

Canterbury City Council Planning Policy

Annual Monitoring Report April 2010 - March 2011



LDF
Local Development Framework
January 2010



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Canterbury District Local Plan Annual Monitoring Report April 2010 – March 2011

1.0 Introduction and format of the Monitoring Report

- 1.1 This monitoring report will look at the monitoring systems from April 2010 to March 2011. 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.

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. 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 Development Framework 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.
- 2.3 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 Development Framework. 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.
- 2.4 Central Government produced legislation under the Planning and Compulsory Purchase Act 2004 which requires Local Government to produce an Annual Monitoring Report. This requires local authorities to develop monitoring frameworks for the review and revision of Local Development Frameworks.

2.5 Demography

Canterbury has the largest population of all Kent districts with a population of 153,200 in 2010.

			Canterbury	South East	England
All Persons; All Ages (Persons) ^{2 1}	Trend Data	Count	153,200	8,523,100	52,234,000
All Persons; Aged 0-4 (Persons) ^{2 1}	Trend Data	Count	7,300	520,500	3,267,100
All Persons; Aged 5-9 (Persons) ^{2 1}	Trend Data	Count	7,400	479,500	2,902,500
All Persons; Aged 10-14 (Persons) ^{2 1}	Trend Data	Count	8,400	504,900	2,981,500
All Persons; Aged 15-19 (Persons) ^{2 1}	Trend Data	Count	13,100	542,900	3,266,400
All Persons; Aged 20-24 (Persons) ^{2 1}	Trend Data	Count	17,800	531,200	3,605,700
All Persons; Aged 25-29 (Persons) ^{2 1}	Trend Data	Count	9,700	516,100	3,589,700
All Persons; Aged 30-34 (Persons) ^{2 1}	Trend Data	Count	7,800	507,900	3,305,100
All Persons; Aged 35-39 (Persons) ^{2 1}	Trend Data	Count	8,100	578,700	3,564,700
All Persons; Aged 40-44 (Persons) ^{2 1}	Trend Data	Count	9,300	645,500	3,905,800
All Persons; Aged 45-49 (Persons) ^{2 1}	Trend Data	Count	9,600	643,100	3,820,700
All Persons; Aged 50-54 (Persons) ^{2 1}	Trend Data	Count	8,700	555,500	3,308,000
All Persons; Aged 55-59 (Persons) ^{2 1}	Trend Data	Count	8,200	495,800	2,970,600
All Persons; Aged 60-64 (Persons) ^{2 1}	Trend Data	Count	9,600	532,600	3,140,200
All Persons; Aged 65-69 (Persons) ^{2 1}	Trend Data	Count	7,700	410,200	2,434,600
All Persons; Aged 70-74 (Persons) ^{2 1}	Trend Data	Count	6,600	340,100	2,052,300
All Persons; Aged 75-79 (Persons) ^{2 1}	Trend Data	Count	5,100	282,300	1,668,400
All Persons; Aged 80-84 (Persons) ^{2 1}	Trend Data	Count	4,300	216,500	1,253,200
All Persons; Aged 85 and Over (Persons) ^{2 1}	Trend Data	Count	4,300	219,800	1,197,800

Last Updated: 30 June 2011

Source: Office for National Statistics; Northern Ireland Statistics and Research Agency; National Records of Scotland

Compared to the average for Kent and South East England (SEE) Canterbury district is under represented by people in their 30s, 40s and 50s. The district has a higher population of people 60 and above than the Kent or SEE average. There is a higher number of transitory residents than average largely due to the large numbers of college and university students living in the district. In 2007 Canterbury was ranked 187th most deprived district out of 354 local authorities in England and Wales (Indices of deprivation, CLG) BME people make up 3.4% of the total population (2001 census).

2.6 Economy

- The number of workplace jobs located within Canterbury District was estimated by ONS at 58,861 in 2009. This is an increase of in excess of 4,400 jobs over the figure recorded a decade earlier. Average employment growth the district totalled 560 jobs per annum over 1998-2009 - an average growth of 1.2%, compared with 1.0% for Kent and 0.6% for the South East over the same period. Total employment in Canterbury (i.e. jobs and working proprietors) is estimated to be 62,200 (Source: ONS, BRES employee (workplace jobs) data).
- Although Canterbury experienced good growth up until the recession, in 2008/09 the number of workplace jobs contracted by 3.6% in the District, compared with 3.4% in Kent and 3% in the wider South East, suggesting the Canterbury District economy was hit proportionally harder by the recession.
- The local economy remains largely dependent on the retailing, hotels, catering, education and health sectors for employment. High 'value added' sectors like business and financial services are significantly under-represented in the make-up of the workforce.
- The local economy was estimated to be worth £2.5 billion in 2008 (Sources: Experian Business Strategies Ltd, Kent County Council).
- In 2010 median gross weekly earnings for full-time (workplace) employees was £356, down 0.5 per cent from 2009. For local residents, median full-time earnings were slightly higher at £370 per week, also down by 1.8 per cent, compared with 2009 figures. Figures are based on employees on adult rates of pay, whose earnings were not affected by absence (Source: ASHE, ONS, 2010). Both levels remain firmly lower than Kent, regional and national levels.
- These figures show both the cyclical, adverse impact of the recession on levels of earnings but also the more structural aspects of the local economy notably its relative dependency on lower paid employment sectors such as retail, hospitality, health and social care etc.
- According to official statistics in relation to business in the district the number of individual enterprises in the area increased from 3,790 to 4,480 (+18%) between 2000 and 2009. In addition the total number of business units (e.g. including multiple offices/branches/workplaces etc) also grew from 4,870 in 2000 to 5,695 (+17%) in 2009 (Source: ONS, 2010).

2.7 Environment

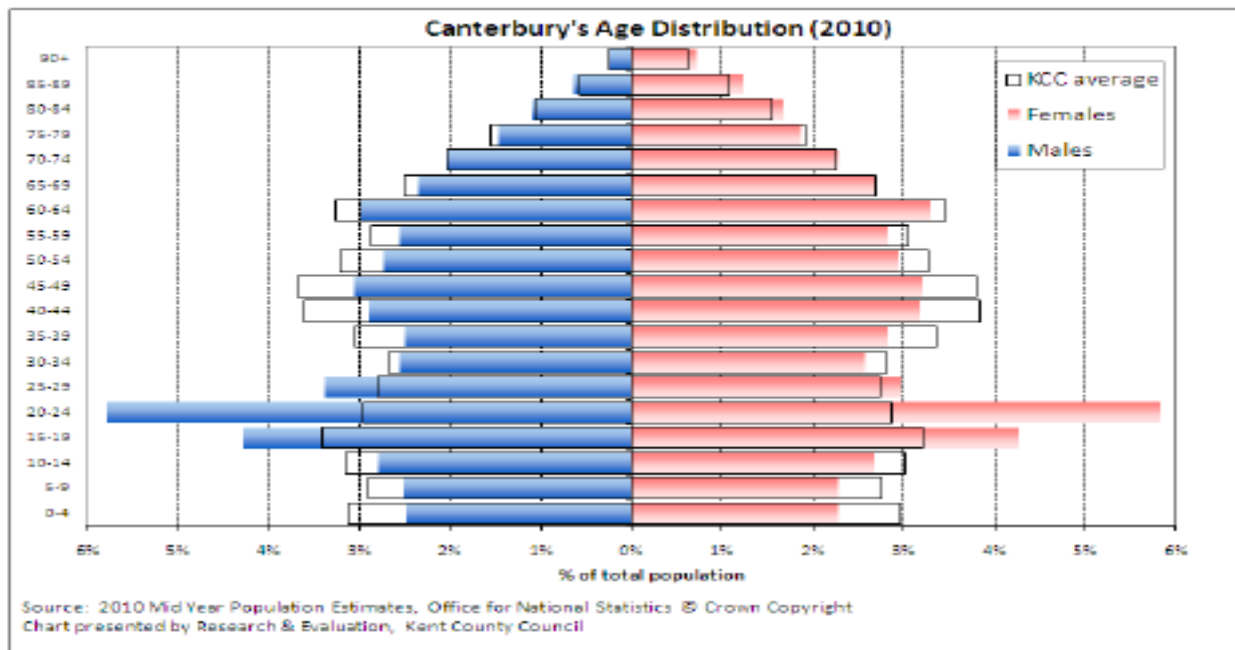
- 31,980 hectares in area
- 18 kilometres of coastline
- 27% of Canterbury district is covered by Kent Downs AONB
- Approximately 160,000 vehicles travel to and from Canterbury along its main routes per day (Kent Travel Report)

- 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

2.8 **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 6.4 million visitors in 2010 (Source: Tourism South East research Unit, 2010). This included 584,000 overnight stays.

2010 Mid-year population pyramid for Canterbury



Canterbury	Total Persons		Males		Females	
	No.	% of total population	No.	%	No.	%
All Ages	153,200		74,100	48.4%	79,100	51.6%
0-4	7,300	4.8%	3,800	52.1%	3,500	47.9%
5-9	7,400	4.8%	3,900	52.4%	3,500	47.6%
10-14	8,400	5.5%	4,300	51.0%	4,100	49.0%
15-19	13,100	8.5%	6,600	50.1%	6,500	49.9%
20-24	17,800	11.6%	8,900	49.7%	9,000	50.3%
25-29	9,700	6.3%	5,200	53.2%	4,500	46.8%
30-34	7,800	5.1%	3,900	49.9%	3,900	50.1%
35-39	8,100	5.3%	3,800	47.0%	4,300	53.0%
40-44	9,300	6.1%	4,400	47.6%	4,900	52.4%
45-49	9,600	6.3%	4,700	48.8%	4,900	51.2%
50-54	8,700	5.7%	4,200	48.2%	4,500	51.8%
55-59	8,200	5.4%	3,900	47.6%	4,300	52.4%
60-64	9,600	6.3%	4,600	47.5%	5,100	52.5%
65-69	7,700	5.0%	3,600	46.8%	4,100	53.2%
70-74	6,600	4.3%	3,100	47.1%	3,500	52.9%
75-79	5,100	3.3%	2,300	44.1%	2,900	55.9%
80-84	4,300	2.8%	1,700	39.6%	2,600	60.4%
85+	4,300	2.8%	1,400	31.4%	3,000	68.6%
85-89	2,900	1.9%	1,000	34.0%	1,900	66.0%
90+	1,500	1.0%	400	26.4%	1,100	73.6%

Source: Population Estimates Unit, ONS (Crown Copyright)

Presented by Research & Evaluation, Kent County Council - July 2011

All figures are separately rounded to the nearest hundred and therefore may not sum.

Percentages are calculated using unrounded numbers.

The Kent County Council (KCC) area currently has a population of 1,427,400 according to mid-2010 estimates. The population of the KCC area grew by 16,400 people (+1.2%) between 2009 and 2010. This rate of growth was higher than that experienced in the

previous year (+9,400 people equivalent to +0.7% between 2008 and 2009) and is also higher than both the national and regional growth rate.

Of all Kent's local authority districts Canterbury district has the largest population with 153,200 people (10.7% of the KCC area's population). Canterbury has also seen the largest increase in population in both real and percentage terms. Between 2009 and 2010 Canterbury's population increased by +4,100 people, which is equivalent to a +2.8% increase.

Also between 1995 and 2010 Canterbury's population grew by 22,500 (+17.2%) over this 15 year period.

In addition in 2010 122,770 (80%) of the district's population lived in urban areas with 51,390 people living in Canterbury (urban area), 38,520 in Herne Bay and 32,860 in Whitstable. The remaining 30,420 people lived in rural parts of the district.

