

## Canterbury City Council Planning Policy

## Annual Monitoring Report April 2011 - March 2012













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# Canterbury District Local Plan Annual Monitoring Report April 2011 – March 2012

#### 1.0 Introduction and format of the Monitoring Report

- 1.1 This monitoring report will look at the monitoring systems from April 2011 to March 2012. 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**

2011 Census Total Population for Kent Local Authorities

	_	Males Females		Area of	Density		
						local	(persons
	Total					authority	per
Local Authority	Persons	No.	%	No.	%	(Hectares)	hectare)
Ashford	117,956	57,232	48.5%	60,724	51.5%	58,062	2.03
Canterbury	<i>151,145</i>	72,638	48.1%	78,507	51.9%	30,885	4.89
Dartford	97,365	48,061	49.4%	49,304	50.6%	7,277	13.38
Dover	111,674	54,765	49.0%	56,909	51.0%	31,484	3.55
Gravesham	101,720	50,139	49.3%	51,581	50.7%	9,902	10.27
Maidstone	155,143	76,492	49.3%	78,651	50.7%	39,333	3.94
Sevenoaks	114,893	<i>55,74</i> 3	48.5%	59,150	51.5%	37,034	3.10
Shepway	107,969	53,135	49.2%	54,834	50.8%	35,670	3.03
Swale	135,835	67,152	49.4%	68,683	50.6%	37,341	3.64
Thanet	134,186	64,555	48.1%	69,631	51.9%	10,330	12.99
Tonbridge &							
Malling	120,805	59,207	49.0%	61,598	51.0%	24,014	5.03
Tunbridge Wells	115,049	56,494	49.1%	58,555	50.9%	33,133	3.47
KCC Area	1,463,740	715,613	48.9%	748,127	51.1%	354,464	4.13
Medway	263,925	130,825	49.6%	133,100	50.4%	19,203	13.74
Kent	1,727,665	846,438	49.0%	881,227	51.0%	373,667	4.62

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

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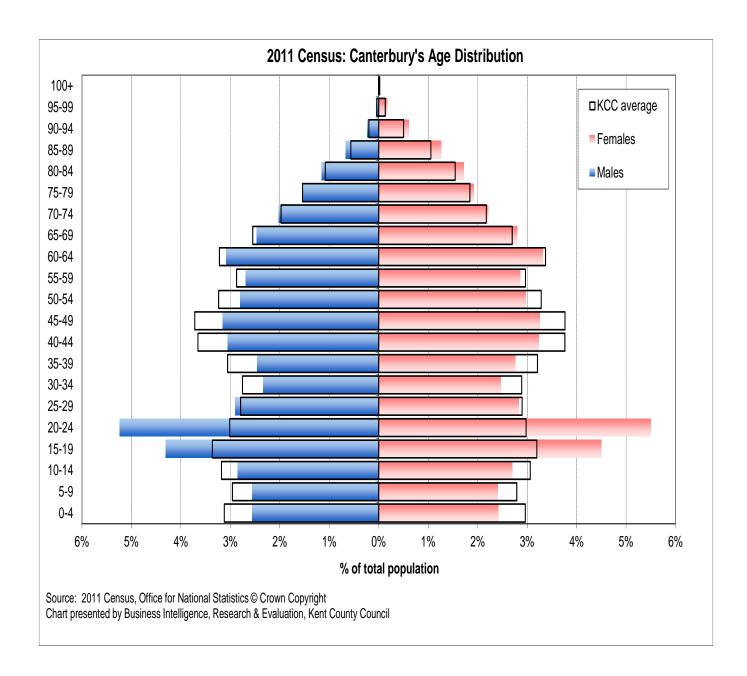
2011 Census: Population by 5-year Group and Gender CANTERBURY DISTRICT

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

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

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



In terms of deprivation Canterbury was ranked 166th most deprived district out of 326 local authorities in England and Wales (Source: 2010 Indices of Deprivation, CLG). Canterbury was one of several districts in Kent that have seen increased levels of deprivation relative to other districts. Canterbury district's overall deprivation rank increased by 14 places between 2007 and 2010. This was the third highest increase in deprivation (behind Shepway and Dover) in the county.

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

Resident type in Kent local authority areas

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

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

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Of all Kent districts, Canterbury has the highest number (8,583) and proportion (5.7%) of residents living in communal establishments.

Total population change: KCC Area and districts							
	•		2001/2011 Change				
				2/			
	2001	2011	Number	%			
Kent	1,329,719	1,463,740	134,021	10.1%			
Ashford	102,673	117,956	15,283	14.9%			
Canterbury	135,277	151,145	15,868	11.7%			
Dartford	85,906	97,365	11,459	13.3%			
Dover	104,571	111,674	7,103	6.8%			
Gravesham	95,712	101,720	6,008	6.3%			
Maidstone	138,945	155,143	16,198	11.7%			
Sevenoaks	109,309	114,893	5,584	5.1%			
Shepway	96,238	107,969	11,731	12.2%			
Swale	122,808	135,835	13,027	10.6%			
Thanet	126,700	134,186	7,486	5.9%			
Tonbridge & Malling	107,566	120,805	13,239	12.3%			
Tunbridge Wells	104,038	115,049	11,011	10.6%			

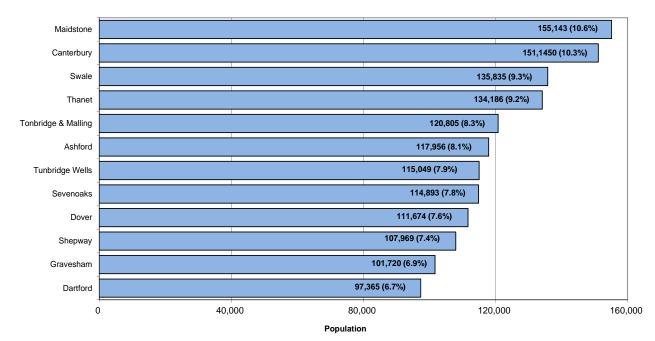
Source: 2011 Census Table PP04 (unrounded data) released 24 September 2012: 2001 Census Standard Table 1 Office for National statistics (ONS) © Crown Copyright

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The Kent County Council (KCC) area currently has a population of 1,463,740 according to the 2011 Census. The population of the KCC area grew by +10.1% between 2001 and 2011 which is a faster rate than both the national average and the South East average (+7.9%). Canterbury has the second largest population of all Kent districts with 151,145 people.

The population of Canterbury district grew by 15,868 (11.7%) between 2001 and 2011 as revealed in the table above. The area's population was 151,145 in 2011. This was the second largest increase (in real terms) of any district in the county. The rate of growth was also higher than both regional and national levels (7.9%).

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



Source: 2011 Census Table PP04 (unrounded data) & 2001 Census Standard table 1; Office for National Statistics (ONS) © Crown Copyright Presented by Business Intelligence, Research & Evaluation, Kent County Council

#### 2.6 **Economy**

Before the recession (between 1998 and 2008) the district experienced a job growth rate of 17% which outperformed all other selected areas aside from the district of Thanet (17.8%) and borough of Ashford (27.7%). On this basis average employment growth in the district totalled 574 jobs per annum - an average growth of 1.2%, a rate that outperformed both Kent (1.1%) and the South East (0.7%) over the same period.

When considering the subsequent time period which comprises the initial years of the economic downturn (2008-2011), the picture is very different. Over this period the total number of local jobs fell from 61,046 to 58,966 (-3.4%) (Source: ONS, BRES employee (workplace jobs) data, 2012).

- Therefore to date the structural impact of the recession has resulted in over 2,000 jobs being lost across a range of different sectors although wholesale and retail trade (-1,192), public administration and defence (-480) and the transportation and storage (-374 jobs) industries have been worst hit overall to date. In addition some of the key sectors that traditionally occupy B1, B2 and B8 class workspace such as the information and communication (-151 jobs) and manufacturing sector (-260) lost employee jobs between 2008 and 2011.
- In stark contrast to the above picture 'professional, scientific and technical activities'
  (i.e. private sector knowledge based sector) gained almost 900 jobs thereby
  significantly increasing in size (+36%) despite the recession. Jobs in accommodation
  and food service activities also experienced a moderate increase (+299). Other
  industries (e.g. financial and insurance activities) remained relatively stable over this
  period.

- Despite these changes 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 £2.64 billion in 2009 (Sources: Experian Business Strategies Ltd, Kent County Council).

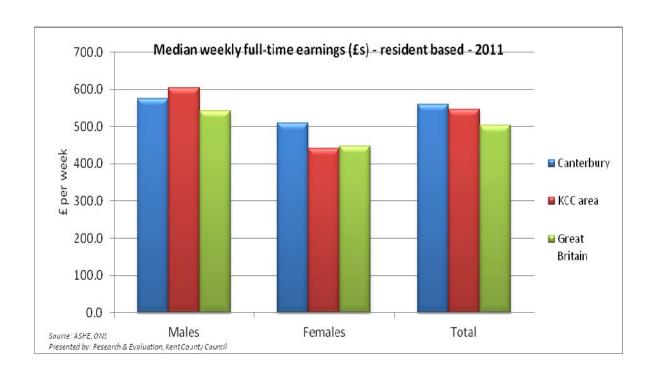
In 2011 median gross weekly earnings for residents (£419.60) were lower than county and regional levels but higher than the UK level. For Canterbury employees earnings (£360.90) remain firmly lower than Kent (6% lower), regional (17% lower) and national levels (12% lower). This has been a continuous trend over the lifetime of the Annual Survey of Household Earnings. Taking resident and employee earnings together there is apparently a large differential (£58.70) between the two datasets—the most significant of any geographical area in Kent. This indicates a mismatch in terms of local resident skills and the jobs available in the local economy.

- 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 'business demography' data, 5,005 enterprises were active in the district in 2010 rising from 4,725 in 2004. The area experienced growth of 6% between 2004 and 2010 (60 new businesses net per year) (Source: ONS, 2012). This was a higher rate than Kent and South East levels but lower than the national level. More recently, in line with falls in local employment there was also a small decrease in local enterprises active in the district between 2008 and 2010 (falling from 5,045 to 5,005).

