

Canterbury City Council Planning Policy

Annual Monitoring Report April 2013 - March 2014



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Canterbury District Local Plan Annual Monitoring Report April 2013 – March 2014

1.0 Introduction and format of the Monitoring Report

- 1.1 This monitoring report will look at the monitoring systems from April 2013 to March 2014. 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 this is 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.
- 1.5 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 Plan 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.
- 1.6 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 Plan. 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.

2.0 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.

2.3 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)

2.4 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 6.9 million visitors in 2013, this included 635,000 staying visitor trips. (Source: Visit Kent).

Demography

2011 Census Total Population for Kent Local Authorities

Local Authority	Total Persons	Males		Females		Area of local authority (Hectares)	Density (persons per hectare)
		No.	%	No.	%		
Ashford	117,956	57,232	48.5%	60,724	51.5%	58,062	2.03
Canterbury	151,145	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	55,743	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

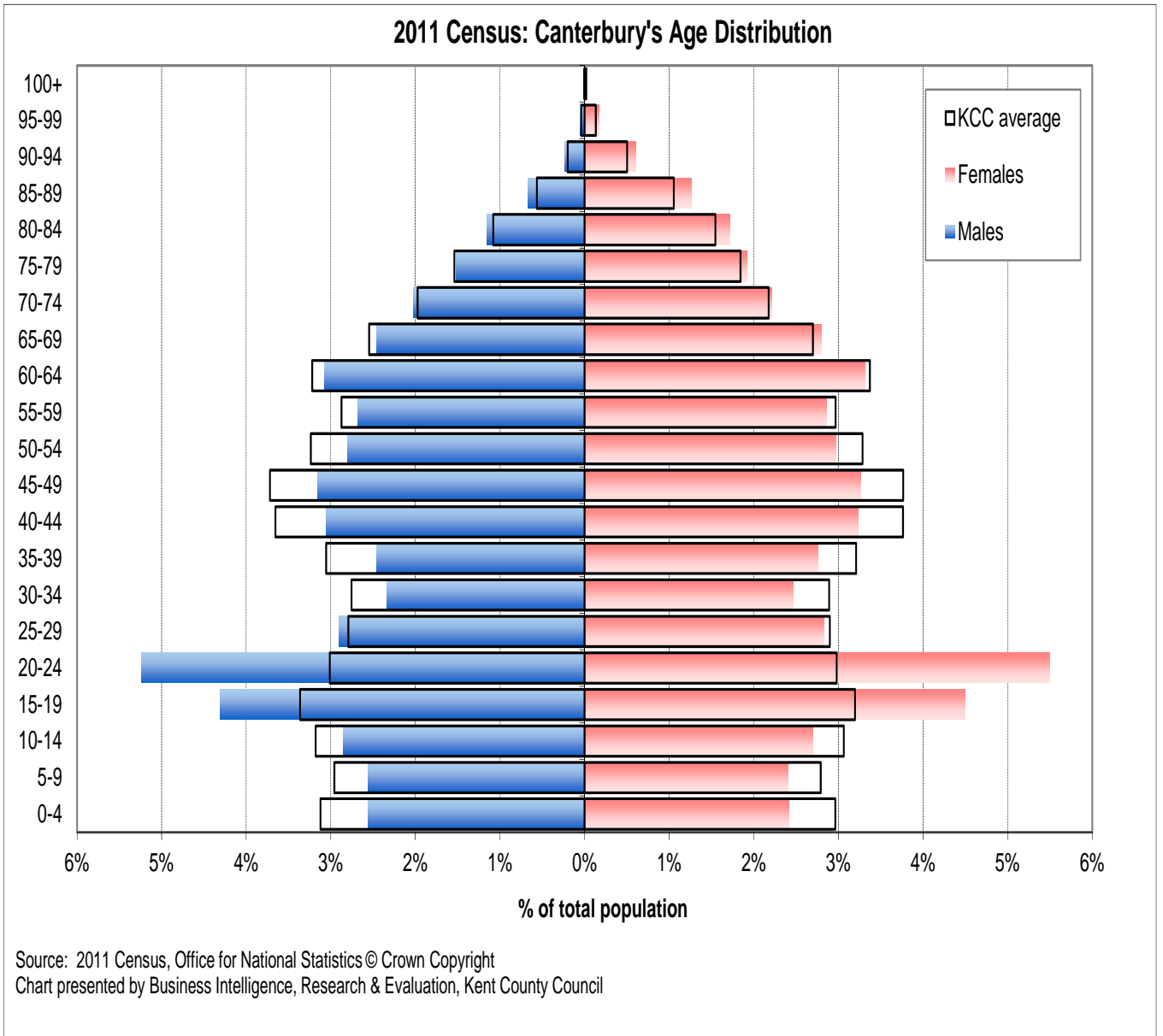
	Total Persons		Males		Females	
	No.	% of total population	No.	% of age group	No.	% of age group
All Ages	151,145		72,638	48.1%	78,507	51.9%
0-4	7,514	5.0%	3,864	51.4%	3,650	48.6%
5-9	7,506	5.0%	3,870	51.6%	3,636	48.4%
10-14	8,393	5.6%	4,309	51.3%	4,084	48.7%
15-19	13,309	8.8%	6,504	48.9%	6,805	51.1%
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)

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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.



2.5 In terms of deprivation Canterbury was ranked 163rd nationally out of 354 authorities and 6th within Kent for overall deprivation.

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 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	263,925	259,988	3,937	98.5%	1.5%
Kent (KCC area plus 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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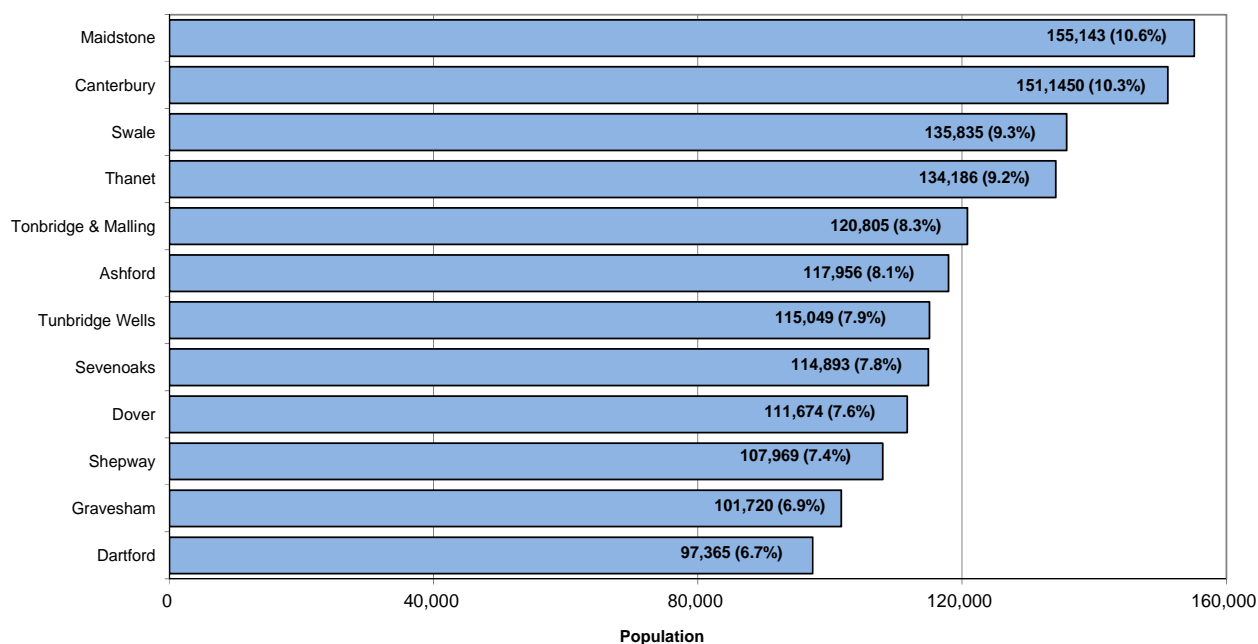
In March 2012 there were a total of 60,771 households within the District. (Source 2011 Census). Of all Kent districts, Canterbury has the highest number (8,583) and proportion (5.7%) of residents living in communal establishments.

Total population change: KCC Area and districts				
	2001	2011	2001/2011 Change	
			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
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- 2.6 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.
- 2.7 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
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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. It is intended to revise the LDS as necessary.

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

- Preferred Option Local Plan (June 2013)
- 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 National Planning Policy Framework (NPPF) indicates that Council's should produce a single Local Plan for its area.
- Although subject to some changes, the Statement of Community Involvement and Annual Monitoring Report will remain.

3.3 Future Development Plan Preparation

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 as a Local Plan format, rather than preparing separate Core Strategy and Development Allocations DPDs. This would be in accordance with the new guidance.

Following consultation on a Preferred Option Local Plan in June 2013, it is intended to publish a pre-Submission draft Local Plan (Regulation 19) in March 2013. A detailed programme for the remainder of the Local Plan process will be published at that time.

3.4 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.

The NPPF says that SPDs should be used where they can help applicants make successful applications or aid infrastructure. They should not be used to add unnecessarily to the financial burdens on development. 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 includes:

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. This is likely to follow closely after the preparation of the Local Plan, and it is likely that the s106/CIL arrangements will replace the existing SPD in due course.

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 document went out to consultation alongside the Draft Local Plan in June 2013.

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.

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
10/4/13	Hobbs Parker/BDB Planning	Meeting to discuss site proposed for inclusion in the draft Local Plan	Additional information to be provided by agents in relation to site		
11/4/13	Kent County Council	Meeting to discuss sites proposed for inclusion in the draft Local Plan, and education, transport and other service issues	Agreement to continue discussions and develop shared approaches to service issues where possible		
12/4/13	KPOG	Discussion on matters of common interest – Government guidance, shared evidence base/policy approaches, shared study methodologies.	Part of ongoing series of meetings to develop shared understanding / approach to different policy issues		
15/4/13	Met with the Kentish Gazette	Update on progress, where we are with the Local Plan.	Newspaper articles to follow		
20/5/13	Canterbury for business and Canterbury City Centre Partnership	Business Briefing on the LP	Advice to local stakeholders on Local Plan and up-coming consultation	Canterbury	Discussion
22/5/13	Southern Water	Planning Briefing on WRMP and wastewater	Advice to LPAs on future work programme and relationship to LP programmes	Ashford	Meeting
3/6/13	East Kent District Councils	Discussion regarding proposed CIL for Dover and relationship with neighbouring districts	Continued engagement with Dover CIL work	Dover	Discussion
4/6/13	BDB Planning/Hobbs Parker	Sturry/Broad Oak site	Continued engagement with agents for key proposed development site. Agreement on next steps for progressing proposals	Canterbury	Meeting

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
6/6/13	Meeting with Corinthian Land	South Canterbury Site	Continued engagement with agents for key proposed development site. Agreement on next steps for progressing proposals	Canterbury	Meeting
13/6/13	Local Stakeholder Groups	Local Plan consultation briefing	Advice to local stakeholders on Local Plan and up-coming consultation	Canterbury	Presentation and Q&A
19/6/13	Whitstable Society	Local Plan consultation briefing	Advice to local stakeholders on Local Plan and up-coming consultation	Whitstable	Presentation and Q&A
20/6/13	Public and Stakeholders	The Preferred Option Draft of Canterbury District Local Plan released for consultation	Statutory public consultation on draft Local Plan	District wide	Multiple
21/6/13	Thanet District Council /Dover District Council	Thanet Local Plan Stakeholder conference	Seeking to ensure consistency and alignment of planning strategies	Winter Gardens, Margate	Workshop
25/6/13	Canterbury Society briefing	Discussion on the LP	Advice to local stakeholders on proposed Local Plan and consultation process	Canterbury	Briefing and discussion
26/6/13	Meeting with CPRE	Discussion on the LP	Advice to local stakeholders on proposed Local Plan and consultation process	Canterbury	Meeting discussion
26/6/13	East Kent Local Authorities	East Kent Green Infrastructure Strategy	Agreement on next steps for research programme	Dover	Meeting discussion
28/6/13	Canterbury4Business	Local Plan Conference	Local businesses involved in discussion of Local Plan policy and consultation process	Canterbury	Presentation and Q&A
28/6/13	Kent County Council	Joint Employment Land survey	To ensure common understanding of employment land supply situation	Canterbury district	Site visits
3/7/13	Lee Evans Partnership	Draft Local plan and potential development sites	Agents to provide further information	Canterbury	Meeting

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
4/7/13	LPMG (umbrella group of organisations dealing with mental health issues)	Local Plan Briefing and consultation discussion	Advice to local stakeholders on proposed Local Plan and consultation process	Canterbury	Discussion and questions
8/7/13	Blean Parish Council	Local Plan Briefing and Neighbourhood Plan discussion	Advice to local stakeholders on proposed Local Plan and consultation process. Blean PC to consider whether NP appropriate	Blean	Presentation and discussion
11/7/13	Canterbury Age-wise	Local Plan Briefing and consultation discussion	Advice to local stakeholders on proposed Local Plan and consultation discussion. Broad support expressed for Plan policies	Canterbury	Presentation and discussion
12/7/13	KPPF	Discussion of local plan programmes and policies and other related planning policy issues	Continued engagement to ensure best practice and consistency of Plan-making	Maidstone	Discussion
12/7/13	Thanet and Dover District Councils	Local Plan strategic issues	Explained thinking behind final draft Plan provisions	Maidstone	Discussion
16/7/13	East Kent Local Authorities	Heritage Strategies	Shared position on development of Heritage Strategies	Dover	Meeting
18/7/13	Natural England	Habitat Regulations matters	Agreed a means of resolving any outstanding issues and mitigation matters. CCC to carry out additional research in specific areas	Ashford	Discussion
18/7/13	Development Advisory Panel	Local Plan accessibility and inclusion policies	DAP supported broad range of policies in draft Plan	Canterbury	Discussion
23/7/13	Various Parish Councils	Local Plan Briefing	Advice to local stakeholders on proposed Local Plan and consultation process	Hersden	Presentation and Q&A
24/7/13	Alister Hume	Draft Local Plan and allocated sites	Agents to provide further information	Canterbury	Meeting

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
06/8/13	Public Meeting	Local Plan Briefing and consultation discussion	Advice to local stakeholders on proposed Local Plan and consultation process	Herne Bay	Presentation and Q&A
15/8/13	BDB Planning/Hobbs Parker	Sturry/Broad Oak allocation	Agents to provide further information	Canterbury	Meeting
20/8/13	Broad Oak Preservation Society	Local Plan allocations	Society to prepare LP comments	Canterbury	Meeting
20/8/13	Herne & Broomfield Parish Council	Local Plan Briefing and consultation discussion	Advice to local stakeholders on proposed Local Plan and consultation process	Herne	Presentation and discussion
6/9/13	KPPF	Discussion of local plan programmes and policies and objectively assessed housing needs	Agreement to continue to liaise closely as housing needs assessments develop	Maidstone	Discussion
09/9/13	CCCU	Future development needs for Canterbury Christ Church University	Agreement to continue to liaise closely as University assessments develop	Canterbury	Discussion
10/9/13	Meeting with Corinthian	South Canterbury site	Continued engagement with agents for key proposed development site. Agreement on next steps for progressing proposals	Canterbury	Meeting discussion
13/9/13	KPOG Meeting	Cooperation on emerging Local Plan matters; common issues and best practice.	Programme for future work and research agreed	Ashford	Discussion
16/9/13	Meeting with CCCU and DEURA	To discuss the future development of Prison and Peugeot sites in relation to meeting needs of CCCU	Agreement to continue to liaise closely as University proposals develop	Canterbury	Discussion
24/9/13	East Kent Local Authorities	East Kent Green Infrastructure proposals	To set a programme to finalise the green infrastructure proposals for East Kent	Dover	Meeting discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
1/10/13	Canterbury Society	Local Plan proposals and Society's Canterbury Vision	CCC to consider relationship between strategies	Canterbury	Meeting
2/10/13	Kent County Council Transportation	Canterbury Transport modelling	Amey to complete transport modelling following handover from previous contractor	Maidstone	Meeting discussion
8/10/13	Thanet District Council	Habitat Regulations matters	Agree a coordinated approach to HRA matters for agreement with Natural England	TDC offices	Meeting discussion
09/10/13	Meeting with MoD	Member and Officer information site visit to Howe Barracks	Provide background information for consideration of future development of site	Canterbury	Site visit
09/10/13	Meeting with Peter Brett Associates	To discuss future development of Howe Barracks	Agreement to continue to liaise closely as development proposal evolve	Canterbury	Meeting discussion
10/10/13	Corinthian Land	South Canterbury site	Progress on development of site proposals	Canterbury	Meeting
18/10/13	KPOG	Cooperation on emerging Local Plan matters; common issues and best practice.	Programme for future work and research agreed	Margate	Discussion
18/10/13	Kent County Council Education section	Education planning meeting	Ensure that the Local Plan proposals reflect the identified education needs arising from new development	CCC offices	Meeting discussion
5/11/13	Meeting with UKC	Local Plan issues	Seek to ensure that the Local Plan proposals reflect the identified future development needs of the University	Canterbury	Meeting discussion
5/11/13	VLH Associates	Strode Farm site	Progress on development of site proposals	Canterbury	Meeting

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
8/11/13	Thanet District Council and others	Housing Market Capacity meeting	Meeting to inform development of Thanet Local Plan, but to provide liaison with CCC and to ensure compatibility	Margate	Presentation and discussion
11/11/13	East Kent Authorities	Gypsy & Traveller site provision	Liaison in relation to review of East Kent GTAA. Discussion of possible joint DPD	CCC offices	Meeting discussion
12/11/13	Kitewood Estates	Local Plan allocations - Hillborough	Progress on development of site proposals	Canterbury	Meeting
15/11/13	Residents Associations in Canterbury	Article 4 Direction for HMOs in Canterbury	To inform about and discuss progression of Article 4 Direction in context of Local Plan	CCC offices	Meeting discussion
20/11/13	East Kent Regeneration Board	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
20/11/13	Lee Evans Partnership	Draft Local plan and potential development sites	CCC to consider additional information	Canterbury	Meeting
21/11/13	Natural England	Habitat Regulations matters	Prepare draft approach to Habitat Regulations matters to be agreed with Natural England	NE offices	Meeting discussion
22/11/13	Meeting with Corinthian, Savills, Indigo Planning	South Canterbury site	Progress of supporting studies, including viability work	Canterbury	Meeting discussion
29/11/13	BDB Design, Hobbs Parker	Meeting with developers of Broad Oak / Sturry site	Progress of supporting studies	Canterbury	Meeting discussion
04/12/13	East Kent Chief Executives Forum	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
04/12/13	CCCU	Future development needs for Canterbury Christ Church University	Agreement to continue to liaise as Local Plan proposals develop	Canterbury	Meeting discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
06/12/13	KPOG	Cooperation on emerging Local Plan matters; common issues and best practice.	Programme for future policy development work and research agreed	Maidstone	Discussion
6/12/13	East Kent Authorities	Thanet Local Plan - key issues; proposed approach; "fit" with other East Kent plans	Inform/discuss emerging policy for Thanet Plan and seeking to ensure alignment between local plans	TDC offices	Meeting discussion
10/12/13	Advisory Inspector	Advice on draft Local Plan – content and process	Advice from Inspector that draft Plan is generally consistent with issues raised by Inspectors	CCC offices	Meeting discussion
11/12/13	East Kent Regeneration Board	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
11/12/13	BDB Design, Hobbs Parker	Meeting with developers of Broad Oak / Sturry site	Progress of supporting studies	Canterbury	Meeting discussion
12/12/13	John Shephard	Barham Court Farm site	Progression of site proposals	Canterbury	Meeting
08/01/14	East Kent Chief Executives Forum	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
10/01/14	VLH Associates	Meeting with developer of Strode Farm Herne Bay	Progress of supporting studies	Canterbury	Meeting discussion
15/01/14	East Kent Regeneration Board	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
20/01/14	George Wilson	Discussion of future business needs and possible development sites	Agreement to continue to liaise as development proposals evolve	Canterbury	Meeting discussion
21/1/14	Meeting with Corinthian Land & Consultants	South Canterbury site	Progress of supporting studies – masterplanning, transport, etc	Canterbury	Meeting discussion
22/1/14	Alister Hume	North Hersden site	Additional work required for site proposals	Canterbury	Meeting
24/1/14	CCC Economic Development	East Kent Investment Plan	Agree proposals (in draft Local Plan) to go forward as part of EKIP bid	CCC offices	Meeting discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
27/1/14	Natural England; Thanet District Council; Dover District Council; Kent Wildlife Trust; RSPB and others	Thanet Coast and related designations – Habitat Regulations issues and mitigation matters.	Agreement to continue monitoring and research to support development of Local Plan policy and mitigation measures	NE offices	Presentations and discussions
29/1/14	Peter Brett Associates	Howe Barracks site	Agreement on pre-application programme for site proposals	Canterbury	Meeting
31/01/14	BDB Design, Hobbs Parker	Meeting with developer regarding Broad Oak Sturry	Progress of supporting studies	Canterbury	Meeting discussion
03/02/14	George Wilson	Discussion of future business needs and possible development sites	Agreement to continue to liaise as development proposals evolve	Canterbury	Meeting discussion
04/02/14	Canterbury Anglican Deanery	Church planning to meet the needs of new development	Agreement to continue discussions in relation to specific sites as Deanery planning progresses	St May Bredin Church, Canterbury	Presentation and discussions/Q&A
05/02/14	East Kent Chief Executives Forum	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
10/2/14	Canterbury And Coastal Clinical Commissioning Group	Need for medical facilities to serve new development	CCG generally supportive of the approach set out in draft Local Plan	Herne Bay	Meeting discussion
12/02/14	East Kent Regeneration Board	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
25/2/14	East Kent authorities	Approaches to CIL and development contributions	Agreement to continue discussions to seek to ensure consistent approaches	Dover DC offices	Meeting discussion
3/03/14	South East Water	Water supply issues to meet the needs of new development	SEW to provide additional information relating to the provision of Broad Oak reservoir	CCC offices	Meeting discussion
3/03/14	Hollamby Estates	Greenhill site	Discussion of proposals for site	Canterbury	Meeting

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
05/03/14	East Kent Chief Executives Forum	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
07/3/14	Meeting with CCCU	Future development needs for Canterbury Christ Church University and discussion of sites	Agreement to continue to liaise as Local Plan proposals develop	Canterbury	Meeting discussion
12/03/14	BDB Design, Hobbs Parker	Meeting with developer regarding Broad Oak Sturry	Progress of supporting studies	Canterbury	Meeting discussion
12/03/14	Kent County Council	Liaison meeting on Local Plan and major sites	Agreement to continue discussions on funding and service provision as Plan progresses	CCC offices	Meeting discussion
21/03/14	Kent Planning Policy Forum	Best practice/ shared experience on 5-year housing land supply, developing a coordinated approach to land supply methodology; response to draft London Plan	Agreement to consider joint response to London Plan and to guidance on 5-year housing land supply	Tunbridge Wells	Meeting discussion
26/03/14	Thanet District Council; Dover District Council	Thanet viability study relevant to Canterbury viability and CIL work	Agreement to continue discussions to seek to ensure consistent approaches	Margate	Presentation and discussion
26/03/14	Herne Bay residents and business	Business exhibition covering large range of services, including Council services	Advice to local stakeholders on proposed Local Plan and consultation process	Herne Bay	Public exhibition
2/04/14	Corinthian Land Lock & Associates Indigo Planning	South Canterbury site	Progress of supporting studies – masterplanning, transport, etc	Canterbury	Meeting discussion
2/04/14	East Kent Chief Executives Forum	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting
8/04/14	East Kent authorities	CIL progression and common ground on research and policy development	Cooperation meetings to continue through CIL development process	Margate	Meeting discussion

Date	Consultee/s	Purpose/issues discussed	Outcome	Location	Format
9/04/14	Kent County Council	Development of Canterbury s106/CIL proposals in relation to KCC service provision and local service needs	Agreement to continue discussions to ensure relevant information available to both Councils	Canterbury	Meeting discussion
11/04/14	KPOG	Cooperation on emerging Local Plan matters; common issues and best practice.	Programme for future joint working agreed	Swale	Discussion
15/04/14	Kent local planning authorities	Progress and emerging results from GTAA reviews and intended next steps	Agreement to seek to ensure consistency of methodology and approach	Swale BC offices	Meeting discussion
16/04/14	East Kent Regeneration Board	Regeneration and strategic planning issues	East Kent, County and Sub-Regional regeneration priorities	Canterbury	Meeting

5.0 Business Development

- 5.1 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 shorter-term impacts of the economic recession on the district have emerged. Between 2008 and 2012 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.
- 5.3 Also previously the area is acknowledged to some extent to have been insulated in recessionary times due to the pre-dominance of public sector locally which tended to provide 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 (36%) of this number have been lost already (-717) between 2008 and 2012.
- 5.4 This provides major challenges to Canterbury which is often identified as having a relatively weak private sector component to its industrial structure, labour market and occupational profile. For instance previously, the area has failed to fully capitalise on both the regional growth in business services, finance and communications sectors in the mid to late 1990's.
- 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 which for the most part continue through 2013-2014. The most recent Kent Property Market Review (2014) considers each of the separate commercial sub-markets in turn. The section below covers this in more detail.