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 Development Framework for Canterbury district. It includes a programme of when certain documents will be produced and at what stages consultation will take place.

The Local Development Scheme was reviewed and the March 2009 version was approved by GOSE.

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

- The Core Strategy Options document (Options consultation January 2010)
- Herne Bay Area Action Plan (adopted April 2010)
- Statement of Community Involvement (adopted April 2007)

Documents which are programmed in the current LDS at present include:

- Canterbury District Local Plan First Review
- Core Strategy Development Plan Document
- Development Land Allocations Development Plan Document
- Herne Bay Area Action Plan

3.2 Changes to the Local Development Framework Planning System

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

- The 'Localism Bill' includes an intention to abolish the Regional Spatial Strategy (The South East Plan).
- The draft National Planning Policy Framework indicates that Councils should produce a single Local Plan for its area. This is likely to be similar to an 'old style' local plan.
- Communities, most commonly Parish Councils, will be able to prepare Neighbourhood Plans. Neighbourhood development plans will be able to set out a community's policies for the development and use of land in their area. Neighbourhood planning will give local communities greater control over the planning of their areas and the freedom to bring forward proposals for more development than is set out in the local development plan for their area.
- The draft NPPF indicates that development plan documents other than a local plan should only be used where clearly justified, and supplementary planning documents should only be necessary where their production can help to bring forward sustainable development at an accelerated rate, and must not be used to add to the financial burdens on development.
- Although subject to some changes, the Statement of Community Involvement and Annual Monitoring Report will remain.

3.3 Future Development Plan preparation

The Council is currently considering how it will approach the new planning system, but one option is to revert to a Local Plan-style format, rather than preparing separate Core Strategy and Development Allocations DPDs, and this would be in accordance with the emerging guidance.

In accordance with the provision of the Localism Act to abolish Regional Strategies, the Council has embarked on two key pieces of research, to prepare for the changes to the planning system that will come into effect in March 2012.

These are:

- (1) Development Requirements Study (Nathaniel Lichfield & Partners); and
- (2) Public Opinion Research into future development issues (Ipsos MORI)

These two studies should assist in bringing forward a Local Plan that meets future development needs, and engages local people in that process.

At this stage, a detailed timetable has not been agreed by Members, but it is anticipated that this will be decided early in 2012. Amendments to the Local Development Scheme will be approved by the Development Framework Steering Group and made available on the website.

3.4 The Herne Area Action Plan was adopted 22 April 2010.

Table showing progress on the Local Development Scheme.

Document	Timescale Achieved	Unable to achieve in the timescales
Core Strategy DPD	Consultation on Core Strategy Options Report completed March 2010.	Due to diversion onto other tasks, and delays to key studies. Also discussion with GOSE about a significant change to the overall approach to the Core Strategy.
Housing Strategy DPD (Development Land Allocations DPD)	Strategic land allocations may be made through the Core Strategy, and the need for a specific Development Land allocations DPD will therefore be kept under review.	
Herne Bay AAP	No, due to discussions with statutory consultees.	Adopted on 22 April 2010.

3.5 **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.

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 include:

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 LDF Core Strategy.

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 Core Strategy.

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 Core Strategy.

New Landscape Character & Biodiversity Assessment SPD – this SPD, will replace the existing Landscape Character SPGs, This is likely to take place in parallel with the development of the Core Strategy.

Balanced Housing Provision Draft SPD on Housing in Multiple Occupation – consultation 16 September 2010 to 29 October 2010. Preparation on this SPD is ongoing, in parallel with the making of an Article 4 Direction and research relating to licensing schemes.

Central Development Area Herne Bay Developments Principles SPD adopted April 2010

Bus Depot Herne Bay Development Principles SPD adopted April 2010

Beach Street Herne Bay Development Principles SPD adopted April 2010

4.0 Business Development

- 4.1 As has been demonstrated 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.
- 4.2 However the short-term impacts of the economic recession on the district are beginning to emerge. Between 2008 and 2010 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.
- 4.3 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.
- 4.4 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.
- 4.5 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.
- 4.6 Despite these economic issues, several sources including the most recent Kent Property Market Reviews have seen Canterbury as a continuing performer in the retail property market. The office and industrial markets in contrast have remained static with little activity. The section below covers this in more detail.

Office Market

- 4.7 In the wake of the recession, occupier demand in the Kent office market had continued to fall away in 2010/2011. As with the south east generally take up across Kent is down while availability increased significantly during the first half of 2009 and stabilised in 2010.
- 4.8 As few occupiers have had the capacity to expand, there remains an absence of requirements for accommodation over 465m² (5,000ft²), but with limited large floor plates, or even modern space available, rents in Kent have remained firm. Like much of east Kent generally most letting transactions involve older, second-hand, older buildings rather than new or refurbished accommodation resulting in few sites being developed. In fact the market continues to be dictated by short term, flexible agreements. Those occupiers of good covenant strength able to commit to longer lease terms have been well placed in negotiations.
- 4.9 In line with this the local office market as with the rest of Kent has seen weaker conditions from 2008 into 2011. According to the 2010 Kent Property Market Review office rents (at £135 per square metre) remain static after falling steadily between 2008 and 2009 while office investment transactions remaining limited. Also DTZ recently reported that office occupier demand is currently weak and this is forecast to continue in the medium term which in turn is likely to continue to impact upon the deliverability of employment sites.
- 4.10 Where no speculative development took place in 2010/11 and town centre office development remained relatively inactive, the supply of new, modern space to Canterbury has not taken place. In the future however stock in Canterbury may be boosted with the city council's decision to grant Palace Estates Developments Ltd planning permission for up to 5,000m² (53,820ft²) of high-quality office space at the former Wyevale Garden Centre site, Upper Harbledown.
- 4.11 As occupier demand dwindles, property owners have had to reconsider their strategies for vacant buildings. This has left some undeveloped sites and older, existing buildings under threat from a change of use which may leave the district disadvantaged as the office market begins to recover and firms seek new accommodation.
- 4.12 Whilst demand for larger office suites has fallen generally requests for smaller office premises has continued. Serviced offices/managed workspace continues to perform reasonably well locally with Lakesview Enterprise Centre (LEC) attracting several new clients. Similarly George Wilson Developments has secured some land from Canterbury City Council for employment related development on the edge of Herne Bay (former Eddington Nursery site). As part of this development a new building comprising small office suites for start up and small businesses will be built in late 2011.
- 4.13 Added to this the £7.3 million Canterbury Business Innovation Centre is performing well in its second year of operation. Located on the University of Kent's campus in Canterbury the site provides 2,500 square metres 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 and was 80% occupied in September 2011.

- 4.14 From 2010/2011 the priority will be to secure finance for the 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.
- 4.15 Key office sites in the district and their potential office capacity are highlighted below:
- Canterbury Office Park, Upper Harbledown – 5,000 sq ms
 - Altira Business Park, Herne Bay – 35,000 sq ms (office and industrial)
 - Estuary View, Whitstable – 12,000 sq ms
 - Office Connection site, Canterbury – 1,000 sq ms
 - Canterbury Business Innovation Centre, Canterbury – 2,500 sq ms (science, technology)
- 4.16 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.
- 4.17 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.
- 4.18 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 £18- £30m.
- 4.19 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.
- 4.20 Therefore as with other future major developments it is evident that future development proposals in the City of Canterbury are at serious risk of being vetoed through the objections by the Highways Agency. This will undermine the economic strategy of the district and East Kent and compromise the capacity for additional development and the potential for Canterbury to realise its future economic potential.

Industrial market

- 4.21 2010/11 has seen a mixed picture in terms of the fortunes of industrial firms in the area. For some manufacturers, notably exporters, there has been scope for growth but other companies are experiencing a continuing slowdown in orders and sales. CBI surveys continue to report that the manufacturing sector generally remains on the path to recovery with improving overseas orders and UK exports although this has slowed recently. Employment has also stabilised though concerns remain over the future of manufacturing operations and therefore the supply chain of firms such as BAE Systems and Phillips who have announced global cuts to their production facilities.
- 4.22 As with much of Kent occupier demand in Canterbury district diminished throughout 2009/2010 with potentially some pressure on values. Due to a general lack in activity industrial rents in the district are likely to have remained stable at around £65 per square metre (Source: Kent Property Market Review, 2010). In many cases current client requirements for industrial space had either been put on hold or closed. As a result new industrial development has been limited. In 2011 no major construction work took place at the district's main business parks, Lakesview Business Park and Altira Business Park in Herne Bay.
- 4.23 However some expansion enquiries from local niche manufacturers operating in global markets suggest that these higher/advanced manufacturing firms are more optimistic about the future. This could translate into new development requirements over the next twelve months in the district.
- 4.24 When conditions improve a key industrial/warehousing site will be available at Canterbury Business Park, Canterbury. This will be an 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 sq ms of new floorspace over the coming years.
- 4.25 The district may also face some competitive pressure from east Kent's newly designated Enterprise Zone called Discovery Park at Sandwich. Covering the site to be vacated by Pfizer in 2012, this will offer attractive incentives and inducements to firms to relocate there. There is therefore some potential for displacement of local industrial firms attracted to the site.

Retail market

- 4.26 The vast majority of the District's 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 are among some of the highest in the region. However, in 2010/11 there was both good and bad news for retailers in the district.
- 4.27 At a national level Colliers (2011) report that despite a positive start to the year in terms of sales volumes and footfall the fortunes of the UK retail market appear to have taken a turn for the worse in recent months. Following a temporary 'feel good' factor experienced by the nation's retailers at the time of the Royal Wedding, coupled with Easter and a spell of good weather, a negativity has since resumed and looks set to become commonplace for the remainder of 2011.

- 4.28 June was a key month in the UK as a whole, with a number of retailers such as Habitat, TJ Hughes, Jane Norman, Homeform, Haldanes, and Life & Style all falling into administration. These have consequently left a series of unoccupied retail sites around Canterbury. The remainder of the year will also see many well-known high street retailers showing signs of caution and taking steps to secure their futures. Thorntons, for example, has announced its intention to halve its store numbers in the next three years, diversify its retail offer and focus on franchise stores in an attempt to 'de-risk' the business. Likewise, following two profit warnings, Mothercare announced the disposal of 121 branches, including 32 loss-making stores and a number of Early Learning shops. It cited the growth of out-of town and internet shopping, as well as exorbitant high street rents, as its reasoning for streamlining its portfolio.
- 4.29 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 are faring relatively well within the very difficult wider picture across the UK. Though footfall remains strong and sales from a range of retailers was good earlier in the year, from July strong levels of footfall has not necessarily translated into increased retail sales.
- 4.30 Although 2011 data is not available from the Kent Property Market Report, Canterbury is expected to have experienced either a stabilisation or possibly a fall in high street rental values for the fourth year in a row. Prime retail rents had fallen from £2,400 per square metre in 2008 to approx. £1,900 per square metre in 2010 (Source: Kent Property Market Report, 2010). This was however still the highest prime rent anywhere in Kent. However with the public sector pay freeze and cuts, falling disposable incomes, rising inflation, VAT rises and a host of challenges, rental growth prospects remain limited.
- 4.31 That said the vacancy rate in Canterbury remains well below the 13.3% national average for prime and secondary space (Source: Colliers, 2011) at around 5%. This aligns with Colliers' International National Retail Barometer which has recorded two consecutive six month periods of falling vacancy rates. However given the latest spate of administrations, there is no room for complacency as the number of vacant units across the UK may rise into 2012.
- 4.32 In relation to out of town retail, there has been continuing demand in Canterbury for small to medium size retail warehousing. Larger warehouses in some cases have also provided attractive to new occupiers. Marks & Spencer for example opened a new out of town food store at Maybrook Retail Park. Therefore key sites are unlikely to remain unoccupied for long periods of time. There is for instance already considerable interest in Habitat's former site at Rheims Way in Canterbury. In out of town locations retail rents are reported to be in the region of £301.39m² (£28ft²)
- 4.33 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 development at Stratford City, London which opened in summer 2011.