#### Median weekly full-time earnings (£s) - workplace based - 2011

	0-1-7		=
2011	Canterbury	KCC area	<b>Great Britain</b>
Males	527.2	545.5	540.9
Females	493.1	415.3	445.7
Total	512.4	489.2	502.6

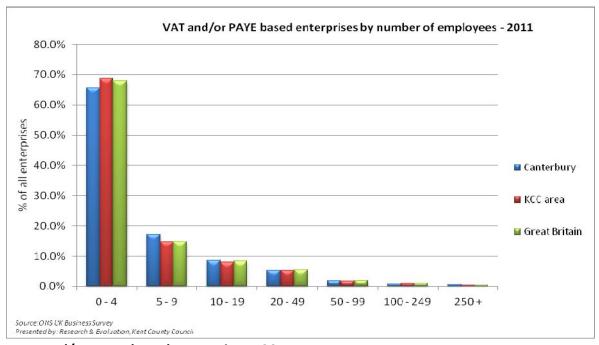
Source: NOMIS - Annual Survey of Hours & Earnings



VAT and/or PAYE based enterprises by number of employees - 2011

2011	Canterbury	KCC area	<b>Great Britain</b>
0 - 4	3,635	40,795	1,675,845
5 - 9	950	8,760	364,050
10 - 19	470	4,750	203,245
20 - 49	295	3,085	136,035
50 - 99	105	1,115	48,320
100 - 249	45	565	25,365
250 +	35	220	11,405
TOTAL	5,535	59,290	2,464,265

Source: UK Business Survey, ONS



VAT and/or PAYE based enterprises - 2011

			Great
2011	Canterbury	KCC area	Britain
Agriculture, forestry & fishing	160	2,105	122,785
Production	230	3,015	126,275
Construction	635	7,755	251,555
Motor trades	165	1,715	64,115
Wholesale	200	2,785	100,350
Retail	460	4,055	181,000
Transport & storage (inc. postal)	105	1,690	63,640
Accommodation & food services	335	2,970	123,555
Information & communication	240	3,070	146,195
Finance & insurance	65	1,050	42,190
Property	155	1,525	72,350
Professional, scientific & technical	720	7,715	325,340
Business administration and support services	260	3,595	138,140
Public administration and defence	5	115	2,860
Education	90	825	30,740
Health	240	1,920	80,250
Arts, entertainment, recreation and other services	360	3,380	141,565
TOTAL	4425	49,285	2,012,905

Source: UK Business Survey, ONS

#### 2.7 Environment

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

#### 2.8 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.

#### 3.0 Progress on LDS milestones

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

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)

#### 3.2 Changes to the Local Development Framework Planning System

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

- The 'Localism Act' includes provisions to abolish the Regional Spatial Strategy (The South East Plan).
- The National Planning Policy Framework (NPPF) indicates that Council's should produce a single Local Plan for its area.
- Communities, most commonly Parish Councils, are now able to prepare Neighbourhood Plans. Neighbourhood development plans will be able 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 NPPF indicates that development plan documents other than a local plan should only be used where clearly justified. The NPPF also contains guidance on the evidence base and topic areas to be addressed in new plans.
- Although subject to some changes, the Statement of Community Involvement and Annual Monitoring Report will remain.

#### 3.3 Future Development Plan Preparation

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

3.5 In accordance with the provision of the Localism Act to abolish Regional Strategies, the Council has undertaken two key pieces of research.

#### These are:

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

These two studies have formed part of the key evidence base to support a Local Plan that meets future development needs, and engages local people in that process.

Amendments to the Local Development Scheme will be approved by the Development Framework Steering Group and made available on the website.

At present it is planned to consult on a draft Local Plan (Regulation 18) in March 2013. A detailed programme for the remainder of the Local Plan process will be published at that time.

#### 4.0 Duty to Co operate

#### Context

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

The new duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policies; and
- requires councils to consider joint approaches to plan making.
- 4.2 Paragraphs 178 to 181 of the National Planning Policy Framework give guidance on 'planning strategically across local boundaries', and highlights the importance of joint working to meet development requirements that cannot be wholly met within a single local planning area, through either joint planning policies or informal strategies such as infrastructure and investment plans. Paragraph 181 states that "cooperation should be a continuous process of engagement from initial thinking through to implementation".
- 4.3 The duty to co-operate also covers a number of public bodies in addition to councils. These bodies are currently set out in the Local Planning Regulations required to implement the Localism Act:
  - Environment Agency
  - Historic Buildings & Monuments Commission for England
  - Natural England
  - Mayor of London
  - Civil Aviation Authority
  - Homes & Communities Agency
  - Primary Care Trusts
  - Office of Rail Regulation
  - Highways Agency
  - Transport for London
  - Integrated Transport Authorities
  - Highway Authorities
  - Marine Management Organisations
- 4.4 These bodies are required to co-operate with Councils on issues of common concern to develop sound local plans. This list of bodies covered may change over time.

#### Structure of co-operation to date

- 4.5 Over the past decade the City Council has worked with local authorities in East Kent, including Kent County Council, and other partners in order to develop a long term vision for the area as well as the mechanisms for delivering that vision. The approach taken has taken into account the nature of the national and regional planning system and continues to evolve.
- 4.6 A summary of the relationships and overall approach in the area is set out below:
- Responding to development of the Regional Spatial Strategy for the South East (The South East Plan) the district council worked with Kent County Council, Ashford Borough Council, Dover District Council, Thanet District Council, Shepway District Council, Swale Borough Council and other partners to produce the East Kent Sub Regional Study, published in 2004. Further joint work was then undertaken to produce the East Kent and Ashford Sub Regional Strategy that was included in the South East Plan, as adopted in May 2009. Discussions continued with regional agencies and GOSE to 2009 and beyond.
- The City Council was involved in the formation of the East Kent Local Strategic Partnership (EKLSP), founded in spring 2008 and covering the local authority areas of Canterbury, Dover, Shepway and Thanet. The partnership published its sustainable community strategy Lighting the Way to Success in 2009.
- In response to the Homes and Community Agency's proposed 'single conversation'
  mechanism for allocating housing and regeneration funding the City Council
  worked with its EKLSP partners to develop the East Kent Local Investment
  Programme. The document, that sets a series of investment priorities for East Kent,
  was adopted by the City Council in Spring 2011.
- The City Council is currently a member of the East Kent Regeneration Board, along with Kent County Council, Ashford Borough Council, Dover District Council, Shepway District Council and Thanet District Council. The Board has developed a set of shared objectives for the area and infrastructure delivery mechanisms, and is a key decision-making body for infrastructure and regeneration schemes. This meets regularly and has an officer group and a group containing senior councillors from across East Kent.
- The City Council is also an active participant in the Kent Planning Officers Group, which seeks to share best practice, and develop shared policy approaches to key issues across Kent. Recent examples include the development of common approaches to viability testing.
- The City Council is also an active participant in the Kent Planning Policy Forum, a sub-group of KPOG, which seeks to develop and share best practice in LDF and Local Plan work across Kent. Recent examples include developing a shared approach to the preparation of evidence on future development requirements.
- Currently, joint oversight of development in Canterbury district is assisted by the Local Enterprise Partnership. This incorporates Essex, Kent and East Sussex and therefore all adjoining areas are similarly included.

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

#### Summary of cooperation

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

Organisation	Date	Topics/Issues discussed	Outcome
Kent Planning Officers' Group	7 <sup>th</sup> April 2011	Meeting to discuss a suggested common methodology for Kent LPAs for determining future development requirements (including KCC and neighbouring authorities)	Ongoing process to agree methodology
Sturry Parish Council	7 <sup>th</sup> April 2011	Meeting to advise Parish Council on progress on Local Plan preparation; and to discuss neighbourhood planning and relationship to Local Plan	Ongoing discussion regarding potential Local Plan sites
Kent Planning Officers' Group	13 <sup>th</sup> May 2011	Meeting to discuss a suggested common methodology for Kent LPAs for determining future development requirements (including KCC and neighbouring authorities)	Ongoing process to agree methodology
Canterbury District Transport Steering Group	8 <sup>th</sup> June 2011	Meeting with local transport operators and sustainable transport groups to advise on progress on Local Plan preparation; and to discuss future transport strategy for the district	Commitment to link Local Plan and Local Transport Strategy
Kent Planning Officers' Group	9 <sup>th</sup> June 2011	Annual monitoring review and practice meeting with KCC and other District Councils	To ensure continued consistency in monitoring best practice across Kent
Kent College	30 <sup>th</sup> June 2011	Meeting to discuss future school requirements and aspirations and to advise the College on progress on Local Plan preparation	Kent College to provide additional background information

Harbledown Parish Council	7 <sup>th</sup> July 2011	Meeting to advise Parish Council on progress on Local Plan preparation; and to discuss neighbourhood planning and relationship to Local Plan	Ongoing discussion regarding potential Local Plan sites
Range of local stakeholders and statutory bodies	18 <sup>th</sup> July 2011	Workshop to present proposed objectives and actions in the Council's Corporate Plan, and to advise on how the Corporate Plan links to the Local Plan	Broad stakeholder support for the draft Corporate Plan
Kent County Council	3 <sup>rd</sup> August 2011	Meeting with Nathaniel Lichfield & Partners to agree detailed methodology for the Development Requirements Study (KCC demography and economic projections team present)	Agreed methodology for DRS
Canterbury District Transport Steering Group	7 <sup>th</sup> September 2011	Meeting with local transport operators and sustainable transport groups to advise on progress on Local Plan preparation; and to discuss future transport strategy for the district	Ongoing discussion regarding possible future development requirements and links to transport
Whitstable Society	21 <sup>st</sup> September 2011	Presentation and Q&A at the Society regarding the development of the Local Plan, the DRS and other related work	CCC to continue to involve Society
Kent County Council	13 <sup>th</sup> October 2011	Progress meeting with Nathaniel Lichfield & Partners for the Development Requirements Study (KCC demography and economic projections team present)	KCC providing background information for Study
East Kent Green Infrastructure meeting	1 <sup>st</sup> December 2012	Meeting of East Kent LPAs to assess possible impacts from planned futures development on the East Kent Special Protection Areas, under the Habitat Regulations	Ongoing work to ensure adequacy of green infrastructure planning across district boundaries in East Kent
Canterbury District Transport Steering Group	7 <sup>th</sup> December 2011	Meeting with local transport operators and sustainable transport groups to advise on progress on Local Plan preparation; and to discuss future transport strategy for the district	Ongoing discussion regarding possible future development requirements and links to transport strategy
North Kent Environment Planning Group	12 <sup>th</sup> Jan 2012	Meeting to assess possible impacts from planned futures development on the North Kent Special Protection Areas, under the Habitat Regulations	Agree findings of ecological studies

East Kent Local Planning Authorities	2 <sup>nd</sup> Feb 2012	Meeting with South East Water, Southern Water and Environment Agency to discuss surface water management issues across East Kent	Agreement to continue discussions and develop shared approaches to surface water management issues
KPOG seminar	27 <sup>th</sup> Feb 2012	CIL Training and Kent-wide discussion about implementation of CIL charging schedules	Overall CIL viability methodology to be agreed through KPOG
North Kent Environment Planning Group	19 <sup>th</sup> March 2012	Meeting to assess possible impacts from planned futures development on the North Kent Special Protection Areas, under the Habitat Regulations	Continuing studies to ensure adequacy of green infrastructure planning across district boundaries in North Kent
Harbledown Parish council	26 <sup>th</sup> March 2012	Meeting with Parish Council to discuss, and advise on, potential plans to prepare a Neighbourhood Plan for the parish	Parish Council to give further consideration to possible Neighbourhood Plan

#### **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 Local Plan.

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

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

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

#### 5.0 Business Development

- 5.1 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.
- 5.2 However the short-term impacts of the economic recession on the district are beginning to emerge. Between 2008 and 2011 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
- Also previously the area is acknowledged to some extent to have been insulated in recessionary times due to the pre-dominance of public sector locally which provides relatively stable employment. However, the recent recession has been different in that the public sector is likely to have and will continue to experience a contraction in terms of job numbers. In fact recent forecasts provided by DTZ suggest that around 2,000 FTE jobs could be lost in the district up to 2018 as a result of the impacts attributed to public sector contraction, the closure of Pfizer in east Kent and the decommissioning of Dungeness Power Station. In fact over a third almost 25% of this number have been lost already (-480) between 2008 and 2011.
- This provides major challenges to Canterbury which is often identified as having a relatively weak private sector component to its industrial structure, labour market and occupational profile. For instance previously, the area has failed to fully capitalise on both the regional growth in business services, finance and communications sectors in the mid to late 1990's.
- 5.5 Canterbury as with much of east Kent has no large corporates providing significant numbers of private sector jobs. It is instead dominated by small firms which due to their large numbers are difficult to monitor in terms of their growth, decline or otherwise.
- 5.6 As a result of these economic issues, Canterbury's property market has also experienced a series of challenges. The most recent Kent Property Market Review considers each of the separate commercial sub-markets in turn. The section below covers this in more detail.

