



Subject Updated Housing Trajectory

1.0 Introduction and Background

1.1 This statement on a revised housing land supply and trajectory has been produced following the Stage 2 hearing session in July 2016 and the information presented in respect of individual sites. It responds to the Inspector's subsequent request for an updated five year housing land supply position.

1.2 This statement represents an update to the January 2016 Housing Land Supply Revised Position document (CDLP 5.8) and subsequent April 2016 revision (CDLP 16.29.27). As part of this, the Council has reviewed the information presented at the Stage 2 hearing sessions as well as contacted the promoters of the strategic site allocation to verify their current position. Correspondence as part of this is included at Appendix 2.

2.0 Current Position and Evidence

Period

2.1 The current five year housing land supply position covers the period 1st April 2015 to 31st March 2020. The position is currently using a 2015 base date and that remains, at the current point, the most recent data the Council has on record in respect of its housing monitoring.

2.2 As part of its annual monitoring process, the Council will be rolling forward the 5 year period to a base date of 1st April 2016 (taking into account completions in the 2015/16 monitoring year).

Lead-in Times

2.3 During the Stage 2 hearing session Canterbury City Council (CCC) presented local evidence on the time it has taken for the strategic site allocations in the District to make their way through the planning process. This information is shown in Table 1 below.

2.4 It indicates that, based on local evidence, that planning timescales of c.1 year would appear a reasonable assumption, particularly in the context that upon adoption of the Local Plan these sites will be allocated and have a clear policy framework within which to be assessed. In Canterbury District, hybrid applications are being utilised as an effective way of enabling sites the opportunity to deliver new homes without further planning delay.

Table 1: Length of time taken for each stage of the planning process

2.5

Site	Resolved	Final Decision/ s106	Total in months	Type of application	Details
Site 9: Land at Howe Barracks, Canterbury	13.5 months	4 months	17.5	Hybrid	500 units
Site 4: Herne Bay Golf Course	4 months	9 days	4.5	Hybrid	Detailed for 113 dwellings, outline 459
Site 7: Thanet Way, Whitstable	8 months	Expected 6 months	14	Outline	400 units
Site 11: Land at Cockerling Farm, Thanington	6 months	6.5 months	12.5	Outline	750 units
Site 1: South Canterbury	Expected 8 months	Expected 6 months	14	Hybrid	Detailed for 140 units Outline 3860 units

2.6 In addition to timescales associated with any planning application, allowance is also made in the trajectory for the time it will take post-decision to begin delivery on site.

3.0 **An Updated Trajectory**

3.1 The updated Local Plan housing trajectory is shown in Appendix 1. It reflects updated information provided at the Stage 2 hearing sessions and subsequently in correspondence with the Council pursuant to the Inspector's request. The updated information, as relevant to the housing trajectory, is set out as follows.

Site 1: South Canterbury

3.2 A hybrid application (CA/16/00600) seeking outline planning permission for 3,860 homes and detailed permission for 140 homes was submitted on the 4th March 2016. The developer confirmed to the hearing sessions that the trajectory set out was reasonable and reflected their proposed strategy for the delivery of this site which would incorporate multiple outlets.

Site 2: Land at Sturry/Broad Oak

- 3.3 The developer suggests no change to the housing trajectory in correspondence dated 1st August 2016 (see Appendix 2). An EIA scoping opinion (CA//16/00769) was issued 9th May 2016 but no planning application has been made as yet. The 60 units previously assumed in 2017/18 is unlikely to allow sufficient lead-in time; therefore the Council has considered it prudent to reduce the first year of delivery to 20 units to reflect a start in early 2018.

Site 3: Hillborough, Herne Bay (Parcels A, B and C)

- 3.4 The housing trajectory has been updated pursuant to correspondence with the respective developers dated 2nd & 4th August 2016 (see Appendix 2). One of the developers (Taylor Wimpey) states that a hybrid application will be submitted in late Summer 2016 (See Taylor Wimpey's Matter B statement). AE Estates has been in pre-application discussions with CCC. Delivery on site will be in the form of several parcels (A, B & C) brought forward by the separate developers as reflected in delivery rates within 5 year period.

Site 4: Herne Bay Golf Course, Herne Bay

- 3.5 The trajectory has been updated pursuant to developer correspondence dated 26 August 2016 (see Appendix 2). Planning permission (CA//15/00844) was granted on the 24th September 2015 but has since been subject to a S.73 application (CA//16/00378) by the developer to vary the layout of the first phase. A decision is expected imminently. Therefore, it has been advised that the trajectory for the first 30 units be rolled back to commence in 2017/18

Site 5: Strode Farm, Herne Bay

- 3.6 The housing trajectory has been updated pursuant to developer correspondence dated 12th August 2016 (see Appendix 2). An appeal is pending for an 800 unit hybrid application (CA//15/01317) whilst a duplicate hybrid application is pending a decision (CA//15/02782). Assuming planning permission is granted in September/October 2016 for the duplicate application the commencement date could come forward in 9 months. The appeal is currently due to be heard in December 2016/January 2017 with a decision not likely until April/May 2017. The trajectory accords with the basis of the appeal timescales.

Site 6: Land at Greenhill, Herne Bay

- 3.7 The housing trajectory has been updated pursuant to developer correspondence dated 12th August 2016 (see Appendix 2). The developer has set out that on the basis that an "all clear in principle" has been received from KCC Highways (also meaning total deliverable numbers on this site could increase from 300 to 450 dwellings) an application is expected shortly. Assuming a first completion in 2018/19 provides a reasonable lead-in time.