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

All figures are rounded to the nearest whole number.

Total additional employment floorspace 2004-2010 (gains, gross external floorspace)

	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

Total gross external floorspace has decreased on last year's figures for all B use classes except for B2. This perhaps reflects the downturn in the economy.

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

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

This year there has been an overall net contraction in the B use classes which is accounted for by changes to other uses including residential. See Local indicator EL1.

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

	Gains only	B1a	B1b	B1c	B2	B8
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

Percentage of new development on previously developed land 2004-2009

	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%

The table above shows that there is a high percentage for previously developed land for use classes B1a, B2 and B8. This is accounted for by the majority of applications being for a change of use and a very low percentage of completed employment space on greenfield sites this year.

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

Source: KCC Commercial Information Audit 2009/10

	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		8			30		4		42
Not started	0.0116ha	0.88ha	0.075ha	2.504ha		2.397	4.096		9.9ha
Under Construction	0	0.22ha	0	0.1868ha		0.0093	0.0279		0.447ha
Pending a loss	0.0084ha	-0.0441ha	0	-0.175ha		-0.4127ha	-0.1294ha		-0.753ha
Net Committed	0.032ha	1.056ha	0.075ha	2.5158ha		1.9936ha	3.9945ha		9.594ha
TOTAL	0.032	9.056	0.075	2.5158	30	1.9936	7.9945		51.594ha

Based on the figures above, the Commercial Information Audit has identified a total of 51.594ha of available employment land for the survey year 2010/11. 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.

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.)

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

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

Completions Net (gains & losses)	A1	A2	B1a	D2	Total floorspace
2008/09	-568	0	490	0	
2009/10	-2204	190	105	-237	-2146
2010/11	-1812	-3632	-1082	-929	-7455

Other town centre uses

There has also been a slight net contraction in other town centre uses for each of the three towns – Canterbury, Herne Bay and Whitstable - such as A3 (restaurants and Cafes), A4 (drinking establishments) and A5 (hot food takeaways).

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

The above 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
Herne Bay	Gains	47	0	0	0	0	63	13	0
	Net	-168	0	0	0	0	-268	13	0
Whitstable	Gains	161	0	132	0	0	224	145	0
	Net	161	-67	132	0	-76	-291	145	0

The only significant change is a loss of A2 office to D1 education in Canterbury. There have been minor gains in Whitstable with overall losses of A1 and B1a office in Herne Bay.

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

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

This year has seen a major loss of A2 office space in the town centre to education use. This has been a trend over the last few years with the education sector taking over vacant office space in the town.

5.0 Housing Development

- 5.1 The City Council is committed to the principles set out by central Government guidance, which are to maximise the residential development of land that has previously been developed, is derelict or underused; and to promote and improve the quality of life within the Canterbury district.

The City Council's objectives for housing development

- 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 SE Plan was revoked in July 2010 there are currently no approved alternative strategic housing requirements).
- 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

- 5.2 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 SE Plan was revoked on 6 July 2010 there are no alternative strategic housing figures at present.

The South East Plan (SEP) housing requirements for the period 2006 to 2026 are set out below:

Year	Annual Requirement
2006/07	510
2007/08	510
2008/09	510
2009/10	510
2010/11	510
2011/12	510
2012/13	510
2013/14	510
2014/15	510
2015/16	510
2016/17	510
2017/18	510
2018/19	510
2019/20	510
2020/21	510
2021/22	510
2022/23	510

2023/24	510
2024/25	510
2025/26	510

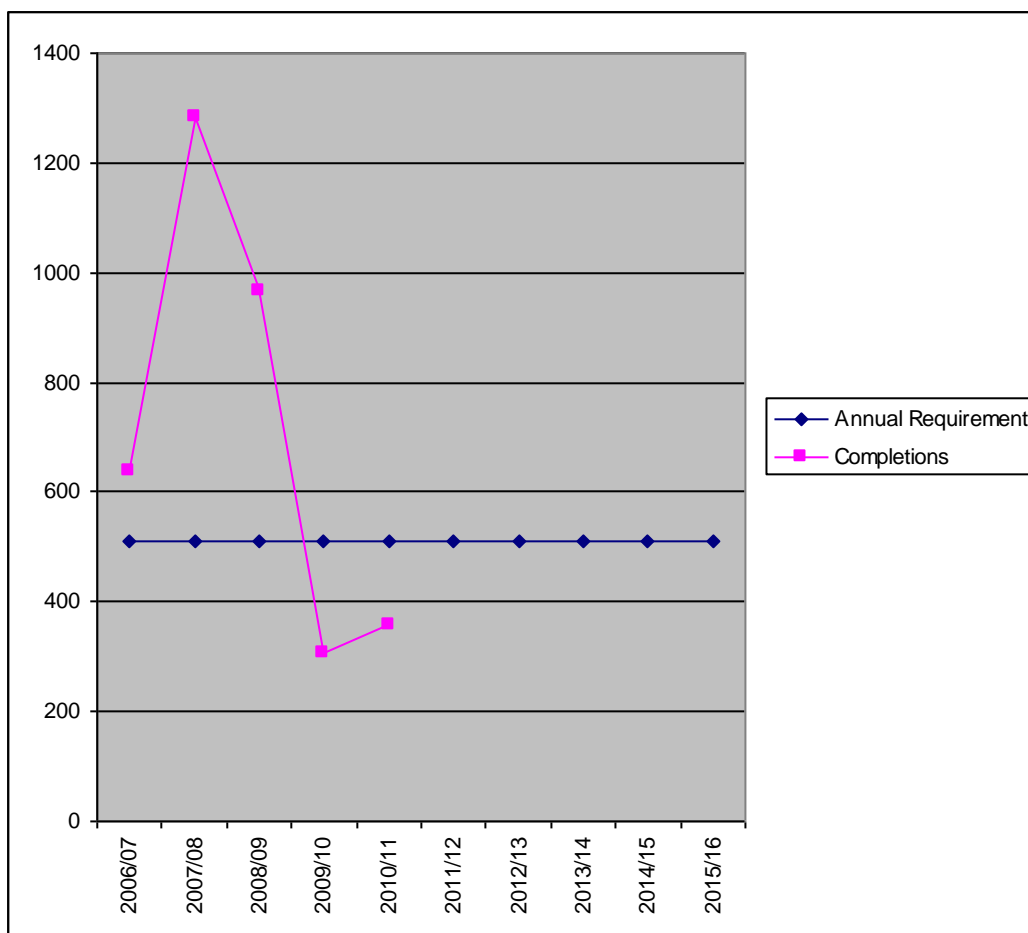
Net additional dwellings – in previous years

- 5.3 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 ten years have been 617 units. An average of 556 new houses has been built each year since 1990.

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

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			
2012/13	510			
2013/14	510			
2014/15	510			
2015/16	510			
2016/17	510			
2017/18	510			
2018/19	510			
2019/20	510			
2020/21	510			
2021/22	510			
2022/23	510			
2023/24	510			
2024/25	510			
2025/26	510			

- 5.4 Since the introduction of the South East Plan in 2006, up to 2011, the total number of housing completions has been 3549, compared to the strategic requirement (set out in the KMSP and SEP) requirement for that period of 2550 units, some 40% ahead of the strategic requirement.
- 5.5 In the last five years, performance on housing completions in the district has been excellent, and well ahead of strategic requirements. This has been despite the fact that difficult market conditions have slowed completions over the last two years, and shows that Canterbury has performed well in terms of housing completions.



5.6 From the above table and chart it can be seen that completions at 31 March 2011 are 999 in excess of the implied requirement of the SEP from 2006 to 2011. This is due to above requirement completions for the years from 2006/07 to 2008/09 more than compensating for the under requirement completion figure for 2009/10 and 2010/11.

Net additional dwellings – for the reporting year

5.7 The Housing Information Audit (HIA) records 357 net completions for the year ending 31 March 2011

Net additional dwellings – in future years

Five-year housing land supply

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

5.9 In terms of **availability**, the sites in the Local Plan were either identified through an UrbanCapacity Study, and subject to the Inspector’s recommendations, following a Local Plan Inquiry. Each of the allocated sites was 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.

- 5.10 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.
- 5.11 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.
- 5.12 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. A high proportion of these sites are on previously-developed land, in line with the Local Plan and Government guidance.
- 5.13 Notwithstanding the proposed changes to the planning system and the provisions of draft National Planning Policy Framework, there is a continuing “fit” with national and local planning policy. There no issues arising from the current supply in relation to suitability of the sites in the land supply.
- 5.14 In terms of **achievability**, Planning Policy Statement 3 indicates that the housing land supply should have a “reasonable prospect of delivery”. It does not require certainty of delivery. 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 2011

- 5.15 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.
- 5.16 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.

Table 2: housing land requirements (based on South East Plan 2006)	
Housing land requirements at 1st April 2011	
Total housing requirement	10,200
Completions to 1 st April 2011	3,549
Total residual requirement	6,651
Annual residual requirement	443
5-year requirement (to 2016)	2215

5-year supply position at 2011

- 5.17 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 2011 was carried out in a number of stages:

Desktop Study

- 5.18 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

- 5.19 The main Housing Information Audit survey was undertaken through May to July 2011. 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

- 5.20 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 2011

- 5.21 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 three 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.
- 5.22 The Council believes that this approach provides the best measure of development intentions, and therefore a robust indicator of a "reasonable prospect" of delivery.
- 5.23 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.

- 5.24 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.
- 5.25 This approach is not specifically required by PPS3, 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.
- 5.26 As a result of responses received from developers in this year’s survey, then Council has amended the phasing of some sites in the overall land supply, representing a net loss from the 5-year supply of 97 units. The Council has also identified a total of about 500 units that are expected to come forward later than previously anticipated. These sites have all been “zeroed” in the housing land supply as a result.
- 5.27 However, a number of responses indicated that, subject to planning requirements, developers expected their sites to come forward earlier than previously indicated. This includes a number of Council-owned sites, but also a number of other sites.

Contribution of small sites

- 5.28 The Council has identified a small site supply for the 5-year period of 256 units, consisting of planning consents which are available, suitable and achievable.
- 5.29 This figure is robust in terms of deliverability. The best method of applying a market perspective to a small site supply is to look at the historic rates of completions on small sites over the last few years.
- 5.30 Small sites have over the last 5 years (2006-11) contributed a total of 928 units, an average of about 186 units per annum. The small site supply of 256 units identified by the Council is therefore relatively modest by comparison, and is likely to come forward in the next five years. In fact, the identified small site supply may underestimate the potential contribution of small sites over the next five years.

Overall conclusions on land supply position

- 5.31 The main conclusions from the 2011 HIA and Development Phasing Survey are as follows:

Completions

The total number of completions in the monitoring year 2010-11 was 407 gross (357 net) units.

Total and new permissions

The total number of units with planning permission at 31st March 2011 was 1,955. Of these, new permissions in the monitoring year 2010-11 totalled 703 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 3,013 units, compared to a 5-year requirement of 2,215 units. This represents a surplus of 798 units, or 36%.