Office Market

- 5.7 In the South East office supply is at a five year low, showing an increase in rental levels, with take up at the highest level since the beginning of the recession. Also speculative development is even now appearing in parts of the South East. This level of buoyancy has however not yet translated to much of Kent. For instance locations near to the M25 have actually seen rental growth over the last year and while statistics indicate negative rental growth in Kent, the decline is beginning to slow down.

- 5.8 Where there is stronger demand this is from the occupier market supported by lending from the high street banks, and local and central government initiatives such as the Funding for Lending (FLS) scheme. The institutions and property companies also remain active for assets with potential for onward management, although limited supply continues to dampen take up.
- 5.9 In terms of rents there remains an east/west divide in Kent with prime locations such as Sevenoaks increasing headline rents to over £230+ per m² (£21 per ft²). The highest rental level achieved in Kent took place in Sevenoaks, where a letting of a 650m² (7,000ft²) suite to Bayerngas UK Limited achieved £231.43m² (£21.50ft²). In off-market locations, rents have mostly either fallen or remain relatively static reflecting a lack of modern space and an oversupply of tertiary office space that is bordering on being obsolete. With a general oversupply across the county, good incentives are available to those securing deals – in some cases up to one year rent free and even capital contributions.
- 5.10 In the district the Beer Cart Building, Canterbury, a redevelopment by Quinn Estates of 743m² (7,998ft²) has now been completed. Here two obsolete 1970's office blocks at Beer Cart Lane and Stour Street are being transformed into a mixed use residential / office scheme. Following planning consent for conversion, extension and modernisation these are being redeveloped into eight Class B1 (a) offices (721m²) and fourteen residential apartments plus car parking, landscaping and infrastructure to enhance the surrounding streetscape. .
- 5.11 Elsewhere due mainly to continued funding restraints, planning and limited occupier take up, construction of new office space remains at a virtual standstill. In line with this the local office market as with much of Kent has seen rents stay at around £130 per m².
- 5.12 The major change in this market has been the number of office buildings that have been targeted for residential use. The change in Government planning policy (Permitted Development Rights) allows site owners to change the use and convert office space into housing units. In this case developers have used this policy to meet the high demand for new dwellings in Canterbury. In some instances in situ business occupiers have had to vacate office premises to allow the change of use to take place. The Council will monitor and undertake research on the policy's local effects but has particular concerns about long term adverse economic impact.
- 5.13 The priority therefore remains the need to secure finance for on-site infrastructure required to extend the Canterbury Innovation Centre, provide new add-on space and bring forward new serviced development sites for potential inward investors at the 7 hectare site.
- 5.14 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 fifth year of operation. Located on the University of Kent's campus in Canterbury the site provides 2,500 m² 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. Similarly the Council's own small industrial units (at Whitstable and Herne Bay) and Evans EasySpace facility at Lakesview Business Park, Hersden, also remain fully occupied.

- 5.15 Key office sites in the district and their potential office capacity are highlighted below:
- Canterbury Office Park, Upper Harbledown – 5,000 m²
 - Altira Business Park, Herne Bay – 35,000 m² (office and industrial)
 - Estuary View, Whitstable – 12,000 m²
 - Office Connection site, Canterbury – 1,000 m²
- 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 Adopted 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 £25m and £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 it is envisaged for this site to form part of a larger mixed development allocation as proposed in the Council's Draft Local Plan.

Industrial / Distribution Market

- 5.21 In general the ONS has reported strong UK manufacturing figures, which indicates that UK industrial output has grown at its quickest pace for three years. Both industrial output and its main manufacturing component grew by 0.4% at the beginning of the second quarter of the year, with industrial output 3% and manufacturing output 4.4% higher than a year earlier, the fastest expansion since

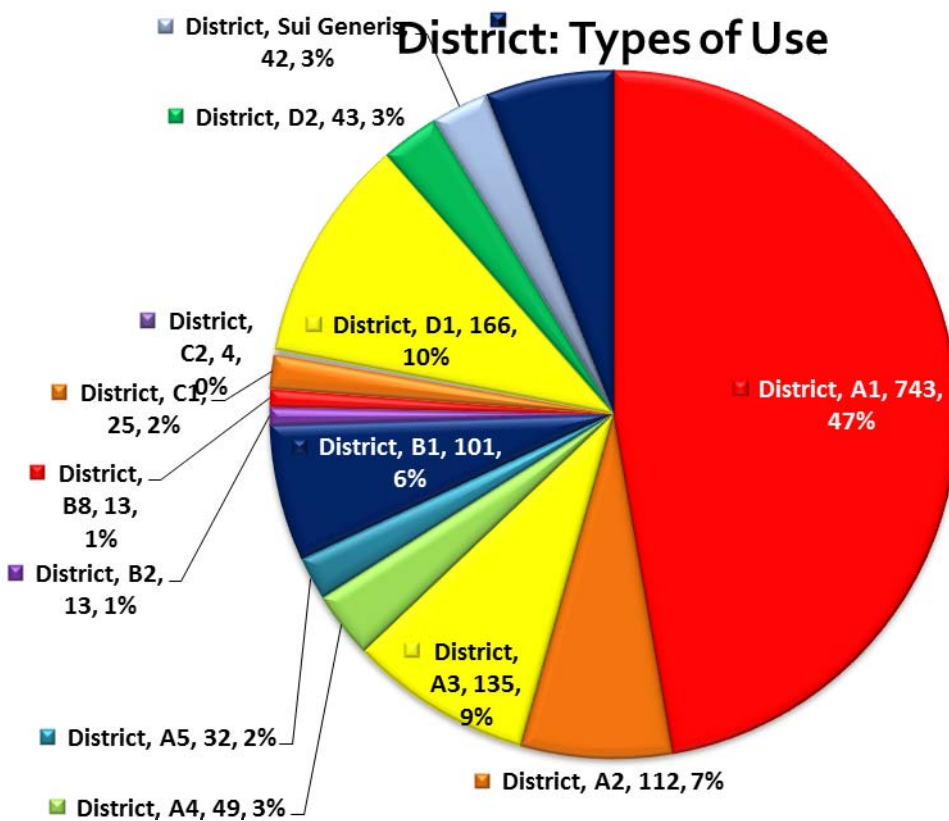
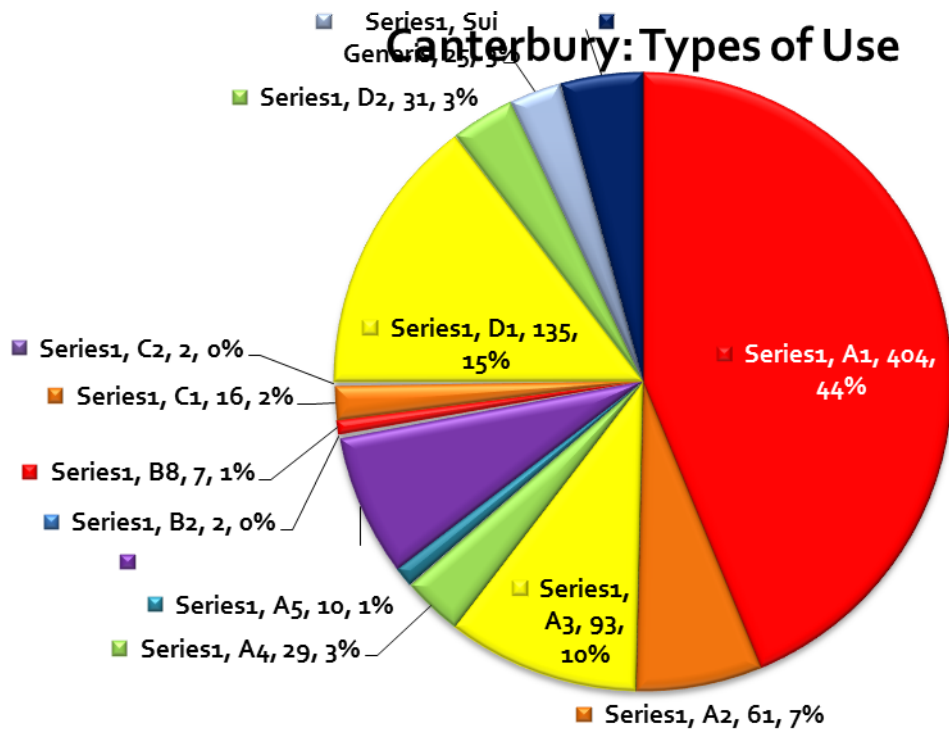
February 2011. This goes some way in dispelling the notion that the recovery is based on consumer credit and the housing market, but fuelled, to a large extent, by factories and industry. The IPD index shows a 1% increase in rental levels in Kent, higher than both the South East and UK as a whole. This is in part due to the low levels achieved historically.

- 5.22 Against this backdrop, industrial rents in west and north Kent rose between 2013-14 while in east Kent industrial rents either fell or remain unchanged as in Canterbury district (at around £60 per m²). This reflects a general lack of confidence by business, but this is expected to improve over the next two years or so.
- 5.23 In this regard occupier demand in Canterbury district has been limited throughout 2013/14. In this period for instance no major new construction work took place at the district's main business parks, Lakesview Business Park and Altira Business Park in Herne Bay. However, Canterbury Business Park (Bekesbourne) has already attracted its first tenant with BT signing up for a £1.5 million 660m² (6,600ft²) purpose-built technical and engineering centre on a one acre site. The park, just off the A2, is a seven-acre scheme by Quinn Estates and Invicta Properties. It features a range of units of different sizes, including several for smaller businesses.
- 5.24 The district continues to 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

- 5.25 Data taken from town centre surveys of types of use gives a general picture of the function and success of the district's three centres, Canterbury, Whitstable and Herne Bay. Comparing the large subregional centre, Canterbury, with the other two centres (see following diagrams), we can note some interesting characteristics. The town centres are dominated by A1 (retail) use, as is the traditional function of town centres. These units make up almost half of all use types across the district, followed by D1 and A3 uses.

A5 uses are not prominent in any areas of the district, but their higher representation in Whitstable and Herne Bay is indicative of the association between Fish & Chip suppers and the traditional seaside experience. Their numerically insignificant presence in Canterbury City Centre is characteristic of an affluent centre as the presence of these can 'cheapen' the streetscape.



- 5.26 In the retail sector, at the second quarter of 2014, retail sales increased by 6.9% compared with the previous year. This was the highest year-on-year growth since May 2004 and continued a pattern of year-on-year growth since early 2013, according to ONS.
- 5.27 National High Street vacancy rates are also seeing a slight improvement, dropping just below 14% at the end of the last year from 14.5% in the previous year. However, high vacancy rates exist in parts of Kent such as Margate which has the third highest vacancy rate in the UK. In Canterbury, Whitstable and Herne Bay vacancy rates remain comparatively low with rates sitting under 7% across the three towns.
- 5.28 Wider initiatives to assist the high street continue, including the Portas Review especially effecting Kent. In Margate town centre business rates were reduced, for example. Further Government initiatives include £1 billion of support for the high street, and proposals such as to allow shops to be turned into new homes without planning permission.
- 5.29 In Canterbury District the vast majority of 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 despite recent falls, remain among the highest in the region.
- 5.30 Across Kent, prime locations are still attracting occupiers, but in general, deal volumes are down across the board. Prime pitches within the main Kent towns can and are still attracting occupiers, but the run of what is considered prime pitch is shortening.
- 5.31 Activity continues at Whitefriars Shopping Centre in Canterbury where Henderson Global investors have signed Primark for 3,744m² (40,300ft²) and Danish variety retailer Tiger taking 250m² (2,690ft²). Also in Canterbury, Tesco have occupied a new 576 m² retail development with a 120-bedroom hotel (Premier Inn) above on the corner of St Georges Place, Canterbury.
- 5.32 On the investment front, retail warehouse transactions are down, although sentiment for out of town investments is positive.
- 5.33 Other supermarket interest has also occurred in the district from Sainsburys with a planning application for a 10,000 m² superstore to be determined by the Council for Altira Business Park, Herne Bay in the Autumn of 2014. There is also further interest from Aldi and Waitrose in Whitstable though these remain at a pre-planning stage.
- 5.34 In Herne Bay Aldi have secured planning consent for a single storey supermarket and 80 space car park on a site of 0.4635 Hectares (1.145 Acres). Accessed directly off King's Road, the site forms part of the larger Herne Bay Central Development Area (CDA). The CDA Masterplan aims to provide a new retail hub with 230 town centre car park spaces, two public squares and a significant investment into the town's economy. The foodstore is a major anchor to the scheme and is to be linked via a series of new squares and enhanced streets to a new 3,500m² (35,000ft²) terrace of A1/A3 retail units with 50 residential units above and situated to the north east of the Herons Centre car park.

- 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 for 2013/14 in Canterbury remained static following several consecutive falls in five previous years. Prime retail rents had previously fell from £2,400 per m² in 2008 to approx. £1,600 per m² in 2013/14. This was however still the highest prime rent anywhere in Kent.
- 5.37 Finally it is also clear that Canterbury with other retail destinations in Kent is likely to face significant competition from neighbouring districts as well as large out of town shopping centres (e.g. Bluewater). The McArthurGlen Designer Outlet Centre, Ashford, for instance is due to double in size adding a further 16,260m² (175,000ft²) of retail space of which 6,967m² (75,000ft²) will house a new luxury quarter set to open in two years.

6.0 Housing Development

- 6.1 The City Council's objectives for housing development as set out in the adopted Local Plan 2006 are:
- 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 has now revoked the South East Plan, the City Council will use the housing requirement in the South East Plan for this monitoring year as although the City Council is well advanced with a new draft plan containing new housing requirements, it was not agreed for public consultation (Regulation 18) until 30 May 2013 which is after the base date of the study (31/03/13). The City Council is currently looking to produce a Submission Draft for Consultation in Spring 2014.

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 677 units. An average of 540 new houses has been built each year since 1991.

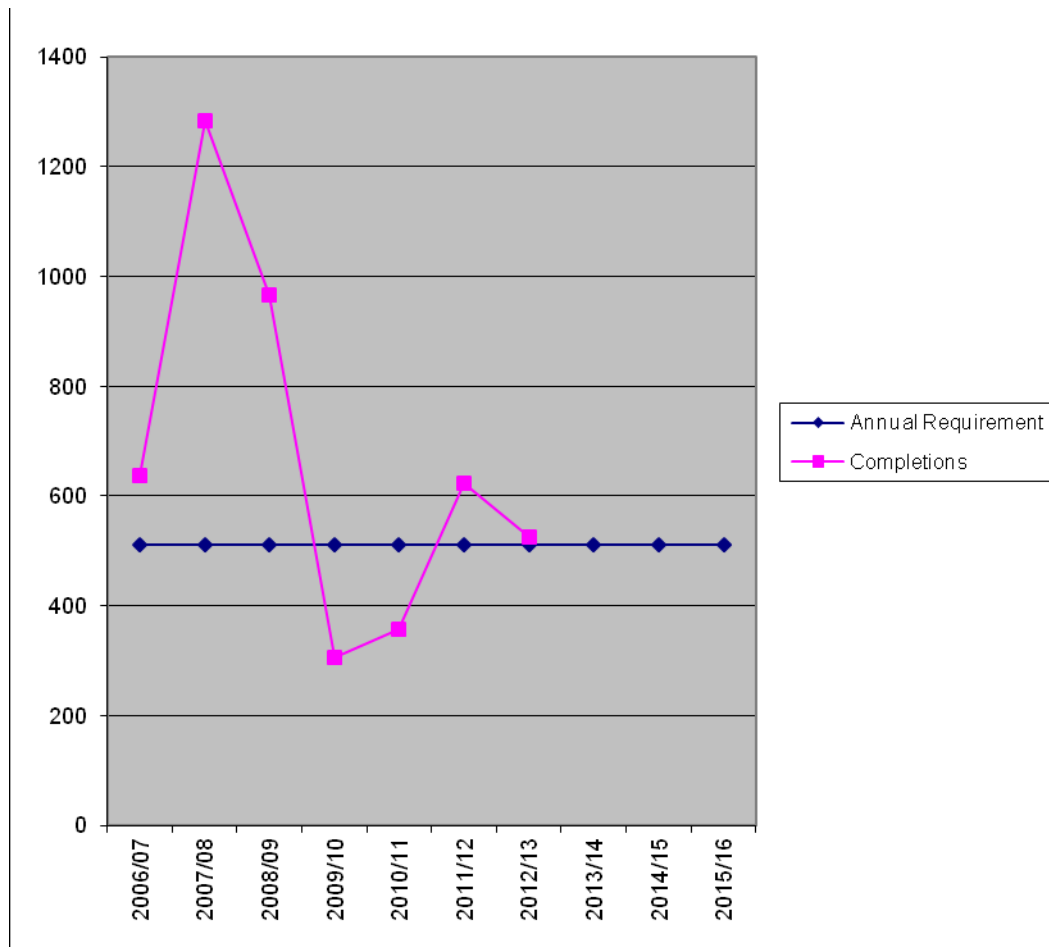
The South East Plan housing requirements for the period 2006 to 2026 together with completions from 2006 to 2011 are set out in table 1:

Table 1: Housing completions and annual requirement

Year	Annual Requirement	Completions	Balance	Running Balance
2006/07	510	638	128	+128
2007/08	510	1,284	774	+902
2008/09	510	965	455	+1,357
2009/10	510	305	-205	+1,152
2010/11	510	357	-153	+999
2011/12	510	624	114	+1113
2012/13	510	524	14	+1127

6.4 Since the introduction of the South East Plan in 2006, up to 2012, the total number of housing completions has been 4697 compared to the strategic requirement (set out in the SEP) or that period of 3570 units, some 31.5% ahead of the strategic requirement.

6.5 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 last year mainly due to a number of the large sites nearing completion. However, completion rates are still above the annual requirement of 510pa and Canterbury has continued to perform well in terms of housing completions despite the difficult economic climate.



6.6 Table 1 and the accompanying chart it can be seen that completions at 31 March 2013 are 1127 in excess of the implied requirement of the SEP from 2006 to 2013. This is due to above requirement completions for the years from 2006/07, 2008/09, 2011/12 and 2012/13 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 524 net completions for the year ending 31 March 2013.

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. The 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.
- 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.
- 6.14 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 2013

- 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 1st April 2013	
Total housing requirement	10,200
Completions to 1 st April 2013	4697
Total residual requirement	5503
Annual residual requirement	4231
5-year requirement (to 2016)	2115

- 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 2013

- 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 2013 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 August 2013. This involved Council officers visiting every site identified in the land supply that had not been identified as definitely completed through the Building Control records. Council officers then undertook follow-up enquiries with local developers and agents, as appropriate, particularly where marketing information was available.

Initial Assessment of site phasing

- 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 2013

- 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 five 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 cases, 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 five sites have been phased later than the 5 year period, representing a loss from the 5 year supply of 82 units and these are CA 282 St John's Lane employment exchange (26 units) and CA483 Canterbury East Station (11 units), CA516 Westbrook Industrial estate (15 units), CA310 Beresford Road (20 units) and CA305 Hamilton Road (10 units).
- 6.31 A number of the allocations have been zeroed this year – 9 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
CA525	Blue Anchor Caravan Park	Whitstable	50	Residential mobile home park granted on appeal Planning permission (granted on appeal) is now being implemented
	Total number of units removed		266	

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 1993/4 to 2012/13 the contribution of windfalls was 5325 units out of a total of 11,884 completions – just under 50% of all completions. Small sites make a contribution of 2223 units and large sites 3102 units. If the small site contribution is averaged out over the 20 year period this gives an annual small site contribution of 111 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 (1993/94 to 2012/13), of 111 units per annum.

Monitoring year	small site	Large Site	Total	All completions
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
2012/13	81	282	363	524
TOTAL 1993 to 2012/13	2507	3253	5760	11,884

6.35 In comparison, if the 5 year annual average is taken this gives a slightly lower figure of 111 compared to 158 last year. 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 2013 HIA and Development Phasing Survey are as follows:

Completions

The total number of completions in the monitoring year 2012-13 was 609 (gross) 524 (net) units.

Total and new permissions

The total number of units with planning permission at 31st March 2013 was 1026 (gross), 967(net). Of these, new permissions in the monitoring year 2012-13 totalled 270 (gross) 247 (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 2794, compared to a 5-year residual requirement of 2221 units (including a 5% buffer). This represents a surplus of 573 units. This equates to 6.61 years' worth of supply.

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.

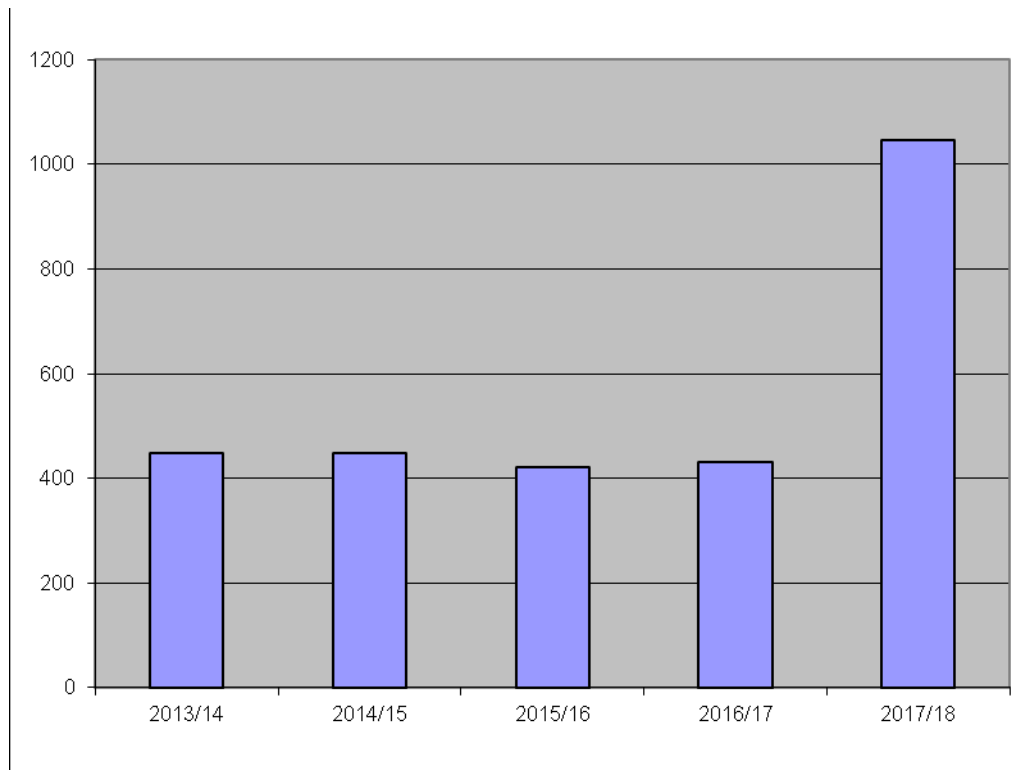
A full list of the sites included in the 5-year housing land supply is set out the Schedule of Sites that forms an Appendix to the AMR.