Site 7: Thanet Way, Whitstable

- 3.8 Planning application (CA/15/01296) was submitted on 12th June 2015 and is currently awaiting finalisation of the s.106 agreement. The trajectory remains unchanged pursuant to developer correspondence dated 1st September 2016.

Site 8: Land North of Hersden

- 3.9 The trajectory remains unchanged pursuant to developer correspondence dated 24th August 2016 (see Appendix 2). The 'Matter A Statement' by JB Planning for Persimmon states that an application will be submitted at the end of 2016/ 2017. Assuming an application is received in January 2017, and given likely planning and lead-in times, it is unlikely that 20 units will be completed by the end of March 2018. As such the Council has moved back the 20 units which were assumed in 2017/18 to allow sufficient lead-in time.

Site 9: Land at Howe Barracks, Canterbury

- 3.10 The trajectory remains unchanged pursuant to developer correspondence dated 5th September 2016 (see Appendix 2). Planning permission (CA/14/01230) was granted on 15th December 2015.

Site 10: Land at Ridlands Farm and Langton Fields

- 3.11 The trajectory remains unchanged pursuant to developer correspondence dated 31st August 2016.

Site 11: Land at and adjacent to Cockerling Farm, Thanington, Canterbury

- 3.12 An outline planning permission (CA/15/01479) was granted on 13th July 2016. The housing trajectory has been updated pursuant to developer correspondence dated 1st August 2016 (see Appendix 2), which reflects the position put to the Stage 2 hearing session. It is now assumed that 30 units will be delivered by the end of March 2018. On the basis that outline consent has already been granted, it is reasonable to anticipate these units can be delivered in the next 19 months, with multiple outlets on site achieving the annual rates set out.

Site 12: Land South of Ridgeway Chestfield

- 3.13 The developer confirmed to the Stage 2 hearing sessions and subsequently in correspondence dated 9th August 2016, that a hybrid planning application is to be submitted imminently, with assumption that if planning permission is granted in January 2017 then a housing trajectory is achievable of 50 houses in 2017/18, 100 houses in 2018/19, 100 homes in 2019/20; and 50 houses in 2020/21. However, accounting for CCC's evidence on lead-in times, the Council consider it is more realistic to assume consent in summer 2017, with a

start on site in late 2017/ 2018. The Council has therefore applied greater caution, assuming only 20 units in 2017/18.

Other Housing Allocations:

- 3.14 Note: Only housing allocations discussed at the Stage 2 hearing sessions have been updated for the purposes of this note.

St Martin's Hospital, Canterbury

- 3.15 The housing trajectory has been updated pursuant to developer correspondence dated 4th August 2016 (see Appendix 2). It is assumed that an application is due to be submitted late Autumn 2016, with first completions by 2019 allowing for a sufficient planning and lead-in time.

Land at Bullockstone Road, Herne Bay, HB Golf Driving range Greenhill (SHLAA 12) & Land adjacent to Herne Bay Golf Driving range Greenhill (SHLAA 199)

- 3.16 Each of these three sites has had their housing trajectory updated pursuant to developer correspondence dated 12th August 2016. None of these sites have been assumed to contribute towards the supply within the 5 year period and as such there are no consequential impacts on the 5 year housing land supply position as a result of these changes.

CA482 Canterbury East Station (North Side) Car Park, CA491 Land at Herne Bay Station & CA530 Land at Ladysmith Grove (UCS Site W17)

- 3.17 The Council has reinstated these sites following representations received to the Proposed Amendments consultation (November 2015). They have therefore been reinstated within the housing trajectory and can contribute to the five year land supply.

4.0 **Five Year Land Supply Position Conclusion**

- 4.1 Applying the same methodology as set out within the January 2016 paper, Table 2 presents an updated 5 year housing land supply position following the above changes to the assumed trajectory for individual sites. Taking into account all of the adjustments set out above the Council considers there is a 5 year housing land supply of 5.39 years which equates to a surplus of 357 units over the 5 year period.

Table 2: 5 Year Land Supply 2015/16-2019/20

5 Year Supply Position 2015/16-2019/20	
Requirement	
Local Plan requirement 2011-2031 (800dpa)	16,000
Completions 01/04/11 to 31/03/15	1,908
Residual requirement	14,092
Number of units required 2015-2031 (remaining 16 years) p.a.	881
Five Year requirement	4,404
5% buffer	220
5 Year requirement with 5% buffer	4,624
Annual requirement	925
Supply	
Strategic and other new allocations	3,281
Existing allocations	298
Planning permissions (as at 31/03/15)	1,126
Windfall Allowance	276
Total Supply	4,981
Total Five Year Housing Supply	
Surplus	357
Years Supply	5.39

- 4.2 Furthermore, as set out previously, the Council is due to undertake its annual monitoring. This will move the five year period on to a base date of 1st April 2016. Given the scale of projected completions within the 2020/21 year within the trajectory (1,633 units), rolling forward the five year period will likely improve the five year land supply position.