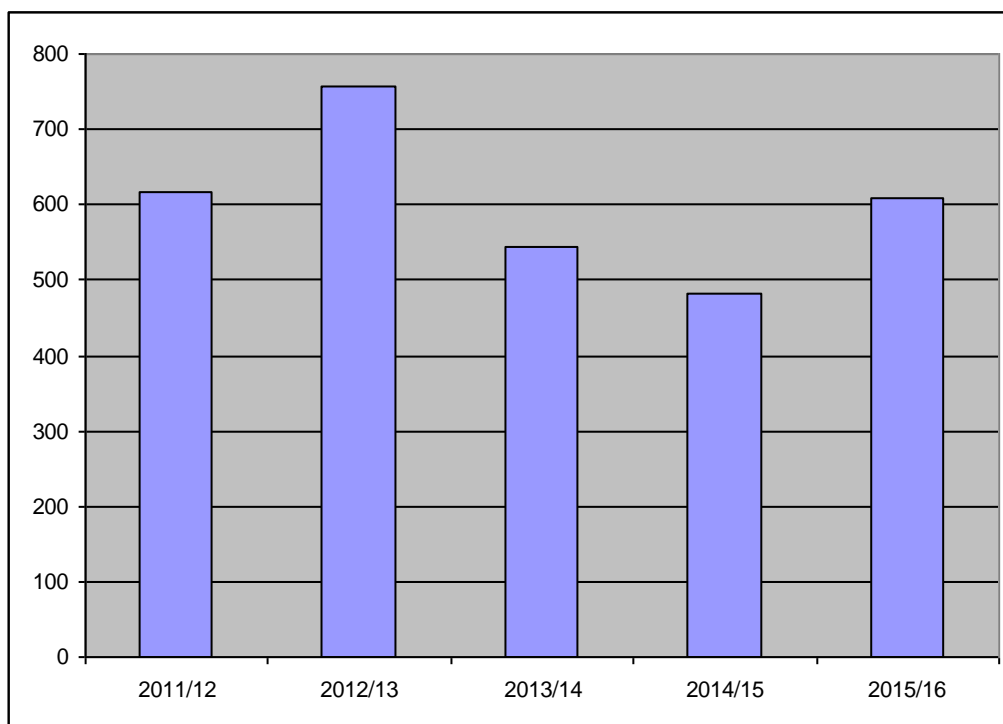
This is set out in more detail in the table below, and incorporates the results of site investigations, contacts with site-owners and developers, and the development phasing consultation. **A full list of the sites included in the 5-year housing land supply is set out in the Schedule of Sites that forms an Annex to the AMR.**

Table 3: Summary of 5-year housing land supply position (HIA 2011)	
5-year housing land requirement (see Table 2)	2,215
Allocated sites supply (1 April 2011- 31 March 2016)*	1,058
Sites with planning permission (1 April 2011- 31 March 2016)*	1,955
Total housing supply (1 April 2011- 31 March 2016)	3,013
Balance	+798

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

For the period up to 2016 the estimated annual rate of net additional dwellings is set out in the following table.

2011/12	618
2012/13	758
2013/14	544
2014/15	483
2015/16	610

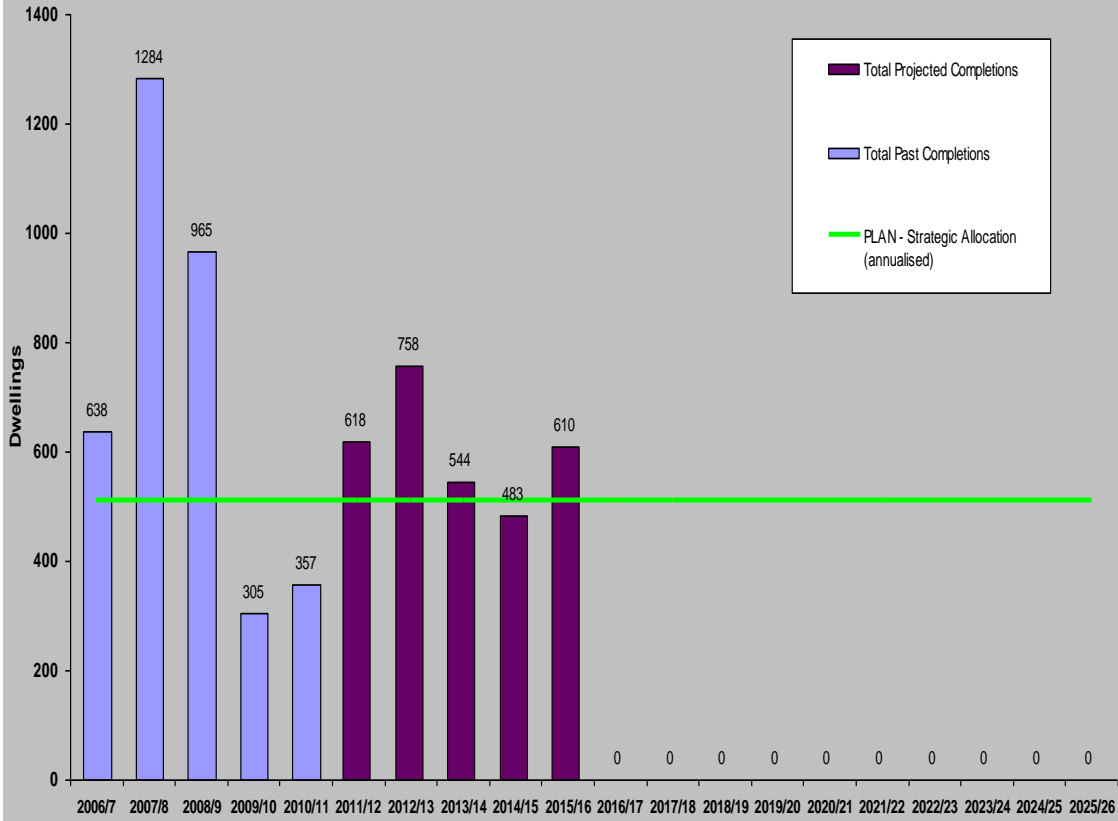


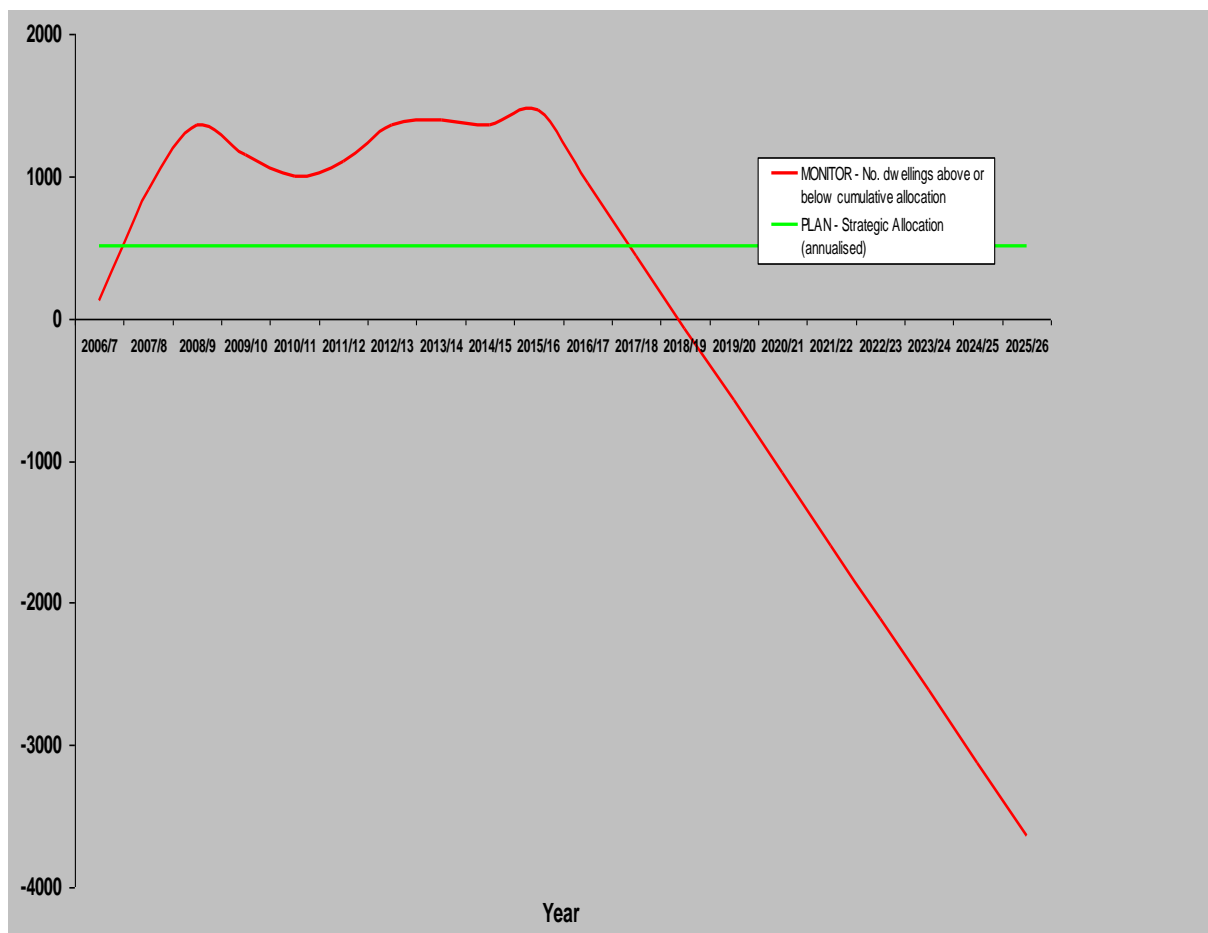
5.32 Current housing allocations are from the Canterbury District Local Plan and the Herne Bay Area Action Plan, future housing requirements will be addressed through the Local Development Framework (LDF) process.

Managed delivery target

5.33 In accordance with the ODPM Good Practice Guide “Local Development Framework Monitoring” the above data have 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:

Housing Trajectory - Monitor and Manage





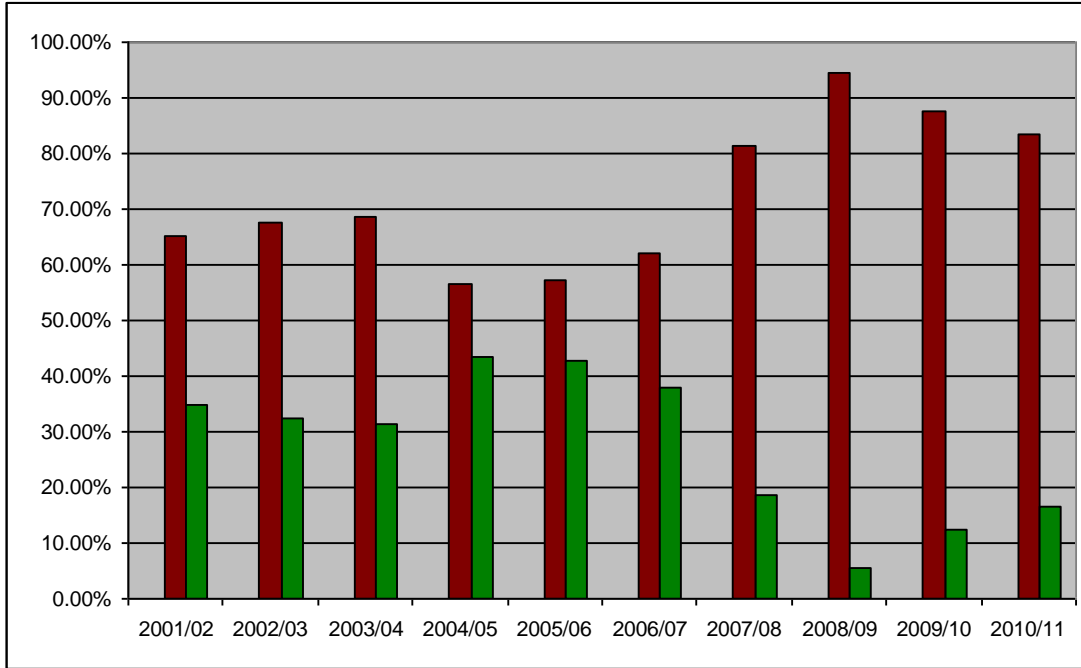
New and converted dwellings – on previously developed land

5.34 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.