#### **Office Market**

- In the wake of the recession, occupier demand in the Kent office market had continued to be subdued in 2011/2012. Rental growth in the county remains negative at -5.7%, the lowest for 17 years, but is still above the south eastern average of -6.5%, released by Investment Property Databank (IPD) index.
- 5.8 Whilst the lettings market remains subdued, investment has seen a slight resurgence in some key towns. In Canterbury, 1,394sqm (15,000sqft) of space at Beer Cart Lane and Stour Street is under offer following a change in marketing

- strategy from leasehold to freehold 12 months prior. This will see a proposal for a mixed use residential/office scheme.
- A flurry of investment deals in the south east has resulted in yields stabilising at 6%. However, within Kent the lack of quality supply has continued to result in a limited number of investment deals completing, with availability predominantly made up of secondary and tertiary stock. This is of limited interest to investors and subsequently yields continue to rise. The multi-let, 1,227sqm (13,210sqft) Orchard House, Canterbury sold at the beginning of the year for £1.3m, representing a net initial yield of 10.1%.
- 5.10 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. In line with this the local office market as with the rest of Kent has seen rents remain reasonably stable (at £135 per square metre).
- 5.11 Where no speculative development took place in 2011/12 and town centre office development remained subdued, the supply of new, modern space to Canterbury has not taken place.
- 5.12 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.
- 5.13 Whilst demand for larger office suites has fallen generally requests for smaller office premises has continued. Serviced offices/managed workspace continue to perform well locally with the £7.3 million Canterbury Business Innovation Centre fully occupied in its third 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.
- 5.14 The priority therefore remains the need to secure finance for on-site infrastructure required to extend the innovation centre, provide new add-on space and new serviced development sites for potential inward investors at the 7 hectare site.
- 5.15 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)

- 5.16 Longer term the office development situation is unclear. Difficulties are still faced by the council's new science and technology business park allocation at Little Barton Farm, Canterbury. Little Barton Farm lies to the south east of Canterbury on the edge of the urban area and close to the Bridge Interchange on the A2 Trunk Road. The land, covering 20Ha, has been allocated in the District's Local Plan for a science and technology business park within Classes A2, B1(a) and B1(b). This allocation is part of a key strategy to develop a knowledge-based component to the district's economy and broaden the economic base of the district by making available a continual supply of office accommodation to existing businesses and new inward investors.
- 5.17 Discussions between the city council, county council and local business leaders and the Highways Agency (HA) continue regarding the transport infrastructure serving the site. Concerns have been expressed by HA concerning the impact of the proposed development on the trunk road and, in particular, on the Bridge Interchange. This junction was constructed in the early 1980s to allow movements to and from the A2, for the westbound and eastbound traffic. The junction, however, incorporates minor county roads with some houses, on the outskirts of the village of Bridge.
- 5.18 The Highways Agency has indicated that they are likely to object to any development, which would add traffic to this junction. Preliminary design has been undertaken by Jacobs consultants on behalf of Kent County Council, of a new, full specification, interchange to replace the present junction. The cost of the new junction is estimated at between £18- £30m.
- 5.19 The Highways Agency has identified, in its regional route management document, the present inadequacy of the A2 Bridge Interchange. However, it has not allocated a budget to address the problems. The Local Transport Plan for Kent (2006-11) has similarly highlighted problems with all three A2 junctions at Canterbury, but has only been able to allocate a relatively small sum to construct the A2 on slip at Wincheap.
- 5.20 In order to address this issue the site will form part of a review of employment land in the district with a view that the potential deliverability of the site is seen as part of the wider development plans for Canterbury and the wider district. It is felt that a quality site at Canterbury is required to help realise the future economic potential of the Canterbury district and East Kent by providing future development capacity.

#### Industrial / distribution market

- 5.21 The UK manufacturing sector has struggled in 2012. A sharp deterioration in operating conditions, due predominately to the ongoing weakness of the Eurozone, has resulted in poor performance in the industrial property sector which is set to worsen in 2012. In Kent demand has remained muted but stable.
- 5.22 Reflecting the market backdrop, industrial rents in Kent have fallen slightly.
  Although the pace of decline has slowed, incentives have softened considerably, with lettings on some schemes at their slowest for two years. Capital values have also experienced further marginal reductions, with occupiers proving cost sensitive. That said, demand for good freehold premises persists where finance is available.
- 5.23 As with much of Kent occupier demand in Canterbury district has been scarce throughout 2011/2012. Industrial rents are likely to have remained stable at around

- £65 per square metre (Source: Kent Property Market Review, 2012). In 2011/12 no major construction work took place at the district's main business parks, Lakesview Business Park and Altira Business Park in Herne Bay.
- 5.24 Instead, increasingly larger industrial/warehousing buildings are being divided where land for new build development is scarce. This is happening at various locations In Canterbury district including Lakesview Business Park (Hersden) and Barton Business Park (Canterbury). At Lakesview George Wilson Holdings Ltd bought a 5,110sqm (55,000sqft) unit from receivers selling 2,601sqm (28,000sqft) to an owner occupier with the remainder sub divided and refurbished into three units.
- Also on this estate 2,090sqm (22,500sqft) has been sold to Sealy Bed Ltd.
  Although the unit has a footprint of only 697sqm (7,500sqft), two extra floors with a lift have been constructed. A similar approach may have to be used with the former Blighline site on Lakesview which comprises some 100,000 sq ft + of industrial, warehousing and office space.
- 5.26 In 2012/13 it is hoped that new industrial/warehousing opportunities will arise at Canterbury Business Park, Canterbury. This is a potentially attractive site due to its full north and southbound access to the A2 dual carriageway linking Canterbury and Dover. The site could deliver over 100,000 sq ft of new floorspace over the coming years.
- 5.27 The district may also face some competitive pressure from east Kent's designated Enterprise Zone called Discovery Park at Sandwich. Largely vacated by Pfizer in 2012, this offers attractive incentives and inducements to firms to relocate there. There is therefore some potential for displacement of local industrial firms attracted to the site.

#### Retail market

- 5.28 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 remain among the highest in the region.
- 5.29 At June 2012 all retail sales volumes and values in Kent were estimated to have increased by 1.6% and 1.9% on June 2011 respectively. Despite this, the early part of 2012 has seen values become largely stagnant across the board, with some centres experiencing falls.
- 5.30 Prime pitches within the main Kent towns can and are still attracting occupiers, but the run of what is considered prime pitch is shortening. As a result vacancy rates have remained static with prospective tenants continuing to negotiate hard over deals and this, coupled with a cautious approach to commitment, has continued to impact transaction turnaround times which have, in large, been drawn out.
- 5.31 Larger stores continue to remain very cautious, with the demise of Clinton Cards and Comet reminding retailers of the need to correctly balance sales and overheads. This follows Habitat, TJ Hughes, Jane Norman, Homeform, Haldanes, and Life & Style who all fell into administration in 2011.

- 5.32 In Canterbury Silvercoin Investments are to embark on the development of 576sqm (6,200sqft) of retail space with a 120-bedroom hotel above on the corner of St Georges Place, Canterbury. Aldi has also agreed terms with Legal and General to occupy the former Habitat store in Canterbury which provides 1,394sqm (15,000sqft) of sales space.
- 5.33 Retail warehouse rents have remained steady this year following the rally of last year, with continued investment interest. Units 1-8 Wincheap Trade Park, were Canterbury sold to Threadneedle Property Investments Ltd for £3.75m reflecting a net initial yield of 9%.
- 5.34 Other supermarket interest has also occurred in the district from both Tesco and Sainsburys with a planning application received to build a new store on Altira Business Park, Herne Bay from the latter.
- 5.35 In Canterbury recent research and pedestrian footfall counts have shown that the city continues to attract a sizeable retail catchment now extending out of the UK to parts of France and Belgium where shoppers continue to take advantage of the weak pound and improved transport links. In addition to comparatively high levels of pedestrian footfall Canterbury's relatively strong independent retail and service sectors which fare relatively well within the very difficult wider picture across the UK. Though footfall remains strong this has not necessarily translated into increased retail sales.
- 5.36 Data from the Kent Property Market Report has shown that high street rental values in Canterbury fell in for the fourth year in a row. Prime retail rents had fallen from £2,400 per square metre in 2008 to approx. £1,800 per square metre in 2012. 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.
- 5.37 That said the vacancy rate in Canterbury remains well below the 14.4% national average for prime and secondary space (Source: Colliers, 2011) at around 7%. This aligns with Colliers' International National Retail Barometer which has recorded relatively stable vacancy rates at a national level.
- 5.38 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
2011/12	Total gross external floorspace	3597	0	2464	657	2627
All G	Gross Internal Floorspace (-3.75%)	3462	0	2372	632	2528

All figures are rounded to the nearest whole number.

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

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

There has been a slight increase this year in the completions for B1a, B1c and B8 with a decrease in B2 completions. This is accounted for by larger employment site completions

at Howfield Lane, Chartham; Eddington, Herne Bay; Wealden Forest Park at Herne; and Lakesview at Hersden. There was also a conversion from education to offices in the centre of Canterbury which was a reversal of a previous permission from offices to education.

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

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

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

There have been some losses this year particularly from B1a offices to residential in the town centres. However, there is an overall increase in all the use classes except B1b research and development, which is a marked improvement on last year as all use classes experienced an overall loss.

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

	Gains only	B1a (M²)	B1b (M²)	B1c (M²)	B2 (M <sup>2</sup> )	B8 (M²)
2008/09	Total gross external floorspace	3751	0	2183	0	1272
	Gross Internal floorspace (-3.75%)	3610	0	2101	0	1224
2009/10	Total gross external floorspace	798	0	410	984	2701
	Gross Internal floorspace (-3.75%)	768	0	395	947	2600
2010/11	Total gross external Floorspace	2278	0	400	1802	705
	Gross Internal floorspace (-3.75%)	2193	0	385	1734	679
2011/12	Total gross external Floorspace	3597	0	1741	657	1274
	Gross Internal floorspace (-3.75%)	3462.11	0	1675.71	632.36	1226.23

#### Percentage of new development on previously developed land 2004-2012

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

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 or redevelopment of an existing site.

