**Revised Five Year Land Supply Statement 20.07.15 – Canterbury City Council**

1. Following on from the hearing on Friday 17th July, the Council was asked to revisit the phasing of the Other Allocations sites, the inclusion of a windfall allowance for the first two years of the 5 year period and the calculation of the 5 year supply.
2. In addition, at the hearing the issue of the first year of completions was raised for Strategic Site 9 Howe Barracks. This was originally based on the figures supplied as part of the planning application in 2014. The application is due to be considered by Planning committee on 18th August 2015 with a recommendation to grant subject to completion of S106 agreement. Given the time taken to progress the application, the City Council is now of the opinion that the original phasing as detailed in the 60 units completion in the monitoring year of 2015-16 is now unlikely to be achieved. As a result the 60 units have been removed from the monitoring period 2015-16. Following further discussions with the Planning Agent for this site it is now suggested that a further 60 units be removed from 2016/17 therefore the revised phasing for the Howe Barracks site is set out in the table below.

| 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 0 | 0 | 60 | 80 | 90 | 90 | 90 | 90 |

1. No other adjustments have been made to the phasing of the other Strategic Sites as these sites will be the subject of further discussion at this week’s hearings.

**Other Allocations**

1. The Council has revisited the phasing of other allocations and adjusted these accordingly, in particular, the phasing that contributes to the 5 year supply particularly in the first two years. The council has reassessed the phasing for the car park sites and the majority of these are now phased post the 5 year supply pending further studies. These are set out in the Other Allocations table below – highlighted rows indicate change.

**Windfalls**

1. Following the discussion at the hearing the Council has now removed a windfall allowance for the first three years of the 5 year supply.

**Five year supply**

1. As a result of the above amendments to phasing, the Council has reassessed the 5 year land supply situation and have updated the Tables 1– 4 that were contained in the Council’s original statement. Over the plan period there is a supply 14,292 units against a residual requirement of 13,977 units giving a 5 year supply of 4.2 years. This is set out in in revised Table 2: Summary of Land Supply.

**APPENDIX**

**Other Allocations Revised Phasing**

| **Ref No** | **Site Address 1** | **site address 2** | **Total Allocated** | **A\_Phased\_Y1 2014-15** | **A\_Phased\_Y2 2015-16** | **A\_Phased\_Y3 2016-17** | **A\_Phased\_Y4 2017-18** | **A\_Phased\_Yr5 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 |   | 0 |  |   |   | 17 |   |   |
| CA507 | Castle Street Car Park | Canterbury | **54** |  |  |  | **0** |  | **54** |  |  |
| CA500 | Sea Cadets Centre | Canterbury | **9** |   | 0 |   | 9 |   |   |   |   |
| CA477 | Holmans Meadow Car Park | Canterbury | **20** |   |   | 0 |   |   | 20 |   |   |
| CA347 | Ivy Lane North | Canterbury | **10** |   | 0 |   | 10 |   |   |   |   |
| CA286 | St John's Lane Car Park | Canterbury | 5 |   | 0 |   |   |   | 5 |   |   |
| CA281 | Hawks Lane | **Canterbury** | **9** |  |  | **0** | **9** |  |  |  |  |
| CA278 | Northgate Car Park | Canterbury | **21** |   |   |   |   | 0 | 21 |   |   |
| CA047 | St Radigund's Place | Canterbury | **7** |   | 0 |   |   |   | 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 |   | 0 |   | 20 |   |   |   |   |
| CA299 | 37 Essex Street | whitstable | 7 |   |   |   |   | 7 |   |   |   |
| CA297 | Adjacent to 100 Albert street | whitstable | 11 |   |   |   |   | 11 |   |   |   |
|   |   |   |   |   |   |   |   |   |   |   |   |
|   | **Total Units** |   | **715** | **0** | **0** | **48** | **388** | **121** | **134** | **24** | **0** |