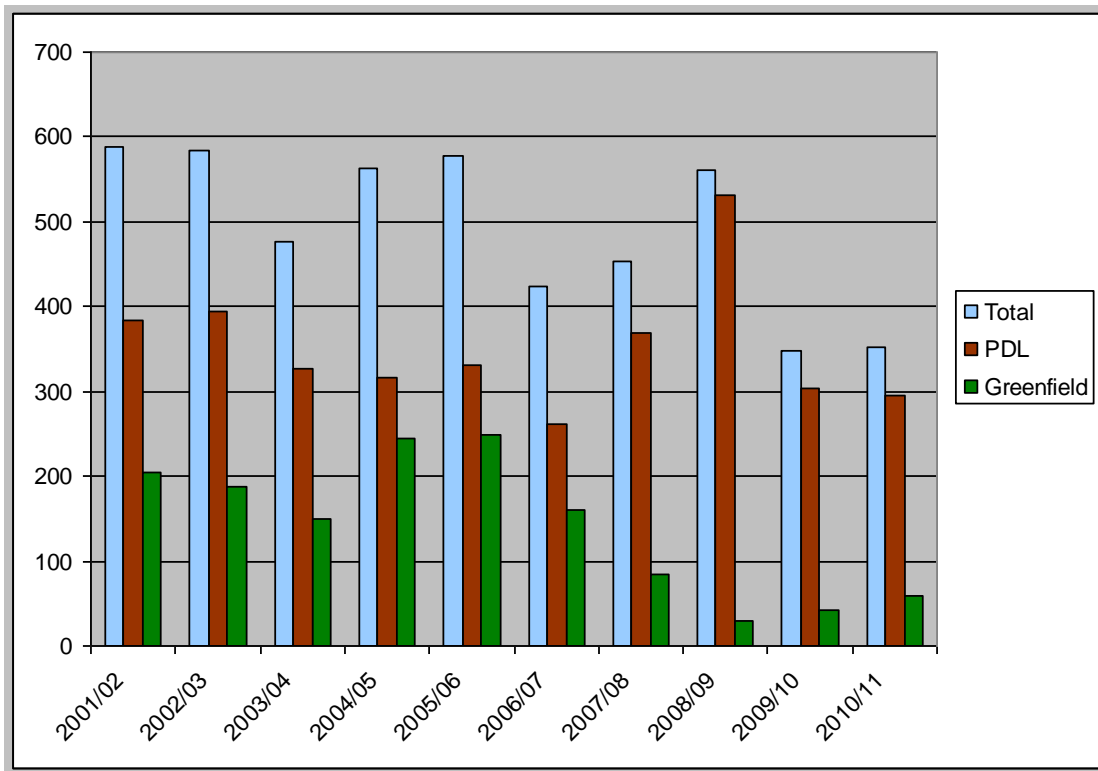
Performance in the Canterbury District has generally been in excess of the national target:

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%

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

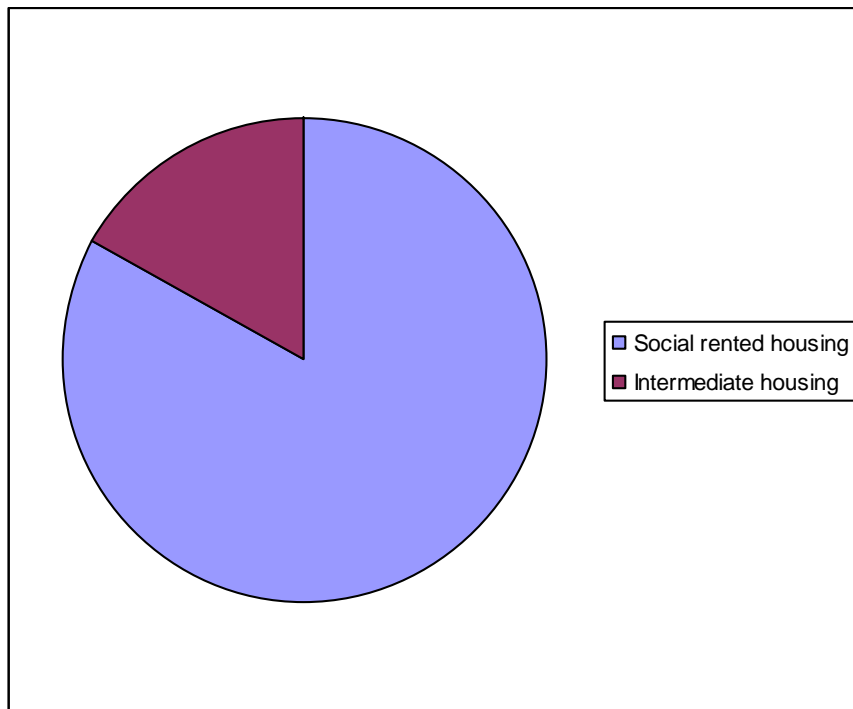
There were no Building for Life Assessments submitted this monitoring period.

Gross affordable housing completions

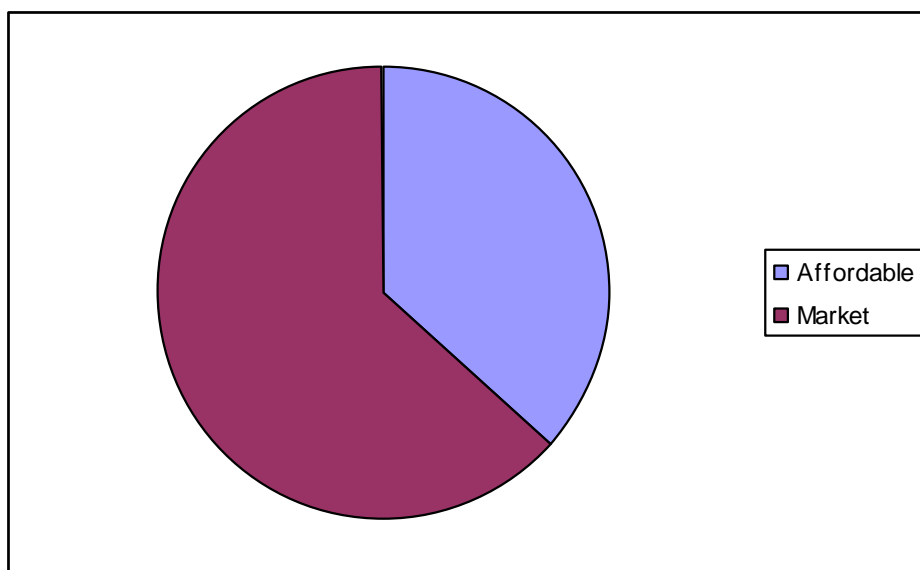
The annual target for affordable housing within the Canterbury district is 120 dwellings, the amount provided is set out in the table below.

Social rented homes provided	Intermediate homes provided	Affordable homes total
108	22	130

The chart below shows social rented housing and intermediate housing provided 2009/2010 as proportions of the total of affordable housing provided 2010/11.



The following chart shows the relative proportions of new affordable housing and open market housing provided in the year ending 31 March 2011.



The findings of the Strategic Housing Market Assessment for the East Kent Sub Region June 2009 are as follows :

Table 1 - Need and affordable supply by dwelling size

		Canterbury	Dover	Shepway	Swale	Thanet	East Kent
One bed flat or house	Total need	616	399	530	531	876	2,951
	Available supply	176	124	145	91	294	831
	Supply – need	-439	-274	-385	-439	-582	-2,120
	Supply/need	29%	31%	27%	17%	34%	28%
Two bed flat or house	Total need	280	176	307	381	209	1,353
	Available supply	199	51	80	47	39	416
	Shortfall/surplus	-81	-125	-226	-334	-171	-937
	Supply/need	71%	29%	26%	12%	18%	31%
Two bed house	Total need	234	245	279	325	333	1,417
	Available supply	0	79	121	95	87	381
	Supply – need	-234	-166	-159	-230	-247	-1,036
	Supply/need	0%	32%	43%	29%	26%	27%
Three bed house	Total need	656	788	489	648	487	3,068
	Available supply	68	28	56	79	63	294
	Supply – need	-588	-759	-433	-569	-425	-2,775
	Supply/need	10%	4%	12%	12%	13%	10%
Four+	Total need	140	164	115	147	120	686

bed house	Available supply	9	0	0	3	0	12
	Shortfall/surplus	-131	-164	-115	-144	-120	-673
	Supply/need	6%	0%	0%	2%	0%	2%
All dwelling types	Total need	1,926	1,772	1,720	2,032	2,026	9,475
	Available supply	452	283	402	315	482	1,934
	Supply – need	-1,473	-1,489	-1,318	-1,717	-1,544	-7,541
	Supply/need	23%	16%	23%	16%	24%	20%

- 5.35 Table 1 highlights the supply shortfall of all sizes of properties across the sub-region. In summary, supply is only available to match 20% of need. There is a particular mismatch in filling the need for larger dwellings (three bedrooms and larger).
- 5.36 For some districts the figures indicate that the absolute size of the annual shortfall is highest for smaller dwellings and lowest for larger dwellings. For example, in Canterbury, there is a shortfall of 439 one bedroom properties, and a lower absolute shortfall of 131 for three bedroom properties. However, supply is available to meet 29% of one-bedroom need, whereas only 6% of four-bedroom need is being filled. This is primarily due the fact that the turnover, or level of 'churn' is much lower for these larger dwelling types than smaller ones. Only 306 three-bedroom or larger homes become available each year for re-let for the whole East Kent area, compared with a supply of 834 one bedroom homes.
- 5.37 In effect this means that households in need requiring larger dwellings have a smaller chance of acquiring a suitable home than households requiring smaller dwellings; and will therefore generally face longer waiting times before their needs are met. This is an important policy conclusion, especially given that this group consists of households with children. Although single person households are more numerous, the chance they already have of meeting their housing need is higher than larger households, due to the relatively high number of re-lets of smaller dwellings.
- 5.38 This should also be combined with the fact that they tend to have more options at their disposal, including staying with parents and moving in with others to form multi-person households. It should also be noted that the SHMA Guidance accepts the option of excluding some groups of younger, single people (under 25) from being classified as 'in need', expecting their needs to be met in the private rented sector. This has not been done for this SHMA, but it reinforces policy measures to rebalance supply towards larger households.
- 5.39 In recognition of this point and the unlikelihood of raising the level of new build completions sufficiently to meet all identified need, prioritising the provision of new dwellings to address the most acute need is a sensible policy response. This would involve targeting new build activity to boost the supply of those dwelling types with the lowest supply to need ratios. In this way the longest waiting times would be reduced, and more balance introduced at the most acute pinch points. This approach is set out in the two following tables, showing the additional supply required annually to ensure that a minimum of 50% of need is met for each dwelling type, and alternatively, the additional supply required ensuring that 75% of need is met.