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

Source: KCC Commercial Information Audit 2011/12

	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		9.5			30.27		4.28		44.05
Planning Peri	missions	•							
Not started	0.011ha	0.984ha	0.075ha	2.585ha		2.428ha	4.081ha		10.164ha
Under Construction	0	0.207ha	0	0		0	0		0.207ha
Pending a loss	-0.024ha	-0.104ha	0	-0.1271ha		-0.422ha	-0.127ha		-0.804ha
Net Committed	-0.013ha	1.087ha	0.075ha	2.458ha		2ha	3.954ha		9.561ha
TOTAL	-0.013ha	10.59ha	0.075ha	2.458	30.27	2	8.23		53.61ha

Based on the figures above, the Commercial Information Audit has identified a total of 53.61ha of available employment land for the survey year 2011/12. 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 and represents a more accurate figure).

#### BD4: Total amount of floorspace for 'town centre uses'

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

#### BD4 (i) town centre only

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	В1а	D2	Total floorspace
2008/09	0	0	628	0	628
2009/10	31	190	105	0	326
2010/11	1004	90	287	0	1381
2011/12	4094	528	3130	785	8537

Completions Net	A1	A2	B1a	D2	Total floorspace
					11001 Space
(gains &					
losses)					
2008/09	-568	0	490	0	-78
2009/10	-2204	190	105	-237	-2146
2010/11	-1812	-3632	-1082	-929	-7455
2011/12	725	471	1194	-2113	277

#### Other town centre uses

There has also been a 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 Class Order	ses	A1	A2	A3	A4	A5	B1a	D1	D2
2010/11	Gains	1004	90	410	64	62	287	3813	0
	Net	-1812	-3632	-348	-64	-14	-1082	3813	-929
2011/12	Gains	4094	528	1338	1469	176	3130	489	785
	Net	725	471	-217	-369	176	1194	-4350	-2898

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

Use Classes	Use Classes Order		A2	A3	A4	A5	B1a	D1	D2
Canterbury	Gains	796	90	278	64	62	0	3655	0
2010/11	Net	-1805	-3565	216	64	62	-523	3655	-929
2011/12	Gains	3968	438	921	263	63	3130	489	0
	Losses	-3174	0	-63	-369	0	-1794	-4772	0
	Net	794	438	858	-106	63	1336	-4283	0
Herne Bay	Gains	47	0	0	0	0	63	13	0
2010/11	Net	-168	0	0	0	0	-268	13	0
2011/12	Gains	0	0	87	0	0	0	0	785
	Losses	-195	-57	-154	0	0	0	0	-1692
	Net	-195	-57	-67	0	0	0	0	-907
Whitstable	Gains	161	0	132	0	0	224	145	0
2010/11	Net	161	-67	132	0	-76	-291	145	0
2011/12	Gains	126	90	330	1206	59	0	0	0
	Losses	0	0	0	0	0	-142	-67	-1206
	Net	126	90	330	1206	59	-142	-67	-1206

There has been some loss from A1 to other uses within the retail class and some to residential and education uses. The single large loss of A1 retail is replaced by a larger retail store (Waitrose) opening on the same site in Canterbury. There was also a large D1 loss associated with this application. Herne Bay experienced a net decline in all town centre use classes, with the largest being the D2 leisure loss associated with the demolition of the Pier Pavilion sports facility. This has been partially replaced in the town centre with the extension to the Heron's leisure centre within the town. The rest of the D2 use has been relocated outside of the town centre at Herne Bay High School, Greenhill. Whitstable has also suffered a high leisure loss with the conversion of the Bingo hall to a public house.

**BD4 (ii) Local Authority Area** 

Completions Gross (gains only)	A1	A2	В1а	D2	Total floorspace
2008/09	0	130	9102	0	9232
2009/10	2458	384	4992	0	7834
2010/11	1679	23	2278	592	4572
2011/12	6517	534	3597	2239	12887

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

This year has seen a major gain in most of the use classes which can be attributed to a few large retail and leisure schemes. There has been a shift in Canterbury from education back to office use. Most of the use classes above have seen a net increase in floorspace with the exception of Leisure D2.

# 6.0 Housing Development

6.1 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 as set out in the adopted Local Plan 2006:

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

# Plan period and housing targets

6.2 The relevant housing requirements for this AMR are those set out in the South East Plan (adopted 6 May 2009) which superseded the Kent and Medway Structure Plan on 6 July 2009. Although the Government intends to revoke the South East Plan, however, the City Council will continue to use South East Plan housing figures, until alternative housing requirements are included in a new draft plan.

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

#### Net additional dwellings – in previous years

6.3 In Canterbury, housing completions have historically been variable. However, they have also remained quite high in the medium- and long-term. For example, average annual completions over the last six years have been 696 units. An average of 541 new houses has been built each year since 1991.

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

Table 1: Housing completions and annual requirement

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

- 6.4 Since the introduction of the South East Plan in 2006, up to 2012, the total number of housing completions has been 4173 compared to the strategic requirement (set out in the SEP) or that period of 3060units, some 36% ahead of the strategic requirement.
- In the last five years, performance on housing completions in the district has been good despite the difficult market conditions, and well ahead of strategic requirements in all but two years. Completions have slowed over the previous two years 2009/10 2010/11, falling below the annual requirement of 510, however, they have picked up again this year with a high completion figure of 624 which is higher than the annual requirement. Canterbury has performed well in terms of housing completions.

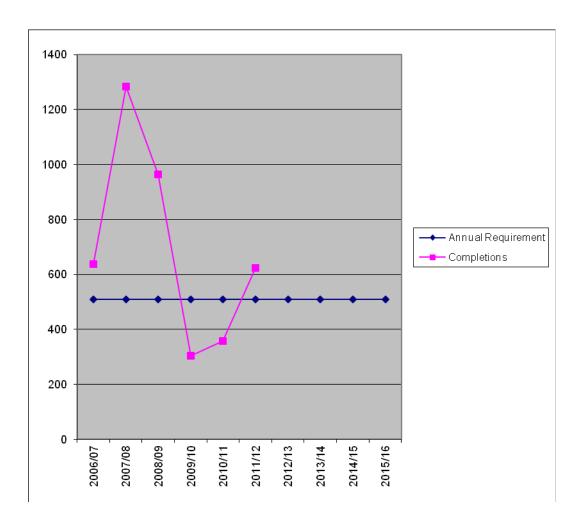


Table 1 and the accompanying chart it can be seen that completions at 31 March 2012 are 1113 in excess of the implied requirement of the SEP from 2006 to 2012. This is due to above requirement completions for the years from 2006/07, 2008/09 and 2011/12 more than compensating for the under requirement completion figure for 2009/10 and 2010/11.

#### Net additional dwellings - for the reporting year

6.7 The Housing Information Audit (HIA) records 624 net completions for the year ending 31 March 2012.

#### Net additional dwellings – in future years

### Five-year housing land supply

- 6.8 There are 3 elements to the consideration of whether sites are deliverable as part of a land supply availability, suitability and achievability.
- 6.9 In terms of **availability**, the sites in the Local Plan (2006 saved 2009) were either identified through an Urban Capacity Study, and subject to the Inspector's recommendations, following a Local Plan Inquiry. Each of the allocated sites were

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

# 5-year requirement at 2012

- 6.16 This methodology has been used by Kent districts and Kent County Council for many years, both for monitoring purposes and in Plan preparation, and complies with Government guidance.
- 6.17 Completions up to and including the HIA year are subtracted from the total land requirement to provide the total residual requirement for the Plan period. This is divided by the number of years remaining in the Plan period, to calculate that annual residual requirement. This is then multiplied by 5 to calculate the new 5-year requirement. The NPPF states that local authorities should "identify and

update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land". A 5% buffer of the residual requirement equates to 108 units and this more than adequately catered for by the 131 units identified in post 5 year period which could be brought forward.

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

Housing land requirements at 1 <sup>st</sup> April 2012		
Total housing requirement	10,200	
Completions to 1 <sup>st</sup> April 2011	4173	
Total residual requirement	6027	
Annual residual requirement	431	
5-year requirement (to 2016)	2155	

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

#### 5-year supply position at 2012

6.21 The methodology for determining the 5-year supply position through the Housing Information Audit process is one that has been employed by Canterbury City Council over many years, with occasional refinements to improve its effectiveness. The core methodology has been used by Kent districts in co-ordination with Kent County Council for many years in monitoring housing completions and supply, and is linked to the requirement methodology referred to above. The Housing Information Audit for 2012 was carried out in a number of stages:

#### **Desktop Study**

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

#### Main HIA survey

6.23 The main Housing Information Audit survey was undertaken through May to July 2012. 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 than undertook follow-up enquiries with local developers and agents, as appropriate, particularly where marketing information was available.

## **Initial Assessment of site phasing**

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

# **Development Phasing Consultation 2012**

- 6.25 The Council believes that one of the key factors in determining whether a supply has a "reasonable prospect" of implementation is landowner/developer intentions. To that end, in order to improve its understanding of development phasing, and to provide robust market input to the HIA/AMR process, the Council has for the last four years carried out development phasing consultations, writing to landowners and developers to find out what their current position is in relation to the development of their sites.
- 6.26 The Council believes that this approach provides the best measure of development intentions, and therefore a robust indicator of a "reasonable prospect" of delivery.
- 6.27 The survey is carried out by contacting by letter all landowners or agents of all allocated or consented sites of 5 or more units. The letter sets out the Council's assessment of the phasing of the site and invites landowners/agents to amend the phasing on the basis of their own assessment of the site and the market. The letter also states that if no return is received, the phasing stated in the letter will be assumed.
- 6.28 The information received from the site-owners/agents is incorporated into the HIA and the trajectory adjusted accordingly. In some case, this requires follow-up contact with the relevant site-owners/agents before a final adjustment is made.
- 6.29 This approach is not specifically required by the NPPF but the Council considers that it provides valuable robust market information to the Housing Information Audit process, and enables a sensible assessment of whether the overall land supply has a "reasonable prospect" of implementation.
- 6.30 As a result of responses received from developers in this year's survey, the Council has amended the phasing of some sites in the overall land supply, however the majority of these still remain in the 5 year supply. Only two sites have been phased later than the 5 year period, representing a loss from the 5 year supply of 66 units and these are CA 282 St John's Lane employment exchange (26 units) and CA480 Nursery Garden and garage Sturry Road (40 units).
- 6.31 A number of the allocations have been zeroed this year 8 sites in total. This is either as a result of contact with the landowner/developer through the phasing consultation survey, or a planning permission for the development of the site has been implemented either for housing or for some other use. These are set out in the table below. However, a number of responses indicated that, subject to planning requirements, developers expected their sites to come forward within the 5 year period This includes a number of Council-owned sites.

