**Canterbury City Council response to Inspector’s letter dated 01/04/15 points 1, 2 and 7**

**Inspector’s question:**

1. *Housing land supply*
* I should like to be clear about the Council’s position on the 5 year housing land supply, the housing trajectory for the plan period and the sites that are comprised in these. Some details are included in Table H4 and Appendix 2 of the Publication Draft Local Plan (LP). These have been updated in Topic Paper 2: Housing (CDLP 5.6) in the two tables following paras 6.17 and 6.18 and in the Appendix. There are also detailed tables and figures in the Housing Information Audit (CDLP 5.4).
* The Topic Paper tables show 1,623 completions between 2011 and 2014 (the first 3 years of the plan period) which is 541 dwellings per annum, short of the average required. This shortfall is shown as being addressed across the whole of the plan period rather than in the first 5 years, as favoured by the National Planning Practice Guidance (3-035). I should be grateful if the Council could confirm this.

**Council’s Response:**

The Local Plan Publication Version was produced in June 2014 and therefore the previous year’s (2012/13) housing figures from the Housing Information Audit 2013 were used as the 2014 survey was only just underway. By the time the Local Plan was submitted in November, the 2014 survey had been completed and so the Council included the up to date figures in the housing Topic Paper. The Council confirms that the shortfall is being addressed across the whole plan period (Liverpool method) rather than the first 5 years. This is because the main strategic sites provide in excess of the housing requirement over the plan period, taking into account completions for 2011-13/14, extant planning permissions and other smaller allocations. There will necessarily be a lead time before these sites start to deliver completions as they require a series of major infrastructure projects to be instituted prior to development. Once the road improvements are in place, development and completions of the greenfield strategic sites can take place relatively quickly as can be seen by the trajectory set out in the Topic Paper.

The total number of units planned for the remaining plan period, as detailed in the table under phasing, is 14,606 and if this is added to the completions that have taken place from 1st April 2011 to 31st March 2014 1623 units, this gives a total supply over the plan period of 16,229 units which gives a surplus of 629 units.

**Inspector’s question**

* There is a need for clarity about which sites are included in the different figures in the two tables. There are no totals shown in the tables in the Topic Paper Appendix. Could the Council confirm that the ‘allocations’ and ‘planning permissions’ in the 2 Topic Paper tables and the Audit document are derived from, and therefore consistent with, the Appendix.

**Council’s Response:**

Yes the tables in the Topic Paper are the same as the Housing Information Audit.

**Inspector’s Question:**

* I note that the last two columns of the ‘Strategic Allocations’ table have overlapping time periods. Is it the case that the last column should read ‘2029-31’ as in the ‘Other Housing Allocations’ table?

**Council’s Response:**

This is a typographical error and the last column should read 2029-31. Please find attached a replacement table.

The Council would also like to point out to the Inspector that there is a formatting problem with the year 4 and 5 columns in the Other Housing Allocations table – the two columns seem to have merged. Please see revised table in the appendix to this letter. The Council confirms that this has been amended on the website.

**Inspector’s Question:**

1. *Phasing*

There are various references in the LP document to phasing. Policy SP2 sets out “broad phasing” for 5 year time periods, cross referring to the detailed trajectory in Appendix 2. However, it is not clear how the figures in Policy SP2 relate to those in the summary table in the Appendix, particularly as the time periods in the policy are different to those in the Appendix. An explanation of this would be of assistance, perhaps using the updated figures from the Topic Paper.

**Council’s Response:**

SP2 sets out the broad requirements over the plan period reflecting the lead time for the required large infrastructure projects to be put in place prior to development of the strategic sites mentioned earlier. The summary table is a snapshot in time and is the detailed phasing of sites either allocated or with planning permission i.e. in the pipeline as at 31 March 2013. It therefore does not include the sites that have already been built during the periods 2011-12 and 2012-13. It also can not include those unidentified sites which will be granted post 31st March 2013 where the total number of units is greater than 138 – the windfall allowance. This appendix has been superseded by the figures in the Housing Topic Paper which include the figures for the monitoring year of 2013-14.

A replacement table is available below and does not take into account those sites completed between 2011-2014.

| **Component of housing land supply** | **2014-15** | **2015-16** | **2016-17** | **2017-18** | **2018-19** | **2019-24** | **2024-29** | **2029-31** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Strategic sites and other allocations | 0 | 350 | 696 | 955 | 1000 | 2965 | 2875 | 1800 |
| Existing allocations from 2006 | 0 | 119 | 93 | 363 | 75 | 31 | 34 | 0 |
| Planning permissions HIA 2013 | 302 | 365 | 166 | 71 | 0 | 0 | 0 | 0 |
| Small site windfall calculation | 138 | 138 | 138 | 138 | 138 | 690 | 690 | 276 |
| **Total** | **440** | **972** | **1093** | **1527** | **1213** | **3686** | **3599** | **2076** |

**Inspector’s Question:**

LP para 2.22 refers to a controlled delivery of new housing. If it becomes apparent that the pace of delivery is too slow then the Council may have to adjust the phasing to allow those sites that are to be released later in the plan period to come forward earlier.