Table 2 - Prioritising additional affordable housing supply to meet 50% of need

		Canterbury	Dover	Shepway	Swale	Thanet	East Kent
Number of units required	One bed flat	132	75	120	174	144	645
	Two bed flat	0	37	73	143	66	260
	Two bed houses	117	43	19	68	80	327
	Three bed houses	260	366	188	245	181	1,240
	Four+ bed houses	61	82	57	71	60	331
	Total	570	603	458	701	531	2,804
Share	One bed flats	23.1%	12.4%	26.2%	24.8%	27.2%	23.0%
	Two bed flat	0.0%	6.2%	15.9%	20.4%	12.5%	9.3%
	Two bed houses	20.6%	7.2%	4.1%	9.7%	15.0%	11.7%
	Three bed houses	45.7%	60.6%	41.1%	35.0%	34.1%	44.2%
	Four+ bed houses	10.7%	13.6%	12.5%	10.1%	11.3%	11.8%

Table 3 - Prioritising additional housing supply to meet 75% of need

		Canterbury	Dover	Shepway	Swale	Thanet	East Kent
Number of units required	One bed flat	286	175	253	307	363	1,383
	Two bed flat	11	81	150	238	119	599
	Two bed houses	176	105	89	149	163	682
	Three bed houses	424	563	311	407	303	2,007
	Four+ bed houses	96	123	86	107	90	502
	Total	992	1,046	888	1,209	1,038	5,172
Share	One bed flats	28.8%	16.7%	28.5%	25.4%	35.0%	26.7%
	Two bed flat	1.1%	7.8%	16.8%	19.7%	11.4%	11.6%
	Two bed houses	17.7%	10.0%	10.0%	12.3%	15.7%	13.2%
	Three bed houses	42.7%	53.8%	35.0%	33.7%	29.2%	38.8%
	Four+ bed houses	9.6%	11.8%	9.7%	8.9%	8.7%	9.7%

These tables above show the number of new affordable dwellings required annually to 'top up' re-let supply so that 50% and 75% of need is met (refer back to table 1). For example in Canterbury annual need for four+ bed houses has been calculated to be 140 (table 1). 50% of this is 70. Re-let supply of this dwelling type is nine (also table 1). Therefore 61 (70 minus 9) additional four+ bed affordable houses are required each year to meet 50% of need.

6.0 Transport

6.1 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.

These actions are being monitored by the Transport Steering Group which is a sub-group of the Canterbury Partnership. Many actions have been implemented in line with the agreed principles and encouragingly the number of vehicles entering and passing through the city has decreased slightly over the past 3 years.

6.2 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.

6.3 The 3-mile long riverside Chartham to Canterbury cycle route was completed in 2011 and is being well used by many people. The new route includes a new bridge over the river Great Stour behind Staples/Wincheap Park and Ride. The path is now part of National Cycle Route 18, and for people from Canterbury it is a gateway to the Stour Valley and to the Kent Downs Area of Outstanding Natural Beauty. This new path will give great enjoyment to walkers, cyclists and disabled people in years to come. It can be used by people shopping on the Wincheap Retail Estate, by school children cycling to school in Canterbury or by people just wanting a breath of fresh air alongside the river. The path is already proving very popular with a whole range of people including walkers, joggers, 'shaky' cyclists, families, disabled people using mobility scooters, blind people and also for health walks. Canterbury is the cycling hub of Kent with fantastic routes also going to Whitstable (Crab and Winkle Way), Sandwich, Dover and Folkestone.

6.4 This project has taken many years to come to fruition and has only been made possible with the co-operation of local landowners. The scheme was funded mainly by Kent County Council, Brett Environment Trust and Sustrans.

The Horses & Goats Tunnel (near the Gasometer) is now also open for use, and this provides another link into the city centre cycle path network from the new Great Stour Way. This has been funded by the city council and Sustrans.

- 6.5 Following a successful funding application by Sustrans to the Health Lottery, as well as funding also being provided by KCC and the city council, the successful 'Bike It' scheme will be continuing in the Canterbury district. This involves encouraging children to cycle to school and teaching cycle safety skills at a targeted number of schools in the Canterbury district.
- 6.6 Several schemes are being planned for implementation over the next two years:
- 6.7 It is hoped that a new riverside cycle path will be provided between Toddler's Cove and the end of Whitehall Road (going underneath Rheims Way). This would help to further improve the cycle route network as well as improve pedestrian access to Westgate Gardens. It is envisaged that the path will be constructed by Spring 2012 and will be funded by the city council.
- 6.8 New cycle route links will be provided as part of the St Dunstan's/Westgate Towers Environmental Improvements Project. This scheme forms part of KCC's Local Sustainable Transport Fund bid which will improve integrated transport links at Canterbury West station. A new shared use pedestrian/cycle route will be provided along Station Road West to St Dunstan's Street and will be implemented by summer 2012. This scheme is funded by LSTF, the city council and Southeastern.
- 6.9 Public consultation for Phase 2 of Oyster Bay Trail (Swalecliffe to Whitstable) will take place in January 2012. This scheme will help to complete a missing link in the coastal cycle route network. It is proposed that Regional Cycle Route 15 continues from Swalecliffe towards the Harbour, with a new (mainly traffic-free) cycle route link being provided to the Crab & Way as well as improvements to the existing Crab & Winkle Way in the town. Local residents will have an opportunity to have their say before Members make the final decision later in the year. It is hoped that the new route will be fully implemented by spring 2013 and is being funded by Sustrans and the city council.
- 6.10 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 2012/13 and would be funded by the city council.
- 6.11 Local Plan Policy C5 seeks to implement the improvement of the A2 (T) junctions and the Wincheap traffic relief scheme. Any development proposals that might prejudice these improvements will be resisted. The construction of the A2 London-bound on-slip road at Wincheap was completed in September 2011.
- 6.12 Measures have been taken to try to provide alternative modes of transport, reduce the environmental impact and reduce cross city movements by identifying a Park and Ride site that would serve the A2 north-western approach to the city and Local Plan Policy C6 seeks to safeguard land for that purpose. However, identifying a suitable location has been a lengthy and complicated process and a final decision will be made through the LDF process.

- 6.13 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. A new Park and Ride service started in October 2010 from the New Dover Road site direct to the Kent & Canterbury hospital for staff, patients and visitors. This was achieved through successful partnerships formed through the Canterbury District travel Plan Forum.
- 6.14 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. The most recent and significant development has been the successful commencement of high-speed rail services between Canterbury West Station and London St Pancras in December 2009. Journey times have been reduced from 90 mins to less than 60. A project to improve the West Station forecourt is due to commence in March 2012.. Kent County Council have been successful in securing Local Sustainable Transport funding to improve links between the West Station and the City Centre. A trial which pedestrianises the Westgate Towers and provides bus priority measures is also due to commence in March 2012. 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
- 6.15 Canterbury City Council approved a Travel Plan in March 2005. The Travel Plan aims to promote sustainable alternatives and in some cases healthier forms of transport for staff, which in turn should encourage other major employers and institutions in the District, (see paragraph 7.52 of the Local Plan). The Canterbury Employers Travel Forum continues to operate and is considering many shared initiatives aimed at reducing car dependency.

7.0 Local Services

7.1 The figures for the following indicators have been disaggregated from the Commercial Information Audit 2010. Source – KCC.

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

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

BD4 (i) town centre only

Completions Gross (gains only)	A1	A2	B1a	D2	Total floorspace
2008/09	0	0	628	0	628
2009/10	31	190	105	0	326
2010/2011					

Completions Net (gains & losses)	A1	A2	B1a	D2	Total floorspace
2008/09	-568	0	490	0	
2009/10	-2204	190	105	-237	-2146
2010/11					

This year has seen one large single loss of an A1 food retail use (1070m²) to leisure use – bowling alley and skating rink within the town centre as defined by the Canterbury District Local Plan (2006). There has been a higher loss of the A1 use class within town centres of Canterbury, Herne Bay and Whitstable compared with the last monitoring year. This is perhaps a reflection of the downturn in market conditions.

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					

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					

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

7.2 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

7.3 Canterbury City Councils’ Open Space Strategy 2004-2009 analysed 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 and play strategies, will endeavour to improve open spaces across the District. This document was updated and was adopted in November 2009, as the 2009 – 2014 version.

7.4 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 currently boasts three Green Flag sites – Reculver Country Park, Herne Bay; Duncan Down Village Green, Whitstable; and Curtis Wood Park, Herne. These sites are managed by the Conservation and Countryside team in the council’s Planning and Regeneration department in partnership with Kent Wildlife Trust and the Friends of Duncan Down. Curtis Wood Park is managed in partnership with the Outdoor Leisure section of the council 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 is new for 2011. 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	Potential for Green Flag within 10 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

8.0 Flood protection / Water Quality

8.1 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.

8.2 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.

8.3 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.

8.4 The Environment Agency produce a report titled The High Level Target 5. This report monitors the impact of the technical advice 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.

8.5 There were 3 planning permissions granted and 1 refused following advise from the Environment Agency on flood risk grounds during the period between March 2010 and April 2011.

Application No	Decision	Conditions / Reasons
CA/09/00444/WHI – Demolition of existing buildings and erection of a detached two and a half storey building comprising of retail unit, post office and 12 flats with associated parking.	Granted at Committee 23.7.10	Condition for details to be submitted to ensure the development is satisfactorily drained and to prevent localised flooding.
Application No	Decision	Conditions/Reasons
CA/10/00503 – Residential development comprising of 181 dwellings with associated roads, open space and landscaping	Granted at Committee 24.11.10	Condition requested requiring surface water drainage scheme and approved by the Local planning authority to ensure the development is properly served by waste water disposal and to ensure protection of ground waters and to prevent the increased risk of flooding.
CA/10/01022 – Erection of 14 dwellings with associated garaging, parking & new access road.	Refused 8.4.11	The application does not adequately demonstrate how surface water from the proposal would be dealt with and that the development would not result in localised flooding
CA/10/01967 – Application for a new planning permission to replace Ca/07/01426 for erection of 90 bed hotel and pub/restaurant with associated car parking.	Granted 14.4.11	Condition for a surface water and sewage scheme to be submitted and approved by the Local authority in order that the site is properly drained and the avoidance of flooding

There were 2 planning applications objected to by the Environment agency on water quality grounds, 1 was refused and 1 was granted.

CA/09/00444 - Demolition of existing buildings and erection of a detached two and a half storey building comprising of retail unit, post office and 12 flats with associated parking.	Granted at Committee 23.7.10	Sequential test not adequately demonstrated. Condition for details to be submitted to ensure the development is satisfactorily drained and details of the proposed means of disposing of both foul and surface water to prevent localised flooding
CA/10/01022 – Erection of 14 dwellings with associated garaging, parking & new access	Refused 8.4.11	The application does not adequately demonstrate how surface water from the proposal would be dealt with and that the development would not result in pollution to the local water environment

8.6 The Environment Agency is also responsible for maintaining or improving the quality of fresh, marine, surface and underground water in England and Wales.

9.0 Biodiversity

Core Output Indicator E2 – Change in areas of biodiversity importance

9.1 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.

9.2 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.

9.3 The city council aims to safeguard and enhance biodiversity throughout the district both within sites designated for conservation and in the wider environment. Particular attention is given to Blean Woods SLA and the Wantsum Channel AHLV.