Site reference	Site Address	Town	Number of units	Commentary
CA552	Lenleys Roper Road	Canterbury	24	No longer an intention to bring forward the site for housing
CA538	St Georges Place	Canterbury	34	Site has now been developed for education use and student housing
CA536	Former Blockbuster building New Dover Road	Canterbury	11	Site is now being developed for retail and a hotel
CA492	Invicta Motors Sturry Road	Canterbury	45	No longer an intention to bring forward the site for housing
CA475	Northgate Garage	Canterbury	25	No longer an intention to bring forward the site for housing
CA517	Serco Nursery Eddington	Herne Bay	54	Planning permission has been implemented
CA295	York Road/Sea Street	Herne Bay	11	Site has been redeveloped for retail
CA323	Regent Street	Whitstable	12	Majority of the site has been developed for housing and the residual area is covered by a current planning permission
	Total number of units removed		216	

#### Windfalls

- 6.32 The NPPF, in paragraph 48 states that "local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the strategic Housing land availability assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens". The delivery of windfall sites (unidentified sites) has always made a significant contribution to the completion figures for the Canterbury District over the past 20 years. These can be divided into small site windfall (unidentified sites of less than 5 units) and large site windfalls (unidentified sites of 5 or more units).
- 6.33 Over a 20 year period 1991/2 to 2011/12 the contribution of windfalls was 5397 units out of a total of 11360 completions just under 50% of all completions. Small sites make a contribution of 2426 units and large sites 2971. If the small site contribution is averaged out over the 20 year period this gives an annual small site contribution of 121 units per annum. The City Council believes that while large site windfalls contribute a higher number of units they are a more finite resource. Small sites continue to be delivered and make a valuable contribution to the overall supply, whether it is through subdivision of residential units into flats or redevelopment of individual plots to provide a greater number of units.
- 6.34 Therefore to recognise the contribution made by windfalls to the overall land supply, it is proposed to include an element within the five year land supply, relating only to the average small site contribution over a 20 year period, of 121 units per annum.

Monitoring year	small site	Large Site	Total	All completions
1991/92	247	113	360	510
1992/93	37	38	75	205
1993/94	139	107	246	314
1994/95	184	79	263	506
1995/96	121	98	219	383
1996/97	87	80	167	521
1997/98	76	32	108	489
1998/99	124	93	217	610
1999/00	108	35	143	540
2000/01	90	140	230	615
2001/02	119	96	215	501
2002/03	25	113	138	305
2003/04	33	131	164	377
2004/05	91	135	226	775
2005/06	58	78	136	532
2006/07	96	292	388	638
2007/08	291	361	652	1284
2008/09	129	330	459	965
2009/10	91	106	197	305
2010/11	192	153	345	361
2011/12	88	361	449	624
TOTAL 1991/2 to 2011/12	2426	2971	5397	11360

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

#### Overall conclusions on land supply position

6.36 The main conclusions from the 2012 HIA and Development Phasing Survey are as follows:

#### **Completions**

The total number of completions in the monitoring year 2011-12 was 670 (gross) 624 (net) units.

## Total and new permissions

The total number of units with planning permission at 31<sup>st</sup> March 2012 was 1348 (gross), 1226 (net). Of these, new permissions in the monitoring year 2011-12 totalled 291 (gross) 259 (net) units.

#### Phasing of land supply

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

#### The 5-year housing supply

On the basis of the work carried out this year, the Council's calculation is that the total 5-year supply of housing is 3059, compared to a 5-year residual requirement of 2,155 units. This represents a surplus of 904 units.

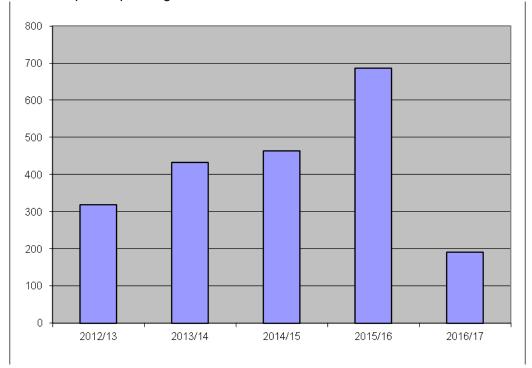
This is set out in more detail in the table below, and incorporates the results of site investigations, contacts with site-owners and developers, and the development phasing consultation. A full list of the sites included in the 5-year housing land supply is set out the Schedule of Sites that forms an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

Table 3: Summary of 5-year housing land supply position (HIA 2012)				
5 year period	Allocations & planning permissions	Other pipeline sites*1	Windfalls* <sup>2</sup>	Total estimated annual rate of net dwellings
2012/13	381		121	502
2013/14	432		121	553
2014/15	463		121	584
2015/16	686		121	807
2016/17	192	300	121	613
Total land supply	2154	300	605	3059

<sup>&</sup>lt;sup>1</sup> See note regarding Puffin Road Planning Appeal paragraph

<sup>2</sup> See Note on Windfalls paragraph 5.18

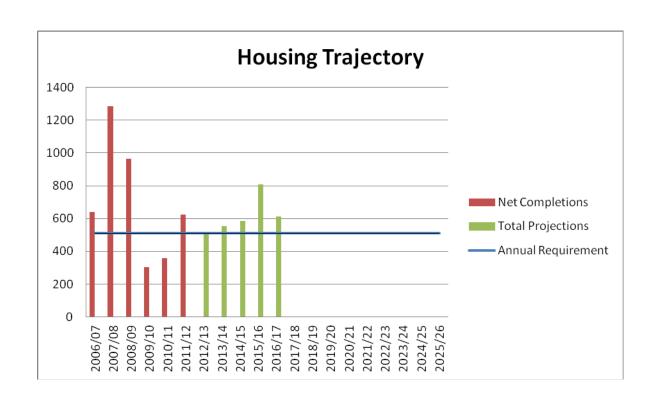
\*taking into account sites excluded as a result of site assessment work, including results of the development phasing consultation

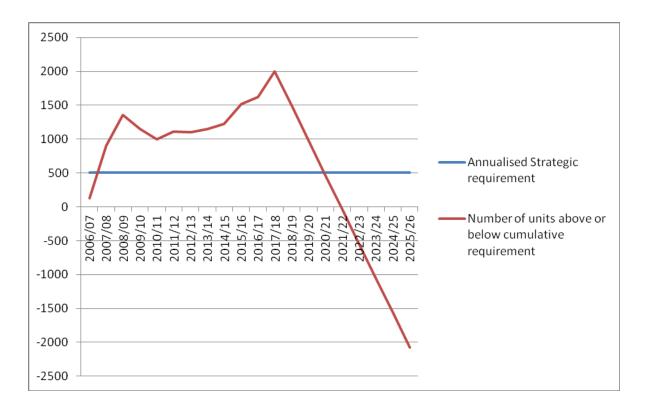


6.37 Current housing allocations are from the Canterbury District Local Plan and the Herne Bay Area Action Plan, future housing requirements will be addressed through the Local Development Framework (LDF) process.

#### Managed delivery target

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





## New and converted dwellings - on previously developed land

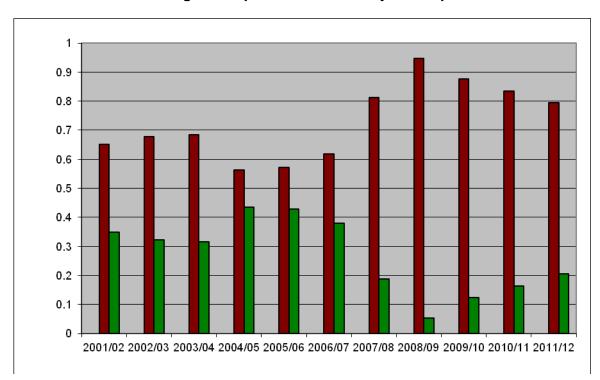
6.39 Due to the extensive environmental constraints prevalent in the Canterbury District it has been a long held objective of the City Council to minimise the impact of new development on greenfield sites. Since 2001 the amount of new housing

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

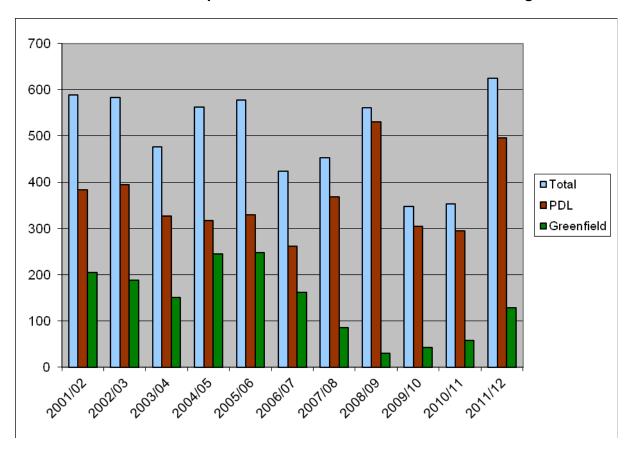
6.40 Performance in the Canterbury District has generally been in excess of the national target:

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

## **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
1	0	1

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

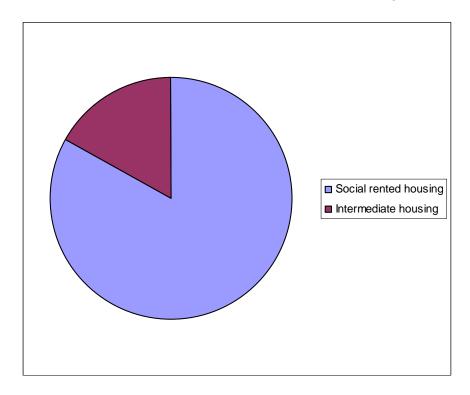
There were no Building for Life Assessments submitted this monitoring period.

# Gross affordable housing completions

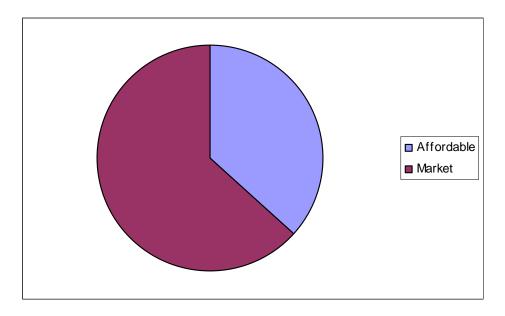
The annual target for affordable housing within the Canterbury district is 120 dwellings, the amount provided is set out in the table below.

Social rented homes	Intermediate homes	Affordable homes
provided	provided	total
104	24	128

The chart below shows social rented housing and intermediate housing provided 2010/2011 as proportions of the total of affordable housing provided 2011/12.



The following chart shows the relative proportions of new affordable housing and open market housing provided in the year ending 31 March 2012.



