FUL for the erection of dwelling in order to extend the time limit for implementation. | | 1 | | | | 1 |
| | CA1101723 | Bobbin Lodge | Bobbin Lodge Hill | Chartham | Erection of dwelling to replace residential mobile home and associated buildings. | | 1 | | | | 1 |

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|----------------|----------------|---------------------------------------|--------------------|------------|---|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1101733 | Land at Invicta Road | | Whitstable | Erection of 3 detached dwellings. | | | 3 | | | 3 |
| | CA1101759 | Land Adjacent to 25 Grimthorpe Avenue | | Whitstable | Erection of three bedroom dwelling. | 0 | 1 | | | | 1 |
| | CA1101854 | 96 Station Road | | Herne Bay | Part-demolition of existing building and erection of replacement two-storey extension with accommodation in the roof space and single-storey extension to rear to provide four self-contained flats | | 2 | 2 | | | 4 |
| | CA1101879 | 2 Sturry Hill | | Sturry | Redevelopment to provide 12 flats. | | | 4 | 4 | 4 | 12 |
| | CA1101885 | The Thatched House | Gravel Castle Road | Barham | Demolition of existing dwelling and the erection of a replacement dwelling. | | | 0 | | | 0 |
| | CA1101889 | 11 Burnan Road | | Whitstable | Erection of dwelling and associated parking. | 1 | | | | | 1 |
| | CA1101893 | Les lfs | Athol Road | Whitstable | Demolition of bungalow and erection of a pair of semi-detached dwellings. | 1 | | | | | 1 |

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|----------------|----------------|-----------------------------|---------------|------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1101902 | 2-4 St John's Road | Swalecliffe | Whitstable | Application for a new planning permission to replace planning permission CA/08/01231/WHI for demolition of existing building and erection of two offices and nine flats with associated parking (Revised scheme) in order to extend the time limit for implementation. | | | 3 | 3 | 3 | 9 |
| | CA1101952 | 11 Nightingale Close | | Chartham | Erection of a dwellinghouse. | | | 1 | | | 1 |
| | CA1101967 | 18 Princess Road | | Whitstable | Replacement dwelling. | 0 | | | | | 0 |
| | CA1101984 | Land south of 24 The Street | | Adisham | Erection of pair of semi-detached dwellings and removal of existing Sycamore tree. | | 2 | | | | 2 |
| | CA1102023 | Land at Bakers Lane, | | Chartham | Erection of a detached dwelling and associated parking (Revised scheme). | | | | 1 | | 1 |
| | CA1102032 | Land adjacent to | 40 Park View, | Sturry | Erection of detached dwelling. | | | 1 | | | 1 |

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

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|----------------|----------------|--------------------------------|---------------------------------|------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1200048 | Land adjacent to 26 Beach Walk | | Whitstable | Demolition of existing garage/workshop and erection of detached dwelling with integral garage. | 1 | | | | | 1 |
| | CA1200068 | Land at the corner of | Southsea Drive and Cross Street | Herne Bay | Erection of two semi-detached dwellings | | | 2 | | | 2 |
| | CA1200087 | 62 Sturry Hill | | Sturry | Demolition of empty dwelling and replacement by 3 detached dwellings. | | | 2 | | | 2 |
| | CA1200088 | 117 Kite Farm | | Whitstable | Demolition of existing buildings and erection of two semi-detached dwellings | 1 | | | | | 1 |
| | CA1200098 | 15 West Hill Road | | Herne Bay | Demolition of existing dwelling and erection of 2 detached chalet bungalows. | 1 | | | | | 1 |
| | CA1200129 | 25 Foxdene Road | | Seasalter | Erection of detached bungalow. | 1 | | | | | 1 |
| | CA1200131 | land adj to 33 Foxdene Road | | Seasalter | Erection of bungalow attached to No. 35 Foxdene Road | 1 | | | | | 1 |