5 year period	Allocations & planning permissions	Other pipeline sites*¹	Windfalls*²	Total estimated annual rate of net dwellings
2013/14	338		111	449
2014/15	337		111	448
2015/16	309		111	420
2016/17	319		111	430
2017/18	636	300	111	1047
Total land supply	1939	300	555	2794

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

¹ See note regarding Puffin Road Planning Appeal paragraph

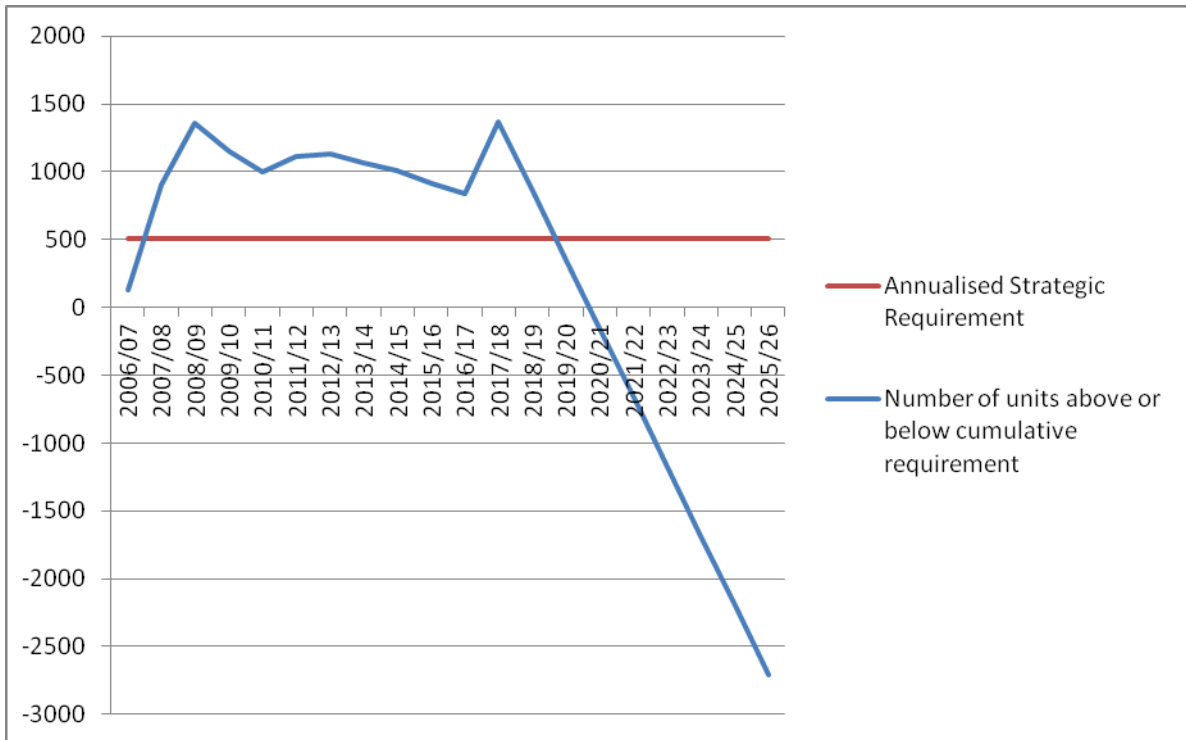
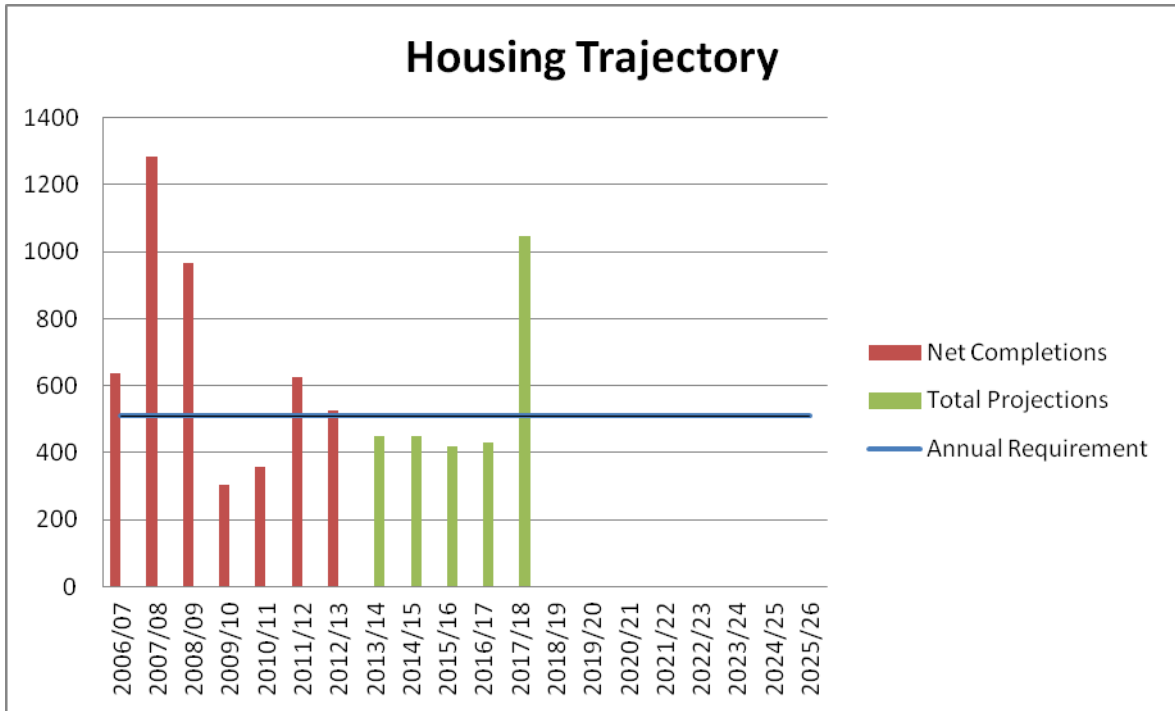
² See Note on Windfalls paragraph 5.18



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 new Local Plan.

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

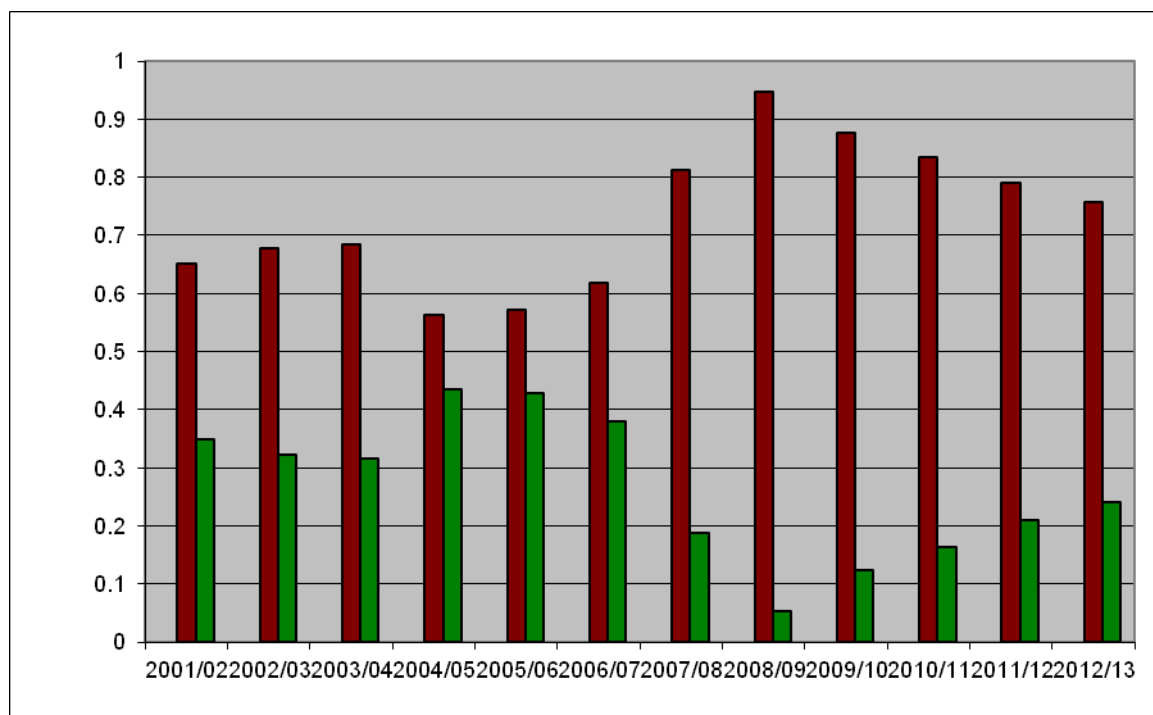
6.39 Due to the extensive environmental constraints prevalent in the Canterbury District it has been a long held objective of the City Council to minimise the impact of new development on greenfield sites. Since 2001 the amount of new housing development built on previously developed land (PDL) has been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

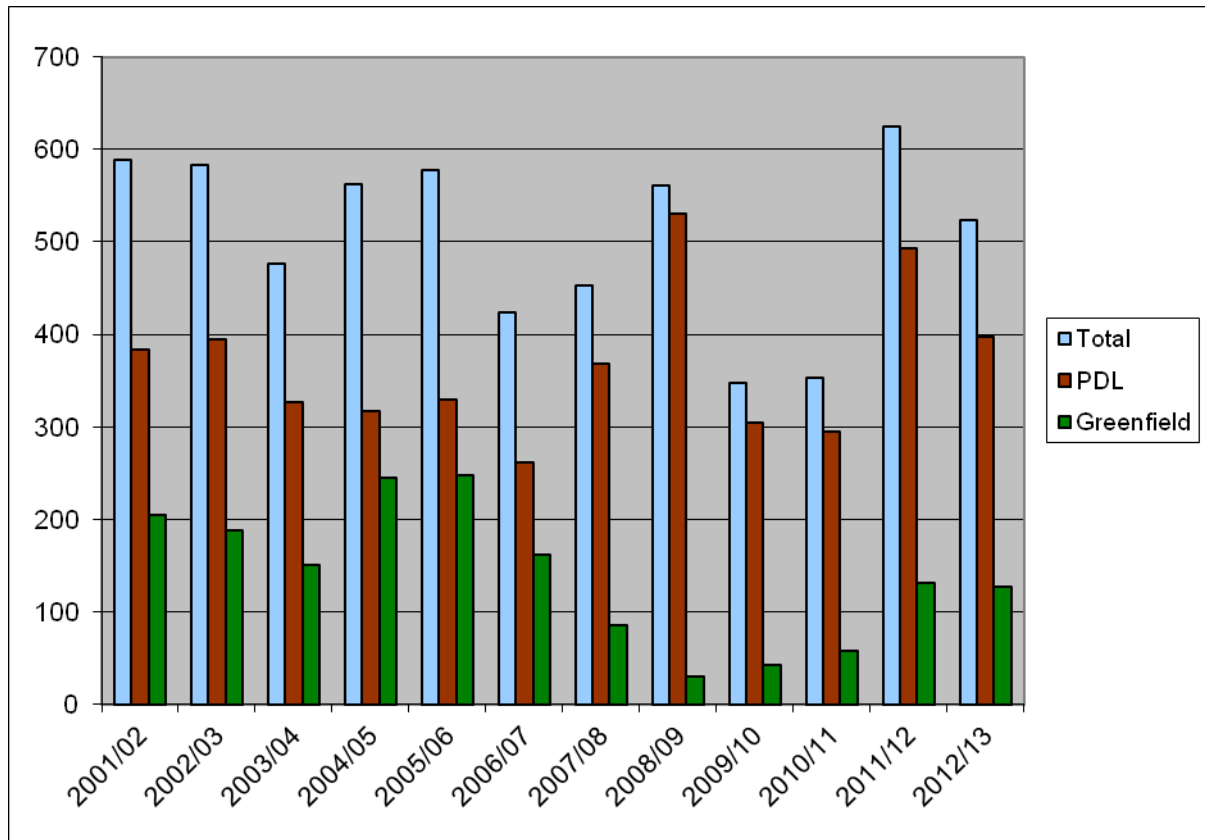
6.40 Performance in the Canterbury District has generally been in excess of the former national target:

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%
2012/13	76%

New Housing Development on Previously Developed Land



Annual number of completions on Brownfield and Greenfield housing sites



Net additional pitches (Gypsy and Traveller)

Permanent	Transit	Total
0	0	0

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

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

Information relating to housing for the period between April 2013 – March 2014 is set out the Council’s Housing Topic Paper November 2014, Appendix 1 and the Canterbury Housing Information Audit 2013, KCC & CCC, Appendix 2 .

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:

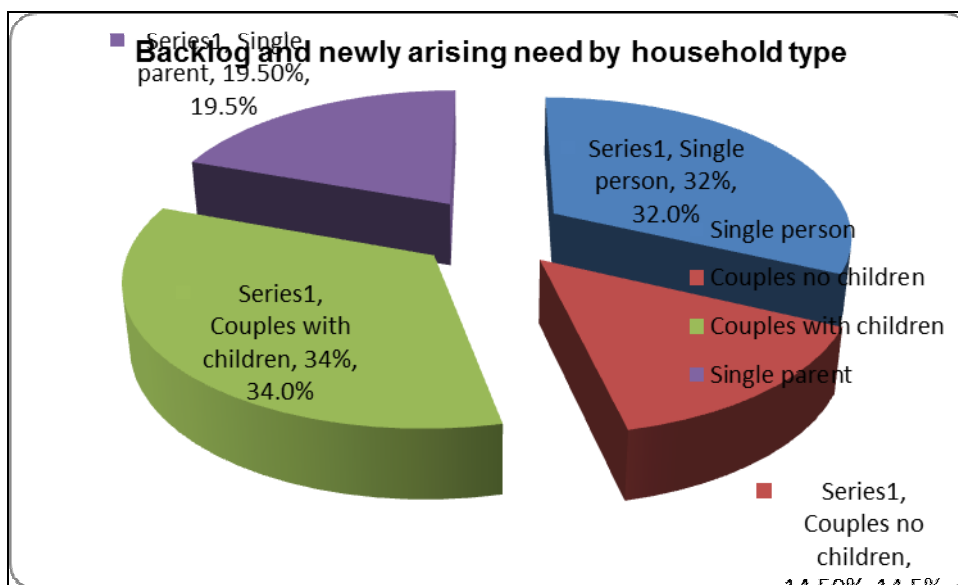
Table 4: Components included in calculation of backlog of existing housing need

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 affordable housing	44	CoRE data 2007/08
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 current policy is that 35% of new housing on qualifying sites (all housing developments over 14 units) should be Affordable Homes (AH). 70% of new AH should be for rent; 30% shared ownership. The emerging Local Plan has amended the policy to 30% AH on qualifying sites (all housing developments over 7 units). Although the percentage contribution has been lowered, more sites will qualify therefore more AH will be developed.

In 2013/14, 41 affordable homes were completed.

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

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%
	4+-bedroom houses	10%
Total		100%

Source: East Kent SHMA 2009

The Housing Need Register (HNR)

6.48 This is an important indicator of demand for affordable housing. It is a joint register with Housing Associations. Applications to the HNR will only be accepted from households with a qualifying housing need and a local connection (except in exceptional circumstances). In September 2013 the HNR underwent a review which removed many households that no longer qualify from the register.

Number of households on the Housing Need Register:

1 Apr 2011 = 3,519

1 Apr 2012 = 4,588

1 Apr 2013 = 4,708

18 Dec 2013 = 1,488

1 April 2014 = 1,734

14 Jan 2015 = 2,177

6.49 Applicants are placed into one of **four** bands, combining factors that assess the level of housing need and the length of time in housing need. The figures below shows that **39%** of applications are from local people who are assessed as being in greatest housing need, as defined by CLG guidance.

Local housing need in January 2015:

Total applications on Housing Register = 2,177

Applications with local address = 1,852

Applications with local address in the 3 bands of greatest need = 840

6.50 The figures below shows a breakdown of households on the Register, based on the size of accommodation needed according to current policy, which is quite prescriptive.

Size of homes needed by households on the Housing Register in January 2015:

1 bed = 1,023

2 bed = 1,292

3 bed = 1,119

4+ bed = 568

- 6.51 The most urgent assessed need is for **one bedroom properties** (by people with the highest assessed need – Band A). However, the majority of need is spread across two, three and one bed properties (in that order), but not necessarily 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.
- 6.52 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.
- 6.53 In **2013/14**, **651** socially rented properties were let. Of these, **360** were let through Choice Based Lettings to applicants from the Housing Register. The remaining **291** were **128** homeless people and **163** mutual exchanges.

7.0 Transport Infrastructure

- 7.1 The Canterbury District Transport Strategy 2014-2031 replaces the Canterbury District Transport Action Plan – Unlocking the Gridlock (2004) and the Canterbury District Walking and Cycling Strategy (2003). It is a joint document of Canterbury City Council (CCC) and Kent County Council (KCC) and has been prepared to provide the transport policy framework for the Canterbury District.

The Canterbury district contains the historic city of Canterbury with its world heritage sites, the coastal towns of Whitstable and Herne Bay and numerous rural village communities. Each of these distinct areas has different transport needs and challenges and the strategy aims to provide a balanced approach to meet these and provide the most appropriate solutions for the District as a whole.

The main objectives of the strategy are to:

- Provide a detailed policy framework for the district which is consistent with National and Regional transport policies including Kent County Council's transport plan "Growth without Gridlock in Kent and Medway".
 - Support Canterbury City Council's Local Plan taking into account committed and proposed levels of development.
 - Identify the transport improvements and solutions that are required to support and accommodate the predicted increase in travel demand.
 - Provide a funding and delivery mechanism for the identified transport improvements and actions.
- 7.2 These actions are being monitored by the Transport Steering Group. Many actions have been implemented in line with the agreed principles and encouragingly the number of vehicles entering and passing through the city has not increased.
- 7.3 There are many pedestrian and cycling routes proposed in the current Draft Local Plan and Policy T2 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 the National Planning Policy Framework and the Canterbury District Transport Strategy.

- 7.4 A planning application for the next phase of the proposed riverside scheme from Canterbury to Sturry will be submitted in early 2015
- 7.5 A route between Barton Mill and the Council offices via May Green Walk was completed in February 2014, and planning permission for a new cycle bridge across the River Stour at Barton Mill has been granted, with the bridge due to be installed in 2015.
- 7.6 New cycle parking has been installed across the district; including high quality lit and covered cycle parking installations in Canterbury and at the King's Hall in Herne Bay.
- 7.7 Phase 2 of Oyster Bay Trail (Swalecliffe to Whitstable) was completed in summer 2013. This scheme completed a missing link in the coastal cycle route network.
- 7.7 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. However, negotiations with land owners have not at this point been possible.
- 7.8 The Canterbury Parking Strategy 2006-2016 is one of the key strands of the Canterbury District Transport Strategy 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. The New Dover Road site was extended by 100 spaces in early 2014.
- 7.9 Draft Local Plan Policies T3 and T4 seek to implement bus priority measures and rail network improvements arising from the Canterbury District Transport Strategy, and will seek to resist proposals that would prejudice their effectiveness. A project to improve the West Station forecourt was completed in December 2013. Kent County Council have been successful in securing Local Sustainable Transport funding to improve links between the West Station and the City centre and works to widen the footway in St Dunstan's Street and implement a 20mph zone were completed in late 2014. 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
- 7.10 Canterbury City Council produced a new comprehensive Travel Plan in 2014 which aims to promote sustainable alternatives and in some cases healthier forms of transport for staff.

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 Another regional award scheme, administered by South & South-East in Bloom, similarly assesses parks and green spaces according to the Royal Horticultural Society's medal standards of Gold, Silver Gilt, Silver and Bronze.

8.3 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, is to improve open spaces across the District. A review of the Open Space Strategy is currently being carried out. Consultation began in autumn 2013 in Canterbury, Whitstable, Herne Bay and the rural parishes, and the final reviewed plan is expected to be adopted in 2015. For full details see: www.canterbury.gov.uk/your-council/policy-and-plans/leisure-and-countryside/open-spaces-strategy-2014/

8.4 The achievement of Green Flag or In Bloom award status indicates that a public open space has been deemed to be of an exceptionally high standard. The Canterbury District boasts three Green Flag sites – Whitstable Castle; Reculver Country Park, Herne Bay; and Duncan Down Village Green, Whitstable. The Canterbury District has also achieved three Gold In Bloom sites – Memorial Park Herne Bay, Westgate Parks, Canterbury, and Reculver Country Park. These sites are managed by the Transport and Environment team in the council's Planning and Regeneration department in partnership with the Kent Wildlife Trust, the Whitstable Castle Trust, Friends of Duncan Down, Herne Bay in Bloom, and Friends of Westgate Parks. Duncan Down has consistently achieved Green Flag status since 2006, while Reculver continues to impress Green Flag judges since 2002. Reculver Country Park won its first Gold In Bloom award in 2012, and has held this standard for three years, twice being awarded the Heritage Park of the South East in 2012 and 2013. Whitstable Castle achieved its first Green Flag in 2012. Westgate Parks, Canterbury won a Silver Gilt In Bloom award in 2013 and a Gold in 2014. Memorial Park won its first Bronze In Bloom award in 2011, a Silver Gilt in 2012 and a Gold in 2013 and 2014.

8.5 The table below summarises the potential for Green Flag/In Bloom 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	Current In Bloom Award	Potential for award within 5 years
Duncan Down	16 hectares	X		

Sites	Area	Current Green Flag	Current In Bloom Award	Potential for award within 5 years
Reculver Country Park	40 hectares	X	X	
Whitstable Castle and tea gardens	2 hectares	X		
Herne Bay Seafront	2 hectares			X
Dane John and Canterbury Castle	2.3 hectares			X
Sturry Road Community Park	18 hectares			X
Westgate Gardens	8 hectares		X	
Herne Bay Memorial Park	7 hectares		X	
Curtis Wood Park, Herne	12 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 that monitors the impact of the technical advice on flood risk provided by the Environment Agency on planning decisions made by English local planning authorities, this includes Canterbury City Council.

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

- 9.5 There were 2 planning applications withdrawn following advice from the Environment Agency on flood risk grounds during the period between March 2013 and April 2014.

Application No	Decision	Conditions / Reasons
CA/13/00305 – Change of Use of garden office to annexe including alterations and extensions.	Withdrawn 28/5/13	Flood risk assessment submitted unsatisfactory
CA/13/00860 – Conversion of existing shop(use class A1) and residential accommodation to provide 3 flats (use class 3)	Granted subject to conditions 23/8/13	Request for Flood risk assessment, risk to life and/or property. Subsequently revised plans submitted.
CA/13/01269 – Demolition of existing buildings and redevelopment to provide a terrace of 9 houses and 2 flats with associated parking	Granted subject to conditions 26/11/13	Flood risk assessment unsatisfactory, however additional information submitted.
CA/13/01990 – Erection of an additional dwelling attached to the existing terrace of residential dwellings	Withdrawn 9/12/13	Risk to life and/or property

- 9.6 There were no planning applications objected to by the Environment agency on water quality grounds.
- 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 Canterbury District Local Plan Publication Draft 2014 further recognises the importance of biodiversity at a landscape scale (see policies LB1 to LB13 http://canterbury-consult.limehouse.co.uk/portal/cdlp_2014/cdlp_publication_2014?pointId=2861720) offering protection to Areas Of Outstanding Natural Beauty, Areas of High Landscape Value, undeveloped coast, Sites of Special Scientific Interest, local landscape character, trees, rivers, woodland and hedgerow habitat and Local Sites, aiming to reinforce, restore, conserve, improve, retain, protect, and enhance valuable landscape, habitats and species, avoiding fragmentation and developing links between habitats. The Canterbury Landscape Character and Biodiversity Appraisal provides an assessment of the districts biodiversity and landscape resources.