The National Planning Policy Framework aims to boost significantly the supply of housing. In that context, I should be grateful if the Council could explain what it means by ‘phasing’. Other than in the circumstances described, the implication of para 2.22 is that the Council would not ‘release’ land until the appropriate point in the plan period. If the implication is correct then what mechanism would the Council use to hold back housing land? Other than where this would be necessary in order for essential infrastructure to be in place first, what would be the justification for such an approach?

**Council’s Response:**

It is not the Council’s intention to hold back land in general unless essential infrastructure required prior to its development needs to provided or be in place. In other words phasing is only related to the timing of the required infrastructure in relation to specific.

**Inspector’s Question:**

1. *Alternatives and sustainability appraisal*

The plan should be the most appropriate strategy when considered against the reasonable alternatives and the process of Sustainability Appraisal is a crucial part of the evidence base in this regard. The Council will be aware of the High Court judgements in *Save Historic Newmarket Ltd v. Forest Heath District Council* [2011] EWHC 606; *Heard v Broadland District Council and Others* [2012] EWHC 344; *Berkeley v Secretary of State for the Environment* [2000] UKHL 36, [2001] 2 AC 603; and *Cogent Land LLP v Rochford District Council* [2012] EWHC 2542, amongst others. While I am not examining the ‘soundness' of the SA report, could you confirm whether in the Council's view it has fully complied with the requirements of the SEA Directive and associated regulations. In particular, is the Council satisfied that the report accompanying the plan (CDLP 10.6) adequately summarises or repeats the reasons that were given for rejecting the alternatives at the time when they were ruled out (and that those reasons are still valid)?

I am not seeking to suggest that there is any problem in this regard but am giving the Council the opportunity to consider whether there are any possible implications of these judgements in terms of the consideration given to alternatives to the LP scale, distribution and locations of development.

**Council’s Response:**

It is the City Council’s view based on independent advice that it has complied fully with the requirements of the SEA Directive and associated regulations. Please see attached document entitled Pre-Hearing SA Technical Note which is an overview of the Sustainability Appraisal process that has been applied to the emerging Canterbury District Local Plan.

**APPENDIX**

**Housing Allocations**

**Strategic Allocations N.B. Title of last column corrected to read 2029-31**

| **Site name** | **No. of units** | **2014-15** | **2015-16** | **2016-17** | **2017-18** | **2018-19** | **2019-24** | **2024-29** | **2029-31** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Site 1 Land at South Canterbury | 4000 |   |   | 200 | 200 | 240 | 960 | 1200 | 1200 |
| Site 2 Land At Sturry/Broad Oak | 1000 |   |   | 50 | 100 | 100 | 375 | 375 |   |
| Site 3 Land at Hillborough, Herne Bay | 1300 |   | 50 | 50 | 100 | 100 | 350 | 350 | 300 |
| Site 4 Land at Herne Bay Golf Course, Herne Bay | 600 |   | 50 | 50 | 50 | 50 | 200 | 200 |   |
| Site 5 Land at Strode Farm, Herne Bay | 800 |   | 50 | 50 | 50 | 50 | 200 | 250 | 150 |
| Site 6 Land at Greenhill, Herne Bay |  300 |   |   |   | 50 | 50 | 200 |   |   |
| Site 7 North of Thanet Way, Whitstable | 400 |   | 65 | 65 | 65 | 65 | 140 |   |   |
| Site 8 Land North of Hersden | 500 |   |   | 50 | 50 | 50 | 150 | 200 |   |
| Site 9 Land at Howe Barracks, Canterbury | 400 | 0 | 0 | 50 | 100 | 100 | 150 |   | N/A |
| Site 10 Land at Ridlands Farm / Hospital site, Canterbury | 810 |   |   |   | 100 | 100 | 160 | 300 | 150 |
| St Martin's Hospital , Canterbury | 200 |   |   | 40 | 40 | 40 | 80 |   |   |
| Land at Bullockstone Road, Herne Bay | 190 |   | 50 | 50 | 50 | 40 |   |   |   |
| Spires, Land at Bredlands Lane, Sturry | 81 |   | 40 | 41 |   |   |   |   |   |
| Barham Court Farm, Barham | 25 |   | 25 |   |   |   |   |   |   |
| Land at Baker's Lane, Chartham | 20 |   | 20 |   |   |   |   |   |   |
| Kingsmead Field | 15 |   |   |   |   | 15 |   |   |   |