Appendix 1: Updated Housing Trajectory

Entries shown in red are updates on the January 2016 position (CDLP 5.8)

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Strategic/Other New Allocations																	
Site 1 Land at South Canterbury	0	0	100	300	300	300	300	300	300	300	300	300	300	300	300	300	4,000
Site 2 Land At Sturry/Broad Oak		0	20	140	150	150	150	150	150	90							1,000
Site 3A/3C Land at Hillborough, Herne Bay (Taylor Wimpey/Kitewood)	0	0	0	80	130	90	70	70	70	70	70	70	70	70	70	70	1,000
Site 3B Land at Hillborough, Herne Bay (A E Estates)			0	40	60	70	70	60									300
Site 4 Land at Herne Bay Golf Course, Herne Bay		0	30	80	80	80	80	100	20	51	51						572
Site 5 Land at Strode Farm, Herne Bay			0	30	80	80	80	80	80	80	80	80	80	50			800
Site 6 Land at Greenhill, Herne Bay			0	50	50	50	50	50	50								300
Site 7 North of Thanet Way, Whitstable		20	95	95	95	95											400
Site 8 Land North of Hersden			0	70	75	75	75	120	120	120	125	20					800
Site 9 Land at Howe Barracks, Canterbury			60	90	100	100	100	50									500

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Site 10 Land at Ridlands Farm /Hospital site, Canterbury				50	50	50	50	50	60								310
St Martin's Hospital, Canterbury			0	0	55	55	54										164
Land at Bullockstone Road, Herne Bay						0	0	0	0	0	50	50	50	40			190
Spires, Land at Bredlands Lane, Sturry		40	40														80
Barham Court Farm, Barham		25															25
Land at Baker's Lane, Chartham		20															20
Kingsmead Field				15													15
Land at Cockering Farm, Thanington (SHLAA70) (Part)			30	100	100	100	100	100	100	100	20	0					750
Cockering Road Thanington (SHLAA 137)					50	90	90	90	80								400
Land South of Ridgeway (Grasmere Pasture) Chestfield (SHLAA130)			20	100	100	80											300
HB Golf Driving range Greenhill (SHLAA 12)						0	0	0	0	0	20	20					40
Land adjacent to Herne Bay Golf Driving range Greenhill (SHLAA 199)						0	0	0	0	0	20	20					40

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Land at Brickfield Farm, Mill Lane, Bridge (SHLAA 186)				20	20												40
Land adjacent to Cranmer and Aspinall Close, Bekesbourne (SHLAA 171)				7	7												14
Land to rear of 51 Rough Common Road, Rough Common adj to existing allocation (SHLAA 78)					12												12
Existing Retained Allocations																	
CA503 BT Car Park, Upper Chantry Lane, Canterbury				20													20
CA488 Land East of White Horse Lane, Canterbury					10												10
CA481 Adj Canterbury West Station, Canterbury									20								20
CA482 Canterbury East Station (North Side) Car Park					24												24
CA479 Car Park adj Registry Office, Canterbury			5														5
CA282 St Johns Lane Employment Exch, Canterbury																24	24
CA559 Rough Common Rd, Rough Common				16													16
CA340 Garage Site, Kings Road, Herne Bay									43								43

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
CA309 Sea Street (Green's Warehouse), Whitstable		5															5
CA308 124 & adjoining Middle Wall, Whitstable									7								7
CA554 8-12 Pilgrims Way, Canterbury			20														20
CA500 Sea Cadets Centre, Canterbury			3														3
CA480 Kingsmead depot, Canterbury				20	20												40
CA375/HB3 Herne Bay Bus Depot, Herne Bay					30												30
CA491 Land at Herne Bay Station				15	20												35
HB1 Central Development Area (Herne Bay Area Action Plan), Herne Bay							40	40									80
HB2 Beach Street (Herne Bay Area Action Plan), Herne Bay				20													20
CA524 Tankerton Rd car park & (garage - CA/03/0364), Whitstable									17								17
CA507 Castle Street Car Park, Canterbury									54								54
CA477 Holmans Meadow Car Park, Canterbury									20								20

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
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
CA530 Land at Ladysmith Grove (UCS Site W17)				15	16												31
Sub-Total: Allocations	0	110	423	1,373	1,673	1,465	1,309	1,260	1,219	816	736	560	500	460	370	394	12,668
Other Components																	
Planning Permissions	182	247	270	274	153	30	30	27									1,213
Windfall Allowance				138	138	138	138	138	138	138	138	138	138	138	138	138	1,794
Trajectory Total	182	357	693	1,785	1,964	1,633	1,477	1,425	1,357	954	874	698	638	598	508	532	15,675



Nathaniel Lichfield
& Partners

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Appendix 2: Correspondence with Site Promoters

Hillborough

From: Anita Elson <anita.elson@lee-evans.co.uk>

Sent: 02 August 2016 15:44

To: Karen Britton

Cc: M.Balducci@kitewood.co.uk; jim.tarzey@pegasuspg.co.uk

Subject:Re: Local Plan

Attachments: p2544.revised phasing for AE Estates.02-08-2016_201608021542.pdf

Importance: High

Categories: Red Category

REFERENCE EML-OUT/P02544/K/384

For the attention of Karen Britton

Dear Karen

Further to your email to Jeanne, below, please find attached our revised phasing for the AE Estates site -

Strategic Site 3 - Land at Hillborough.

Kind regards

Anita

Anita Elson

Secretary

Lee Evans Partnership LLP • Architects and Town Planners

St. Johns Lane, Canterbury, Kent, CT1 2QQ

w: <http://www.lee-evans.co.uk>

e: anita.elson@lee-evans.co.uk

Canterbury: 01227 784444

London: 0207 492 1744

Fax: 01227 819102

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-----Original Message-----START

From: Karen Britton [Karen.Britton@CANTERBURY.GOV.UK]

Sent: 29th Jul 2016 at 17:03 (GMT+01:00)

Received: 29th Jul 2016 at 17:05 (GMT+01:00)

To: M.Balducci@kitewood.co.uk; jeanne.taylor@lee-evans.co.uk; jim.tarzey@pegasuspg.co.uk

Subject: Local Plan

Attachments:

Importance: Normal

Dear Mr Balducci, Ms Taylor and Mr Tarzey

I am just confirming housing figures, following the examination sessions. As you know the Inspector has

asked us to check one or two sites.