9.4 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 Statement 9 ‘Biological and Geological Conservation’ 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 enhance 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. Since January 2011, advice has been given for mitigation and enhancement measures for 44 planning applications. Of these, 29 received recommendations for mitigation/enhancement. For 13 of these at the time of writing, no decision has been made yet, 3 were refused planning permission, and conditions for recommended measures were included for 14 approved planning applications. These are similar figures for the same period last year (2010).

- 9.5 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 in relation to targets for National Indicator 197, assists in habitat creation and restoration and links with existing habitats, avoids damage to, and enhances species and habitats. The Kent target was to bring 61% of Local Wildlife Sites into positive management for wildlife. Based on the original baseline, a total of 253 sites or 58% of sites are now under positive conservation management.
- 9.6 The 2008 baseline for the total number of Local Wildlife Sites in positive management in the Canterbury district (managed under a written management plan or part of a woodland or agri-environment scheme) is 27, and the index 55%.

Canterbury Local Wildlife Sites – Baseline Areas in Positive Management

(List includes sites partially or wholly within the Canterbury City Council boundary. Parts of sites in management may not lie within the City Council area.)

District	LWS number	Site name	Total area in management ha	Site area ha	% under management
Canterbury/ Ashford	AS27	Great Stour, Ashford to Fordwich	131.97	408.61	32
Canterbury/ Ashford	AS42	Denge Wood complex	470.66	573.38	82
Canterbury/ Ashford	AS50	Huntstreet Woods and pasture	17.4	26.85	65
Canterbury	CA01	St Joseph's Church, Chestfield	0.00	0.13	0
Canterbury	CA02	Convict's Wood, Chestfield	0	4.83	0
Canterbury	CA06	Seasalter Dairy Farm	10.79	14.26	76
Canterbury	CA07	Thornden Pasture and Crow Park	0.18	13.54	1
Canterbury	CA08	Red House Farm Pasture, Chestfield	0.00	2.11	0
Canterbury	CA11	Pasture at Chestfield and Greenhill, Thanet Way	0.00	4.85	0
Canterbury	CA12	Duncan Down, Seasalter	18.00	19.87	91
Canterbury	CA14	Tyler Hill Pasture	0.00	4.30	0
Canterbury	CA15	Blean Pasture	0.01	13.51	0
Canterbury	CA16	Clowes Wood and Marley Wood	228.03	269.24	85
Canterbury	CA18	Little Hall and Kemberland Woods and Pasture	15.15	44.30	34
Canterbury	CA19	Cattshill Wood & Well Wood, Lower Hardres	51.33	52.37	98
Canterbury	CA20	Broadway Green Wood, Petham	0.00	17.02	0
Canterbury	CA21	Early Wood, Petham	21.37	21.52	99
Canterbury	CA22	Whitehill Wood, Lower Hardres	19.90	79.28	25
Canterbury/ Dover	CA23	Seaton Pits and Wenderton Manor Woods	0.00	71.80	0
Canterbury/ Dover	CA24	Woods south of Snowdown	0.00	43.62	0
Canterbury	CA25	Gorsley Wood, Pett Bottom	103.37	193.54	53
Canterbury/ Dover	CA26	Walderchain to Bedlam Woods, Barham Valley	0.83	69.30	1
Canterbury	CA28	Trenley Park Wood, Fordwich	106.00	193.18	55
Canterbury	CA29	Swanton Aerial Site, Littlebourne	0.00	8.97	0
Canterbury	CA30	Littlebourne Stream	0.00	10.84	0
Canterbury	CA31	River Nail Bourne, Bourne Park	0.00	13.27	0
Canterbury	CA32	Iffin Wood and Little Iffin Wood, Street End	43.37	51.68	84
Canterbury	CA33	Petham Churchyard	0.00	0.61	0
Canterbury/ Swale	CA34	Blean Woods etc., Harbledon to Dunkirk (extra to SSSI)	210.05	274.85	76
Canterbury	CA35	Bursted Wood, Upper Hardres	42.20	42.86	98
Canterbury	CA37	Upper Hardres Wood, Bossingham	12.08	97.98	12
Canterbury	CA38	Syngate Wood, Stone Street	0.05	10.29	0
Canterbury	CA39	Little Westwood Wood and pasture, Lynsore Bottom	0.00	4.16	0

Canterbury	CA40	Manns Wood, Lynsore Bottom	2.90	12.38	23
Canterbury	CA43	Woolwich Wood and Well Wood, Woolage Green	12.34	34.46	36
Canterbury	CA44	Bavinge Wood, Hastingleigh	6.55	37.56	17
Canterbury	CA45	Disused railway line, Bishopsbourne-Kingston	0.00	4.77	0
Canterbury/ Shepway	CA46	Covert Wood and Pasture, Kingston	251.73	366.06	69
Canterbury	CA47	Hobday Wood etc., Anvil Green	0.00	20.99	0
Canterbury	CA48	Adisham Churchyard	0.00	0.51	0
Canterbury	CA49	Quilters Wood, Lynsore Bottom	0.00	28.55	0
Canterbury	CA52	St. Augustine's Abbey, Canterbury	0.00	1.85	0
Canterbury	CA53	Fields near Marley, Kingston	2.27	8.16	28
Canterbury	CA54	Meadow near Yocketts Bank	2.12	2.19	97
Canterbury	CA55	Meadows and Woodland near Waltham	1.66	11.58	14
Canterbury/ Dover	CA56	Chislet Marshes, Sarre Penn and Preston Marshes	82.42	1025.50	8
Canterbury	CA57	Former Hersden Colliery	0.00	14.89	0
Canterbury/ Shepway	SH36	Baldock and Palmtree Down, Wingmore	0.01	21.94	0
Canterbury/ Ashford/ Swale	SW17	Blean Woods South	359.28	718.83	50

9.7 The following sites in the Canterbury District were enhanced for biodiversity in 2010-2011:

- CA14 Tyler Hill Pastures
- CA47 Hobday Wood etc., Anvil Green: *Butterfly Conservation management scheme* Hobday's Wood etc., Anvil Green (potential Woodland Grant Scheme)
- CA20 Buckholt Wood, Petham (potential Woodland Grant Scheme)
- CA23 Seaton Pits and Wenderton Manor Woods (EA funded active management advice)

9.8 One existing site failed to meet the criteria for positive management:

- CA32 Iffin Wood and Little Iffin Wood, Street End (English Woodland Grant Scheme ended)

9.9 The National Indicator 197 has now ceased under the coalition government.

9.10 Monitoring changes to all habitats in the district as part of the Kent Habitats Survey 2003 and the subsequent 'ARCH' (Assessing Changes to Kent's Habitats) survey will assist in identifying habitat loss and fragmentation. Work is progressing well for the new ARCH survey, due for completion in 2012/13, supported by the city council. The survey results will enable us to better assess the District for improvements to green infrastructure and opportunities for wildlife enhancement through the planning system.

9.11 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 many of 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	Honorary Warden, Mammals Trust	Birds, Dormice, Butterflies, Early Purple Orchid
Bingley Island and Whitehall Meadows	LNR	Low	Broad Oak Environment Centre, Kentish Stour Countryside Partnership	Otters
Bus Company Island	LNR	Low	Broad Oak Environment Centre, Kentish Stour Countryside Project, DICE at UKC	
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, Voluntary organisations	Birds, unusual shoreline habitat and associated species
Curtis Wood	LNR	Low	CCC	Birds, Early Purple Orchid
Whitstable				
Seasalter LNR	SSSI, SPA, Ramsar	Medium-High	KOS, RSPB, Natural England, EA, CCC	Wetland birds and wildfowl, invertebrate ditch population
Wraik Hill	LNR, SNCI	Low	KOS, KWT, CCC	Birds, grassland
Duncan Down	Village Green, SNCI	Medium	Friends of Duncan Downs, CCC	Birds

- 9.12 The council is in the process of designating a further Local Nature Reserve at Hambrook Marshes, Canterbury.
- 9.13 The city council hopes to improve 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.
- 9.14 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 will involve 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.
- 9.15 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.
- 9.16 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, Yocketts Bank, West Blean and Thornden Woods, Stodmarsh, Ileden and Oxenden Woods, Tankerton Slopes, Thanet Coast, Church Woods, Sturry Pit, Preston Marshes, Lynsore Bottom, Ellenden Wood, Chequers and Old Park, and The Swale.
- 9.17 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. This is an improvement on figures since 2008. Of the 15: 4 are in 100% Favourable Condition (Larkey Valley Wood, Yocketts Bank, Ellenden Wood, Tankerton Slopes) 6 have small areas of Unfavourable No Change, or Unfavourable Declining condition (West Blean and Thornden Woods, Ileden and Oxenden Woods, Thanet Coast, Lynsore Bottom, The Swale) Chequers Wood and Old Park is now in Favourable and Unfavourable Recovering condition – an improvement on figures since 2009.
- 9.18 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 Diversity¹. 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.

¹ 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.

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

9.19 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.

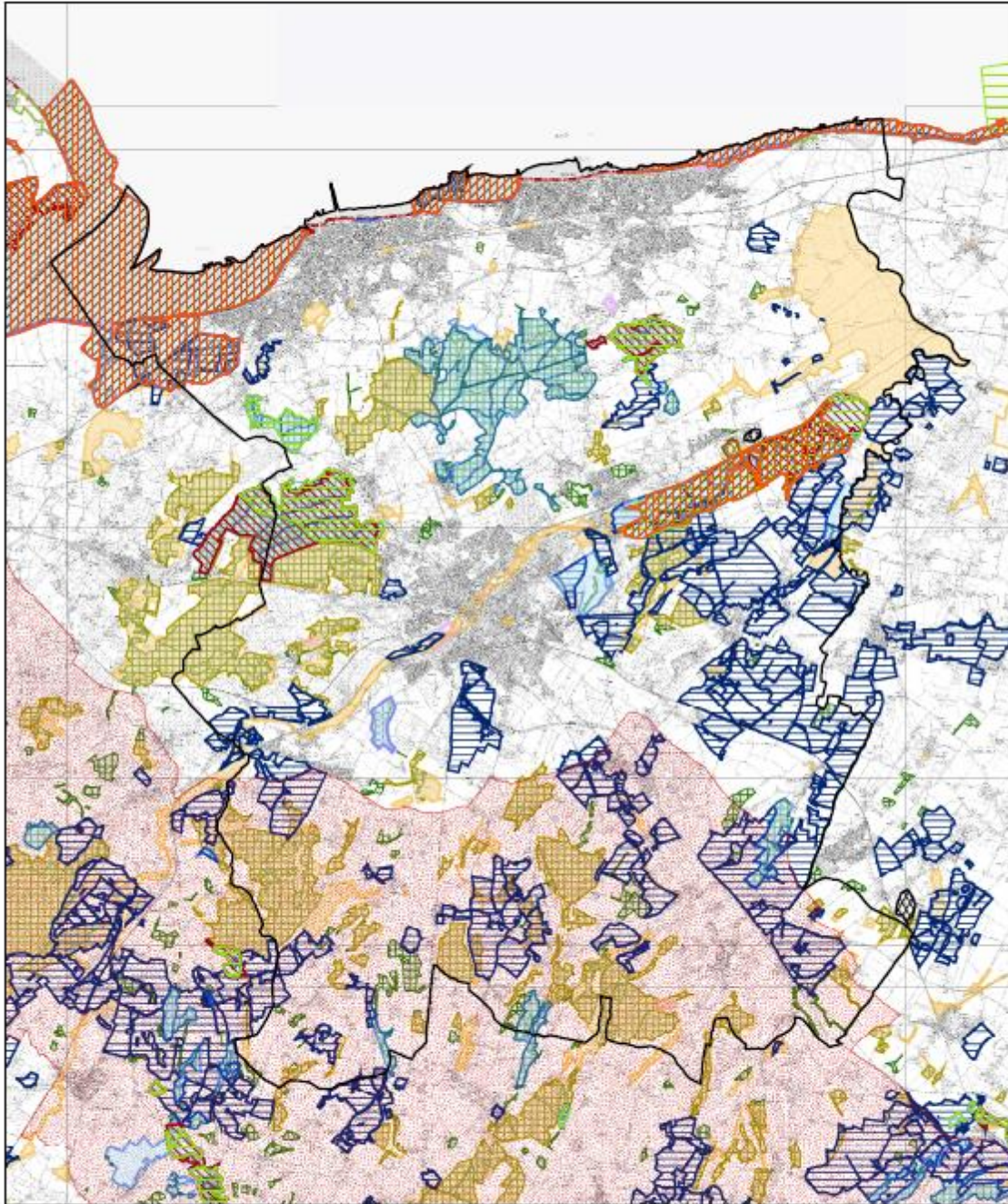
Additionally, Canterbury District holds the County's only area of the European Habitats Directive Annex 1 habitat: *Stellario-Carpinetum* oak-hornbeam forest with 97ha found in Blean Woods.