#### The need for affordable homes

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

#### The Housing Needs Survey

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

**Table 3: Housing needs calculation** 

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

Source: East Kent SHMA 2009

# Backlog of housing need

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

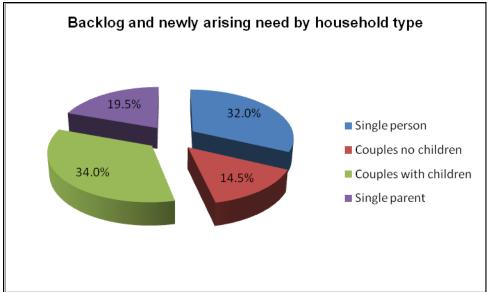
Table 4: Components included in calculation of backlog of existing housing need

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

Source: East Kent SHMA 2009

## The types of new affordable homes needed

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



Source: East Kent SHMA 2009

6,45 Many affordable homes built in recent years have been one- and two-bedroom flats. The SHMA recommends that families with children should live in houses, rather than flats. Therefore, the supply needs to be rebalanced towards family houses as set out in Table 5.

Table 5: Recommended property types for new affordable homes

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

Source: East Kent SHMA 2009

## **Developer contributions for Affordable Housing**

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

#### The types of new market homes needed

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

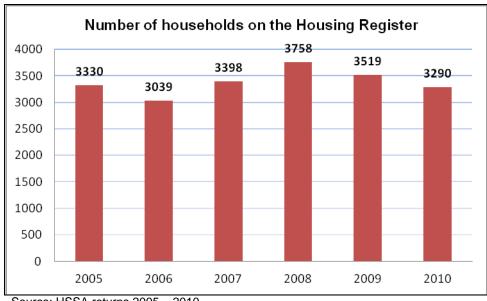
Table 6: Recommended property types for new market housing

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

Source: East Kent SHMA 2009

#### The Housing Need Register

6.48 This is an important indicator of demand for affordable housing. It is a joint register with Housing Associations. Access is open to most people irrespective of housing need.



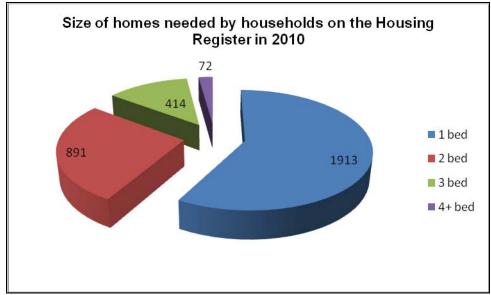
Source: HSSA returns 2005 - 2010

6.49 Applicants are placed into one of five bands, combining factors that assess the level of housing need and the length of time in housing need. The graph below shows that 51% of applications are from local people who are assessed as being in greatest housing need, as defined by CLG guidance.



Source: Housing Needs Register August 2011

- 6.50 The council's allocations policies will be reviewed in response to government proposals to let councils decide who qualifies to go on the Housing Register. The government will continue to decide which groups are given priority because of their vulnerability or need.
- 6.51 The chart below shows a breakdown of households on the Register, based on the size of accommodation needed according to current policy, which is quite prescriptive.



Source: HSSA returns

- 6.52 The most urgent assessed need is for family housing. There is great demand for one-bedroom properties, but not by people with the highest assessed need. Many applicants are over 60 years old, but few want designated older-persons accommodation because the size and type of council properties do not reflect their needs or aspirations.
- 6.53 We lack information about the housing requirements of applicants with physical disabilities. We will improve collection and analysis of data when people apply to join the Housing Needs Register. We can then plan for the right type and number of

- homes, either existing properties adapted for the purpose, or specially-designed new Housing Association accommodation.
- 6.54 In 2009/10 463 socially rented properties were let. Of these, 335 were let through Choice Based Lettings to applicants from the Housing Register. The remaining 128 were 47 homeless people, 68 mutual exchanges and 13 management moves.

## **Demand for shared ownership homes**

- 6.55 In July 2011, 281 people were registered for shared ownership. 181 have a local connection. The majority were single people and childless couples. Therefore, most shared ownership homes should be two-bedroom properties.
- 6.56 Our research among young working people revealed that few knew about shared ownership, because it is so closely identified with social housing rather than home ownership. The continued aspiration for home ownership leads us to believe that there is scope to meet more people's housing needs by expanding shared ownership and developing a marketing strategy that identifies it more closely with market housing.

## Rural housing needs

6.57 There is a lot of evidence nationally that affordable housing is vital for the survival of rural communities. We commissioned 12 rural housing needs surveys during the last ten years in partnership with Parish Councils. New affordable homes have been built in three villages. The surveys identified unmet need for 119 new affordable homes, of mainly one-, two- and three-bedrooms. Applying these findings to the remaining 24 rural parishes, potentially 286 affordable rural homes are needed.

# 7.0 Transport Infrastructure

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

## They are as follows:

- Controlling the level and environmental impact of vehicular traffic;
- Providing alternative modes of transport to the car by extending provision for pedestrians, cycling and the use of public transport;
- Reducing cross city traffic movements in the historic centre of Canterbury;
- Reducing city centre parking and extending Park & Ride provision.
- Assessing development proposals in the light of the transport demands and the scope for choice between transport modes;
- Seeking the construction of new roads and /or junction improvements which are in line with the foregoing and which will improve environmental conditions and/or contribute to the economic well-being of the district.

These actions are being monitored by the Transport Steering Group which is a subgroup 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.

- 7.2 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.
- 7.3 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.
- 7.4 Several schemes are currently being implemented:
- 7.5 A new riverside cycle path will be provided between Toddler's Cove and the end of Whitehall Road (going underneath Rheims Way). This will 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 December 2012 and will be funded by the city council.
- 7.6 New cycle route links have been 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 also be provided along Station Road West to St Dunstan's Street and will be implemented by summer 2013. This scheme is funded by LSTF, the city council and Southeastern.

- 7.7 Public consultation for Phase 2 of Oyster Bay Trail (Swalecliffe to Whitstable) took 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. The scheme was approved by the Council in June and the change to the byelaw permitting cycling along the promenade was passed in December 2012. It is anticipated that the scheme will be completed by April 2013.
- 7.8 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 2013/14 and would be funded by the city council.
- 7.9 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.
- 7.10 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 Local Plan process.
- 7.11 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.
- 7.12 Local Plan Policy C2 seeks to implement bus priority measures and rail network improvements arising from the Canterbury District Transport Action Plan, and will seek to resist proposals that would prejudice their effectiveness. A project to improve the West Station forecourt is due to commence in January 2013. 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 commenced 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

7.13 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).

# 8.0 Open Space

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

- 8.1 Since 2009, the Green Flag Award scheme in England has been managed by the Green Flag Plus Partnership (comprising Keep Britain Tidy, BTCV and Greenspace) on behalf of Communities and Local Government (CLG). To be eligible, sites must be freely accessible to the public and have a site specific management plan. The park or green space is judged against eight criteria:
  - A Welcoming Place
  - Healthy, Safe and Secure
  - Clean and Well Maintained
  - Sustainability
  - Conservation and Heritage
  - Community Involvement
  - Marketing
  - Management
- 8.2 Canterbury City Councils' Open Space Strategy 2009-2014 was adopted in November 2009. It analyses the standards of open space within the District according to thresholds of accessibility, quality and value, placing high importance on linked and multifunctional spaces. The objectives of the Open Space Strategy, in association with the playing pitch, public art, play and allotment strategies, will endeavour to improve open spaces across the District. A review of the Open Space Strategy is currently being carried out.
- 8.3 The achievement of Green Flag status indicates that a public open space has been deemed to be of an exceptionally high standard. The Canterbury District now boasts four Green Flag sites, which is one more than last year – Whitstable Castle; 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 the Kent Wildlife Trust, the Whitstable Castle 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 was new for 2011, and Whitstable Castle achieved its first Green Flag in 2012. The table below summarises the potential for Green Flag status as open spaces are improved in accordance with the Open Space Strategy and other policies and development scenarios through the City Council.

Sites	Area	Current Green Flag	Potential for Green Flag within 5 years	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		Х	
Westgate Gardens	8 hectares		X	
Herne Bay Memorial Park	7 hectares			X

# 9.0 Flood protection / Water Quality

- 9.1 The Environment Agency identifies areas that are technically at risk of flooding and these are shown on the Local Plan Proposals Map. PPS 25 defines the flood zones as:
  - Zone 1 Low probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea in any year, less than 0.1%
  - Zone 2 Medium probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% -0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-0.1%) in any year.
  - Zone 3 High probability. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (less than 1%) or a 1 in 200 or greater probability of flooding from the sea (less than 0.5%) in any year.
- 9.2 The Environment Agency floodplain includes large parts of urban areas of Canterbury, Whitstable, Herne Bay, Swalecliffe and Hampton plus swathes of rural land at Seasalter, Graveney and east of Reculver. The City Council remains firmly committed to minimising the risk of flooding to these urban areas through continual maintenance of sea defences and through seeking assistance from central Government.
- 9.3 As a result of the recent flooding, there are many areas at known risk of flooding in which the City Council will take a cautious approach to new development. The City Council now requires all planning applications in areas at known risk of flooding to have carried out a Drainage Impact Assessment and a site specific Flood Risk

Assessment and employed other measures where necessary, as part of the proposed development. The council also seeks to ensure that development elsewhere in the catchment will not lead to increased flood risk in other locations.

9.4 The Environment Agency produce a report titled The High Level Target 5. This report monitors the impact of the technical advise on flood risk provided by the Environment Agency on planning decisions made by English local planning authorities, this includes Canterbury City Council.

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

9.5 There were 2 planning permissions granted and 2 refused following advise from the Environment Agency on flood risk grounds during the period between March 2011 and April 2012.

Application No	Decision	Conditions / Reasons
CA/10/01022 - Erection of	Refused 8.4.11	The application does not
14 dwellings with		adequately demonstrate
associated garaging,		how surface water from
parking & new access		the proposal would be
road.		dealt with and that the
		development would not
		result in localised flooding
CA/10/01967 – Application	Granted 14.4.11	Condition for a surface
for a new planning		water and sewage
permission to replace		scheme to be submitted
CA/07/01426 for erection		and approved by the
of 90 bed hotel and		Local authority in order
pub/restaurant with		that the site is properly
associated car parking.		drained and the
		avoidance of flooding
CA/11/0351/FUL -	Refused 6.5.11	Part C of exception test
Erection of dwelling		not passed. Contrary to
		Local Plan Policy C32,
		South East Plan Policy
0.4/4.4/0.0570 D IIII		NRM4 and PPS25.
CA/11/00578 – Demolition	Granted 1.11.11	Condition requiring site
of bakehouse, conversion		details of all flooding
of existing building to 2		resilience and mitigation
dwellings and retention of		measures to be submitted
retail unit		and approved by Local
		Planning Authority

9.6 There was 1 planning application objected to by the Environment agency on water quality grounds, this was refused.

Application No	Decision	Conditions/Reasons
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

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

# 10.0 Biodiversity

#### 10.1 Objective:

To conserve and enhance the biodiversity of the Canterbury district, particularly in relation to protected habitats or species, or species identified in national or Kent Biodiversity Action Plans.