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|----------------|----------------|-------------------------|-----------------|------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1200136 | 15 The Friars | | Canterbury | Change of Use from Dwelling House (Use Class C3) to Guest House (Use Class C1) | -1 | | | | | -1 |
| | CA1200137 | Land rear of | 7 Victoria Road | Canterbury | Erection of detached dwelling. | | | 1 | | | 1 |
| | CA1200140 | Ridgeway Farm Bungalow | Ridgeway Road | Herne | Demolition of existing dwelling and erection of replacement chalet bungalow | | | 0 | | | 0 |
| | CA1200167 | Cherrybrook Lodge | Rayham Road | Whitstable | Demolition of dwelling and construction of two detached dwellings. (Revised scheme). | 1 | | | | | 1 |
| | CA1200178 | Hickling | Manwood Avenue | Canterbury | Single dwelling with detached garage. (Revised scheme). | | | 1 | | | 1 |
| | CA1200193 | 68 Shalloak Road | Broad Oak | Sturry | Replacement two-storey dwelling. | 0 | | | | | 0 |
| | CA1200213 | 66/68 Shalmsford Street | | Chartham | Conversion of dwelling into two dwellings. | | | 1 | | | 1 |

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|----------------|----------------|--|---------------------|--------------|---|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1200221 | 23 Pier Avenue | Tankerton | Whitstable | Replacement dwelling | 0 | | | | | 0 |
| | CA1200225 | Land adjacent to 6 Chestnut Avenue | | Blean | Application for a new planning permission to replace planning permission CA/07/1726/FUL for the erection of detached dwelling in order to extend the time limit for implementation. | | | 1 | | | 1 |
| | CA1200256 | Land adjacent to 10 Cogans Terrace | | Canterbury | Erection of detached dwelling. | | | 1 | | | 1 |
| | CA1200259 | 136 Cromwell Road | | Whitstable | Roof extension and partial conversion of existing building to provide office accommodation on the ground floor and six flats on first and second floors. | 6 | | | | | 6 |
| | CA1200279 | Land adjacent to | 56 Bekesbourne Lane | Littlebourne | Erection of dwelling. (Resubmission). | | | 1 | | | 1 |
| | CA1200299 | Land rear of 159 Ashford Road | | Thanington | Erection of two detached dwellings. (Outline application) | | 2 | | | | 2 |
| | CA1200352 | Land adjacent to The Prince Albert PH, | Sea Street | Whitstable | Erection of two-storey dwelling incorporating accommodation in the roof space | | | 1 | | | 1 |

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|----------------|----------------|---------------------------|---------------------|--------------|---|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1200357 | Chequers Barn | High Street | Fordwich | Conversion of ancillary residential buildings to a single residential unit | 1 | | | | | 1 |
| | CA1200418 | 95 Central Parade, | | Herne Bay | Change of use from bed & breakfast (Use class C1) to single dwelling (Use class C3) | | 1 | | | | 1 |
| | CA1200422 | The Queens Head | 44 William Street | Herne Bay | Conversion of public house to residential, comprising of 4 apartments and 2 houses. | 3 | 3 | | | | 6 |
| | CA1200500 | 3 School Path | | Littlebourne | Application for a new planning permission to replace planning permission CA/09/00308/FUL for a replacement detached dwelling in order to extend the time limit for implementation | | 1 | | | | 1 |
| | CA1200520 | Land at | 10 Bridgefield Road | Whitstable | Erection of single-storey detached dwelling | | | 1 | | | 1 |
| | CA1200563 | Former Huyck Factory Site | Millstrood Road | Whitstable | Erection of carriage block comprising 4 car parking spaces and 1 2-bedroom apartment as a replacement of 3 car parking spaces | 1 | | | | | 1 |