10.4 The table below (table 1) shows the extent of areas designated for biodiversity in the Canterbury district (All designated area calculations are based on GIS data gathered from Natural England and Kent Wildlife Trust in May 2014).

Protected Area Category	Canterbury 2012 Area (Ha)	Canterbury 2014 Area (Ha)	% Change 2012 to 2014	Number of Sites (2014)	% of Canterbury covered by designation	County 2014 (Ha)	County Context %
Ramsar Site	1929.47	1929.47	0.000	3	6.01	19100.93	10.10
Special Areas for Conservation	1055.10	1068.10	1.233	3	3.33	6441.10	16.58
Special Protection Areas	1929.47	1929.47	0.000	3	6.01	18397.39	10.49
Sites of Special Scientific Interest	3785.73	3785.72	0.000	16	11.80	34089.58	11.11
National Nature Reserve	701.99	701.98	-0.001	2	2.19	4331.22	16.21
Candidate Marine Conservation Zone	N/A	853.83		1	2.66	7741.68	11.03
Declared Marine Conservation Zone	N/A	79.75		1	0.25	6196.05	1.29
Areas of Outstanding Natural Beauty	8595.04	8595.04	0.000	1	26.79	124760.61	6.89
Environmental Stewardship (higher level only)	5317.56	5791.84	8.919	N/A	18.05	61576.13	9.41
Local Nature Reserve	418.17	417.80	-0.089	11	1.30	1349.65	30.96
Regionally Important Geological/Geomorphological Site	78.60	78.60	0.000	5	0.24	633.41	12.41
Local Wildlife Sites	3968.31	3968.86	0.014	49	12.37	27573.12	14.39
Ancient Woodland	4166.34	4432.34	6.384	N/A	13.81	31010.30	14.29

10.5 As indicated in the above table, Canterbury has many sites designated for their international, national, sub-regional or local significance to our natural heritage covering approximately 21.7% of the district. Sites of particular significance include: Stodmarsh, which is recognised as an internationally important wetland habitat; and the Blean Wood complex. Almost 15% of the county's ancient

woodland resource is found in the district providing habitat for many birds, animals, plants and insects of conservation concern including Common Dormouse (*Muscardinus avellanarius*), Heath Fritillary (*Mellicta athalia*) and Bluebells (*Hyacinthoides non-scripta*).

- 10.6 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, landscape proposals link to adjacent wildlife features, thereby providing opportunities for movement of flora and fauna.

The council ceased its specialist in-house ecological advice service for planning applications in March 2014, and outsourced this service to Kent County Council's ecological advice service.

From April to October 2014, advice was given for mitigation and enhancement measures for 70 planning applications. This is an average 100% increase in the number of applications for which advice was given (an average of 10 applications receiving advice each month in 2014, compared with an average 5 applications receiving advice per month in 2013). This is consistent with a general increase in the number of applications received by the council.

Of the 70 applications receiving advice in 2014:

- 9 were withdrawn, refused or dismissed at appeal for non-wildlife reasons
- 3 were refused planning permission for biodiversity reasons
- 16 were approved including conditions or notes for recommended biodiversity measures
- 2 were pre-application advice requests which included biodiversity comments
- 39 no decision has yet been made

- 10.7 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. Although this is now historic the PSA target still stands for government targets.

- 10.8 Canterbury District has 15 nationally important Sites of Special Scientific Interest (SSSIs). The 15 SSSIs are: East Blean Woods, Larkey Valley Wood, Yocketts Bank, West Blean and Thornden Woods, Stodmarsh, Ileden and Oxenden Woods, Tankerton Slopes, Thanet Coast, Church Woods, Sturry Pit, Preston Marshes, Lynsore Bottom, Ellenden Wood, Chequers and Old Park, and The Swale.

4 of these are internationally important as designated Ramsar and Special Protection Area (SPA) sites - Thanet Coast, Stodmarsh, The Swale, and Tankerton Slopes and Swalecliffe, and two are Special Areas of Conservation (SAC) - Stodmarsh and Blean. Stodmarsh and Blean Woods are also designated National Nature Reserves.

- 10.9 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, as indicated by consistently improving figures since 2008:

Of the 15 SSSI's:

- 4 are in 100% Favourable Condition (Larkey Valley Wood, Yocketts Bank, Ellenden Wood, Tankerton Slopes);
- 3 are in Favourable and Unfavourable Recovering condition (Chequers Wood and Old Park, Ileden and Oxenden Woods, and Thanet Coast)
- 3 have small areas of Unfavourable No Change, or Unfavourable Declining condition (West Blean and Thornden Woods, Lynsore Bottom, The Swale)

10.10 Since the adoption of the UK BAP Priority Species List in Kent, the BAP list has been replaced by the Species of Principal Importance for conserving Biodiversity in England. These are listed in **Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006**³.

The species in this list were those that the UK Biodiversity Group put forward as priorities for action to ensure their continued existence in the UK. This list was published in the UK Biodiversity Action Plan⁴.

The criteria for Priority species selection were:

- species which are globally threatened
- or**
- species which are rapidly declining in the UK, i.e. by more than 50% in the last 25 years

Whilst both the BAP Priority and Section 41 designations remain in place, only the Section 41 list will be maintained by the Secretary of State, since this list is only for England. Welsh species are dealt with in Section 42, and Northern Ireland and Scotland have their own legislation in place.

Of the 943 species listed in Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006, 426 have been recorded in Kent. 224 (52%) of these have been recorded in Canterbury (Table 2.1) with 185 (43%) since 1990, and 167 (39%) since 2000. Tables 2.2 and 2.3 show the 50 species not recorded since 1990 and 2000 respectively. However, the records held by the Kent and Medway Biological Record Centre show not only apparent species losses but also gains; Table 2.4 shows the 29 Section 41 species that, up until 1990, had not been detected in Canterbury.

It should be noted that (a) a lack of recent records of a species does not necessarily mean that a species has been extirpated from Canterbury District; (b) many of the species listed rely on expert identification; (c) recording effort is extremely patchy for many taxonomic groups and heavily reliant on volunteers.

Table 2.1 – The Section 41 Species recorded in Canterbury District

Common Name	Scientific Name	Taxon group
Caloplaca flavorubescens	<i>Caloplaca flavorubescens</i>	lichen
Big Blue Pinkgill	<i>Entoloma bloxamii</i>	fungus

³<http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ See <http://jncc.defra.gov.uk/page-5717> for more information

Common Name	Scientific Name	Taxon group
Coral Tooth	<i>Hericium coralloides</i>	fungus
Bearded Tooth	<i>Hericium erinaceus</i>	fungus
Zoned Tooth	<i>Hydnum conrescens</i>	fungus
Velvet Tooth	<i>Hydnum spongiosipes</i>	fungus
Lesser Smoothcap	<i>Atrichum angustatum</i>	moss
Bright-green Cave-moss	<i>Cyclodictyon laetevirens</i>	moss
Sharp-leaved Pondweed	<i>Potamogeton acutifolius</i>	flowering plant
White Helleborine	<i>Cephalanthera damasonium</i>	flowering plant
Musk Orchid	<i>Herminium monorchis</i>	flowering plant
Lesser Butterfly-orchid	<i>Platanthera bifolia</i>	flowering plant
Monkey Orchid	<i>Orchis simia</i>	flowering plant
Burnt Orchid	<i>Orchis ustulata</i>	flowering plant
Man Orchid	<i>Aceras anthropophorum</i>	flowering plant
Fly Orchid	<i>Ophrys insectifera</i>	flowering plant
Grape-hyacinth	<i>Muscari neglectum</i>	flowering plant
Divided Sedge	<i>Carex divisa</i>	flowering plant
True Fox-sedge	<i>Carex vulpina</i>	flowering plant
Borrer's Saltmarsh-grass	<i>Puccinellia fasciculata</i>	flowering plant
Sea Barley	<i>Hordeum marinum</i>	flowering plant
Small Cord-grass	<i>Spartina maritima</i>	flowering plant
Copse-bindweed	<i>Fallopia dumetorum</i>	flowering plant
Annual Knawel	<i>Scleranthus annuus</i>	flowering plant
Coral-necklace	<i>Illecebrum verticillatum</i>	flowering plant
Small-flowered Catchfly	<i>Silene gallica</i>	flowering plant
Deptford Pink	<i>Dianthus armeria</i>	flowering plant
Prickly Saltwort	<i>Salsola kali subsp. kali</i>	flowering plant
Yellow Bird's-nest	<i>Monotropa hypopitys</i>	flowering plant
Red Hemp-nettle	<i>Galeopsis angustifolia</i>	flowering plant
Basil Thyme	<i>Clinopodium acinos</i>	flowering plant
Wood Calamint	<i>Clinopodium menthifolium</i>	flowering plant
Eyebright	<i>Euphrasia pseudokernerii</i>	flowering plant
Cornflower	<i>Centaurea cyanus</i>	flowering plant
Least Lettuce	<i>Lactuca saligna</i>	flowering plant
Northern Hawk's-beard	<i>Crepis mollis</i>	flowering plant
Chamomile	<i>Chamaemelum nobile</i>	flowering plant
Shepherd's-needle	<i>Scandix pecten-veneris</i>	flowering plant
Tubular Water-dropwort	<i>Oenanthe fistulosa</i>	flowering plant
Slender Hare's-ear	<i>Bupleurum tenuissimum</i>	flowering plant
Native Oyster	<i>Ostrea edulis</i>	mollusc
The Shining Ram's-horn	<i>Segmentina nitida</i>	mollusc
Desmoulin's Whorl Snail	<i>Vertigo (Vertigo) moulinsiana</i>	mollusc
Triangle Hammock-spider	<i>Saaristoa firma</i>	spider (Araneae)
Sand Running-spider	<i>Philodromus fallax</i>	spider (Araneae)

Common Name	Scientific Name	Taxon group
Whelk-shell Jumper	<i>Pseudeuophrys obsoleta</i>	spider (Araneae)
White-clawed Freshwater Crayfish	<i>Austropotamobius pallipes</i>	crustacean
Sallow Guest Weevil	<i>Melanapion minimum</i>	insect - beetle (Coleoptera)
Noble Chafer	<i>Gnorimus nobilis</i>	insect - beetle (Coleoptera)
Hazel Pot Beetle	<i>Cryptocephalus coryli</i>	insect - beetle (Coleoptera)
Brown Diving Beetle	<i>Agabus (Gaurodytes) brunneus</i>	insect - beetle (Coleoptera)
Stag Beetle	<i>Lucanus cervus</i>	insect - beetle (Coleoptera)
Scarlet Malachite Beetle	<i>Malachius aeneus</i>	insect - beetle (Coleoptera)
Black Oil-beetle	<i>Meloe proscarabaeus</i>	insect - beetle (Coleoptera)
Hornet Robberfly	<i>Asilus crabroniformis</i>	insect - true fly (Diptera)
Phoenix Fly	<i>Dorycera graminum</i>	insect - true fly (Diptera)
Sea-wormwood Leafhopper	<i>Chlorita viridula</i>	insect - true bug (Hemiptera)
Large Garden Bumble Bee	<i>Bombus (Megabombus) ruderatus</i>	insect - hymenopteran
Short-haired Bumble Bee	<i>Bombus (Subterraneobombus) subterraneus</i>	insect - hymenopteran
Brown-banded Carder-bee	<i>Bombus (Thoracobombus) humilis</i>	insect - hymenopteran
Moss Carder-bee	<i>Bombus (Thoracobombus) muscorum</i>	insect - hymenopteran
Red-shanked Carder-bee	<i>Bombus (Thoracobombus) ruderarius</i>	insect - hymenopteran
Shrill Carder Bee	<i>Bombus (Thoracobombus) sylvarum</i>	insect - hymenopteran
Sea-aster Colletes Bee	<i>Colletes (Colletes) halophilus</i>	insect - hymenopteran
Long-horned Bee	<i>Eucera (Eucera) longicornis</i>	insect - hymenopteran
Four-banded Weevil-wasp	<i>Cerceris quadricincta</i>	insect - hymenopteran
Shining Guest Ant	<i>Formicoxenus nitidulus</i>	insect - hymenopteran
Black-headed Mason Wasp	<i>Odynerus (Odynerus) melanocephalus</i>	insect - hymenopteran
Garden Tiger	<i>Arctia caja</i>	insect - moth
White Ermine	<i>Spilosoma lubricipeda</i>	insect - moth
Buff Ermine	<i>Spilosoma luteum</i>	insect - moth
Cinnabar	<i>Tyria jacobaeae</i>	insect - moth
Beautiful Pearl	<i>Agrotera nemoralis</i>	insect - moth
White-spotted Sable	<i>Anania funebris</i>	insect - moth
Oak Lutestring	<i>Cymatophorima diluta</i>	insect - moth
Oak Hook-tip	<i>Watsonalla binaria</i>	insect - moth
Clay Fan-foot	<i>Paracolax tristalis</i>	insect - moth

Common Name	Scientific Name	Taxon group
Common Fan-foot	<i>Pechipogo strigilata</i>	insect - moth
Olive Crescent	<i>Trisateles emortualis</i>	insect - moth
Streak	<i>Chesias legatella</i>	insect - moth
Broom-tip	<i>Chesias rufata</i>	insect - moth
Latticed Heath	<i>Chiasmia clathrata</i>	insect - moth
False Mocha	<i>Cyclophora porata</i>	insect - moth
Small Phoenix	<i>Ecliptopera silaceata</i>	insect - moth
September Thorn	<i>Ennomos erosaria</i>	insect - moth
Dusky Thorn	<i>Ennomos fuscantaria</i>	insect - moth
August Thorn	<i>Ennomos quercinaria</i>	insect - moth
Galium Carpet	<i>Epirrhoe galiata</i>	insect - moth
Spinach	<i>Eulithis mellinata</i>	insect - moth
Small Emerald	<i>Hemistola chrysoprasaria</i>	insect - moth
Silky Wave	<i>Idaea dilutaria</i>	insect - moth
Bright Wave	<i>Idaea ochrata subsp. cantiata</i>	insect - moth
Brindled Beauty	<i>Lycia hirtaria</i>	insect - moth
Pretty Chalk Carpet	<i>Melanthia procellata</i>	insect - moth
Drab Looper	<i>Minoa murinata</i>	insect - moth
Oblique Carpet	<i>Orthonama vittata</i>	insect - moth
Dark Spinach	<i>Pelurga comitata</i>	insect - moth
Grass Rivulet	<i>Perizoma albulata subsp. albulata</i>	insect - moth
Mullein Wave	<i>Scopula marginepunctata</i>	insect - moth
Shaded Broad-bar	<i>Scotopteryx chenopodiata</i>	insect - moth
Black-veined Moth	<i>Siona lineata</i>	insect - moth
Blood-Vein	<i>Timandra comae</i>	insect - moth
Dark-barred Twin-spot Carpet	<i>Xanthorhoe ferrugata</i>	insect - moth
Ghost Moth	<i>Hepialus humuli</i>	insect - moth
Dingy Skipper	<i>Erynnis tages</i>	insect - butterfly
Grizzled Skipper	<i>Pyrgus malvae</i>	insect - butterfly
Lackey	<i>Malacosoma neustria</i>	insect - moth
Pale Eggar	<i>Trichiura crataegi</i>	insect - moth
Small Blue	<i>Cupido minimus</i>	insect - butterfly
Duke of Burgundy	<i>Hamearis lucina</i>	insect - butterfly
White-letter Hairstreak	<i>Satyrrium w-album</i>	insect - butterfly
Grey Dagger	<i>Acronicta psi</i>	insect - moth
Knot Grass	<i>Acronicta rumicis</i>	insect - moth
Flounced Chestnut	<i>Agrochola helvola</i>	insect - moth
Brown-spot Pinion	<i>Agrochola litura</i>	insect - moth
Beaded Chestnut	<i>Agrochola lychnidis</i>	insect - moth
Green-brindled Crescent	<i>Allophyes oxyacanthae</i>	insect - moth
Ear Moth	<i>Amphipoea oculea</i>	insect - moth
Mouse Moth	<i>Amphipyra tragopoginis</i>	insect - moth
Large Nutmeg	<i>Apamea anceps</i>	insect - moth

Common Name	Scientific Name	Taxon group
Dusky Brocade	<i>Apamea remissa</i>	insect - moth
Deep-brown Dart	<i>Aporophyla lutulenta</i>	insect - moth
White-mantled Wainscot	<i>Archanara neurica</i>	insect - moth
Sprawler	<i>Asteroscopus sphinx</i>	insect - moth
Centre-barred Sallow	<i>Atethmia centrago</i>	insect - moth
Dark Brocade	<i>Blepharita adusta</i>	insect - moth
Minor Shoulder-knot	<i>Brachylomia viminalis</i>	insect - moth
Mottled Rustic	<i>Caradrina morpheus</i>	insect - moth
Crescent	<i>Celaena leucostigma</i>	insect - moth
White-spotted Pinion	<i>Cosmia diffinis</i>	insect - moth
Small Square-spot	<i>Diarsia rubi</i>	insect - moth
Figure of Eight	<i>Diloba caeruleocephala</i>	insect - moth
Autumnal Rustic	<i>Eugnorisma glareosa</i>	insect - moth
Garden Dart	<i>Euxoa nigricans</i>	insect - moth
White-line Dart	<i>Euxoa tritici</i>	insect - moth
Double Dart	<i>Graphiphora augur</i>	insect - moth
Bordered Gothic	<i>Heliophobus reticulata subsp. marginosa</i>	insect - moth
Rustic	<i>Hoplodrina blanda</i>	insect - moth
Rosy Rustic	<i>Hydraecia micacea</i>	insect - moth
Dot Moth	<i>Melanchra persicariae</i>	insect - moth
Broom Moth	<i>Melanchra pisi</i>	insect - moth
Rosy Minor	<i>Mesoligia literosa</i>	insect - moth
Shoulder-striped Wainscot	<i>Mythimna comma</i>	insect - moth
Lunar Yellow Underwing	<i>Noctua orbona</i>	insect - moth
Powdered Quaker	<i>Orthosia gracilis</i>	insect - moth
Pale Shining Brown	<i>Polia bombycina</i>	insect - moth
Large Wainscot	<i>Rhizedra lutosa</i>	insect - moth
Anomalous	<i>Stilbia anomala</i>	insect - moth
Hedge Rustic	<i>Tholera cespitis</i>	insect - moth
Feathered Gothic	<i>Tholera decimalis</i>	insect - moth
Dusky-lemon Sallow	<i>Xanthia gilvago</i>	insect - moth
Sallow	<i>Xanthia ictertia</i>	insect - moth
Neglected Rustic	<i>Xestia castanea</i>	insect - moth
High Brown Fritillary	<i>Argynnis adippe</i>	insect - butterfly
Pearl-bordered Fritillary	<i>Boloria euphrosyne</i>	insect - butterfly
Small Pearl-bordered Fritillary	<i>Boloria selene</i>	insect - butterfly
Small Heath	<i>Coenonympha pamphilus</i>	insect - butterfly
Wall	<i>Lasiommata megera</i>	insect - butterfly
White Admiral	<i>Limenitis camilla</i>	insect - butterfly
Heath Fritillary	<i>Melitaea athalia</i>	insect - butterfly
Wood White	<i>Leptidea sinapis</i>	insect - butterfly
Scarce Aspen Knot-horn	<i>Sciota hostilis</i>	insect - moth
Fiery Clearwing	<i>Pyropteron chrysidiformis</i>	insect - moth

Common Name	Scientific Name	Taxon group
Narrow-bordered Bee Hawk-moth	<i>Hemaris tityus</i>	insect - moth
Forester	<i>Adscita statices</i>	insect - moth
Norfolk Hawker	<i>Aeshna isosceles</i>	insect - dragonfly (Odonata)
Boring Millipede	<i>Polyzonium germanicum</i>	millipede
European Eel	<i>Anguilla anguilla</i>	bony fish (Actinopterygii)
Brown/Sea Trout	<i>Salmo trutta</i>	bony fish (Actinopterygii)
Common Toad	<i>Bufo bufo</i>	amphibian
Natterjack Toad	<i>Epidalea calamita</i>	amphibian
Great Crested Newt	<i>Triturus cristatus</i>	amphibian
Slow-worm	<i>Anguis fragilis</i>	reptile
Grass Snake	<i>Natrix natrix</i>	reptile
Sand Lizard	<i>Lacerta agilis</i>	reptile
Common Lizard	<i>Zootoca vivipara</i>	reptile
Adder	<i>Vipera berus</i>	reptile
Greater Scaup	<i>Aythya marila</i>	bird
Dark-bellied Brent Goose	<i>Branta bernicla subsp. bernicla</i>	bird
Tundra Swan	<i>Cygnus columbianus subsp. bewickii</i>	bird
Common Scoter	<i>Melanitta nigra</i>	bird
Stone-curlew	<i>Burhinus oedicanus</i>	bird
Northern Lapwing	<i>Vanellus vanellus</i>	bird
Eurasian Curlew	<i>Numenius arquata</i>	bird
Roseate Tern	<i>Sterna dougallii</i>	bird
Great Bittern	<i>Botaurus stellaris</i>	bird
European Turtle Dove	<i>Streptopelia turtur</i>	bird
Common Cuckoo	<i>Cuculus canorus</i>	bird
Hen Harrier	<i>Circus cyaneus</i>	bird
Grey Partridge	<i>Perdix perdix</i>	bird
Corn Crake	<i>Crex crex</i>	bird
Sky Lark	<i>Alauda arvensis</i>	bird
Wood Lark	<i>Lullula arborea</i>	bird
Yellowhammer	<i>Emberiza citrinella</i>	bird
Reed Bunting	<i>Emberiza schoeniclus</i>	bird
Lesser Redpoll	<i>Carduelis cabaret</i>	bird
Hawfinch	<i>Coccothraustes coccothraustes</i>	bird
Tree Pipit	<i>Anthus trivialis</i>	bird
Yellow Wagtail	<i>Motacilla flava subsp. flavissima</i>	bird
Spotted Flycatcher	<i>Muscicapa striata</i>	bird
House Sparrow	<i>Passer domesticus</i>	bird
Eurasian Tree Sparrow	<i>Passer montanus</i>	bird
Aquatic Warbler	<i>Acrocephalus paludicola</i>	bird
Marsh Warbler	<i>Acrocephalus palustris</i>	bird

Common Name	Scientific Name	Taxon group
Savi's Warbler	<i>Locustella luscinioides</i>	bird
Common Grasshopper Warbler	<i>Locustella naevia</i>	bird
Wood Warbler	<i>Phylloscopus sibilatrix</i>	bird
Ring Ouzel	<i>Turdus torquatus</i>	bird
Balearic Shearwater	<i>Puffinus mauretanicus</i>	bird
European Nightjar	<i>Caprimulgus europaeus</i>	bird
European Otter	<i>Lutra lutra</i>	terrestrial mammal
Common Seal	<i>Phoca vitulina</i>	marine mammal
White-beaked Dolphin	<i>Lagenorhynchus albirostris</i>	marine mammal
Bottle-Nosed Dolphin	<i>Tursiops truncatus</i>	marine mammal
Common Porpoise	<i>Phocoena phocoena</i>	marine mammal
Noctule Bat	<i>Nyctalus noctula</i>	terrestrial mammal
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	terrestrial mammal
Brown Long-eared Bat	<i>Plecotus auritus</i>	terrestrial mammal
West European Hedgehog	<i>Erinaceus europaeus</i>	terrestrial mammal
Brown Hare	<i>Lepus europaeus</i>	terrestrial mammal
European Water Vole	<i>Arvicola amphibius</i>	terrestrial mammal
Harvest Mouse	<i>Micromys minutus</i>	terrestrial mammal
Hazel Dormouse	<i>Muscardinus avellanarius</i>	terrestrial mammal
Eurasian Red Squirrel	<i>Sciurus vulgaris</i>	terrestrial mammal

Table 2.2 - S41 Species previously recorded in Canterbury but not since 1st January 1990.