BAP Priority Habitats in Canterbury District

Kent & Medway Biological Records Centre
 Map showing designated statutory and non-statutory sites in
 Canterbury District

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0 1.25 2.5 5 Kilometres



KEY					
	Canterbury Boundary		Site of Special Scientific Interest		Local Nature Reserve
	Ramsar Site		Area of Outstanding Natural Beauty		Country Park
	Special Protection Area		Higher Level Stewardship		Ancient Woodland
	Special Area of Conservation		Local Wildlife Site		RIGS Site
	National Nature Reserve				

Kent & Medway Biological Records Centre would like to acknowledge, where appropriate, National Grid for Ramsar, SAC, SPA, NNR, SSSI, Higher Level Stewardship and Ancient Woodland data; Kent County Council for ADNR, Heritage Coast, LNR, Country Park and County Boundary data; Kent Wildlife Trust for LWS, RWS 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.



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 2011 update
Compiled by Kent & Medway Biological Records Centre**

Designated Areas

Designated Area Category	Area (Ha)	Number of sites	% of Canterbury covered by designation	% of County resource
Ramsar Site	1929.40	3	6.01	10.10
Special Areas for Conservation	1055.09	2	3.29	16.41
Special Protection Areas	1929.40	3	6.01	10.49
Sites of Special Scientific Interest	3785.99	16	11.80	11.18
National Nature Reserve	701.99	2	2.19	16.21
Areas of Outstanding Natural Beauty	8595.04	1	26.79	6.89
Higher Level Stewardship	4376.90	N/A	13.64	11.84
Local Nature Reserve	178.47	11	0.56	19.06
Regionally Important Geological/Geomorphological Site	78.60	7	0.24	12.41
Local Wildlife Sites 2011	3962.90	49	12.35	14.37
Ancient Woodland	4168.65	N/A	12.99	14.26

All designated area calculations are based on GIS data gathered from Natural England and Kent Wildlife Trust in July and August 2011.

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**, 345 have been recorded in Kent. Almost 50% (168) of these have been recorded in Canterbury since 1990.

Common Name	Scientific Name	Taxon group
Zoned Tooth	<i>Hydnellum conrescens</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
Fly Orchid	<i>Ophrys insectifera</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
Common Scurveygrass	<i>Cochlearia officinalis subsp. scotica</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
Whelk-shell Jumper	<i>Pseudeuophrys obsoleta</i>	spider
Freshwater Crayfish	<i>Austropotamobius pallipes</i>	crustacean
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 subsp. 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 subsp. hartwegi</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 subsp. cantiata</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> <i>subsp. marginosa</i>	insect - moth
Dot Moth	<i>Melanchra persicariae</i>	insect - moth
Broom Moth	<i>Melanchra 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>Brachylomia 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 centrargo</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 oculea</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
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 subsp. 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 oedicephalus</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
Woodlark	<i>Lullula arborea</i>	bird
Tree Pipit	<i>Anthus trivialis</i>	bird
Yellow Wagtail	<i>Motacilla flava subsp. flavissima</i>	bird
Ring Ouzel	<i>Turdus torquatus</i>	bird
Grasshopper Warbler	<i>Locustella naevia</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
Musk Orchid	<i>Herminium monorchis</i>	1985	flowering plant
Townsend's Cord-Grass	<i>Spartina maritima</i> x <i>alterniflora</i> = <i>S.</i> x <i>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
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
Hazed 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
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> <i>subsp. 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>	1972	insect - hymenopteran
Brown Trout	<i>Salmo trutta subsp. fario</i>	1987	bony fish
Natterjack Toad	<i>Epidalea calamita</i>	1955	amphibian
Sand Lizard	<i>Lacerta agilis</i>	1950	reptile

9.20 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.

9.21 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*).

10.0 Renewable Energy

ODPM Core Output Indicator E3 – Renewable energy generation .

- 10.1 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.

There were 2 applications for renewable energy installations during the monitoring period, they were as follows :

Application No	Proposal	Granted	Refused	Reasons for refusal
CA/10/00466 – Margate Road, Herne	Installation of solar panels to roof of summerhouse	14.5.10		
CA/10/01394- Little Bucket Farm, Waltham	Erection of wind turbine		23.11.10	Contrary to Local Plan Policies BE1, R6 & C38 and South East Plan Policies CC1, c3, C4 & NRM15

- 10.2 An Environmental Policy was adopted in July 2009 to ensure that existing environmental risks are quantified and related targets are set to mitigate them. The Environment Policy commits the council to develop and define the Canterbury Standard for environmental policy. The most notable examples of this are to require 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. Also the recent procurement of Canterbury Park and Ride buses to an emissions standard higher than that currently required by government has helped to create a better environment.

- 10.3 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 3 mile pedestrian and cycle route along riverside Chartham to Canterbury was completed in 2011. The horses and goats tunnel at Wincheap is now open and provides a link into the City Centre. There are other cycle routes being planned across the district, this will all help towards traffic congestion.

Pledge 6 states that “We will make our district cleaner and greener and lead by example on environmental issues” The Council have lead by example on various projects, however a major project at the Military Road Council offices included installing woodchip boiler which will replace most of the current gas consumption. This should save £3,729 pa and reduce carbon emissions by 26 tonnes pa.

- 10.4 The council has produced a Sustainable Construction Supplementary Planning Document. As part of this document the council will also give guidance and advise towards building energy efficient homes and delivering renewable energy as part of new developments. The SPD was adopted on 4th October 2007, following the meeting of the Full Council.
- 10.5 There was 1 planning application refused in the monitoring period that was contrary to the provisions set out in the Sustainable Construction SPD. This application failed to demonstrate that the proposed dwelling would achieve Code for Sustainable Homes Level 4 therefore the proposal failed to accord with the SPD as far as energy efficient is concerned.

11.0 Local Indicators

- 11.1 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

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

- 11.2 There has been significant loss of employment land this year which is largely due to one application. A redevelopment of a factory site for housing was granted on appeal during this monitoring period, and accounts for -8000m² of the total loss.

- 11.3 Other losses have been to other uses such as leisure, children's nursery, retail and to sui generis uses such as car showrooms.
- 11.4 All employment figures are based on the published Commercial Information Audit (CIA) 2010/11, 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.

12.0 Key Policy Performance Monitoring

- 12.1 The key policies relating to housing and employment are monitored through the Housing Information Audit and the Commercial Information Audit referred to in sections 4, 5 & 7 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 Development Framework requires a clear statement of their objectives therefore until work progresses on the Local Development Framework these objectives will not be identified.
- 12.2 The Futures work being 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 Core Strategy progresses, a number of the indicators will be selected as part of a suite of Policy Performance Monitoring indicators.

13.0 General Monitoring

- 13.1 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.
- 13.2 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

13.3 Table showing the period from April 2010 – March 2011.

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
1495	1222	163	117	47	79.2%	5

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

The findings from this monitoring period are as follows :

- 13.5 There were 133 full planning applications refused during the period from April 2010 – March 2011 contrary to a range of Local Plan Policies, in total. The policies related to all aspects of the built and natural environment. The main policy reasons for refusal related to Design, Infrastructure and implementation.
- 13.6 There were 6 applications refused contrary to a Planning Policy Statements that included either PPS1, PPS3, PPS5, PPS7, PPS9, PPS22, and PPS23.
- 13.7 There were 27 applications refused contrary to Supplementary Planning Documents. These SPD's were Developer Contributions, Heritage, Archaeology and Conservation, Trees and Development, Guidelines for Control of Residential Intensification and Sustainable Construction.
- 13.8 There were a total of 29 appeal applications of which 21 appeal decisions were dismissed, 4 withdrawn and 4 allowed with conditions. The key Local Plan policies used in the appeal refusals were BE1, BE7 & IMP2.
- 13.9 There were 11 appeal applications refused, contrary to Supplementary Planning Documents relating to Developer Contributions, Heritage, Archaeology and Conservation and Guidelines for Control of Residential Intensification.
- 13.10 There were 2 Appeal applications refused contrary to Planning Policy Statements, that included PPS7 Sustainable Development in Rural Areas, and PPS5 Local Listed Buildings.
- 13.11 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.

13.12 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	357 additional homes provided
Increase the supply of affordable homes to local people	Target of 120 to be provided annually – 130 provided this period – an additional 10 over the target
Improve travel choice – encourage bus, train, walking & cycling	High speed rail service commenced in December 2009. Extra park & ride spaces and service provided in October 2010. 1 major cycle route was completed in 2011. A further link to the City from Wincheap was also completed. There are 4 further routes expected to be completed in the next 2 years.
Area Action Plan for Herne Bay adopted by June 2010	Plan adopted by 22 April 2010
Improve pedestrian and cycle linkages between Herne Bay seafront and town centre	Policies HB18 & HB19 adopted in April 2010
Deliver innovation centre of University of Kent campus by 2010	Completed, 68% occupied by November 2010, 80% occupied by September 2011
To operate Lakesview Enterprise Centre at 75% capacity by end 2010	Achieved
Retain and increase annual number of Green flag, green pennant and green heritage awards	Curtis Wood Park, a new site, achieved green flag status in 2011 Westgate gardens and Whitstable Castle may achieve green flag status within 5 years instead of 10. Herne Bay seafront, Dane John and Sturry Community 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)	58% of sites were in favourable condition in 2010/2011

14.0 Future Monitoring through the Sustainability Appraisal(SA)

- 14.1 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, when preparing Local Development Documents and identify the extent to which they can deliver sustainable development. The first stage of the sustainability appraisal / strategic environment assessment process is to prepare a sustainability appraisal framework.
- 14.2 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, which will draw upon the indicators and baseline information that will be gathered when preparing the SA framework, and will be supplemented with additional indicators appropriate to monitoring plan performance. In order to improve the independence of the Sustainability appraisal work, the Council employed consultants Entec in November 2005. A Scoping Report which included the proposed SA Framework was completed in July 2007 and further updated in January 2010. The Sustainability Appraisal Framework and the scoping information will undergo continual updating to ensure it remains relevant and up to date. Further, the consultants will, in the future, assist the planning policy team in identifying indicators for ongoing monitoring and review.