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|----------------|----------------|------------------------------------|------------------|------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1200566 | Huyck | Millstrood Road | Whitstable | Alterations to car parking spaces and construction of carriage block containing 4 car parking spaces and 1 2-bedroom apartment. | 1 | | | | | 1 |
| | CA1200567 | Former Huyck Factory Site | Millstrood Road | Whitstable | Erection of a carriage block comprising 4 car parking spaces and a 2 bedroom apartment following alterations to car parking area to incorporate 1 additional parking space | 1 | | | | | 1 |
| | CA1200582 | Former garage site / r/o 13 | Shaftesbury Road | Canterbury | Erection of detached bungalow with attached garage and associated parking. | | 1 | | | | 1 |
| | CA1200591 | Land adjacent to 29 Tile Kiln Hill | | Blean | Demolition of existing side extension and construction of new dwelling. | | | 1 | | | 1 |
| | CA1200652 | 21 Preston Parade | | Whitstable | Erection of replacement dwelling and detached boat store with accommodation within roofspace. | 1 | | | | | 1 |
| | CA1200657 | The Telephone Exchange | Ashford Road | Canterbury | Demolition of existing dwelling and erection of replacement dwelling. | | 1 | | | | 1 |

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|----------------|----------------|-----------------------------------|------------------|------------|---|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1200678 | 38B St Dunstan's Street | | Canterbury | Construction of a detached residential dwelling on land off Ryde Street to the Rear of 38B St Dunstan's Street, Canterbury following demolition of existing garage. | | | | 1 | | 1 |
| | CA1200689 | 64 High Street | | Whitstable | Ground-floor extension to existing retail premises, extension and conversion of existing first-floor space to residential accommodation and associated works. | | | 1 | | | 1 |
| | CA1200690 | 64 Mortimer Street | | Herne Bay | Conversion of first-floor to two one-bed self contained flats and associated works | | | 2 | | | 2 |
| | CA1200699 | Land to rear of 17-19 High Street | | Whitstable | Demolition of existing outbuildings and erection of a two-storey extension to rear to provide storage on ground floor and self-contained flat on first-floor. (Revised scheme). | | | 1 | | | 1 |
| | CA1200712 | Cliff Dene | 11 Marine Parade | Whitstable | Redevelopment of residential institution including partial demolition to create two detached dwellings with associated garages. | 2 | | | | | 2 |

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|----------------|----------------|--|-------------------------|---------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1200720 | 65-65A London Road | | Canterbury | Demolition of one pair of semi-detached dwellings and erection of 14 apartments | | | 3 | 5 | 4 | 12 |
| | CA1200731 | LAND AT JUNCTION OF Farleigh Rd Broad Oak Rd | | Canterbury | Proposed residential development of a pair of semi-detached dwellings | | | 2 | | | 2 |
| | CA1200765 | Land rear of Pilgrims Mede | Summer Hill | Harbledown | Application for a new planning permission to replace planning permission CA/08/0111/HAC for the erection of detached dwelling with associated parking in order to extend the time limit for implementation | | 1 | | | | 1 |
| | CA1200814 | Land to the rear of Ivydene Montpellier Avenue | | Whitstable | Reserved matters details submitted pursuant to outline planning permission CA/08/01193/OUT for the erection of detached dwelling and garage | | 1 | | | | 1 |
| | CA1200819 | Court Lodge Coach House and Stable | Church Lane, Nackington | Lower Hardres | Conversion of coach house to residential accommodation to provide ancillary living accommodation to Court Lodge | 1 | | | | | 1 |
| | CA1200848 | White House | 4 St Martins Avenue | Canterbury | Erection of a detached dwelling | | | | 1 | | 1 |

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|----------------|----------------|--|---------------------|------------|--|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1200863 | 101B Tankerton Road | | Whitstable | Extensions and alterations to garage/workshop and conversion into two dwellings. (Revised scheme). | | | 2 | | | 2 |
| | CA1200915 | Land adjacent to | 38 Whitstable Road | Canterbury | Erection of three flats with associated parking. (Resubmission). | | | 3 | | | 3 |
| | CA1200932 | Coach house | 55 London Road | Canterbury | Conversion of coach house to two flats | | | 2 | | | 2 |
| | CA1200938 | Land corner of Essex Street and Forge Lane | | Whitstable | Demolition of hall and erection of pair of semi-detached dwellings and one single bed unit. (Revised scheme). | 3 | | | | | 3 |
| | CA1200996 | 62 Harbour Street | | Whitstable | Demolition of single-storey rear extension and erection of two-storey rear extension; use of resulting first-floor accommodation as self-contained flat. (Revised Scheme). | | | 1 | | | 1 |
| | CA1201049 | Land between | 14-18 Cromwell Road | Whitstable | Erection of detached dwelling. | | | 1 | | | 1 |