I believe the overall Hillborough site will see no change from that predicted in our January 2016 paper

located as CDLP 5.8 at <https://www.canterbury.gov.uk/planning/local-plan/emerging-local-plan/examination-documents/>

However, please can you provide me with an email to confirm that remains the case, or advise otherwise,

as soon as possible.

Many thanks

Karen Britton

Planning Policy Manager

Canterbury City Council

Tel: 01227 86 2196

www.canterbury.gov.uk

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INCOMING E-MAIL MESSAGE

File Ref.: K

Project No.: P02544
 Client: AE (Estate Developers) Ltd
 Description: Canterbury LDF - Land at Beltinge
 Location: Beltinge, Herne Bay

From: Sarah Parker [Sarah.Parker@CANTERBURY.GOV.UK]
 Subject: Housing Information Audit 2015 - phasing of strategic Site 3 Land at Hillborough (AE Estates)

To: jeanne.taylor@lee-evans.co.uk
 Attachments:
 Doc Ref.: EML-INC/P02544/K/189
 Sent: 22nd Sep 2015 at 13:45 Received: 22nd Sep 2015 at 13:47

Message:

Dear Jeanne,

Housing Information Audit 2015

Local Plan Strategic Allocation: Site 3 Land at Hillborough (AE Estates)

Notional Capacity: 300 units

As you are aware, the examination into Canterbury District Local Plan is taking place, although it is currently in recess as the Inspector has requested additional work on housing supply. As part of this process and also to feed in to the annual Housing Information Audit, the Council is consulting on the proposed phasing of development for the part of the site under your control, set out above. The phasing set out in the table below is based on discussions that have taken place leading up to, during the examination and post the examination regarding infrastructure and phasing of development at the coast.

Therefore this year it is particularly important for the Council to have an accurate picture as possible on the likely phasing of all development sites. This information will help inform the Council's position on housing land supply when the examination hearings resume, date to be confirmed.

Setting aside any views that are before the inspector relating to the capacity of the site, I would be grateful if you could confirm whether you are in agreement with the phasing identified based on the capacities that are currently in the local plan. If you wish to amend the phasing of the site please email any proposed amendments to me at sarah.parker@canterbury.gov.uk by Friday 2nd October.

Please note the monitoring years run from 1 April to 31 March the following year (e.g. 1 April 2014 to 31 March 2015). If there are additional constraints with the site that the Council is not aware of that will delay the implementation of development, then please could you provide details. This will enable the Council to have an accurate picture of the timing of sites coming forward.

Estimate date of completions	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
Number of dwellings			40	60	70	70	60									

Total number of units 300.

Please note that, if we do not receive a return for any particular site, we will assume that you are in agreement with the proposed phasing.

Thank you for your assistance.

Yours faithfully

Sarah Parker

Sarah Parker

Principal Planner

Planning Policy Team

Canterbury City Council

01227 862195

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Local Plan - Housing Delivery Rates - Site 3

From: Hannah Trubshaw <Hannah.Trubshaw@pegasuspg.co.uk>
Sent: 04 August 2016 10:55
To: Karen Britton
Cc: Chris Irwin - TW Southern Counties; Sara Sweeney; Jim Tarzey
Subject: Local Plan - Housing Delivery Rates - Site 3
Attachments: LON.0242 Schedule of Housing Delivery Rates 03.08.16.pdf

Dear Ms Britton,

Further to your email to the promoters of Site 3 on 29th July 2016, please find attached a schedule containing the housing delivery rates as agreed by the site promoters.

Whilst I believe that AE (Estate Developers) have already confirmed the delivery rates for the proportion of Site 3 within their control, the same rates are also included in the attached for completeness.

I trust this satisfies your request, if you have any further queries please do not hesitate to contact me or Jim Tarzey (cc'd above).

Kind Regards,

Hannah
Hannah Trubshaw
Associate
Pegasus Group
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LON.0242 Land at Hillborough, Herne Bay

Schedule of Housing Delivery Rates - Site 3: Land at Hillborough, Herne Bay

Landowner / Promoter	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	TOTAL
Site 3A Taylor Wimpey	0	40	70	70	70	70	70	70	70	70	70	70	70	70	880
Site 3B AE (Estate Developers)	0	40	60	70	70	60									300
Site 3C Kitewood	0	40	60	20											120
Total															1,300

Grasmere

From: Valerie Scott <valerie.scott@cgms.co.uk>
Sent: 09 August 2016 11:41
To: Karen Britton
Cc: Timothy Bailey; Mario Luca Balducci; Howard Waples; Sara Sweeney (s.sweeney@kitemwood.co.uk); David Thomson; Lewis Jenkins; Brian Coughlan
Subject: RE: housing information

Categories: Blue Category

Karen

At the hearing I suggested 50 dwellings in 2017/18, 100 on 2018/19, 100 in 2019/20 and 50 in 2020/21 providing 250 dwellings in the first five years as per my response to the Inspector's Matters, Issues, Questions. However the construction programme set out in the ES shows the timing is per the individual phases as set out in your email below.