Common Name	Scientific Name	Taxon group
Burnt Orchid	<i>Orchis ustulata</i>	flowering plant
Small Cord-grass	<i>Spartina maritima</i>	flowering plant
Copse-bindweed	<i>Fallopia dumetorum</i>	flowering plant
Annual Knawel	<i>Scleranthus annuus</i>	flowering plant
Coral-necklace	<i>Illecebrum verticillatum</i>	flowering plant
Small-flowered Catchfly	<i>Silene gallica</i>	flowering plant
Deptford Pink	<i>Dianthus armeria</i>	flowering plant
Red Hemp-nettle	<i>Galeopsis angustifolia</i>	flowering plant
Wood Calamint	<i>Clinopodium menthifolium</i>	flowering plant
Sand Running-spider	<i>Philodromus fallax</i>	spider (Araneae)
Sallow Guest Weevil	<i>Melanapion minimum</i>	insect - beetle (Coleoptera)
Hazel Pot Beetle	<i>Cryptocephalus coryli</i>	insect - beetle (Coleoptera)
Scarlet Malachite Beetle	<i>Malachius aeneus</i>	insect - beetle (Coleoptera)
Short-haired Bumble Bee	<i>Bombus (Subterraneobombus) subterraneus</i>	insect - hymenopteran
Brown-banded Carder-bee	<i>Bombus (Thoracobombus) humilis</i>	insect - hymenopteran

Common Name	Scientific Name	Taxon group
Shining Guest Ant	<i>Formicoxenus nitidulus</i>	insect - hymenopteran
Black-headed Mason Wasp	<i>Odynerus (Odynerus) melanocephalus</i>	insect - hymenopteran
False Mocha	<i>Cyclophora porata</i>	insect - moth
Silky Wave	<i>Idaea dilutaria</i>	insect - moth
Oblique Carpet	<i>Orthonama vittata</i>	insect - moth
Grass Rivulet	<i>Perizoma albulata</i>	insect - moth
Pale Eggar	<i>Trichiura crataegi</i>	insect - moth
Double Dart	<i>Graphiphora augur</i>	insect - moth
Pale Shining Brown	<i>Polia bombycina</i>	insect - moth
Anomalous	<i>Stilbia anomala</i>	insect - moth
High Brown Fritillary	<i>Argynnis adippe</i>	insect - butterfly
Small Pearl-bordered Fritillary	<i>Boloria selene</i>	insect - butterfly
Wood White	<i>Leptidea sinapis</i>	insect - butterfly
Scarce Aspen Knot-horn	<i>Sciota hostilis</i>	insect - moth
Narrow-bordered Bee Hawk-moth	<i>Hemaris tityus</i>	insect - moth
Forester	<i>Adscita statices</i>	insect - moth
Brown/Sea Trout	<i>Salmo trutta</i>	bony fish (Actinopterygii)
Sand Lizard	<i>Lacerta agilis</i>	reptile
Natterjack Toad	<i>Epidalea calamita</i>	amphibian
Eurasian Red Squirrel	<i>Sciurus vulgaris</i>	terrestrial mammal

Table 2.3 - S41 Species recorded in Canterbury up to 1999 but not since 1st January 2000.

Common Name	Scientific Name	Taxon group
Sharp-leaved Pondweed	<i>Potamogeton acutifolius</i>	flowering plant
Monkey Orchid	<i>Orchis simia</i>	flowering plant
True Fox-sedge	<i>Carex vulpina</i>	flowering plant
Sea Barley	<i>Hordeum marinum</i>	flowering plant
Chamomile	<i>Chamaemelum nobile</i>	flowering plant
White-clawed Freshwater Crayfish	<i>Austropotamobius pallipes</i>	Crustacean
Noble Chafer	<i>Gnorimus nobilis</i>	insect - beetle (Coleoptera)
Dusky Thorn	<i>Ennomos fuscantaria</i>	insect - moth
Mullein Wave	<i>Scopula marginepunctata</i>	insect - moth
Large Nutmeg	<i>Apamea anceps</i>	insect - moth
White-mantled Wainscot	<i>Archanara neurica</i>	insect - moth
Bordered Gothic	<i>Heliophobus reticulata</i>	insect - moth
Lunar Yellow Underwing	<i>Noctua orbona</i>	insect - moth
Fiery Clearwing	<i>Pyropteron chrysidiformis</i>	insect - moth
European Otter	<i>Lutra lutra</i>	terrestrial mammal

Table 2.4 - S41 species not recorded in Canterbury prior to 1990

Common Name	Scientific Name	Taxon group
Big Blue Pinkgill	<i>Entoloma bloxamii</i>	fungus
Zoned Tooth	<i>Hydnellum concrescens</i>	fungus
Velvet Tooth	<i>Hydnellum spongiosipes</i>	fungus
Borrer's Saltmarsh-grass	<i>Puccinellia fasciculata</i>	flowering plant
Prickly Saltwort	<i>Salsola kali subsp. kali</i>	flowering plant
Yellow Bird's-nest	<i>Monotropa hypopitys</i>	flowering plant
Cornflower	<i>Centaurea cyanus</i>	flowering plant
Northern Hawk's-beard	<i>Crepis mollis</i>	flowering plant
Shepherd's-needle	<i>Scandix pecten-veneris</i>	flowering plant
Tubular Water-dropwort	<i>Oenanthe fistulosa</i>	flowering plant
Desmoulin's Whorl Snail	<i>Vertigo (Vertigo) moulinsiana</i>	mollusc
Triangle Hammock-spider	<i>Saaristoa firma</i>	spider (Araneae)
Whelk-shell Jumper	<i>Pseudeuophrys obsoleta</i>	spider (Araneae)
Brown Diving Beetle	<i>Agabus (Gaurodytes) brunneus</i>	insect - beetle (Coleoptera)
Black Oil-beetle	<i>Meloe proscarabaeus</i>	insect - beetle (Coleoptera)
Hornet Robberfly	<i>Asilus crabroniformis</i>	insect - true fly (Diptera)
Sea-wormwood Leafhopper	<i>Chlorita viridula</i>	insect - true bug (Hemiptera)
Olive Crescent	<i>Trisateles emortualis</i>	insect - moth
Galium Carpet	<i>Epirrhoe galiata</i>	insect - moth
Bright Wave	<i>Idaea ochrata</i>	insect - moth
White-letter Hairstreak	<i>Satyrium w-album</i>	insect - butterfly
Dark Brocade	<i>Blepharita adusta</i>	insect - moth
White-spotted Pinion	<i>Cosmia diffinis</i>	insect - moth
White-line Dart	<i>Euxoa tritici</i>	insect - moth
Neglected Rustic	<i>Xestia castanea</i>	insect - moth
Norfolk Hawker	<i>Aeshna isosceles</i>	insect - dragonfly (Odonata)
White-beaked Dolphin	<i>Lagenorhynchus albirostris</i>	marine mammal
Bottle-Nosed Dolphin	<i>Tursiops truncatus</i>	marine mammal
Common Porpoise	<i>Phocoena phocoena</i>	marine mammal

10.11 The city council has supported the multi-agency Kent Local Nature Partnership (LNP), and also the Greater Thames Marshes LNP, in accordance with the duty to cooperate (afforded under the National Planning Policy Framework and the Natural Environment White Paper). In addition, the council also supports the Greater Thames Marshes Nature Improvement Area (NIA), another 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.

10.12 The Kent Habitat Survey was updated in 2012 as part of the ARCH' project (Assessing Changes to Kent's Habitats) supported by the city council. The survey results enable us to better assess the District for improvements to green infrastructure and opportunities for wildlife enhancement through the planning system on a site by site basis.

10.13 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 the sites is summarised in the table below (Table 3).

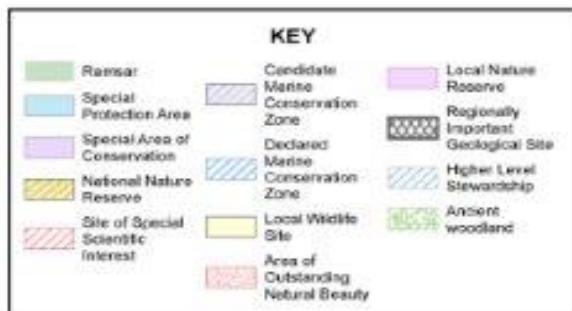
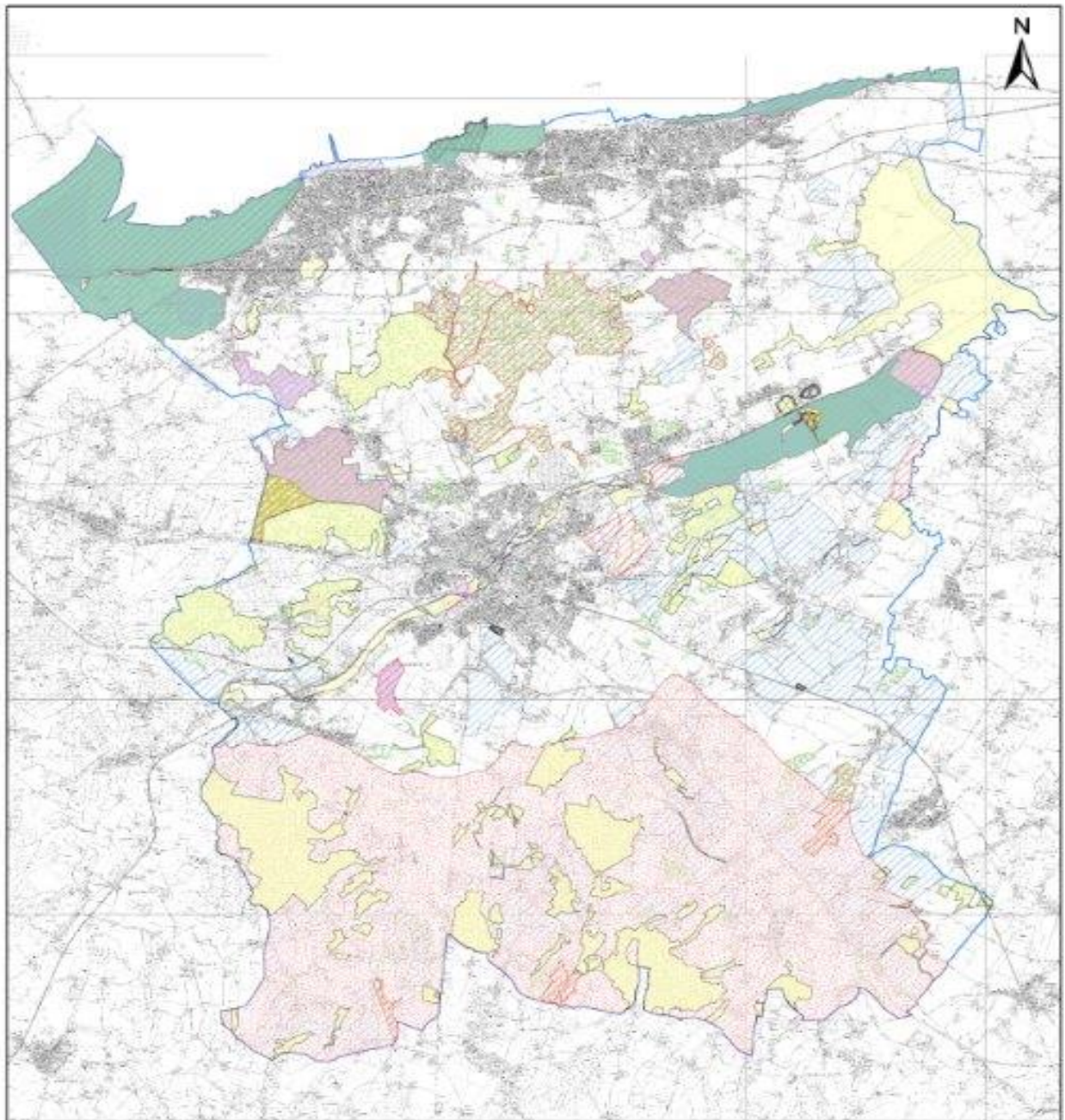
Site	Status	Level of species monitoring	Managing/monitoring bodies	Interest includes
CANTERBURY				
Larkey Valley Wood	SSSI	High	Mammals Trust, Kent Wildlife Trust, Tardivel Ecology	Birds, Dormice, Butterflies, Early Purple Orchid
Bingley Island and Whitehall Meadows	LNR	High	Kentish Stour Countryside Partnership, Consultant ecologists for Westgate Parks HLF project	Otters Insects Flora Bats Birds
Bus Company Island	LNR	Low	Kentish Stour Countryside Project, DICE at UKC	Slow worm Bats Newts
Blean Woods	SAC, 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

Site	Status	Level of species monitoring	Managing/monitoring bodies	Interest includes
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, LWS	Medium	KOS, KWT, CCC	Birds, grassland, Reptiles
Duncan Down	Village Green, LWS	Medium	Friends of Duncan Downs, CCC	Birds

10.14 The city council improves 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, and by holding events and exhibitions to educate visitors. In 2013, 226 volunteer days were provided at Reculver Country Park (143) and Duncan Down (83). Across the Canterbury District, supported by the council, the Kentish Stour Countryside Partnership delivered a further 513 volunteer days. Reculver Country Park also received 15,817 visits to the Reculver centre, public and education events.

10.15 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 involves broad surveys of flora and fauna at prioritised sites in order to support future management plans. Surveys have been recently undertaken at the Westgate Gardens through to Whitehall Meadows, Canterbury.

BAP Priority Habitats in Canterbury District



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Kent & Medway Biological Records Centre would like to acknowledge, among other sources, National England for Ramsar, SAC, SPA, PNR, SSSI, Higher Level Stewardship and Ancient Woodland Code; Kent County Council for AONB, Heritage Coast, LWS, County Park and County Boundary data; Kent Wildlife Trust for LWS, PNR and Reserve data; Kent Wildlife Trust for AONB data; and the National Trust for AONB and the (Woodland) Trust for Reserve data. Last © 1996 map.



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 11 applications for renewable energy installations during the monitoring period, 10 of which were granted and 1 refused. The refusal was contrary to Policies BE1, BE7, C38 of the Local Plan and NPPF chapters 7 & 12. These were for solar panels, 1 of which is wall mounted, 3 of which were ground mounted and 6 roof mounted and 1 non-specified. There were no applications for wind turbines.
- 11.3 The Council's Environment and Climate Change Strategy was approved by Full Council on 28 November 2013. This Annual Monitoring report provides some key examples, but the Environment and Climate Change Strategy should be referred to for more details.
- 11.4 The Environmental and Climate Change Strategy required 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.
- 11.5 Our Park & Ride service continues to provide a sustainable alternative to parking in the centre of Canterbury, it is estimated that 8.5 million car journeys have been saved between 1992 and 2014. Over 766,000 people used the service during 2013 and 773,249 in 2014. In 2014 we completed an extension to Dover Rd Park and Ride by installing an extra 110 car parking spaces. All regular Park & Ride buses are compliant with the highest emission standards (Euro 5). 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.
- 11.6 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 Oyster Bay Trail coastal cycle route links Reculver to Whitstable and forms part of the Regional Cycle Route 15. We completed phase 2 of the cycle route in March 2013. On just 5 recorded cycle routes usage in 2014 was 243,230. Better cycle routes can bring many benefits, such as helping to reduce traffic congestion and pollution and improving health.
- 11.7 Pledge 6 states that "We will make our district cleaner and greener and lead by example on environmental issues" We have lead by achieving 48% of household waste sent for reuse, recycling or composting in 2013 and 2014. We are working with the local community to regular clean beaches and in 2014, 302 tonnes of waste was collected from beach cleans.
- 11.8 2014/15 has seen extensive works in Westgate Parks with £750,000 of capital investment to uplift the park, with underpass due to be completed in summer 2015. In addition the ongoing project work has been an outstanding success engaging local groups and universities. We have 617 volunteers on 299 volunteer days and had a scientific paper published in the "International Journal for Entomology"

following partnership work with Natural History Museum, Canterbury Archaeological Trust, Canterbury Christ Church University and the Friends of Westgate Gardens.

- 11.9 In addition there has been recognition across the district of environmental projects with successful In Bloom projects in Canterbury and Herne Bay and retention of 3 Green Flags and 3 Blue Flags at Tankerton Bay, Central Herne Bay and Reculver.
- 11.10 We have also upgraded new water filters for the main and learner swimming pool at Kingsmead Leisure Centre. The water filters at the beach pool will be completed this summer and we expect a reduction in water usage, energy usage and use of chemicals. We have reduced energy consumption from 3,677,939 KWH in 2011/12 to 3,646,436 KWH in 2014/15.
- 11.11 We are still in the process of improving the energy efficiency of the Council offices, for instance electricity usage is down to 1990 levels. In 2014 we reduced energy costs are down to £21.32 per square metre.

Renewable Energy

- 11.12 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.
- 11.13 In 2014 there were no applications for wind turbines or farms however we determined two large-scale solar farm applications:
- Construction of a Photovoltaic Park with associated equipment and connection to grid – Granted 30/01/2015
 - Installation and operation of a solar farm and associated infrastructure – Granted 07/05/2014

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	B1a	B1b	B1c	B2	B8	Total floorspace
2008/09	0	-150	0	0	0	0	-150
2009/10	-134	-1161	0	-595	-2000	-180	-4070
2010/11	0	-2327	0	-1024	-8142	-1260	-12753
2011/12	-57	-2661	0	-567	0	-419	-3704
2012/13	-158	-825	0	-870	-179	-436	-2468

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

Completed losses to residential	A2	B1a	B1b	B1c	B2	B8	Total floorspace
2008/09	0	-138	0	-111	0	0	-249
2009/10	-382	-1639	0	0	-327	0	-2348
2010/11	-256	-1147	0	-545	-8000	-1260	-11208
2011/12	-57	-1125	0	-287	0	0	-1469
2012/13	0	-814	0	-266	0	-283	-1363

12.2 There is still the trend of conversion of B class uses to residential, with 5 applications accounting for the B1a loss. This will need to be monitored closely next year as the Government has recently changed the permitted development rights to enable the change of use from B1a office to residential without the need for planning permission. This is detailed elsewhere in this report in paragraph 5.51. Other losses have been to other uses such as retail, sui generis and education D1.

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 2010

The objectives of the Herne Bay Area Action Plan is to deliver the redevelopment of key opportunity sites as catalysts for the regeneration of Herne Bay to create a thriving and commercially successful town centre. The plan identified indicators relating to new commercial floorspace and new residential units.

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

	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13	2011/12	2012/13
Completions	A1	A1	A2	A2	A3	A3	A4	A4	A5	A5	B1a	B1a	D1	D1	D2	D2
Gains	0	20	0	0	87	8	0	326	54	139	0	0	0	0	785	0
Losses	-195	-627	-57	0	-157	-89	0	-480	0	0	0	-122	0	0	-1692	0
Net	-195	-607	-57	0	-70	-89	0	-154	0	139	0	-122	0	0	-907	0

The loss of A1 retail can be attributed to 2 applications – one for change of use to residential and the other to change of use to A4 drinking establishment. There has been a slight decrease in A3 restaurant and café use in the town centre and an overall decrease in A4 drinking establishments – one gain and two losses to residential use. The B1a office was a loss to residential.

The City Council will continue to monitor the change in floorspace set out above although some development may take place without the need for planning permission as result of

the change in Permitted Development Rights May 2013 as highlighted in paragraph 5.51 of Chapter 5.

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 31/03/13

Monitoring Year	No. of residential units granted planning permission	No. of units completed
2010/11	45	0
2011/12	43	51
2012/13	27	29

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 **Information relating to the Commercial Information Audit, monitoring period April 2013-April 2014 can be found in appendix 3.**

13.3 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 2013 – March 2014.

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 determined	Percentage of appeals dismissed	Departures from the Local Plan determined
1425	1223	153	73	26	73.1%	17

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 a total of 153 planning applications refused during the period from April 2013 – March 2014 contrary to a range of Local Plan Policies, 219 in total. The policies related to all aspects of the built and natural environment. The main policy reasons for refusal related to Design, Conservation areas and implementation.

14.6 There were 3 applications refused contrary to Supplementary Planning Documents. There were 2 contrary to the Sustainable Construction SPG and 1 contrary to the Kent Design Guide.

14.7 There were a total of 27 appeal applications of which 19 appeal decisions were dismissed, 1 withdrawn, 6 allowed with conditions and 1 allowed with no conditions. These were contrary to a range of policies that related to the natural and built environment and developer contributions which included policies, BE1, BE5, BE6, BE7, BE8, C9, C13, C40, H1, H3, H4, H5, H7, H9, NE1, NE2, NE5, IMP2 & R6.

14.8 There were 3 appeal applications that were refused contrary to the NPPF, section 3 and 6 refused contrary to Supplementary Planning Documents, there were 2 refused relating to Developer Contributions, 2 refused relating to Guidelines for Control of Residential Intensification and 2 refused relating to Kent Design Guide.

14.9 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.

14.10 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	475 additional homes provided
Increase the supply of affordable homes to local people	provided this period
Improve travel choice – encourage bus, train, walking & cycling	<p>Canterbury West station forecourt was completely refurbished. Latest available rail usage figures (entries and exits) for 2012-2013 show 2,132,030 passengers used Canterbury West and 1,175,090 passengers used Canterbury East. Office of Rail Regulation Statistics.</p> <p>Since Park & Ride started, to the end of 2012 we've had 9,474,001 vehicles carrying 16,838,576 customers</p> <p>By the end of 2013 those figures had risen to 9,958,067 vehicles and 17,705,305 customers In terms of actuals that an annual increase of 484,066 vehicles and 866,729 passengers</p> <p>A walking/cycling route between Barton Mill and the Council offices via May Green Walk has been implemented. A pedestrian route was installed along the riverside in North Lane and a Brompton Dock cycle hire scheme was installed at Canterbury West station. A new Canterbury walking and Cycling map was produced and widely distributed.</p> <p>High quality sheltered cycle parking has been installed in St Peter's Place and North Lane in Canterbury. Additional covered cycle parking has also been installed at the Kings Hall in Herne Bay.</p> <p>New bus shelters have been installed across the district through the Quality Bus Partnership.</p>
Improve pedestrian and cycle linkages between Herne Bay seafront and town centre	This scheme should be delivered during 2014/15
Deliver innovation centre of University of Kent campus by 2010	Completed, 80% occupied by September 2011, 100% occupied in September 2012. Still 100% occupied in December 2013.
Provide the space and support for business start -	Evans Easy Space at Lakesview providing small

Objective	Outcome
ups	industrial/office space - 90% occupied by December 2013
Retain and increase annual number of Green flag, green pennant and green heritage awards	<ul style="list-style-type: none"> • Whitstable castle achieved its 1st green flag in 2012 and kept this status in 2013 and 2014 • Curtis Wood Park achieved green flag status in 2012 and kept this status in 2013 and 2014 • Reculver & Duncan Down remain green flag sites. • Herne Bay seafront, Dane John, Canterbury Castle, Sturry Community Park and Westgate gardens and Herne Bay memorial park have the potential to achieve green flags within the next 5 years.
61% of Special Sites of Scientific Interest(SSSI) area in favourable condition (Kent target)	<p>Of the 15 SSSI's:</p> <ul style="list-style-type: none"> • 4 are in 100% Favourable Condition (Larkey Valley Wood, Yockletts Bank, Ellenden Wood, Tankerton Slopes); • 3 are in Favourable and Unfavourable Recovering condition (Chequers Wood and Old Park, Ileden and Oxenden Woods, and Thanet Coast) • 3 have small areas of Unfavourable No Change, or Unfavourable Declining condition (West Blean and Thornden Woods, Lynsore Bottom, The Swale)

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, during a Sustainability Appraisal (SA) process. The SA will seek to identify the extent to which plans, policies and proposals can deliver sustainable development.
- 15.2 Sustainability appraisal will be used to further develop the arrangements for monitoring the implementation and impact of planning documents. A monitoring programme will be developed for the Local Plan, which will draw upon the indicators and baseline information which were gathered when preparing the SA framework, and will be supplemented with additional indicators appropriate to monitoring plan performance.