**Other Housing Allocations**

| **Ref No** | **Site Address**  | **Town** | **Total Allocated** | **Year 1 2014-15** | **Year 2 2015-16** | **Year 3 2016-17** | **Year 4 2017-18** | **Year 5** **2018-19** | **2019-24** | **2024-29** | **2029-31** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| CA503 | BT Car Park, Upper Chantry Lane | Canterbury | **20** |   |   |   | 20 |   |   |   |   |
| CA488 | White Horse Lane, Land East of | Canterbury | **10** |   |   |   | 10 |   |   |   |   |
| CA483 | Canterbury East Sta (South side), Land at, Gordon Road | Canterbury | **11** |   | 11 |   |   |   |   |   |   |
| CA482 | Canterbury East Station (North side) Car Park | Canterbury | **24** |   |   |   | 24 |   |   |   |   |
| CA481 | Canterbury West Station, Adj | Canterbury | 40 |   |   | 20 | 20 |   |   |   |   |
| CA479 | Car Park adj Registry Office | Canterbury | **5** |   |   |   | 5 |   |   |   |   |
| CA282 | St Johns Lane Employment Exch. | Canterbury | **24** |   |   |   |   |   |   | 24 |   |
| CA559 | Rough Common Rd | Harbledown | **16** |   |   | 16 |   |   |   |   |   |
| CA514 | 181 Sea Street, Adj | Herne Bay | **14** |   |   |   | 14 |   |   |   |   |
| CA491 | Herne Bay Station, Land at | Herne Bay | **35** |   |   |   | 35 |   |   |   |   |
| CA426 | Canterbury Rd/Victoria Rd, Corner of | Herne Bay | **5** |   |   |   | 5 |   |   |   |   |
| CA340 | Garage Site, Kings Road | Herne Bay | 43 |   |   |   | 43 |   |   |   |   |
| CA530 | Ladysmith Grove (UCS Site W17), Land at | Whitstable | **31** |   | 15 | 16 |   |   |   |   |   |
| CA527 | Builders Yard r/o 3 Belmont Road | Whitstable | **23** |   |   |   | 23 |   |   |   |   |
| CA310 | Beresford Road North and South | Whitstable | **20** |   |   |   |   |   | 10 | 10 |   |
| CA309 | Sea Street (Green's Warehouse) | Whitstable | **5** |   | 5 |   |   |   |   |   |   |
| CA308 | 124 & adjoining Middle Wall | Whitstable | 7 |   |   |   |   | 7 |   |   |   |
| CA305 | 15 Hamilton Rd, Adj | Whitstable | **10** |   |   |   |   |   | 10 |   |   |
| CA554 | 8-12 Pilgrims Way | Canterbury | **12** |   |   | 12 |   |   |   |   |   |
| CA524 | Tankerton Rd car park & (garage - CA/03/0364) | Whitstable | 17 |   | 17 |  |   |   |   |   |   |
| CA507 | Castle Street Car Park | Canterbury | **54** |  |  |  | **54** |  |  |  |  |
| CA500 | Sea Cadets Centre | Canterbury | **9** |   | 9 |   |   |   |   |   |   |
| CA477 | Holmans Meadow Car Park | Canterbury | **20** |   |   | 20 |   |   |   |   |   |
| CA347 | Ivy Lane North | Canterbury | **10** |   | 10 |   |   |   |   |   |   |
| CA286 | St John's Lane Car Park | Canterbury | 5 |   | 5 |   |   |   |   |   |   |
| CA281 | Hawks Lane | Canterbury | **9** |  |  | **9** |  |  |  |  |  |
| CA278 | Northgate Car Park | Canterbury | **21** |   |   |   |   | 21 |   |   |   |
| CA047 | St Radigund's Place | Canterbury | **7** |   | 7 |   |   |   |   |   |   |
| CA043B | Rosemary Lane Car Park | Canterbury | **20** |   | 20 |   |   |   |   |   |   |
| CA480 | Kingsmead depot | Canterbury | **40** |   |   |   | 40 |   |   |   |   |
| CA375/HB3 | Herne Bay Bus Depot | Herne Bay | **30** |   |   |   | 30 |   |   |   |   |
| HB1 | Central Development Area (Herne Bay Area Action Plan) | Herne Bay | **80** |   |   |   | 40 | 40 |   |   |   |
| HB2 | Beach Street(Herne Bay Area Action Plan) | Herne Bay | 20 |   | 20 |   |   |   |   |   |   |
| CA299 | 37 Essex Street | Whitstable | 7 |   |   |   |   | 7 |   |   |   |
| CA297 | Adjacent to 100 Albert street | Whitstable | 11 |   |   |   |   |   | 11 |   |   |
|   |   |   |   |   |   |   |   |   |   |   |   |
|  |  | **Total** | **715** | **0** | **119** | **93** | **363** | **75** | **31** | **34** | **0** |