Either way the results are similar. This will be a continuous programme of development providing circa 100 dwellings per year. If we can make a start towards the end of next year we should be able to provide 250 dwellings in the first five years. If you wished to be more cautious we could leave the timing as per the phasing resulting in 237 dwellings in the first five years and 63 dwellings in 2020/21.

Regards

Valerie

Valerie Scott
Director - RPS CgMs
140 London Wall,
London, EC2Y 5DN.
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From: Karen Britton [mailto:Karen.Britton@CANTERBURY.GOV.UK]
Sent: 09 August 2016 10:53
To: Valerie Scott
Cc: Timothy Bailey
Subject: RE: housing information
Importance: High

Hi Valerie

I don't appear to have had a response back from you yet re- this email, so please could you just email me back a quick reply.

Many thanks for your assistance.

Regards

Grasmere

Karen Britton
Planning Policy Manager
Canterbury City Council
Tel: 01227 86 2196
www.canterbury.gov.uk

Please give us your views through our customer satisfaction survey.

From: Karen Britton
Sent: 29 July 2016 16:30
To: 'valerie.scott@cgms.co.uk'
Cc: Timothy Bailey
Subject: housing information
Importance: High

Dear Ms Scott

Following the recent Canterbury Local Plan examination sessions, I just wanted you to confirm what you said re- your housing figures so we can consider our 5 yr housing supply, as requested by the Inspector.

We believe you indicated your supply would be 128 for 2018/19, 109 for 2019/20 and 63 for 2020/21 for Grasmere?

You will be aware that our January 2016 Housing Paper (which took on board developer predictions) identified 30 units for 2018/19 and 50 in 2019/20.

Please can you email me back to confirm this, or amend as applicable.

The Inspector requested we undertake this work as soon as possible, so an early email response would be helpful.

Many thanks

Karen Britton
Planning Policy Manager
Canterbury City Council
Tel: 01227 86 2196
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Grasmere

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RPS Group Plc web link: <http://www.rpsgroup.com>

Lee Parker

From: Timothy Bailey
Sent: 06 September 2016 14:00
To: Lee Parker
Subject: FW: Local Plan

From: Vic Hester [mailto:vhester@vlhassociates.co.uk]
Sent: 12 August 2016 12:19
To: Timothy Bailey
Cc: CCC Programme Officer; C.Crook@hollambyestates.co.uk; 'Jeremy Edge'
Subject: RE: Local Plan

Hi Timothy

At the Examination we advised the Inspector of the following likely start dates and numbers:

	2017/18	2018/19	2025-26
Strode Farm -	0	30 ish	
Greenhill	0	60 ish	
Bullockstone Road			50
Herne Bay Driving Range			20
Land Adj to HB Driving Range			20

We have just had the "all clear in principle" for 450 units at Greenhill from KCC Highways – which means our numbers should increase by 150 from the existing Draft allocation of 300.

If permission is granted in September/October 2016 for the duplicate Strode Farm application, our commencement date will come forward by 9 months. This would obviate the need to pursue the appeal, which is due to be heard in December/January. With the appeal recovered by the S/S even a positive decision in our favour will not be likely before April/May.

The Bullockstone Road/HB Driving Range sites are likely to be held back until Greenhill/Strode Farm have been delivered out of concern with saturating the housing market – because Herne Bay's housing market is weaker than Whitstable and Canterbury and too many coming forward at the same time may suppress the values – viability. The final decision on this would not be likely until the delivery programme on Strode Farm and Greenhill is in full swing.

I trust that this is of some assistance.

I am copying in the Inspector for ease of reference.

Regards

From: Timothy Bailey [mailto:Timothy.Bailey@CANTERBURY.GOV.UK]
Sent: 09 August 2016 11:55

Herne Bay Golf Club, Driving Range and Adjacent, Strode, Greenhill and Bullockstone
From: Timothy Bailey [mailto:Timothy.Bailey@CANTERBURY.GOV.UK]
Sent: 09 August 2016 11:55
To: 'Vic Hester' <vhester@vlhassociates.co.uk>
Subject: RE: Local Plan

Link to CDLP 5.8 below.

<https://www.canterbury.gov.uk/media/1097326/Cant-CC-housing-land-supply-position-statement-Jan-2016-Final-2.pdf>

Thanks
Tim

From: Vic Hester [mailto:vhester@vlhassociates.co.uk]
Sent: 08 August 2016 17:05
To: Timothy Bailey
Subject: RE: Local Plan

Please send the link and I will have a look

Thanks

From: Timothy Bailey [mailto:Timothy.Bailey@CANTERBURY.GOV.UK]
Sent: 08 August 2016 16:52
To: 'Vic Hester' <vhester@vlhassociates.co.uk>
Cc: Karen Britton <Karen.Britton@CANTERBURY.GOV.UK>
Subject: RE: Local Plan

Dear Vic,

I appreciate that you have only returned to the office today, but I was wondering whether you had had the opportunity to consider the schedule of allocated sites in CDLP 5.8 (Appendix 2)?

Regards

Timothy Bailey
Planning Policy Officer

From: Vic Hester [mailto:vhester@vlhassociates.co.uk]
Sent: 01 August 2016 13:26
To: Timothy Bailey
Cc: C.Crook@hollambyestates.co.uk
Subject: Re: Local Plan

Timothy

I am away at the moment with only access to emails and not to my documents. If you could set out the sites and questions I might be able to answer otherwise it will have to wait until 8 Aug.