Appendix 1

Housing Topic Paper 2 November 2014

Canterbury District Local Plan Review Public Examination

Topic Paper 2: Housing



Canterbury District Local Plan Review – Examination Topic Paper

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LOCAL PLAN HOUSING STRATEGY

1.0 INTRODUCTION

- 1.1 This Paper sets out the Council's approach to housing land in the Canterbury District Local Plan Publication Draft 2014. It details the objectively assessed housing need for the District as set out in the Development Requirements Study (2012) (CDLP 1.6) prepared by Nathaniel Lichfeld and Partners. It also sets out the identified land supply and trajectory or phasing to meet this need for the plan period 2011-2031 and the methodology employed. More detailed information on the various scenarios considered and the reasons for the approach adopted, are contained in Topic Paper 1: Strategy (CDLP 1.14).
- 1.2 This paper also details the council's approach to affordable housing, student accommodation including the proposed approach to Houses in Multiple Occupation (HMOs), and accommodation needs of Gypsies and Travellers.

2.0 NATIONAL POLICY CONTEXT

- 2.1 **National Planning Policy Framework** requires local planning authorities to "meet the development needs of their area" and local plans should "meet objectively assessed needs" unless it would cause an adverse impact that outweighs the benefit of development, or specific policies such as SPA/SAC or AONB, indicate development should be restricted (Paragraph 14).
- 2.2 Paragraph 47 states that to boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their local plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, including identifying key sites which are critical to the delivery of the housing strategy over the plan period. The City Council has significantly boosted the supply of housing in this plan by allocating large urban extensions to levels well above that previously identified in the South East Plan even though the District has over provided by approximately 1000 units against the South East Plan.
- 2.3 The NPPF at para 47 provides that Local Planning Authorities should also identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement with an additional 5% buffer moved forward from later in the plan period to ensure choice and competition. Where there is persistent under-delivery the buffer should be increased to 20%. For the last eight years, the number of completions in the District has been consistently high in all but three monitoring years which was mainly due to the recession.
- 2.4 The national Planning Practice Guidance ('the PPG') gives further advice on identifying the objectively assessed need stating that the national household projections provide a starting point. However, paragraph 2a-15 of the PPG states that the household projection-based estimate of housing need may require adjustment to reflect factors affecting local demography and

household formation rates which are not captured in past trends. Paragraph 2a–17 states that plan makers may consider sensitivity testing, specific to their local circumstances, based on alternative assumptions in relation to the underlying demographic projections and household formation rates. Account should also be taken of the most recent demographic evidence including the latest ONS population estimates. Any local changes would need to be clearly explained and justified on the basis of established sources of robust evidence. The PPG states that issues may vary across areas and could include demographic structure that may be affected by local circumstances or policies (eg: expansion in education). This has happened within the district in recent years.

- 2.5 The PPG at paragraph 2a-15 states that the household projections should provide the starting point for assessing overall housing need. However, it does also state that the household projection-based estimate of housing need may require adjustment to reflect factors affecting local demography and household formation rates which are not captured in past trends. Any local changes would need to be clearly explained and justified on the basis of established sources of robust evidence. PPG paragraph 2a -18 also states that issues will vary across areas and the demographic structure may be affected by local circumstances or policies such as the education sector.
- 2.6 The City Council has had reason to believe for many years that the population projections for its area and therefore the household projections have been over-inflated. Both CCC and Kent County Council (KCC) have expressed concerns about the validity of ONS population data at a localised level for Canterbury District. This is linked principally to the issue of migration flows relating to overseas students as Canterbury has a high proportion of foreign students based at the City's Universities.
- 2.7 This is evidenced by considering the mid-year estimates for 2001 on a rolled forward basis (i.e. rolled forward using the annual mid-year estimates from 1991 to 2000) would have been 6.1% higher than the 2001 Census based mid-year estimate of 135,300. This highlights that in the intervening period between the 1991 Census and the 2001 Census, mid-year estimates for Canterbury had overestimated population by over 8,250 persons. This is speculated by KCC and CCC to be, at least in part, driven by the student population of Canterbury District and the use of GP registration and deregistration data within the mid-year estimates for estimating migration. Many students fail to re-register with their GP for some years after having left university, creating a lag effect in the migration estimates. Similarly, and more critically, many international students fail to de-register with their GP altogether when leaving the UK to return home, and thus, in statistical terms, remain part of the resident population in Canterbury, when in-fact they are not. Therefore although ONS mid-year estimates provide one methodology of estimating current population and past change, for Canterbury there is considered to have been past margins of error in this data.

3.0 THE LOCAL HOUSING MARKET

Housing Strategy 2012-16

- 3.1 The Council's recent housing strategy produced by the Council's former Housing Strategy and Enabling Team, sets out the Council's approach to housing issues and identifies the main issues facing the District. It considers the housing need and the appropriate type of housing and mix of tenure required. It recognises that housing has an important role in supporting economic prosperity.
- 3.2 It identifies affordability as one of the main issues facing the District. This is supported by the Strategic Housing Market Assessment guidance (SHMA) (2009) which recommends that for a market property to be affordable, it should cost no more than 3.5 times gross household income for a single earner and 2.9 times for a dual income household. Average gross weekly pay in September 2011 was £512/per week which is below the regional average of £556pw. Low incomes limit choice and ability to afford a home. The SHMA identified that a home in the cheapest 25% of properties costs 9 times lower quartile earnings. Therefore housing is very unaffordable in the District. In September 2011 the average house price in the district was £230,700, compared to £223,000 in 2007, property prices are on average £33,000 higher than neighbouring districts. The average house price for the District for the second quarter of 2014 is now £248,634 (Source HM land Registry) compared to £194,778 in Thanet where the number of sales was higher than Canterbury, and £207,825 in Dover. The housing strategy identifies that 52% of first time buyers are priced out of the market. Therefore it states that there is a need for low cost market homes.
- 3.3 The housing strategy states that existing affordable homes meet only 23% of housing needs, with 53.5% of those in housing need being families with children. Many affordable homes built in recent years have been one- and two-bedroom flats, largely on city centre brownfield sites such as the former Tannery and BT sites Rheims Way. The SHMA recommended that families with children should live in houses, rather than flats. Therefore, the supply needs to be rebalanced towards family houses as there is a shortage as set out in Table below.

Recommended property types for new affordable homes	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%

- 3.4 The housing strategy is therefore encouraging housing associations/RSLs to build more family homes and is attempting to free up existing family homes

where there is under-occupation by tempting existing tenants to down size to more suitable property.

- 3.5 The private rented sector has also been highlighted by the Shelter Report: Private Rent Watch (October 2011) as “very unaffordable” as they are £20 higher than neighbouring districts with the average rent for a 2 bed property £173/week. There is fierce competition in the private rented market from students due to the presence of 4 higher education facilities in the City.
- 3.6 The housing needs survey (2009) suggested that there was a need for 1104 new affordable homes a year. This is largely due to a significant unmet need for homes for local people because of the high housing cost and low income ratio. A large proportion of this 1104, is due to the backlog of unaddressed need which is demonstrated by the fact that between 2006-10 3192 homes were built and only 480 were affordable. The adopted Local Plan has a requirement of 35% affordable housing and in reality only 22% has been achieved through s106 agreements.
- 3.7 The backlog of affordable need has changed recently due to the government producing a new Allocations Code of Guidance in 2012 relating the Housing Register. This was followed by additional statutory guidance at the end of 2013. From 2003 local authorities maintained an “open” waiting list whereby anyone could apply to go on any local authority waiting list, this included anyone from outside the local authority or adjacent local authority areas. The introduction of open waiting lists coincided with a rise in waiting list numbers. The statutory guidance in 2013 changed this approach as the Secretary of State strongly encouraged all housing authorities to include a residency requirement. The S of S recommended that a reasonable period of residency would be at least two years.
- 3.8 As a result of this guidance most local authorities reviewed their allocation policies and the result has been a sharp fall in the number of households on the housing register in need of accommodation. For example, figures for 2012 and 2013 were 4,588 and 4,708 respectively whereas following the change to guidance the figure is now 1,734 in 2014. This dramatic change in the numbers has been replicated in most of the other Kent local authorities. The Council regards this as the most up-to-date and robust evidence regarding locally-derived affordable housing need, and this has a significant effect on the overall housing numbers required.
- 3.9 The other main issue highlighted in the housing strategy is the impact of students on the housing market particularly the private rented market. The presence of four Higher Education institutions – University of Kent, Canterbury Christ Church University, the University for the Creative Arts and the Girne American University - not to mention Canterbury College and numerous language schools, create competition for the more moderately priced dwellings and rented properties. It can also alter the balance of communities creating concerns about safety and anti-social behaviour.

- 3.10 Out of the District's total percentage of households, 88% are private sector households. The private rented sector is large equating to 15% of the stock. Student demand for private rented sector reduces the number of family sized homes as they become shared student houses. This competition for accommodation from students creates inflationary pressures on rents and house prices and therefore makes it difficult for many local people, particularly those families with children, to find suitable accommodation to buy or rent. The Housing strategy stresses that increasing the amount of purpose-built student accommodation is vital to reduce the pressures on the housing market and release family-sized homes for occupation by families. This view was shared by the City Council's Student Impact Scrutiny Review (2006/07). On average it takes the provision of 3.65 student bedspaces to remove a single shared student house from the private rented market. Therefore the housing market needs to be rebalanced to provide more houses that local families can afford.
- 3.11 There are additional advantages of purpose built student accommodation for the students themselves such as, easier budgeting; the universities set standards for construction, layout, maintenance and management; and students are protected from unscrupulous landlords.

4.0 OBJECTIVELY ASSESSED HOUSING NEED

- 4.1 The City Council has two studies which provide the background evidence for the objectively assessed housing need. The first is the Strategic Housing Market Assessment produced in 2009 for the East Kent Authorities of Canterbury, Thanet, Dover, Shepway and part of Swale ('the SHMA'). This document underpinned most of the early work on what was then the draft Core Strategy in 2009/2010. Following on from this early work the City Council commissioned Nathaniel Lichfield and Partners (NLP) to undertake a Development Requirements Study for the District 2012 ('the NLP report'). The NLP report took as its starting point the SHMA and further developed a range of scenarios based on different levels of growth taking into account the Council's reservations concerning mid-year estimates and population growth as detailed previously.
- 4.2 In 2013 the City Council had an Advisory Visit from the Planning Inspectorate. The advice received in relation to the 2009 SHMA was not to delay preparation of the draft Local Plan waiting for a revised SHMA as the City Council had recently carried out the Development Requirements Study which set out levels of housing development higher than that previously provided by the Regional Strategy South East Plan.

Strategic Housing Market Assessment for the East Kent Sub-Region June 2009

- 4.3 Ecotec were appointed by the East Kent Districts of Canterbury, Dover, Thanet, Shepway and part of Swale to undertake a Strategic Housing Market Assessment of the East Kent Sub Region in 2009.

- 4.4 The study sets out a number of findings and recommendations some of which have been addressed by the local plan. The Study identified 21 local housing markets across the sub-region some of which straddle District boundaries. It identified one of the critical challenges as tackling the impact of an ageing population while addressing the loss of younger age groups and therefore the economically active population. The role of housing is seen as essential to improve the housing offer for younger households through the provision of more affordable family accommodation, as well as meeting the need of an ageing population through applying a Lifetimes Homes standard subject to a viability assessment. The SHMA recommended that on developments of 15 or more units and 100% affordable housing units, at least 20% of market units be developed to Lifetime Homes standards.
- 4.5 Linked to the above, the SHMA recognised the role that housing can play to improve economic performance of the sub-region, by providing an appropriate mix of housing products for higher earners and local young families. This needs to meet both the affordable and market housing needs.
- 4.6 East Kent wages are generally lower than the Kent and South-East averages and reflects the reliance on lower paid low skilled elements of the economy. Skill and wage levels will need to be improved if the ambition of diversifying the economy around knowledge based industries is to be achieved.
- 4.7 The East Kent sub-region has substantial rural areas and the study identified that this has advantages and disadvantages. It creates high values of land and houses with an attractive physical environment whilst at the same time creating severe affordability problems for low-waged locally employed residents. The younger population are unable to find suitable accommodation and so leave the area creating unbalanced communities which are increasingly made up of older and wealthier residents. The SHMA suggests measures to encourage appropriate affordable housing such as a reduced threshold for rural areas whilst providing rural exception sites for 100% affordable housing. It also suggested considering the encouragement of commuted payments.
- 4.8 The SHMA found that the housing stock in the area was characterised by an over provision of smaller flat development and subdivision of former family homes. It recommended that future development policy prioritised rebalancing this stock through providing incentives for the provision of family homes and control the subdivision of larger of homes into flats. It recognised the impact that the larger student population has on the Canterbury market.
- 4.9 With regards to meeting the housing need, the SHMA recognised that with the rising housing need together with the large backlog of unmet demand, it is inconceivable that this will be met. Even if all the homes to be provided were affordable there would still be a substantial element of demand unmet.
- 4.10 The SHMA also recommended that the Districts develop further policies to balance housing markets through intervening to maximise the potential of existing stock. This has been addressed through the housing strategy's

approach of seeking to encourage smaller households in family units to downsize to more appropriate housing units.

Canterbury Development Requirements Study - Nathaniel Lichfield and Partners (NLP) (2012)

4.11 NLP were appointed to identify the future development requirements of the District. The study also assessed the level of infrastructure required to support the levels of development. Ten potential scenarios were identified which fell into 4 main bands – Band 1 Lower end: 80-150 dwellings pa Scenarios A and H; Band 2 Lower mid-range: 500-650 dwellings pa Scenarios B, C and D; and 3 Upper mid-range: 650 – 800 dwellings pa Scenarios E, G and I; and Band 4 Upper end: 1,100-1,200 dwellings pa Scenarios F, J and I. The scenarios considered were as follows:

Scenario	Description	No. of dwellings pa	Summary of Potential Outcomes
Scenario A:	Existing Supply	150 dwellings pa	Decline in population; decline in workforce
Scenario B:	Trend based Completions	617 dwellings pa	Increase in population through net in-migration; moderate level of growth
Scenario C:	South East Plan Requirements	510 dwellings pa	Increase in population; constrained housing choice; constrain future economic growth
Scenario D:	East Kent Strategy	655 dwellings pa	Increase in service growth particularly support service sector
Scenario E:	Futures “Preferred Scenario”	780 dwellings pa	Higher levels of development than previously observed; expansion of local labour force particularly in office based sectors reflecting the Futures work.
Scenario F:	Travel for Work	1167 dwellings pa	Shift in role from place to work to a place to live generating higher need for housing; lower employment opportunities.
Scenario G:	Updated Economic Forecast	679 dwellings pa	Would not meet the scale of need and demand in District. Economic growth in line with past trends.
Scenario H:	Zero Net Migration	80 dwellings pa	Decline in population and negative impact on the local economy with a decline in the number of jobs.
Scenario I:	Past trends	1140 dwellings pa	Result in a shift in population

	Demographic led		structure with increasing demand for housing. Significant job growth
Scenario J:	Housing Need	1149 dwellings pa	This would require 402 affordable dwellings pa to be built resulting in significant job growth.

Sustainability Appraisal of Development Requirements (2012) AMEC

- 4.12 The City Council employed AMEC in 2012 to undertake a Sustainability Appraisal of the Development Requirements Study to ensure that the appropriate level of development was identified.
- 4.13 To ensure consistency with the sustainability appraisal of Local Plan documents in Canterbury, each of the development scenarios was assessed against the sixteen objectives detailed in the 2010 Sustainability Appraisal Scoping, using updated baseline information to inform the appraisal.
- 4.14 Each scenario was assessed as to the extent it would contribute to addressing the environmental, social and economic issues of the area. Both positive and negative effects were identified with all of the development scenarios. These can be summarised as follows:
- 4.15 **Scenarios A and H** – which required development on currently committed land only – were identified as not providing enough homes for the current population, resulting in out-migration as people look for homes, a reduction in jobs and the labour force over time and a long term reduction in the viability of shop, service and community facilities. These options therefore had a significantly negative score for housing, economy, and sustainable community/quality of life options. However, developing current commitments only minimises any negative effects on environmental objectives.
- 4.16 **Scenarios B, D and G** would have similar impacts on all of the sustainability objectives. Land take is broadly consistent with previous trends in the district. However, it remains unclear whether the environmental effects will be significant as this is dependent on the location of development and whether sites will be adjacent or close to sensitive and important biodiversity, geological, landscape and cultural sites.
- 4.17 **Scenario C** was identified as a missed opportunity for economic growth and was unlikely to meet housing needs. There were potential benefits to providing more homes to militate against the outmigration of working age population. Initiatives encouraging the retention of university leavers or to promote Canterbury as a place that would attract young workers could improve scores under this scenario without further negatively affecting environmental objectives.
- 4.18 **Scenario E** was identified as having the potential for significantly negative impacts on biodiversity and countryside/historic environment as it requires 446

ha of land although it also has a significantly positive effect on the local economy. The negative effects on the natural environment could be minimised or reduced by avoiding siting development in, adjacent to or close to existing sensitive and important nature conservation and cultural heritage sites.

- 4.19 **Scenarios F, I and J** with high number of new dwellings (1,000+dwellings pa) have a significantly positive impact on economy objectives. However the SA found that Scenario F would have an increase in out-commuting which would place additional pressure on transport infrastructure. Significant investment in the transport infrastructure could reduce these negative impacts. This would limit the economic benefits that will accrue to the district. The concentration of development around Canterbury I Scenario F neglects objectives within rural and coastal areas, including affordable housing targets and contributing to viability and vitality in these areas. Scenarios I and J reduce negative impacts within the urban fringes, but they spread the significantly negative effects to rural and coastal areas.
- 4.20 Overall the SA found that a level of compromise needs to be reached across the sustainability objectives, as scenarios which score highly on economy have significant negative effects on environmental objectives (i.e. - scenarios F, I and J) whereas scenarios that score more favourably on environment and resource use have a negative effect on the economy (i.e. – scenarios A and H). The SA recommended that at this stage scenario E offered the greatest potential to achieve the appropriate balance (to optimise growth and minimise detrimental environmental effects). However, it recommended careful consideration of the proposed location of development to avoid sensitive sites, to optimise positive community effects and to take the opportunity to maximise the benefits of innovative sustainable design (by ensuring efficient use of land and resources) to mitigate any potentially significant negative impacts.
- 4.21 The SA recommended that at this stage scenario E offers the greatest potential to achieve the appropriate balance (to optimise growth and minimise detrimental environmental effects). However, careful consideration of the proposed location of development envisaged in the scenario to avoid sensitive sites would be required, to optimise positive community effects and to take the opportunity to maximise the benefits of innovative sustainable design (by ensuring efficient use of land and resources) to mitigate any potentially significant negative impacts.

Comparison of future population and household trends

- 4.22 The “What homes where” website (<http://www.howmanyhomes.org>) indicates that based on past trends, Canterbury will have an additional 16,611 households between 2006 and 2026 which equates to 831 new households per annum. By comparison using the interim household projections 2011 base identifies 840 dwellings pa for the District. As set out in paragraph 2.26 – 2.27, the City Council together with Kent County Council, has for many years contested that the population projections have been over inflated due to the high number of students in the District, who do not appear to be being deducted when the studies are completed in f the district. This is reflected to some

extent, by recent amendments to the subnational population projections as set out below.

Year base of projection	Time period	Projected Population
2010 based subnational Population projections	up to 2021	159,900
2011 based subnational Population projections	up to 2021	164,463
2012 based subnational population projections	up to 2021	158,600
	up to 2031	169,200

- 4.23 It can be seen from the above table that the figures for Canterbury District have been reduced in the 2011 based projection up to 2021 was 164,463 and the latest 2012 based projections has been reduced to 158,600 which is also lower than the original 2010 based sub national population projection for the same time period. It is therefore likely that the 2013 based projection will also be lower and this is likely to have a significant impact on the next round of household projections. It is therefore highly likely that the Council's household projections (2012, KCC) will be significantly lower than the current CLG projection of 840 (2011-based).
- 4.24 In comparison the 2013 ONS mid-year estimate for the population of Canterbury district is 155,307 including students at their term time address. If this is compared with the 2011 Census figure of 151,145 this gives an annual average population growth of 2081, which seems very high.
- 4.25 The Council believes that, despite improvements to the calculation of the migration figures, the impact of students in the general population is still over-estimated and this needs to be recognised in calculating the Objectively Assessed Need for Canterbury district.
- 4.26 Household projections published by CLG should provide the starting point estimate of overall housing need (PPG, para 2a-015). The current published interim household projections (CLG, 2011-based) indicate 840 per annum up to 2021. The new CLG household projections are not expected to be published until 2015. However, when they are published, the Council anticipates that there is likely to be a significant fall in household projections. This is based on initial analysis of the recent Sub-National Population Projections (2012) by Kent County Council.
- 4.27 The proposed economic strategy in the draft Local Plan suggests 780 dwellings per annum, above the standard economic forecast of 679 dwellings per annum (NLP, 2012). Bearing this in mind, and taking into account market signals and the need to align housing provision with the economic strategy for the area, and known housing need, **the Council considers that 780 dpa is the Objectively Assessed Need for which it should be planning.**

- 4.28 Although the Strategic Housing Market Assessment (2009) indicated a high level of affordable housing need which might affect the level of OAN, the Council has undertaken a full review of its housing register and has identified a total need for 1,734 dwellings to meet local need in 2014, compared to 4,708 in 2013. The Council considers that this is the most reliable and up-to-date information available on affordable housing need, even making an allowance for an element of hidden affordable housing need. The revised affordable housing figures, taken with the other evidence, means that figure of 780dpa is robust.
- 4.29 The Council has in fact taken this OAN figure of 780dpa as its housing requirement figure, without applying further environmental and other policy constraints that exist. The Council considers that the evidence base (such as the Sustainability Appraisal; SHLAA assessments; draft Infrastructure Delivery Plan) demonstrates that this level of development can be delivered, despite environmental and other constraints (AONB; international wildlife sites; traffic congestion in Canterbury and other infrastructure constraints).

Strategic Housing Land Availability Assessment (SHLAA)

- 4.30 The SHLAA started in 2008 with an initial call for sites and further submissions were invited in 2010 and 2011. A total of 211 sites were received. The assessment of these sites led to the inclusion of the suite of sites now in the draft Local Plan. As part of this process the existing allocations in the Adopted Local Plan 2006 were re-evaluated and those that did not have a reasonable prospect of coming forward during the plan period, were not carried forward into the publication version of the draft Local Plan 2014. This process has led to the suite of sites now included in the 2014 local plan.