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|----------------|----------------|----------------------|---------------------|------------|---|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1201050 | 64 Sturry Hill | | Sturry | Erection of new dwelling and three-bay garage | | | 1 | | | 1 |
| | CA1201123 | 77 New Dover Road | | Canterbury | Conversion of basement flat to two self-contained flats. | | | 2 | | | 2 |
| | CA1201136 | Westwood | Stodmarsh Road | Canterbury | Replacement dwelling. (Revised application). | 0 | | | | | 0 |
| | CA1201138 | The Coach House | Denne Hill Farm | Womenswold | Change of use of former Coach House to dwelling and holiday accommodation and erection of detached double garage. | 1 | | | | | 1 |
| | CA1201153 | land to rear of | 137 Canterbury Road | Herne Bay | Erection of detached dwelling with associated parking. | | | 1 | | | 1 |
| | CA1201173 | the Old Jolly Sailor | 142 Joy Lane | Whitstable | Erection of 3 bed dwelling and detached double garage | | | | 1 | | 1 |
| | CA1201200 | Peacehaven | Athol Road | Whitstable | Demolition of bungalow and erection of one pair of semi-detached houses | | | 1 | | | 1 |

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|----------------|----------------|---|-------------------|------------|---|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1201208 | 53 Dargate Road | Yorkletts | Whitstable | Demolition of existing dwelling and replacement with two dwellings. | | | | 1 | | 1 |
| | CA1201222 | 20 Herne Street | Herne | Herne Bay | Conversion of existing public house (Use Class A4) to four flats (Use Class C3). | 4 | | | | | 4 |
| | CA1201330 | 8 Dolphin Street | | Herne Bay | Erection of building containing seven flats and conversion of rear studio/store into one flat with associated refuse and cycle storage. | | | 2 | 3 | 3 | 8 |
| | CA1201341 | Land adjoining | 173 Ashford Road | Canterbury | Erection of two detached houses each with individual access to Ashford Road | | 2 | | | | 2 |
| | CA1201361 | Herne Bay High School | Bullockstone Road | Greenhill | Change of use from residential to educational, installation of canopy and minor fenestration alterations | -1 | | | | | -1 |
| | CA1201458 | 126 and garages to rear of 128 Tankerton Road | | Whitstable | Variation of conditions 14 and 15 of planning permission CA/09/01804/FUL relating to residential development comprising 13 flats and associated parking; variation in respect of phasing of development | | 8 | 5 | | | 13 |

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

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|----------------|----------------|-------------------------------------|------------------------|------------|---|----------------|----------------|----------------|----------------|----------------|--------------|
| | CA1201825 | Land adjacent to | 10 The Street | Kingston | New dwelling on land adjacent to 10 The Street. | | | | 1 | | 1 |
| | CA1201850 | 52 Honey Hill | | Blean | Replacement dwelling. | | | 0 | | | 0 |
| | CA1201865 | Beltinge Lodge | Hillborough Road | Herne Bay | Conversion of dwellinghouse into two self-contained flats and the erection of external staircase | 1 | | | | | 1 |
| | CA1201895 | Land adjacent to 103 St John's Road | | Whitstable | Erection of detached dwelling. (Outline application). | | | 1 | | | 1 |
| | CA1201953 | Land between | 49 and 51 Fitzroy Road | Whitstable | Erection of dwelling | | | 1 | | | 1 |
| | CA1202029 | The Local | Cockering Road | Chartham | Erection of two detached dwellings | | | | 2 | | 2 |
| | CA1202037 | 35 Island Road | | Sturry | Application for a new planning permission to replace outline planning permission CA/09/01507/OUT for the erection | | | | 2 | | 2 |

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

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

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