## 10.2 Target:

The local policy on biodiversity is set out in the adopted Canterbury District Local Plan (First Review 2006). The city council's key objective is to provide a diverse and thriving environment, which contributes to the economic, cultural and social well-being of the district. The council recognises that the natural environment helps to define the character of the district and contributes to the quality of life of both residents and visitors. A high quality environment and rich biodiversity is an integral part of a sustainable community.

- 10.3 The 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.
- 10.4 In accordance with the council's duty to consider biodiversity under the Natural Environment and Rural Communities Act (2006), and as recommended in Planning Policy guidance, the council avoids development that adversely affects priority species and habitats and seeks mitigation measures for the species or habitat concerned. The council encourages enhancement and creation of habitat to improve biodiversity in the district, and the identification and management of existing and potential land for nature conservation. The council seeks to ensure that wherever possible, landscaping proposals link to adjacent wildlife features. thereby providing opportunities for movement of flora and fauna. Since January 2012, advice has been given for mitigation and enhancement measures for 45 planning applications. Of these, 41 received recommendations for mitigation/enhancement. For 14 of these at the time of writing, no decision has been made yet, 9 were refused planning permission, and conditions for recommended measures were included for 15 approved planning applications. These are similar but slightly improved figures for the same period last year (2011).

- 10.5 As part of the Kent Biodiversity Action Plan (KBAP) partnership, the council monitored the total number of Local Wildlife Sites or LWS (previously known as Sites of Nature Conservation Interest or SNCI) in favourable management, under the Kent Area Agreement (KA2) National Indicator 197, over a three year period from 2008 to 2011. Monitoring changes assisted in habitat creation, restoration and links with existing habitats, avoiding damage to and enhancing species populations and habitats. A total of 253 sites or 58% of sites are now under positive conservation management. The National Indicator 197 has now ceased under the coalition government. However, the city council now supports the evolution of the KBAP into the multi-agency Kent Local Nature Partnership (LNP), and also the Greater Thames Marshes LNP, in accordance with the duty afforded under the new National Planning Policy Framework and the coalition Natural Environment White Paper. In addition, the council also supports the Greater Thames Marshes Nature Improvement Area (NIA), another new government initiative which has attracted funding to enhance the North Kent Marshes area, which includes Seasalter Levels, an area of Special Scientific Interest (SSSI) habitat in the Canterbury District.
- 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.
- 10.7 The City Council has designated 12 Local Nature Reserves under The National Parks and Access to the Countryside Act 1981. The level of monitoring across 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	Mammals Trust, Kent Wildlife Trust, Lloyd Bore Ecology	Birds, Dormice, Butterflies, Early Purple Orchid
Bingley Island and Whitehall Meadows	LNR	High	Broad Oak Environment Centre, Kentish Stour Countryside Partnership, Consultant ecologists for Westgate Parks HLF project	Otters Insects Flora Bats Birds
Bus Company Island	LNR	Low	Broad Oak Environment Centre, Kentish Stour Countryside Project, DICE at UKC	Slow worm Bats Newts

Blean Woods	cSAC, NNR, SNCI, SSSI, LNR	High	KOS, RSPB, CCC, KWT, Swale BC, Natural England, KCC, Forestry Enterprise for FC, Tilhill Forestry, Woodland Trust, private and community groups	Extensive, including Nightjars, the Heath Fritillary Butterfly and Ancient Woodland Indicator species
HERNE BAY				
Reculver Country Park	LNR, SSSI, SPA, Ramsar	High	KOS, KWT, Buglife, Kent Field Club, Kent Wildlife Trust, Voluntary	Birds, unusual shoreline habitat and associated species. Cliffside and clifftop dwelling invertebrates
Curtis Wood	LNR	Low	CCC	Birds, Early Purple Orchid
WHITSTABLE				•
Seasalter LNR	SSSI, SPA, Ramsar	High	KOS, RSPB, Natural England, EA, CCC	Wetland birds and wildfowl, invertebrate ditch population
Wraik Hill	LNR, SNCI	Low	KOS, KWT, CCC	Birds, grassland, Reptiles
Duncan Down	Village Green, SNCI	Medium	Friends of Duncan Downs, CCC	Birds

- 10.8 The council is in the process of designating a further Local Nature Reserve at Hambrook Marshes, Canterbury. This is currently stalled due to a change of staff within the landowner organisation, Kent Enterprise Trust.
- 10.9 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.
- 10.10 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.
- 10.11 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.

- 10.12 Canterbury District has 15 nationally important Sites of Special Scientific Interest (SSSIs\*), 3 of which are internationally important as designated Ramsar and SPA sites (Thanet Coast, Stodmarsh, and The Swale) and two SAC sites (Stodmarsh and Blean). Stodmarsh and Blean Woods are also designated National Nature Reserves. \* East Blean Woods, Larkey Valley Wood, Yockletts Bank, West Blean and Thornden Woods, Stodmarsh, Ileden and Oxenden Woods, Tankerton Slopes, Thanet Coast, Church Woods, Sturry Pit, Preston Marshes, Lynsore Bottom, Ellenden Wood, Chequers and Old Park, and The Swale.
- 10.13 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, Yockletts 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.
- 10.14 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 Diversity<sup>3</sup>. Priority habitats fulfil at least one of the following criteria: they are at risk, experiencing a high rate of decline, or are important habitats for priority species.

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

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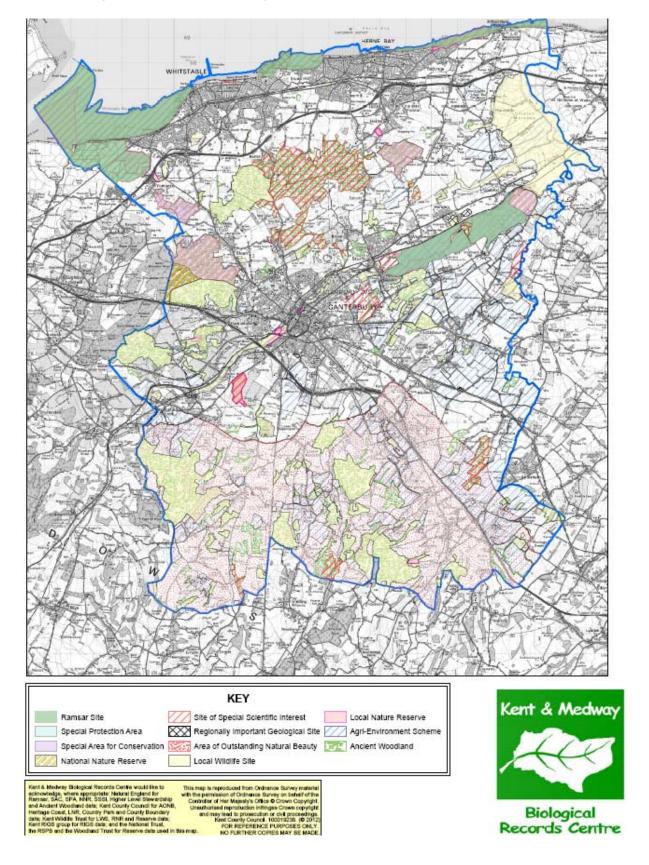
<sup>&</sup>lt;sup>3</sup> An outcome of the Earth Summit – Rio de Janeiro, 1992. Its main goals are: the conservation of biological diversity; the sustainable use of its components; and the equitable sharing of the benefits from the use of genetic resources.

## **BAP** priority habitats on Canterbury District

10.15 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**



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

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

#### **Designated Areas**

Protected Area Category	Canterbury 2011 Area (Ha)	Canterbur y 2012 Area (Ha)	% Change 2011 to 2012	Number of Sites (2012)	% of Canterbury covered by designation	County 2012 (Ha)	County Context %
Ramsar Site	1929.40	1929.47	0.003	3	6.01	19100.90	10.10
Special Areas for Conservation	1055.09	1055.10	0.000	2	3.29	8855.99	11.91
Special Protection Areas	1929.40	1929.47	0.003	3	6.01	18424.84	10.47
Sites of Special Scientific Interest	3785.99	3785.73	-0.007	16	11.80	33866.91	11.18
National Nature Reserve	701.99	701.99	0.000	2	2.19	4331.22	16.21
Areas of Outstanding Natural Beauty	8595.04	8595.04	0.000	1	26.79	124760.61	6.89
Environmental Stewardship (higher level only)	4376.90	5317.56	21.492	N/A	16.57	44876.09	11.85
Local Nature Reserve	178.47	418.17	134.306	11	1.30	1350.47	30.96
Regionally Important Geological/Geomorphol	70.50	70.60	0.000	_	0.24	622.42	12.41
ogical Site Local Wildlife Sites	78.60	78.60	0.000	5	0.24	633.42	12.41
Ancient Woodland	3962.90 4168.65	3968.31 4166.34	0.137 -0.055	49 N/A	12.37 12.98	27564.11 29736.39	14.40 14.01

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

#### Changes from the 2008 iteration:

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

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

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

# **Biodiversity Action Plan Priority Species Data**

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

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

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

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

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

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

# BAP priority species previously recorded in Canterbury but not since 1<sup>st</sup> January 1990

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

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

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

#### 11.0 Renewable Energy

#### **ODPM Core Output Indicator E3 – Renewable energy generation.**

- 11.1 This indicator is difficult to monitor as the majority of renewable energy installations do not require planning permission, therefore there are many installations in the district taking place that are not being recorded.
- 11.2 There were 26 applications for renewable energy installations during the monitoring period. These were for photovoltaic solar panels, 20 of which were mounted on roofs or extensions and 6 of which were ground mounted photovoltaic arrays. All of the applications were granted. This is a large increase on last years figures which was only 2 applications, one was for solar panels which was granted and one for a wind turbine which was refused.
- 11.3 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. We installed electric vehicle charging points at each of our main Park and Ride sites, and these have been available for the public to use from August 2012
- 11.4 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.
- 11.5 Pledge 6 states that "We will make our district cleaner and greener and lead by example on environmental issues" The Council has lead by example on various projects, however a major project at the Military Road Council offices included installing a 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. Also, our new Marlowe Theatre was specifically designed to incorporate a range of features to reduce energy use and environmental impacts, such as by using high efficiency lighting, high efficiency boilers and water efficient appliances. Our flagship project achieved a "Very Good" BREEAM rating, and on 20 June 2012 the theatre won the Royal Institute of British Architecture (RIBA) Downland Award for architectural excellence. We have already invested over £1.7 million in energy efficiency measures in the council's housing stock, and there are programmes for replacing boilers and adding further insulation.