Regards

Sent from my iPad

On 1 Aug 2016, at 09:57, Timothy Bailey <Timothy.Bailey@CANTERBURY.GOV.UK> wrote:
Dear Mr Hester,

Please see the e-mail from Karen Britton below r.e. housing figures

Regards

Timothy Bailey

Herne Bay Golf Club, Driving Range and Adjacent, Strode, Greenhill and Bullockstone
From: Karen Britton
Sent: 29 July 2016 17:14
To: 'Hester@goddardhester.co.uk'
Cc: Timothy Bailey
Subject: Local Plan
Importance: High

Dear Mr Hester

I am just confirming housing figures, following the examination sessions. As you know the Inspector has asked us to check one or two sites.

Please can you confirm if the various sites you are concerned with remain as per the January 2016 Housing paper (which had input from all developers/site promoters) - CDLP 5.8 at <https://www.canterbury.gov.uk/planning/local-plan/emerging-local-plan/examination-documents/>

Please can you provide me with an email to confirm that remains the case, or advise otherwise with details, as soon as possible.

Many thanks

Karen Britton
Planning Policy Manager
Canterbury City Council
Tel: 01227 86 2196
www.canterbury.gov.uk

<image001.png> <image002.png> <image003.png> <image004.jpg>
<image005.jpg> <image006.png>

Please give us your views through our customer satisfaction survey.

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Herne Bay Golf Club, Driving Range and Adjacent, Strode, Greenhill and Bullockstone

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Land North of Hersden

From: Paul Cronk <Paul.Cronk@jbplanning.com>
Sent: 24 August 2016 15:21
To: Karen Britton
Subject: RE: Canterbury District Local Plan Examination Hearing Statements (Matters A, B & 8)

Categories: Red Category

Our client has now confirmed that the housing delivery rates are indeed the same for the North Hersden site as we previously indicated

Kind regards,

Paul Cronk MRTPI
Principal Consultant

Chells Manor, Chells Lane, STEVENAGE, Herts SG2 7AA
01438 312130 | www.jbplanning.com

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From: Karen Britton [mailto:Karen.Britton@CANTERBURY.GOV.UK]
Sent: 24 August 2016 10:15
To: Paul Cronk <Paul.Cronk@jbplanning.com>
Subject: RE: Canterbury District Local Plan Examination Hearing Statements (Matters A, B & 8)

Ok thanks for the update

From: Paul Cronk [mailto:Paul.Cronk@jbplanning.com]
Sent: 24 August 2016 10:14
To: Karen Britton
Subject: RE: Canterbury District Local Plan Examination Hearing Statements (Matters A, B & 8)

Dear Karen,

I have sought to double-check with our client that there is no change to the housing delivery timetable that we recently produced (I have no reason to believe that there is).

Unfortunately he is out of the office today, so I might not be able to fully confirm anything until tomorrow.

Kind regards,

Paul Cronk MRTPI
Principal Consultant

Land North of Hersden

Chells Manor, Chells Lane, STEVENAGE, Herts SG2 7AA
01438 312130 | www.jbplanning.com

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From: Karen Britton [mailto:Karen.Britton@CANTERBURY.GOV.UK]
Sent: 23 August 2016 14:02
To: Paul Cronk <Paul.Cronk@jbplanning.com>
Subject: RE: Canterbury District Local Plan Examination Hearing Statements (Matters A, B & 8)
Importance: High

Dear Paul

As you know the Inspector has asked the Council to look at the 5 year housing supply again, following the discussions at the stage 2 hearings.

I just wanted to quickly ask if your statement attached, that you submitted for the recent hearings, remains your current position on housing delivery.

Please can you reply to me by return of email just to clarify this, so we can finalise that work?

Many thanks

Karen Britton
Planning Policy Manager
Canterbury City Council
Tel: 01227 86 2196
www.canterbury.gov.uk

Please give us your views through our customer satisfaction survey.

From: Paul Cronk [mailto:Paul.Cronk@jbplanning.com]
Sent: 01 July 2016 08:36
To: CCC Programme Officer
Cc: Amos, James; James Delafield
Subject: Canterbury District Local Plan Examination Hearing Statements (Matters A, B & 8)

Dear Angela,

Please find electronic copies attached of our Local Plan Examination Hearing Statements (998548) in respect of Matters A, B & 8 on behalf of our client Persimmon Homes South East.

Paper copies of these Hearing Statements will be delivered to the Council

Land North of Hersden

offices this morning.

Kind regards,

Paul Cronk MRTPI
Principal Consultant

Chells Manor, Chells Lane, STEVENAGE, Herts SG2 7AA
01438 312130 | www.jbplanning.com

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North of Hersden

From: Paul Cronk <Paul.Cronk@jbplanning.com>
Sent: 24 August 2016 15:21
To: Karen Britton
Subject: RE: Canterbury District Local Plan Examination Hearing Statements (Matters A, B & 8)

Categories: Red Category

Our client has now confirmed that the housing delivery rates are indeed the same for the North Hersden site as we previously indicated

Kind regards,

Paul Cronk MRTPI
Principal Consultant

Chells Manor, Chells Lane, STEVENAGE, Herts SG2 7AA
01438 312130 | www.jbplanning.com

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Ok thanks for the update

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Sent: 24 August 2016 10:14
To: Karen Britton
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Dear Karen,

I have sought to double-check with our client that there is no change to the housing delivery timetable that we recently produced (I have no reason to believe that there is).

Unfortunately he is out of the office today, so I might not be able to fully confirm anything until tomorrow.