5.0 HOUSING NEED

- 5.1 The NLP report together with the Council's Housing Strategy both state that affordability is an issue within the District, with the cheapest 25% of properties costs 9 times lower quartile earnings (Source: SHMA 2009).
- 5.2 The Council has revisited its approach to affordable housing in line with the SHMA and housing strategy. The SHMA recommended that there was a good case for increasing the affordable housing target to 35%, however, is up to local authorities to determine the percentage contribution. The adopted local plan has a target of 35%, however, the City Council has decided to lower this to 30% in this plan but lower the threshold to 7 or more units as there has been evidence of developers artificially reducing the capacity of sites to below the threshold. In addition the Council has opted to have a policy of commuted sums for those sites below the threshold, in the view that this should provide more affordable housing units overall (policy HD2). The SHMA also recommended that affordable housing should be split between 30% intermediate housing and 70% affordable rented homes.

Houses in Multiple Occupation (HMOs)

- 5.3 As previously stated, students can have an impact on the local housing market and the local community. The impact of students was raised as part of the Core Strategy consultation in 2010 and to address this issue the City Council consulted on draft Supplementary Planning Document (SPD): Balanced Housing Provision from 16/09/10 to 29/10/10. A sustainability appraisal of this document was also consulted on at the same time. During the consultation the Government made changes to the consent regime whereby smaller HMOs no longer required planning permission for a change of use as it was now regarded as permitted development. To address this issue and following on from the SPD consultation, the City Council consulted on a proposed Article 4 Direction from 01/12/10 to 21/01/11. When this was reported by HMO Scrutiny Review, to the meeting of the Executive on 26th July 2012, the Council, based on the evidence gathered and assessed during the Review, resolved to not confirm the Article 4 Direction and agreed that the control of HMOs be considered through the Local Plan process.
- 5.4 The Council is now proposing an Article 4 Direction covering the urban area of the City of Canterbury and the wards of Sturry North, Sturry South, Barton, Wincheap and Blean Forest, to require planning applications to be sought for small Houses in Multiple Occupation, which primarily serve the student population. It is intended to apply draft Policy HD6 in the area of the Article 4 Direction, that was previously consulted on in 2012, but was not confirmed.
- 5.5 The evidence gathered over the last few years indicates that the level of student accommodation in the open market distorts the local market to some degree and also results in the loss of small family accommodation, which the SHMA indicated was a key area of housing need. This approach seeks to redress the housing balance and also responds to comments received during public consultations on the Article 4 Direction and draft Local Plan.
- 5.6 The Council, through the draft Local Plan and other means, supports the growth of the Universities, and is seeking to encourage the Universities to prepare long-term masterplans for their sites to meet their needs for teaching, business and residential accommodation (draft Policies EMP7 and EMP8) and to seek to meet their residential accommodation needs on site, wherever possible (draft Policy HD7).
- 5.7 It is the intention of the Council to move forward with an Article 4 Direction if the Examining Inspector supports the broad approach to student accommodation.
- 5.8 In addition to the HMO approach, the City Council is also encouraging the Higher Education Institutions to build purpose built Student Accommodation as detailed in policy HD7. The Council is also requiring all future increases in academic or administrative floorspace which results in an increase in student numbers, to be matched by a corresponding increase in purpose-built student accommodation.

Gypsies and Travellers

- 5.9 An initial Gypsy and Traveller Accommodation Assessment was carried out in 2007 for the East Kent authorities of Canterbury, Dover, Shepway and Thanet by De Montford University. This has been subsequently updated in April 2014 by Salford University’s Housing and Urban Studies Unit to provide up to date information and data regarding the needs and requirements of the Gypsy, Traveller and Travelling Showpeople communities. The timing of this study and to avoid delaying submission of the local plan, has meant that it was not possible to include allocations for gypsies and travellers within this local plan. Instead the Council has included a criteria based policy (policy HD10) for assessing individual planning applications. There has been a preference within the Gypsy and Traveller community for more family owned and run plots rather than publicly provided sites.
- 5.10 The City Council is committed to progressing the production of a separate DPD on Gypsy and Traveller Sites and this will start once the local plan has been submitted. The partner local authorities in the study are all progressing this issue to different timetables. Dover District Council is progressing with work on preparing a Gypsy and Traveller Local Plan in accordance with the timetable in their Local Development Scheme <http://www.dover.gov.uk/Planning/Planning-Policy/PDF/Local-Development-Scheme-April-2014.pdf> The Local Plan will allocate sites(s) to meet the 17 pitches that was identified in the East Kent Gypsy and Travellers, Travelling Showpeople Assessment (GTAA). The Council has appointed URS to prepare a Sustainability Scoping Report and has recently undertaken a ‘Call for sites’. Officers are now assessing all of the sites that have been put forward and are aiming to go to Cabinet in January 2015 with a draft Local Plan. The timetable for this may, however, vary depending on other work priorities/commitments.
- 5.11 Shepway District Council is preparing a Places and Policies Local Plan options document for consultation in January 2015 which will include a ‘call for sites’ for all allocations including Gypsies and Traveller sites. Thanet Council will be including a criteria based policy in their new local plan as the GTAA did not identify a need for pitches. If Dover District Council’s timetable were to alter there may be an opportunity for Canterbury and Dover to produce a joint DPD, subject to the respective timetables coinciding and this will be kept under review. Each District has indicated that they will meet their own need.
- 5.12 The Member Local Plan Steering Group has agreed the following timetable at its meeting on 15th October 2014 which will be included in the Council’s Local Development Scheme (LDS).

Stage	Date
“Call for sites” and engagement with local Gypsy & Traveller community (continuing through whole process)	Nov 2014 – Jan 2015
SA scoping report work	Jan-Mar 2015
Options consultation and engagement	May-July 2015
Publication	February 2016
Examination	June 2016

Adoption	November 2016
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5.13 The Government has recently issued a consultation in relation to Gypsy and Traveller sites, which proposes a change in the definition of Gypsies and Travellers. This might result in some changes to the findings of the Gypsy & Traveller Accommodation Assessment carried out earlier this year and the City Council will need to be mindful of any changes to the guidance in preparing the proposed DP.

6.0 HOUSING LAND SUPPLY METHODOLOGY

6.1 The base date of the publication draft local plan is April 2011. The plan used the land supply figures as set out in the housing information audit 2013, however, the 2014 HIA is now available and the figures in this topic paper use the latest study and therefore update the land supply situation included in the local plan.

6.2 The approach to housing land supply is one that has been used by the Kent local authorities in conjunction with Kent County Council, for many years. Until recently it was a joint study between each individual District and the County, however, local government restructuring at the county level has meant that there is now limited input. The County Council for the last couple of years has no longer taken part in the actual survey and now only has responsibility for pulling together the results for the District reports and the County overview. The HIA studies provide a level of cooperation and consistency across Kent. Each District uses a core approach to the survey but includes additional elements to meet specific local circumstances, for example, some local authorities include SHLAA sites and care homes within their supply, some include a 5% buffer and others include a 20%.

6.3 The land supply consists of several components – extant planning permissions, allocations and windfalls. Extant permissions are sites with planning permission for residential development that are either not started or under-construction at 31st March in the survey year. Allocations are those sites identified in a local plan which have a reasonable chance of coming forward for development as indicated by the landowner or developer. These sites usually come forward via the SHLAA process.

6.4 Finally, there are windfall sites. The NPPF (paragraph 48) states that local planning authorities may include an allowance for windfall sites in the five year supply subject to:

- Compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- The allowance being realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends where applicable.
- The allowance should not include residential garden land.

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- 6.5 The purpose of a windfall allowance is to account for housing development on sites where it is not possible to identify sites in advance. These can be one off developments where for example, a factory closes and the site is redeveloped for housing or they can be small sites where one dwelling is replaced with 2 or 3 on the same plot.
- 6.6 As part of the recent planning reforms there is now an additional source of residential units – permitted development involving a change of use from commercial uses such as offices or retail space above a shop to residential i.e. planning permission is not required in some circumstances. The City Council is picking up some of these through the prior approval process where possible.

Windfalls

Monitoring year	Small site	Large Site	Total windfalls	All comps	Small site as % of all comps	Large site as % of all comps	All windfalls as a % of all comps
1993/94	139	107	246	314	44.3	34.1	78.3
1994/95	184	79	263	506	36.4	15.6	52.0
1995/96	121	98	219	383	31.6	25.6	57.2
1996/97	87	80	167	521	16.7	15.4	32.1
1997/98	76	32	108	489	15.5	6.5	22.1
1998/99	124	93	217	610	20.3	15.2	35.6
1999/00	108	35	143	540	20.0	6.5	26.5
2000/01	90	140	230	615	14.6	22.8	37.4
2001/02	119	96	215	501	23.8	19.2	42.9
2002/03	25	113	138	305	8.2	37.0	45.2
2003/04	33	131	164	377	8.8	34.7	43.5
2004/05	91	135	226	775	11.7	17.4	29.2
2005/06	58	78	136	532	10.9	14.7	25.6
2006/07	96	292	388	638	15.0	45.8	60.8
2007/08	291	361	652	1284	22.7	28.1	50.8
2008/09	129	330	459	965	13.4	34.2	47.6
2009/10	91	106	197	305	29.8	34.8	64.6
2010/11	192	153	345	361	53.2	42.4	95.6
2011/12	88	361	449	624	14.1	57.9	72.0
2012/13	81	282	363	524	15.5	53.8	69.3
2013/14	85	200	285	475	17.9	42.1	60.0
TOTAL 1993 to 2014	2592	3453	6045	11,884	21.0	27.9	48.9

- 6.7 In the national Planning Policy Guidance (the PPG) the Government sets out how housing land supply should be assessed in relation to a windfall calculation. Windfalls are those sites which are not allocated in a local plan and receive planning permission. The NPPF and the PPG both state that local authorities may make an allowance for windfalls in the 5 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 and have regard to the SHLAA, historic windfall delivery rates and expected future trends and should not include residential gardens.

- 6.8 Canterbury District has historically had a high windfall completions rate. The table below shows historic windfall completions over the last 20+ years 1993-2014.
- 6.9 As can be seen from the above table the Council has had a consistently high windfall completion rate with average percentage for 1993 to 2014 being just under 50% of all completions. Therefore the Council has the historical evidence to justify the inclusion of a windfall allowance in the land supply.
- 6.10 The approach taken for calculating the windfall projection is realistic and pragmatic, for the draft 2014 Local Plan. The previous Adopted Local Plan (2006) was underpinned by an in-depth urban capacity study which identified potential large sites that were deliverable. The majority of these were carried forward into the 2006 local plan and many have come forward. Therefore as windfalls will continue to come forward, it is proposed to heavily discount the windfall calculation to be more realistic to only include small sites i.e. less than 5 units, and to base the annual average on the figures since the last adopted local plan 2006. Garden land has also been excluded from the calculations. Therefore the windfall allowance has been calculated as an average of the small sites windfall over the past 7 years:

Total Small site windfall (968) / No. of years 2006 – 2013 (7) = 138pa

- 6.11 As windfalls will continue to come forward – both large and small – the council has projected the estimated 138 units a year forward for the remaining 17 years of the plan period giving a potential supply of 2,484 units. It should be noted that the windfall calculation predates the 2013/14 HIA and therefore excludes the windfalls for this year’s survey.

Post adoption of CDLP First Review 2006	Small	Large	All windfalls
2006/07	96	292	388
2007/08	291	361	652
2008/09	129	330	459
2009/10	91	106	197
2010/11	192	153	345
2011/12	88	361	449
2012/13	81	282	363

Total	968	1885	2853
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National Planning Policy Framework - 5% or 20% Buffer

- 6.12 The NPPF recommends that “To boost significantly the supply of housing, local planning 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. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land” (paragraph 47).
- 6.13 The table below sets out the completion rates since the start of the plan period of the South East Plan in 2006. It can be seen that in all but 2 years at the height of the recent recession, completions were higher than the South East plan requirement of 510 per annum with particular peaks in 2007/08 and 2008/09. In fact over the period 2006-2014 there was an oversupply of 1096 units. Although an under supply has to be carried forward into the new plan period, advice based on the PPG is that an oversupply cannot be simply taken into account in the same way unless it is based on a properly assessed need. Therefore this oversupply of 100+ units has not been carried forward into this draft Plan’s supply.

Monitoring year	Completions	Annualised requirement SE Plan
2006/07	638	510
2007/08	1284	510
2008/09	965	510
2009/10	305	510

2010/11	361	510
2011/12	624	510
2012/13	524	510
2013/14	475	510
Total	5176	4080

Land Supply

- 6.14 The tables overleaf set out the land supply which has been updated since the publication draft local plan to present the most up to date and available information and to reflect the results of the Housing Information Audit 2014.
- 6.15 The Council has calculated a residual requirement which takes into account the shortfall from the previous years and has spread this across the remaining plan period. This is because there are a number of large infrastructure requirements associated with some of the strategic sites and therefore delivery may be slightly slower in the early years of the plan. This is compensated for, to some degree, by the list of other allocations and smaller unidentified sites that will come forward for development. The Council believes this is a genuine deliverable housing trajectory. There are already a number in the pipeline associated with the new office to residential permitted change of use – some 72 units since April 2014. It should also be noted that the City Council does not include student accommodation in the form of halls of residence or C2 care homes in these calculations. Student flats are however included.
- 6.16 The phasing is informed by the HIA phasing survey that is carried out each year. Developers of sites with planning permission and also those allocated in the local plan, are consulted on the Council’s proposed phasing of their site. The Council has carried this out as part of the HIA for last 5 years and this has influenced the phasing of sites.
- 6.17 The table below shows that the Council has an oversupply of 629 units over the plan period against a residual requirement of 13,977units.

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Local Plan supply 2011-3031	
Local Plan 2014 requirement 2011-31	15600
Completions from 01/04/11 to 31/03/14	1623
Residual requirement	13977
Number of units required 2014-2031 (remaining 17 years) pa	822
5% buffer 4110 x5%	206
Total committed supply	
Allocations	11356
Planning permissions	904
Total land supply Allocations + PPs	12260
Windfall allowance of 138 units pa 138x17 (remaining years of the plan)	2346
Total supply	14606
Oversupply over the plan period	629

6.18 In the short term the Council can also demonstrate a healthy 5 year supply with identified sites meeting 122% of the 5 year land requirement which equates to 6.4 years. The detailed phasing and of the strategic sites, other allocations and sites with planning permission can be found in the appendix to this report.

5 year supply 2014/15-2018/19	
Local Plan 2014 requirement 2011-31	15600
completions from 01/04/11 to 31/03/14	1623
Residual requirement	13977
Number of units required 2014-2031 (remaining 17 years) pa	822
5 year residual requirement 5x 822	4110
5% buffer 4110 x5%	206
Residual requirement + 5 % buffer	4316
5 year supply 01/04/14 to 31/03/19	
allocations	3651
Planning permissions	904
total 5 year supply	4555
Windfall allowance of 138 units pa 138x5	690
total supply	5245
District wide 5 year supply	6.4 years
Percentage of requirement	122%

7.0 CONCLUSIONS

- 7.1 In this paper the Council has set out the evidence that underpins the local plan and the objectively assessed housing need as detailed in the NLP Development Requirements Study. The pressures and characteristics of the local housing market and how the local plan is aiming to address these issues.
- 7.2 Finally, the paper sets out the land supply situation in relation to residual land requirements which updates that information in the 2014 plan and provides evidence that this is in line with Government guidance.
- 7.3 This paper has demonstrated that the plan is in line with the Government's aim of boosting significantly the supply of housing, by setting out a requirement far higher than that previously considered in either the Kent and Medway Structure Plan or the South East Plan. This represents a step change in the delivery of housing for the district which supports the Council's corporate aim to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 7.4 Canterbury City Council therefore asks the Inspector to support the overall approach to housing as set out in the Canterbury District Local Plan 2014.

Housing Allocations

Strategic Allocations

Site name	No. of units	2014-15	2015-16	2016-17	2017-18	2018-19	2019-24	2024-29	2028-31
Site 1 Land at South Canterbury	4000			200	200	240	960	1200	1200
Site 2 Land At Sturry/Broad Oak	1000			50	100	100	375	375	
Site 3 Land at Hillborough, Herne Bay	1300		50	50	100	100	350	350	300
Site 4 Land at Herne Bay Golf Course, Herne Bay	600		50	50	50	50	200	200	
Site 5 Land at Strode Farm, Herne Bay	800		50	50	50	50	200	250	150
Site 6 Land at Greenhill, Herne Bay	300				50	50	200		
Site 7 North of Thanet Way, Whitstable	400		65	65	65	65	140		
Site 8 Land North of Hersden	500			50	50	50	150	200	
Site 9 Land at Howe Barracks, Canterbury	400	0	0	50	100	100	150		N/A
Site 10 Land at Ridlands Farm / Hospital site, Canterbury	810				100	100	160	300	150
St Martin's Hospital , Canterbury	200			40	40	40	80		
Land at Bullockstone Road, Herne Bay	190		50	50	50	40			
Spires, Land at Bredlands Lane, Sturry	81		40	41					
Barham Court Farm, Barham	25		25						
Land at Baker's Lane, Chartham	20		20						
Kingsmead Field	15					15			

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Other Housing Allocations

Ref No	Site	Town	Total Units	Y1 2014-15	Y2 2015-16	Y3 2016-17	Y4 2017-18Yr5 2018-19	2019-24	2024-29	2029-31
CA503	BT Car Park, Upper Chantry Lane	Canterbury	20				20			
CA488	White Horse Lane, Land East of	Canterbury	10				10			
CA483	Canterbury East Sta (South side), Land at, Gordon Road	Canterbury	11		11					
CA482	Canterbury East Station (North side) Car Park	Canterbury	24				24			
CA481	Canterbury West Station, Adj	Canterbury	40			20	20			
CA479	Car Park adj Registry Office	Canterbury	5				5			
CA282	St Johns Lane Employment Exch.	Canterbury	24						24	
CA554	8-12 Pilgrims Way	Canterbury	12			12				
CA507	Castle Street Car Park	Canterbury	54				54			
CA500	Sea Cadets Centre	Canterbury	9		9					
CA477	Holmans Meadow Car Park	Canterbury	20			20				
CA347	Ivy Lane North	Canterbury	10		10					
CA286	St John's Lane Car Park	Canterbury	5		5					
CA281	Hawks Lane	Canterbury	9			9				
CA278	Northgate Car Park	Canterbury	21				21			
CA047	St Radigund's Place	Canterbury	7		7					
CA043B	Rosemary Lane Car Park	Canterbury	20		20					
CA480	Kingsmead depot	Canterbury	40				40			
CA559	Rough Common Rd	Harbledown	16			16				
CA514	181 Sea Street, Adj	Herne Bay	14				14			
CA491	Herne Bay Station, Land at	Herne Bay	35				35			
CA426	Canterbury Rd/Victoria Rd, Corner of	Herne Bay	5				5			
CA340	Garage Site, Kings Road	Herne Bay	43				43			
CA375/H	Herne Bay Bus Depot	Herne Bay	30				30			

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Ref No	Site	Town	Total Units	Y1 2014-15	Y2 2015-16	Y3 2016-17	Y4 2017-18Yr5 2018-19	2019-24	2024-29	2029-31
B3										
HB1	Central Development Area (Herne Bay Area Action Plan)	Herne Bay	80				4040			
HB2	Beach Street (Herne Bay Area Action Plan)	Herne Bay	20		20					
CA530	Ladysmith Grove (UCS Site W17), Land at	Whitstable	31		15	16				
CA527	Builders Yard r/o 3 Belmont Road	Whitstable	23				23			
CA310	Beresford Road North and South	Whitstable	20					10	10	
CA309	Sea Street (Green's Warehouse)	Whitstable	5		5					
CA308	124 & adjoining Middle Wall	Whitstable	7				7			
CA305	15 Hamilton Rd, Adj	Whitstable	10					10		
CA524	Tankerton Rd car park & (garage - CA/03/0364)	Whitstable	17		17					
CA299	37 Essex Street	whitstable	7				7			
CA297	Adjacent to 100 Albert street	whitstable	11					11		

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Extant Planning Permissions as at 31/03/14

Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA0400497	St Mildreds Tannery		Canterbury	19	10	9				19
CA0601531	Land rear of 43 Joy Lane		Whitstable	1	1					1
CA0701471	Former Huyck Factory Site Millstrood Road		Whitstable	84	40	44				84
CA0701658	1 Blackburn Road		Herne Bay	1	1					1
CA0801059	51 golden Hill South		Whitstable	10	10					10
CA0801124	25 Broomfield Road Land adjoining		Herne	1	1					1
CA0900265	18 Holmscroft Road		Herne Bay	1	1					1
CA0900444	Whitstable Post Office	Gladstone Road	Whitstable	12		3	3	6		12
CA0900999	Herne Bay Methodist Church	High Street	Herne Bay	9	4	5				9
CA0901439	Land between 9 and 11 The Fairway		Herne Bay	3		3				3
CA0901580	25 Island Road	Upstreet	Chislet	10		5	5			10
CA0901660	82-86 High Street		Herne Bay	10	10					10
ca0901692	The Forge	The Street	Ickham	1	1					1
CA0901713	Barton Yard at junction of Diamond Road and Westmeads Road		Whitstable	14	3	3	8			14
CA0901760	Land rear of 121 - 125 Sturry Road		Canterbury	8	0	8				8
CA0901882	153 Ashford Road		Thanington	4	2	2				4
CA0901917	Land between 112 & 114 Maydowns Road		Chestfield	1	1					1
ca1000225ful	land between	38-39 Pound Lane	Canterbury	1	1					1

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Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1000411	Land rear of 15-31 High Street		Whitstable	5	5					5
CA1000479	Land at 64a	Union Street	Canterbury	1	1					1
CA1000503	Land west of Mill Lane & north of A299 Thanet Way		Herne Bay	8	8					8
CA1000713	53 Joy Lane		Whitstable	0	0					0
CA1000970	21 Roper Road		Canterbury	7	3	4				7
CA1001011	Beech Cottage	Nackington Road	Lower hardres	0	0					0
CA1001228	Land rear of 12 Gorse Lane		Herne	1	1					1
CA1001299FUL	Sweech Farm	Herne Bay Road	Broad Oak	4		2	2			4
CA1001301	66 Eddington Lane		Herne Bay	4	2	2				4
CA1001360	33A Borstal Hill		Whitstable	3		3				3
CA1001629	16 Hodgson Road	Seasalter	Whitstable	1	1					1
CA1001644	Chestfield Farm	The Drove	Chestfield	4	2	2				4
CA1001662FUL	56-58 Central parade		herne bay	10		5	5			10
CA1001828	Bulls Head		Adisham	2		2				2
CA1001840	102 Island Road		Sturry	1	1					1
CA1001965	Land adjoining Mount Charles House Mount Charles Walk	Union Road	Bridge	1		1				1
CA1002032	Land rear of Hoath Village Hall	Church Road	Hoath	3	3					3
CA1002042	Land rear of 58 London Road		Canterbury	2	2					2
CA1100232	Carlton Lodge	Ashford Road	Chartham	-1	-1					-1
CA1100468	11-12 Orchard Street		canterbury	1	1					1

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Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1100519	Cedar House	Broadway	Petham	0		0				0
CA1100534	62 London Road		Canterbury	1	1					1
CA1100582	65-67 High Street		Whitstable	-1		-1				-1
CA1100590FUL	7-16 Stour Street		canterbury	12			6	6		12
CA1100600	Little Eaton Farm Pett Bottom Road		Lower Hardres	1	1					1
CA1100660FUL	Bigbury Gap site	land between Bigbury House, Bigbury Cottage & Bigbury	Chartham hatch	1			1			1
ca1100698	The Manor House Hardres Court Road The Stables		Upper Hardres	1		1				1
CA1100733	Francewood Littlebourne Road		Canterbury	0		0				0
CA1100740	Land rear of 19 Saddleton Road		Whitstable	1	1					1
CA1100747	55 Millstrood Road		whitstable	6	2	4				6
CA1100757	Crow Park Farm	Molehill Road	Chestfield	2		2				2
ca1100793	Land adjacent to 29 Westlands Road		Herne Bay	1	1					1
CA1100945	Cornerstone Maypole Lane	hoath	Hoath	0		0				0
CA1100977	8 Vernon Place		canterbury	4		4				4
CA1100993OUT	Land adjacent to 103 St John's Road	Swalecliffe	Whitstable	2		2				2
CA1101128	Freshfields Westcourt Lane	Woolage Green	Womenswold	1		1				1
CA1101190	156 Tankerton Road	Tankerton	whitstable	6	2	4	0			6
CA1101294	The Former Hog and Donkey Public House North Stream	marshside	Chislet	1	1					1
CA1101335	56A High Street		Whitstable	1		1				1