#### 12.0 Local Indicators

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

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

Completed losses to other non B uses	A2	В1а	B1b	B1c	B2	B8	Total floorspace
2008/09	0	-150	0	0	0	0	-150
2009/10	-134	-1161	0	-595	-2000	-180	-4070
2010/11	0	-2327	0	-1024	-8142	-1260	-12753
2011/12	-57	-2661	0	-567	0	-419	-3704

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

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

- 12.2 The main loss to residential is from B1a and is accounted for by two applications. Other losses have been to other uses such as retail, sui generis and education D1. There have been fewer losses this year from the office and B use classes compared with last year.
- 12.3 All employment figures are based on the published Commercial Information Audit (CIA) 2011/12, which is carried out jointly between Kent County Council and Canterbury City Council each year. Employment allocations are taken from the Canterbury District Local Plan First Review Local Plan Adopted 2006.

#### **Herne Bay Area Action Plan**

The Herne Bay Area Action Plan was adopted April 2010. The plan identified a number of indicators for each plan objective which are to be monitored in the AMR. Some of the objectives are finite and therefore this list of indicators will reduce over time as the indicators are met and the target date is reached. Indicators relating to Objectives A and B new commercial floorspace (Table 1) and new residential units (Table 2), will be monitored annually.

Objec	ojective INDICATORS TARGET		TARGET DATES	PROGRESS
A	To deliver the redevelopment of three Opportunity Sites as catalysts for the regeneration of Herne Bay	<ul> <li>Appointment of development partner/s for Central Development Area</li> <li>Appointment of development partner/s for Beach Street</li> <li>Appointment of development partner/s for Bus Depot</li> </ul>	<ul> <li>December 2009</li> <li>End 2010</li> <li>End 2010</li> <li>2013</li> </ul>	<ul> <li>Appointed December 2009</li> <li>Progress has been slow due to the downturn although discussions are continuing.</li> <li>Site is still occupied by Stagecoach</li> </ul>
		<ul> <li>Planning Approval secured for redevelopment of each Opportunity Site</li> </ul>	• 2013	<ul> <li>The Central Development Area Masterplan was adopted in February 2011. A development Agreement was signed on 27<sup>TH</sup> April</li> </ul>
		Delivery of new additional retail, office, residential, leisure and Health floorspace	Ongoing over the lifetime of the AAP	<ul> <li>Planning approval for the extension to the Herons Leisure centre granted March 2010. Completed September 2011.</li> <li>See tables 1 and 2</li> </ul>

Objecti	ve	INDICATORS	TARGET DATES	PROGRESS
В	To create a thriving and commercially successful town centre for the benefit of the town's residents and visitors.	<ul> <li>Planning approval for a range of new retail and commercial units with the town centre</li> <li>Quantity of new floorspace delivered within the retail core for retail uses A1-A5</li> </ul>	<ul> <li>Ongoing over the lifetime of the AAP</li> <li>Ongoing over the lifetime of the AAP</li> </ul>	<ul><li>See table 1</li><li>See table 1</li></ul>
С	To provide recreational, Leisure and community facilities in the town centre for residents and visitors	<ul> <li>Planning approval for expansion of Herons Leisure Centre</li> <li>Appointment of operator</li> <li>Opening of Herons Extension</li> </ul>	<ul><li>2010</li><li>2010</li><li>End 2011</li></ul>	<ul> <li>Planning approval March 2010</li> <li>Active Life operate leisure facility.</li> <li>Completed and opened September 2011.</li> </ul>
D	To enhance Herne Bay's Conservation Area and streetscapes through design and comprehensive high quality public realm improvements	<ul> <li>Delivery of new coordinated high quality street furniture, surface materials and additional tree planting</li> <li>Implementation of planning conditions for appropriate alterations and improvements to the built fabric of the town centre</li> </ul>	<ul> <li>Ongoing over the lifetime of the AAP</li> <li>Ongoing over the lifetime of the AAP</li> </ul>	An application has been submitted to the East Kent Spatial Development Company for funding for townscape improvements.
E	To create an attractive sense of place with clear pedestrian and cycle routes linking the seafront, shopping and park	<ul> <li>Provision of additional cycle routes</li> <li>Improvements to pedestrian routes including surface treatments and signage</li> </ul>	<ul> <li>Ongoing over the lifetime of the AAP</li> <li>Ongoing over the lifetime of the AAP</li> </ul>	Some of this is addressed in the masterplan for the central development area and will be implemented once planning permission has been granted.

Objectiv	ve	INDICATORS	TARGET DATES	PROGRESS
F	To complete the national cycle route that runs along the towns seafront and an extension to the High School	<ul> <li>Completion of national cycle route along the seafront</li> <li>Completion of cycle route from the seafront to Herne</li> </ul>	• 2013	Completed 2012
		Bay High School	• 2014	Negotiations with land owners ongoing to enable the new cycle route between Herne Bay railway station and Herne Bay High School to be provided by 2013/14. Section between town centre and Memorial Park to be undertaken in connection with redevelopment.
G	To revive the town's Memorial Park with an attractive range of facilities and high quality landscaping	Delivery of additional facilities and improvements to the landscape of the park	• 2013	Some improvements completed in 2010 to Memorial Park including CCTV, sensory garden new play equipment and a kitchen garden.
Н	To protect overall levels of weekday parking facilities, to investigate increasing parking availability on Saturdays, and to improve vehicular movement through the town.	<ul> <li>Relocation of the King's Road market to an on street location</li> <li>Undertaking of further</li> </ul>	<ul><li>2016</li><li>2016</li></ul>	<ul> <li>Work is ongoing in relation to the relocation of the market as part of the proposals for the Central Development Area.</li> <li>No progress to date</li> </ul>
		parking study	• 2020	<ul> <li>Planning permission and</li> </ul>

Objective		INDICATORS	TARGET DATES	PROGRESS		
		Undertaking of studies to improve public transport services and interchanges and into improvements to vehicular movement following redevelopment of opportunity sites		implementation of temporary extension to Market Street car park 50 spaces granted 2009 and completed 2011.		
I	To improve the vibrancy and attractiveness of Herne Bay as a seaside tourist destination including the delivery of a revived and thriving pier	Production of initial scoping study of potential for linked developments, facilities and attractions along Herne Bay seafront	<ul><li>January 2010</li><li>2013/14</li></ul>	<ul> <li>The Herne Bay Coastal park from Hampton to Reculver achieved Queen Elizabeth status in 2012.</li> <li>In addition other seafront proposals include a trim trail, a new and expanded Children's play area, enhancement of the flood protection and enhancement of the Herne Bay clocktower.</li> </ul>		
		Production of report of potential new leisure uses for the pier	December 2009	Published February 2010		
		Delivery of additional activities linked developments, facilities and attractions along the seafront including the pier.	Ongoing over the lifetime of the AAP	The Pier trust is currently working on a business plan		

Objectiv	/e	INDICATORS	TARGET DATES	PROGRESS
				for the Pier.  Conservation Area Consent granted for the demolition of the pier pavilion May 2011, pier demolition took place between September 2011 to June 2012
J	To protect the integrity of nearby European designated offshore marine sites	<ul> <li>Protection of protected marine environments</li> <li>Regular condition assessments of wildlife sites, bird habitats and inter-tidal conditions</li> </ul>	<ul> <li>Ongoing over the lifetime of the AAP</li> <li>Ongoing over the lifetime of the AAP</li> </ul>	Thanet Coast SSSI, SPA and Ramsar (Units 4, 5, 6) assessed by Natural England as being in favourable condition and unfavourable recovering condition in 2012.

Further information on the progress of regeneration project s please visit http://www.canterbury.gov.uk/hernebayprojects

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

Completions	A1	A2	A3	A4	A5	B1a	D1	D2
Gains	0	0	87	0	54	0	0	785
Losses	-195	-57	-157	0	0	0	0	-1692
Net	-195	-57	-70	0	0	0	0	-907

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

The table below shows the total net number of residential units that have been granted planning permission for residential within the regeneration zone as shown in the Herne Bay Area Action Plan, for the period 01/04/10 to 31/03/11

Monitoring Year	No. of residential units granted planning permission	No. of units completed
2010/11	45	0
2011/12	43	51

#### 13.0 Key Policy Performance Monitoring

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

#### 14.0 General Monitoring

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

14.3 Table showing the period from April 2011 – March 2012.

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
1410	1144	126	84	37	70.0%	4

The figures in the above table include all planning applications.

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

The findings from this monitoring period are as follows:

- 14.5 There were 57 full planning applications refused during the period from April 2011 March 2012 contrary to a range of Local Plan Policies, 21 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.
- 14.6 There were 6 applications refused contrary to Planning Policy Statements these were PPS1 Delivering Sustainable Development, PPS7 Sustainable Development in Rural areas, PPS22 Planning for Renewable Energy, PPS24 Planning & Noise and PPS25 Development and Flood Risk.
- 14.7 There were 12 applications refused contrary to Supplementary Planning Documents. There were 10 contrary to the Guidelines for Control of Residential Intensification SPG, 1 contrary to Heritage, Archaeology and Conservation SPD and 1 contrary to Shopfront Design SPG.
- 14.8 There were a total of 30 appeal applications of which 20 appeal decisions were dismissed, 1 withdrawn and 9 allowed with conditions. The key Local Plan policies used in the appeal refusals were BE1 & BE7 relating to design and IMP2 relating to contributions.
- 14.9 There were 5 appeal applications that were refused contrary to Supplementary Planning Documents. 1 relating to Developer Contributions, and 4 relating to Guidelines for Control of Residential Intensification.
- 14.10 There were 2 Appeal applications refused contrary to Planning Policy Statements, these included PPS5, Local Listed Buildings and PPS25, Development and Flood risk.

- 14.11 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.
- 14.12 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	624 additional homes provided		
Increase the supply of affordable homes to local people	Target of 120 to be provided annually – 128 provided this period – an additional 8 over the target		
Improve travel choice – encourage bus, train, walking & cycling	High speed rail service commenced in December 2009 with over 1 million passengers using Canterbury West Station in 2011. (this includes mainline services) Source: Kent Travel Report 2011  There were 25,219 more passengers using the Canterbury park & ride sites in 2011.  There were 12,391 more cars using the		
	Canterbury park & ride sites in 2011.  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.		
Improve pedestrian and cycle linkages between Herne Bay seafront and town centre	This scheme should be delivered during 2013/14		
Deliver innovation centre of University of Kent campus by 2010	Completed, 80% occupied by September 2011, 100% occupied in September 2012.		
To operate Lakesview Enterprise Centre at 75% capacity by end 2010	65% occupied by September 2012		
Retain and increase annual number of Green flag, green pennant and green heritage awards	Whitstable castle achieved its 1 <sup>st</sup> green flag in 2012. Curtis Wood Park, a new site, achieved green flag status in 2011. Herne Bay seafront, Dane John, Canterbury Castle, Sturry Community Park and Westgate gardens should all receive green flags within the next 5 years.		
61% of Special Sites of Scientific Interest(SSSI) area in favourable condition (Kent target)	4 out of 15 sites were 100% in favourable condition in 2011/2012, the remaining are unfavourable recovering condition		

#### 15.0 Future Monitoring through the Sustainability Appraisal(SA)

- 15.1 Canterbury City Council is required to identify and report on the likely significant effects of its plans, policies and proposals looking at the social, environmental and economic factors, 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.
- 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 (now Amec) 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.