Kind regards,

Paul Cronk MRTPI
Principal Consultant

North of Hersden

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To: Paul Cronk <Paul.Cronk@jbplanning.com>
Subject: RE: Canterbury District Local Plan Examination Hearing Statements (Matters A, B & 8)
Importance: High

Dear Paul

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I just wanted to quickly ask if your statement attached, that you submitted for the recent hearings, remains your current position on housing delivery.

Please can you reply to me by return of email just to clarify this, so we can finalise that work?

Many thanks

Karen Britton
Planning Policy Manager
Canterbury City Council
Tel: 01227 86 2196
www.canterbury.gov.uk

Please give us your views through our customer satisfaction survey.

From: Paul Cronk [mailto:Paul.Cronk@jbplanning.com]
Sent: 01 July 2016 08:36
To: CCC Programme Officer
Cc: Amos, James; James Delafield
Subject: Canterbury District Local Plan Examination Hearing Statements (Matters A, B & 8)

Dear Angela,

Please find electronic copies attached of our Local Plan Examination Hearing Statements (998548) in respect of Matters A, B & 8 on behalf of our client Persimmon Homes South East.

Paper copies of these Hearing Statements will be delivered to the Council

North of Hersden

offices this morning.

Kind regards,

Paul Cronk MRTPI
Principal Consultant

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Lee Parker

From: Lucy Wilford <Lucy.Wilford@bartonwillmore.co.uk>
Sent: 05 September 2016 14:24
To: Timothy Bailey
Subject: RE: Phasing of Howe Barracks

Dear Tim

As discussed, Taylor Wimpey are happy with the delivery rates shown. As usual these are subject to market conditions and no abnormalities causing delay.

Kind Regards

Lucy Wilford
Associate

Planning . Design . Delivery
bartonwillmore.co.uk

The Observatory
Southfleet Road
Ebbsfleet
Dartford
Kent
DA10 0DF

t : 01322 374673

www.bartonwillmore.co.uk

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From: Timothy Bailey [<mailto:Timothy.Bailey@CANTERBURY.GOV.UK>]
Sent: 30 August 2016 13:24
To: Lucy Wilford <Lucy.Wilford@bartonwillmore.co.uk>
Subject: FW: Phasing of Howe Barracks
Importance: High

Dear Ms Wilford,

As you may be aware, the Canterbury District Local Plan (CDLP) is currently undergoing examination. During the recent hearing sessions, the Inspector asked Canterbury City Council to update its 5-year housing land supply position.

I would be grateful if you could please take a look at the attached document (Appendix 2) and confirm whether the trajectory for Site 9: Land at Howe Barracks is still correct or if not advise on any changes.

We need to respond to the Inspector by the end of this week latest, if you would be able to come back to me by close of play on Wednesday that would be much appreciated.

Many thanks for your assistance

Timothy Bailey
Planning Policy Officer
Canterbury City Council
Tel: 01227 862 197



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Lee Parker

From: James Finn <James.Finn@bartonwillmore.co.uk>
Sent: 01 September 2016 12:08
To: Timothy Bailey
Cc: Joe Fowler
Subject: RE: Phasing of Lane North of Thanet Way, Whitstable

Good afternoon Timothy

On behalf of Devine Homes PLC and further to your email below we can advise that the trajectory for Site 7: Land North of Thanet Way is correct.

Kind regards,

James

James Finn

Associate

Planning . Design . Delivery
bartonwillmore.co.uk

The Observatory
Southfleet Road
Ebbsfleet
Dartford
Kent
DA10 0DF

t : 01322 374660

www.bartonwillmore.co.uk

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From: Timothy Bailey [<mailto:Timothy.Bailey@CANTERBURY.GOV.UK>]
Sent: 31 August 2016 16:53
To: James Finn <James.Finn@bartonwillmore.co.uk>
Subject: FW: Phasing of Lane North of Thanet Way, Whitstable
Importance: High

Dear Mr Finn,

As you may be aware, the Canterbury District Local Plan (CDLP) is currently undergoing examination. During the recent hearing sessions, the Inspector asked Canterbury City Council to update its 5-year housing land supply position.

I would be grateful if you could please take a look at the attached document (Appendix 2) and confirm whether the trajectory for Site 7: Land North of Thanet Way is still correct or if not advise on any changes.

We need to respond to the Inspector by the end of this week latest, if you would be able to come back to me by close of play tomorrow that would be much appreciated.

Many thanks for your assistance

Timothy Bailey

Planning Policy Officer
Canterbury City Council
Tel: 01227 862 197
www.canterbury.gov.uk



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Lee Parker

From: James Ross
Sent: 31 August 2016 16:16
To: Timothy Bailey
Subject: RE: Phasing of Ridlands Farm and Langton Fields

Dear Mr Bailey,

As far as the Land at Ridlands Farm is concerned the 5 year trajectory for housing land supply remains correct. The land at Langton Fields is outside the ownership of this Council.

Regards

James ROSS MRICS
Principal Valuer
Canterbury City Council
Military Road
Canterbury CT1 1YW
01227 862093

From: Timothy Bailey
Sent: 31 August 2016 15:51
To: James Ross
Subject: Phasing of Ridlands Farm and Langton Fields
Importance: High

Dear Mr Ross,

As you may be aware, the Canterbury District Local Plan (CDLP) is currently undergoing examination. During the recent hearing sessions, the Inspector asked Canterbury City Council to update its 5-year housing land supply position.

I would be grateful if you could please take a look at the attached document (Appendix 2) and confirm whether the trajectory for Site 10: Land at Ridlands Farm and Langton Fields is still correct or if not advise on any changes.