**Revised Table 1: Demonstrating 5 year Land Supply Revised June 2015**

| **Site name| Source of land supply** | **No. of units** | **2014-15** | **2015-16** | **2016-17** | **2017-18** | **2018-19** |
| --- | --- | --- | --- | --- | --- | --- |
| Site 1 Land at South Canterbury | 4000 | 0  | 0 | 100 | 150 | 200 |
| Site 2 Land At Sturry/Broad Oak | 1000 | 0  | 0  | 0 | 150 | 175 |
| Site 3 Land at Hillborough, Herne Bay | 1300 | 0 | 0 | 0 | 0 | 0 |
| Site 4 Land at Herne Bay Golf Course, Herne Bay | 600 | 0 | 0 | 0 | 0 | 0 |
| Site 5 Land at Strode Farm, Herne Bay | 800 |  0 |  0 | 0  | 0  | 0  |
| Site 6 Land at Greenhill, Herne Bay | 300 | 0 | 0 | 80 | 110 | 110 |
| Site 7 North of Thanet Way, Whitstable | 400 | 0 | 0 | 75 | 80 | 80 |
| Site 8 Land North of Hersden | 500 |  0 |  0 | 0 | 0 | 0 |
| Site 9 Land at Howe Barracks, Canterbury | 500 | 0  | 0 | 60 | 80 | 90 |
| Site 10 Land at Ridlands Farm / Hospital site, Canterbury | 810 | 0  | 0  | 0  | 50 | 50 |
| St Martin's Hospital , Canterbury | 200 | 0 | 0  | 0  | 100 | 100 |
| Land at Bullockstone Road, Herne Bay | 190 | 0 | 0 | 0  | 0  | 0  |
| Spires, Land at Bredlands Lane, Sturry | 81 |  0 | 0  | 41 | 40 | 0  |
| Barham Court Farm, Barham | 25 | 0 | 0 | 25 | 0  | 0  |
| Land at Baker's Lane, Chartham | 20 | 0 | 0 | 20 | 0  | 0  |
| Kingsmead Field | 15 |  0 | 0  | 0  | 0  | 15 |
| Other allocations total units per year | 715 | 0  | 0 | 48 | 388 | 121 |
| extant pp as at 31st March 2014 | 904 | 302 | 365 | 166 | 71 | 0 |
| Windfall allowance of 138 pa | 1932 | 0 | 0 | 0 | 138 | 138 |
| **Total number of units** | **14292** | **302** | **365** | **555** | **1337** | **1069** |

**Revised Table 2: Summary of land supply**

| Requirement 2011-2031 | 15,600  |
| --- | --- |
| Completions 2011-14 | 1623 |
| Residual requirement  | 13977 |
| Number of units required (annually) 2014-31 for remaining 17 years | 822 |
| 5 year requirement = 822x5 | 4110 |
| 5% buffer = 4110x5% | 206 |
| Total 5 year requirement (including 5% buffer of 206) | 4316 |
| Total supply for 5 year land requirement (2014-19) | 3628 (3628/863) **equates to 4.2 years** |

**Revised Table 3: Revised summary of land supply over the plan period 20/07/15 following hearing on matter 2 Housing Strategy 17.07.15**

| **Source of land supply** | **Total No. of units** | **2014-15** | **2015-16** | **2016-17** | **2017-18** | **2018-19** | **2019-20** | **2020-21** | **2021-22** | **2022-23** | **2023-24** | **2024-25** | **2025-26** | **2026-27** | **2027-28** | **2028-29** | **2029-30** | **2030-31** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Strategic Sites | 10,210 | 0 | 60 | 315 | 625 | 710 | 635 | 770 | 685 | 900 | 820 | 830 | 770 | 740 | 740 | 597 | 507 | 506 |
| Other New Allocations | 531 | 0 | 0 | 86 | 140 | 115 | 0 | 0 | 0 | 50 | 50 | 50 | 40 |  |  |  |  |  |
| Existing Allocations carried forward from 2006 | 715 | 0 | 0 | 48 | 388 | 121 | 134 |  |  |  |  | 24 |  |  |  |  |  |  |
| Extant pp as at 31st March 2014 (net) | 904 | 302 | 365 | 166 | 71 | 0 |   |   |   |   |   |   |   |   |   |   |   |   |
| Windfall allowance of 138 pa | 1932 | 0 | 0 | 0 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 |
| **Total number of units** | **14292** | **302** | **365** | **555** | **1337** | **1069** | **927** | **928** | **853** | **1178** | **1008** | **1042** | **948** | **878** | **878** | **735** | **645** | **644** |