Many thanks for your assistance

Timothy Bailey
Planning Policy Officer
Canterbury City Council
Tel: 01227 862 197
www.canterbury.gov.uk



Please give us your views through our [customer satisfaction survey](#).

St Martins Hospital

From: David Stewart <David.stewart@lee-evans.co.uk>
Sent: 04 August 2016 09:33
To: Karen Britton
Cc: Timothy Bailey; Trevor.smith@kmpnhs.uk
Subject: Re: St Martins Hospital

Categories: Red Category

REFERENCE EML-OUT/P03419/185

For the attention of Karen Britton
Karen,

We are, as you know, the consultants for this site and consider that the delivery of housing on this site will not commence until 2019. There has been a delay in the planning application which will not be submitted until late autumn 2016 at the earliest. This would imply that there will be a planning decision issued early in 2017. The site will then be sold and you will be aware of the amount of time needed for the sale to proceed and all the legals to be completed. After that the new owners will need to discharge all pre commencement conditions and carry out all their further site investigations. I therefore do not see that a start would be made on new construction until some time in 2018 and therefore a date of 2019 for the first delivery of housing appears to us to be realistic. It should be noted that the detailed scheme which is now drawn up following a pre application meeting with the Council has reduced numbers of dwellings to provide a maximum of 164 units and we believe that delivery will be at the rate in the order of 50-60 per annum.

I hope this is of some assistance and please do not hesitate to get back to me if you want any further information.

Regards,

David Stewart
Partner
Lee Evans Partnership LLP • Architects and Town Planners

w: <http://www.lee-evans.co.uk>
e: David.stewart@lee-evans.co.uk
Canterbury: 01227 784444
London: 0207 492 1744
Fax: 01227 819102

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Sturry-Broad Oak

From: Steve Davies <Steve.Davies@hobbsparker.co.uk>
Sent: 01 August 2016 17:00
To: Karen Britton
Cc: Timothy Bailey; 'Charles Wimborne'; David Jarman; 'Mick Drury'
Subject: RE: Sturry/Broad Oak

Categories: Red Category

Hi Karen

I can confirm that there is no change to the housing figures as set out in appendix 2 of Canterbury District Local Plan Housing Land Supply Revised Position Document, Jan 2016, in respect of the contribution of the Broad Oak element of the Sturry / Broad Oak SSA. Broad Oak is still expecting to deliver 450 of the 1000 units allocated.

Kind regards

Steve

From: Karen Britton [mailto:Karen.Britton@CANTERBURY.GOV.UK]
Sent: 29 July 2016 16:52
To: Steve Davies
Cc: Timothy Bailey
Subject: FW: Sturry/Broad Oak
Importance: High

Hi Steve – can you action please in David's absence?

From: Karen Britton
Sent: 29 July 2016 16:51
To: 'mickdrury@bdb-design.co.uk'; 'David.jarman@hobbsparker.co.uk'
Cc: Timothy Bailey
Subject: Sturry/Broad Oak
Importance: High

Dear Mick and David

I am just confirming housing figures, following the examination sessions. As you know the Inspector has asked us to check one or two sites.

I believe your site will see no change from that predicted in our January 2016 paper located as CDLP 5.8 at <https://www.canterbury.gov.uk/planning/local-plan/emerging-local-plan/examination-documents/>

However, please can you provide me with an email to confirm that remains the case, or advise otherwise, as soon as possible.

Many thanks

Karen Britton
Planning Policy Manager
Canterbury City Council
Tel: 01227 86 2196
www.canterbury.gov.uk

Please give us your views through our customer satisfaction survey.

Sturry-Broad Oak

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29/07/2016 - 16:52 - HP-SRV-011
To: Steve.Davies@hobbsparker.co.uk
From: Karen.Britton@CANTERBURY.GOV.UK)

--

This email was Virus checked by Sophos UTM Code 1850

Scanned by Metascan

Thani ngton

From: Bob Sellwood <bob@sellwoodplanning.com>
Sent: 01 August 2016 09:39
To: Karen Britton
Cc: Timothy Bailey
Subject: RE: 5 yr supply

Email only

Karen

5 Year supply

Thanks for your email. Martin Hart has confirmed that these completion figures remain accurate.

Bob Sellwood
Sellwood Planning

Tel: 01934 712041
Mob: 07801 321162
bob@sellwoodplanning.com

Sellwood Planning Ltd
Stoughton Cross House
Stoughton Cross
Wedmore
Somerset
BS28 4QP
Sellwood
Planning

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From: Karen Britton [mailto:Karen.Britton@CANTERBURY.GOV.UK]
Sent: 29 July 2016 16:44
To: 'bob@sellwoodplanning.com' <bob@sellwoodplanning.com>
Cc: Timothy Bailey <Timothy.Bailey@CANTERBURY.GOV.UK>
Subject: 5 yr supply
Importance: High

Dear Mr Sellwood

I just wanted to confirm your housing figures in the light of the recent examination sessions – at the session I believe you were thinking now of
30 for 2017/18,
100 in 2018/19,
100 in 2019/20 and
100 in 2020/21.

Thani ngton

Can you confirm back if this is correct/or amend as applicable.

As you know the Inspector has asked us to check one or two sites, so an early response back to me would be helpful by email please.

Many thanks

Karen Britton
Planning Policy Manager
Canterbury City Council
Tel: 01227 86 2196
www.canterbury.gov.uk

Please give us your views through our customer satisfaction survey.

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