**Revised Table 4: Revised Phasing of sites over the plan period until 2031 (June 2015)**

| **Site name** | **No. of units** | **2014-15** | **2015-16** | **2016-17** | **2017-18** | **2018-19** | **2019-20** | **2020-21** | **2021-22** | **2022-23** | **2023-24** | **2024-25** | **2025-26** | **2026-27** | **2027-28** | **2028-29** | **2029-30** | **2030-31** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Site 1 Land at South Canterbury | 4000 |  0 | 0 | 100 | 150 | 200 | 250 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 |
| Site 2 Land At Sturry/Broad Oak | 1000 |  0 | 0  | 150 | 175 | 175 | 175 | 175 | 175 | 150 |  |   |   |   |   |   |  |  |
| Site 3 Land at Hillborough, Herne Bay | 1300 |  0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |
| Site 4 Land at Herne Bay Golf Course, Herne Bay | 600 |  0 | 0 | 0 | 0 | 0 |  0 |  0 |  0 | 80 | 90 | 100 | 110 | 110 | 110 |  |  |  |
| Site 5 Land at Strode Farm, Herne Bay | 800 |  0 |  0 |  0 | 0 |  0 |  0 | 0 | 0 | 110 | 120 | 120 | 120 | 120 | 120 | 90 |   |   |
| Site 6 Land at Greenhill, Herne Bay | 300 |  0 |  0 | 80 | 110 | 110 |  |   |   |   |   |   |   |   |   |   |   |   |
| Site 7 North of Thanet Way, Whitstable | 400 |  0 | 0  | 75 | 80 | 80 | 80 | 85 |  |   |   |   |   |   |   |   |   |   |
| Site 8 Land North of Hersden | 500 |  0 | 0  | 0 | 0 | 0 | 0 | 80 | 90 | 100 | 100 | 100 | 30 |   |   |   |   |   |
| Site 9 Land at Howe Barracks, Canterbury | 500 |  0 | 0 | 0 | 60 | 80 | 90 | 90 | 90 | 90 |  |   |   |   |   |   |   |   |
| Site 10 Land at Ridlands Farm / Hospital site, Canterbury | 810 |  0 | 0  | 0  | 50 | 50 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 57 | 57 | 56 |
| St Martin's Hospital, Canterbury | 200 | 0 | 0 | 0 | 100 | 100 |  |  |   |   |   |   |   |   |   |   |   |   |
| Land at Bullockstone Road, Herne Bay | 190 |  0 | 0 | 0  | 0  | 0  |  0 | 0 | 0 | 50 | 50 | 50 | 40 |  |  |  |   |   |
| Spires, Land at Bredlands Lane, Sturry | 81 |  0 | 0 | 41 | 40 |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Barham Court Farm, Barham | 25 |  0 | 0 | 25 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Land at Baker's Lane, Chartham | 20 |  0 | 0 | 20 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Kingsmead Field | 15 |  0 | 0  | 0  | 0  | 15 |   |   |   |   |   |   |   |   |   |   |   |   |
| Other allocations total units per year | 715 |  0 | 0 | 48 | 388 | 121 | 134 |  |  |  |  | 24 |   |   |   |   |   |   |
| Extant pp as at 31st March 2014 (net) | 904 | 302 | 365 | 166 | 71 |  |   |   |   |   |   |   |   |   |   |   |   |   |
| Windfall allowance of 138 pa | 1932 | 0 | 0 | 0 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 | 138 |
| **Total number of units** | **14292** | **302** | **365** | **555** | **1337** | **1069** | **927** | **928** | **853** | **1178** | **1008** | **1042** | **948** | **878** | **878** | **735** | **645** | **644** |