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Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1101363	Land adjacent to 44 Ridgeway Road	Herne	Herne	1	1					1
CA1101388	45 Joy Lane		Whitstable	1		1				1
CA1101492	Land adjacent to 12 Green Dell	Hales Place	canterbury	1		1				1
CA1101501	49A Castle Street		canterbury	1	1					1
CA1101610FUL	23 Stanley Road		Herne Bay	1			1			1
CA1101627FUL	57 Grand Drive		Herne Bay	2		2				2
CA1101651	Land adjoining	20 Plantation Road	chestfield	1	1					1
CA1101708	Land adjoining	5 Hawthorn Corner Maystreet	herne Bay	1		1				1
CA1101733FUL	Land at Invicta Road		Whitstable	3		3				3
CA1101854	96 Station Road		Herne Bay	4	2	2				4
CA1101879	2 Sturry Hill		Sturry	12		4	4	4		12
CA1101885	The Thatched House	Gravel Castle Road	Barham	0		0				0
CA1101889	11 Burnan Road		whitstable	1	1					1
CA1101902FUL	2-4 St John's Road	Swalecliffe	whitstable	9		3	3	3		9
CA1101952	11 Nightingale Close	Chartham Hatch	Chartham	1		1				1
CA1101967	18 Princess Road		Whitstable	0	0					0
CA1102032FUL	Land adjacent to	40 Park View,	Sturry	1		1				1
CA1102137	St Mildreds Tannery Rheims Way		Canterbury	5	5					5
CA1102145OUT	Land adjacent to 6 The Avenue	Hersden	Sturry	1		1				1
CA1102170FUL	Land adjacent to No 1 Clare Road		Whitstable	1		1				1

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Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1200019FUL	The Old Malt House	Malthouse Road	Canterbury	14			14			14
CA1200022FUL	Downland Cycles Ltd	Malthouse Road	Canterbury	5		5				5
CA1200068FUL	Land at the corner of	Southsea Drive and Cross Street	Herne Bay	2	2					2
CA1200087FUL	62 Sturry Hill		Sturry	2		2				2
CA1200136	15 The Friars		Canterbury	-1		-1				-1
CA1200137FUL	Land rear of	7 Victoria Road	Canterbury	1	1					1
CA1200140FUL	Ridgeway Farm Bungalow	Ridgeway Road	Herne	0		0				0
CA1200161OUT	Tankerton Evangelical Church,	154 Northwood Road	Whitstable	12		6	6			12
CA1200167	Cherrybrook Lodge	Rayham Road	Whitstable	1		1				1
CA1200178FUL	Hickling	Manwood Avenue	Canterbury	1		1				1
CA1200213FUL	66-68 Shalmsford Street		Chartham	1		1				1
CA1200225FUL	Land adjacent to 6 Chestnut Avenue		Blean	1		1				1
CA1200256FUL	Land adjacent to 10 Cogans Terrace		Canterbury	1		1				1
CA1200299OUT	Land rear of 159 Ashford Road		Thanington	2		2				2
CA1200520FUL	Land at	10 Bridgefield Road	Whitstable	1		1				1
CA1200559FUL	The Old Farm House	The Drive	Chestfield	1	1					1
CA1200563FUL	Former Huyck Factory Site plot 237	Millstrood Road	Whitstable	1	1					1
CA1200566FUL	Huyck Plot 238	Millstrood Road	Whitstable	1	1					1
CA1200567FUL	Former Huyck Factory Site plot 239	Millstrood Road	Whitstable	1	1					1
CA1200621FUL	Almonry House	Monastery Street	Canterbury	2		2				2

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Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1200657FUL	The Telephone Exchange	Ashford Road	Chartham	0	0					0
CA1200678FUL	38B St Dunstan's Street		Canterbury	1			1			1
CA1200689FUL	64 High Street		Whitstable	1		1				1
CA1200690FUL	64 Mortimer Street		Herne Bay	2		1				1
CA1200720FUL	65-65A London Road		Canterbury	12		3	5	4		12
CA1200731Ful	LAND AT JUNCTION OF Farleigh Rd Broad Oak Rd		Canterbury	2		2				2
CA1200741FUL	2 Chapel Street		Herne Bay	1		1				1
CA1200810FUL	7 Sea View Road		Herne Bay	0	0					0
CA1200814RES	Land to the rear of Ivydene Montpellier Avenue		Whitstable	1		1				1
CA1200826FUL	1A and 1B Craddock Road		Canterbury	2	2					2
CA1200831FUL	34 St Anne's Road	Tankerton	Whitstable	2		2				2
CA1200848FUL	White House	4 St Martins Avenue	Canterbury	1	1					1
CA1200863FUL	101B Tankerton Road		Whitstable	2		2				2
CA1200915FUL	Land adjacent to	38 Whitstable Road	Canterbury	3		3				3
CA1200932FUL	Coach house	55 London Road	Canterbury	2		2				2
CA1201050FUL	64 Sturry Hill		Sturry	1	1					1
CA1201123FUL	77 New Dover Road		Canterbury	1		1				1
CA1201136FUL	Westwood	Stodmarsh Road	Canterbury		0					0
CA1201137FUL	Bridge Methodist Chapel	Patricbourne Road	Bridge	1	1					1
CA1201138FUL	The Coach House	Denne Hill Farm	Womenswold	1	1					1
CA1201153FUL	land to rear of	137 Canterbury	Herne Bay	1		1				1

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Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
		Road								
CA1201169FUL	Folly Farm	Headcorn Drive	Canterbury	4		2	2			4
CA1201173FUL	The Old Jolly Sailor	142 Joy Lane	Whitstable	1			1			1
CA1201184OUT	Former Telephone Engineering Centre,	Littlebourne Road	Canterbury	93	10	20	30	33		93
CA1201208FUL	53 Dargate Road	Yorkletts	Whitstable	1			1			1
CA1201247FUL	39 Blean Common		Blean	1			1			1
CA1201458VAR	126 and garages to rear of 128 Tankerton Road		Whitstable	13	8	5				13
CA1201532FUL	21-23 Whitstable Road		Canterbury	1	1					1
CA1201561FUL	Kent County Cricket Ground	Old Dover Road	Canterbury	6	6					6
CA1201608FUL	38 Island Road	Sturry Road	Sturry	5		2	3			5
CA1201615FUL	140 Cromwell Road		Whitstable	1			1			1
CA1201693FUL		5 High Street	Whitstable	7		5	2			7
CA1201695FUL	Shrub Hill Cottage	Molehill Road	Chestfield	0	0					0
CA1201698FUL	Land at Sea Farm and Croft Farm	Dargate Road	Yorkletts	6		3	3			6
Ca1201715FUL	land at Farleigh Road		Canterbury	12		3	5	4		12
CA1201722FUL	North Barn	Home Farm House	Marshside	1		1				1
CA1201818FUL	Neville House	90-91 Northgate	Canterbury	7	3	4				7
CA1201825FUL	Land adjacent to	10 The Street	Kingston	1			1			1
CA1201850FUL	52 Honey Hill		Blean	0	0					0
CA1201861FUL	Land adjacent to the Royal Oak	Hatch Lane	Chartham	2		1	1			2

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Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1201865FUL	Beltinge Lodge	Hillborough Road	Herne Bay	1	1					1
CA1201895OUT	Land adjacent to 103 St John's Road		Whitstable	1		1				1
CA1201953FUL	Land between	49 and 51 Fitzroy Road	Whitstable	1	1					1
CA1202029FUL	The Local PH	Cockering Road	Chartham	2			2			2
CA1202037OUT	35 Island Road		Sturry	2			2			2
CA1202061FUL	Denge Wood Farm	Flaxland Lane	Garlinge Green, Petham	0		0				0
CA1202062FUL	Land adjacent to	74 Wincheap	Canterbury	3		3				3
CA1202086FUL	120 Blean Common		Blean	1	1					1
CA1202104FUL	74 The Broadway		Herne Bay	0		0				0
CA1202108FUL	Land rear of	36 St Martin's Road	Canterbury	1			1			1
CA1202135FUL	Woodlands	Fox's Cross Hill	Yorkletts	0			0			0
CA1202145FUL	23 St George's Avenue		Herne Bay	1			1			1
CA1202220FUL	Land adjacent to	133 Reculver Road	Herne Bay	1			1			1
CA1202243FUL	38 Western Esplanade		Herne Bay	0			0			0
CA1300002FUL	Land adjacent to no 11 Lismore Road		Whitstable	1		1				1
CA1300031FUL	Former Wyevale Garden Centre	London Road	Upper Harbledown	19		5	7	7		19
CA1300048FUL	Land adjacent to Elmcourt	Bullockstone Road	Herne Bay	2	2					2
CA1300058FUL	44 Honey Hill		Blean	-1		-1				-1
CA1300098FUL	32 High Street		Herne Bay	8		4	4			8
CA1300107FUL	Plough Inn	London Road	Upper Harbledown	1	1					1

Canterbury District Local Plan Review – Examination Topic Paper

Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1300153FUL	Jersey Dairy Farm	80 Mill Lane	Herne	5	2	3				5
CA1300163FUL	Tanga	Radfall Road	Chestfield	0		0				0
CA1300165FUL	Anester Cottage	London Road	Harbledown	1		1				1
CA1300228FUL	Plots 1 & 2 The Oast Shalmsford Farm	Shalmsford Street	Chartham	2	2					2
CA1300299FUL	61 Lansdown Road		Canterbury	1		1				1
CA1300301FUL	2 Beer Cart Lane & 70 Stour Street		Canterbury	14	5	9				14
CA1300333FUL	57 Marine Parade	Tankerton	Whitstable	1	1					1
CA1300393FUL	1 Sea View Road (Milford House		Herne Bay	5	5					5
CA1300421FUL	3 Argyle Road		Whitstable	1		1				1
CA1300432FUL	Land adjacent to	64 Warwick Road	Canterbury	8			8			8
CA1300439FUL	55 Millstrood Road		Whitstable	1		1				1
CA1300484FUL	80 Herne Avenue		Herne Bay	1		1				1
CA1300523FUL	Sunnyside	Rayham Road	Whitstable	2		2				2
CA1300532FUL	30 New House Close		Thanington	1	1					1
CA1300558FUL	1A Craddock Road		Canterbury	1	1					1
CA1300576FUL	Horton Chapel	Cockering Road	Chartham	1		1				1
CA1300600FUL	102 New Dover Road		Canterbury	-1		-1				-1
CA1300606FUL	8 High Street		Canterbury	4		4				4
CA1300624FUL	19 Saddleton Road		Whitstable	1	1					1
CA1300638FUL	9A Gorrell Road		Whitstable	2	2					2

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Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1300659FUL	Land adjoining 173 Ashford Road	Thanington	Canterbury	2	2					2
CA1300666FUL	The Old Cottage	Bekesbourne Lane	Canterbury	-1	-1					-1
CA1300694FUL	Barham Methodist Chapel	Derringstone Hill	Barham	1	1					1
CA1300715FUL	Orchard Cottage	Church Lane	Seasalter	0	0					0
CA1300748FUL	Motorists Centre	Island Road	Hersden	10	10					10
CA1300764ful	Folly Farm	Headcorn Drive	Canterbury	1		1				1
CA1300773FUL	Sea Pinks	Sunray Avenue	Whitstable	1		1				1
CA1300787FUL	37 Vauxhall Avenue		Herne Bay	0		0				0
CA1300791FUL	Bees End	Chapel Lane	Broad Oak	1	1					1
CA1300833FUL		226a and 226b Tankerton Road	Whitstable	5			5			5
CA1300850FUL	27 Long Meadow Way		Canterbury	1			1			1
CA1300853FUL	Former Oil Depot	Union Road	Bridge	4		2	2			4
CA1300865FUL	6 Sea View Road		Herne Bay	1		2				2
CA1300868FUL	190 Wincheap		Canterbury	10		2	4	4		10
CA1300885FUL	Queens Acre	Broomfield Gate	Chestfield	0	0					0
CA1300911FUL	Land adjacent to	9 Bowyer Road	Whitstable	1		1				1
CA1300931FUL	Land adjoining	251 Old Dover Road	Canterbury	1	1					1
CA1301015FUL	69-71 High Street		Whitstable	1		1				1
CA1301110OUT	Braymor House,	Queens Avenue	Canterbury	1		1				1
CA1301132FUL	Port & Starboard House	26 & 26A Admiralty Walk	Whitstable	-1		-1				-1

Canterbury District Local Plan Review – Examination Topic Paper

Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1301164FUL	Land between 16 and 22 The Street		Adisham	2	2					2
CA1301192RES	54 Sea View Road		Herne Bay	2		2				2
CA1301205PAJ	10 Upper Bridge Street		Canterbury	8	8					8
CA1301210FUL	114A High Street		Herne Bay	1	1					1
CA1301220OUT	Broadway Green Farm	Broadway	Petham	1		1				1
CA1301223FUL	Land at Bakers Lane		Chartham	1		1				1
CA1301235FUL	28 Prioress Road		Canterbury	3	3					3
CA1301266FUL	St John Ambulance	St Marys Court, Church Lane	Canterbury	10	2	4	4			10
CA1301269FUL	The Marlowe Centre	St Peter's Lane	Canterbury	11	5	6				11
CA1301271FUL	20 High Street		Whitstable	1		1				1
CA1301272FUL	The Retreat And Beach Cottage	Seasalter Beach	Seasalter	-1			-1			-1
CA1301314FUL	Honey Hill Farm	11 Honey Hill	Blean	2	2					2
CA1301335FUL	Old Oast House	Hollow Lane	Canterbury	2		2				2
CA1301336FUL	Land at Woodside House	London Road	Harbledown	1		1				1
CA1301391FUL	Sparrow Court	Gravel Castle Road	Barham	0		0				0
CA1301421FUL	Land adjacent to 56 Bekesbourne Lane		Littlebourne	1		1				1
CA1301437FUL	62 Borstal Hill		Whitstable	1	1					1
CA1301496FUL	39 Baddlesmere Road		Whitstable	0		0				0
CA1301524FUL	21 Preston Parade		Seasalter	0		0				0
CA1301525FUL	Springfield Nurseries	Bekesbourne Lane	Bekesbourne	0		0				0

Canterbury District Local Plan Review – Examination Topic Paper

Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1301549FUL	The Bungalow	North Stream	Marshside	0		0				0
CA1301566FUL	11 Admiralty Walk		Seasalter	0		0				0
CA1301612FUL	Land adjacent to 25 Grimthorpe Avenue		Whitstable	1	1					1
CA1301657FUL	St Joseph's Hall	River View	Sturry	3		3				3
CA1301700FUL	Land adjacent to Rosary Farmhouse	Church Road	Hoath	1		1				1
CA1301718FUL	Land and garages at 41 Shalmsford Street		Chartham	1			1			1
CA1301729FUL	Dempseys Removals	Diamond Road	Whitstable	22	22					22
CA1301739	62 burgate		Canterbury	1		1				1
CA1301771FUL	Land at Bakers Lane		Chartham	26	13	13				26
CA1301781FUL	Land adjacent to Ashby Cottage	Westbere Lane	Westbere	1		1				1
CA1301808FUL	Land adjacent St Michaels	Montpelier Avenue	Whitstable	1	1					1
CA1301811FUL	5 Railway Avenue		Whitstable	1	1					1
CA1301875FUL	Oriel Lodge	3 Queens Avenue	Canterbury	1	1					1
CA1301876FUL	19 South Canterbury Road		Canterbury	1		1				1
CA1301886FUL	6 Dargate Road	Yorkletts	Whitstable	0		0				0
CA1301910FUL	Land at Calcott Hall	Calcott Hill	Sturry	1	1					1
CA1301945PAJ	Unit 3 Townergate House	Chaucer Business Park	Wraik Hill	15	5	10				15
CA1301949FUL	Land adjoining 5 and 6 Thornden Wood Road		Herne Bay	4		2	2			4
CA1301992FUL	17 Baddlesmere Road		Whitstable	1			1			1
CA1302001FUL	Land at Windmill Road Grosvenor Road		Whitstable	5		3	2			5

Canterbury District Local Plan Review – Examination Topic Paper

Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CA1302014FUL	The Old Oast	35 Oaten Hill	Canterbury	1		1				1
CA1302036FUL	32 Jubilee Road		Littlebourne	2			2			2
CA1302053PAJ	Units 1, 2 3 Hoath Farm	Bekesbourne lane	Canterbury	1	1					1
CA1302094PAJ	St Andrews House	Station Road East	Canterbury	25	10	15				25
CA1302150FUL	The Old Post Office	Valley Road	Barham	0	0					0
CA1302156FUL	7 Morris Avenue		Herne Bay	1	1					1
CA1302201FUL	1-6 Manwood Hospital	St. Stephens Green	Canterbury	4		2	2			4
CA1302245OUT	Land adjacent to Southern Water Pump House	Nethergong Hill	Chislet	1		1				1
CA1302250FUL	32 St Augustine's Crescent		Whitstable	1	1					1
Ca1302298FUL	16 Richmond Street		Herne Bay	0	0					0
CA1302353PAJ	Units 7 Hoath Farm	Bekesbourne Lane	Canterbury	1	1					1
CA1302374PAJ	77-79 Castle Street		Canterbury	1	1					1
CA1302377FUL	The Loft, Little Burstled Farm	Lynsore Bottom	Upper Hardres	0		0				0
CA1302385FUL	Roseacre	Trenley Drive	Canterbury	0		0				0
CA1302396FUL	Beechmount	Conyngnam Lane	Bridge	0		0				0
CA1302403FUL	47 Castle Street		Canterbury	0	0					0
CA1400001FUL	108 High Street		Herne Bay	6		6				6
CA1400091FUL	57 New Dover Road		Canterbury	-1	-1					-1
Ca1400094FUL	114 Blean Common		Blean	1	1					1
CA1400304PAJ	10 Station Road West		Canterbury	1	1					1
Ca1400319PAJ	212 Tankerton Road		Whitstable	1	1					1

Canterbury District Local Plan Review – Examination Topic Paper

Application No	Address	Address2	Locality	No. of units NET	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19	5 year Total
CAE0300009	Blue Anchor caravan park	Faversham Road	Seasalter	10		10				10

Appendix 2

Kent County Council, Housing Information Audit, Canterbury
City Council, 2013/2014 edition

**Kent County Council
Housing Information Audit
Canterbury City Council
2013/2014 edition**

16 October 2014



Canterbury City Council Housing Information Audit

2013/14 Edition

Annual Report for the Kent Planning Officers Group
Survey date 31st March 2014

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Canterbury City Council

Housing Information Audit 2013/14

Survey date 31 March 2014

Monitoring housing land supply in Kent

The annual housing land supply study forms part of the Kent County Council Housing Information Audit (HIA). Annual reports are available for all District Authorities in the Kent County Council area. Medway Unitary Council conducts and produces its own housing land supply report. In addition to the district reports a County-wide report is produced.

The HIA is managed and co-ordinated by the KCC Business Intelligence, Research and Evaluation Team on behalf of the Kent Planning Officers Group (KPOG). It presents and maintains a series of surveys that have been undertaken since 1980. Although the nature & content of the survey has changed over the years the aim of monitoring Development Plan documents to meet dwelling requirements and contributing to the county housing strategy has not. It also provides a level of co-operation and consistency across the local authorities in Kent.

Kent local authorities are currently reconsidering their housing requirements (both supply and demand) and for the most recent information readers should check the current requirements and policy position with individual local authorities. Some Local Authorities produce an Annual Monitoring Report (AMR) in the autumn of each year which could provide a more comprehensive picture.

Introduction

Local Planning Authorities are required to assess whether they can meet the housing requirement for their area.

The National Planning Policy Framework (NPPF) requires that local planning authorities update their five year housing land supply assessment on a yearly basis. The NPPF replaces the former Planning Policy Statement 3: Housing, however, the Strategic Housing Land Availability Assessment (SHLAA) Practice Guidance (2007) remains current.

The Government has now abolished regional strategies and plans. Following this it became the responsibility of the local planning authority to determine local housing requirements based on objectively assessed needs.

However, a review of housing requirements has not yet been undertaken by all Kent local authorities and Local Plans / Core Strategies are still emerging for some districts. For the current position please contact the individual local authority in question.

Development Plan Documents

The Development Plan Documents (DPDs) are the starting point for decision making and will consist of the following:

- The Local Plan or Core Strategy which will contain strategic land use allocations and general policies.
- 'Site Specific Allocations and development management policies' which will identify other sites allocated for specific uses and set out more detailed policies for controlling development.
- Area Action Plans

The Local Plan (Formally the Core Strategy)

The Local Plan (LP) is the main strategic policy document of the DPD. It sets out the vision for the area over the next 10 to 20 years and the policies intended to enable this to be achieved.

There are a number of formal stages in the process of producing the Local Plan / Core Strategy, each governed by legal regulations.

The Key Stages are set out below. However for reference they can be summarised as:

- Evidence gathering, consideration of options and issues.
- The chosen option
- The formal submission to the Secretary of State
- The Public Examination

The 5 year land supply

The NPPF (paragraph 47) states that local planning authorities should identify a five-year supply of deliverable housing sites against their housing requirements and should include an additional 'buffer' of 5% or 20% to ensure choice and competition in the market for land (moved forward from later in the Plan period).

The buffer is to be 5% in normal situations, or 20% if a local authority has persistently under-delivered on housing in the past. The buffer will consist of sites brought forward from later in the plan period, so the overall housing requirement remains the same over the duration of the plan. The impact of the buffer is that the five year supply now must be able to demonstrably meet a 105% requirement within the first 5 years. This document does not attempt to identify the 5% and 20% buffer sites.

The NPPF (paragraph 48) states that local planning authorities may include an allowance for windfall sites in the five year supply subject to:

- Compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- The allowance being realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends where applicable.
- The allowance should not include residential garden land.

The purpose of a windfall allowance is to account for housing development on sites where it is not possible to identify sites in advance. Note that the Canterbury emerging Local Plan (Draft June 2014) contains a windfall allowance of 138 dwellings per annum.

Strategic Housing Land Availability Assessment (SHLAA) sites that are realistically expected to be delivered within 5 years and meet the NPPF criteria of: available now, suitable and deliverable, can be included in the five year housing land supply calculation at the districts' discretion. This authority has not included any unallocated SHLAA sites in assessing its housing land supply.

Land supply years 6 to 10 and 11 to 15

Paragraph 47 of the NPPF also includes a reference to identifying a supply of specific developable sites or broad locations for years 6-10 and where possible for years 11-15. It anticipates the local authority will illustrate the expected rate of housing delivery through a housing trajectory for the plan period.

Implementation of the NPPF

The NPPF (Paragraph 213) says 'Plans may, therefore, need to be revised to take into account the policies in the NPPF. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan'.

The NPPF (Paragraph 215) states 'in other cases, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework'.

The NPPF (Paragraph 216) says. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation
- The extent to which there are unresolved objections
- The degree of consistency of relevant policies in the emerging plan to the policies in the NPPF.

District Requirement (Local Plan Draft June 2014)

- The policy requirement for the 20 year period 2011/12 to 2030/31 is for 15,600 new dwellings
- This is an average of 780 dwellings a year.

Dwelling completions (Tables 1 and 2)

- The total number of dwellings completed in this district on all sites in the year ending 31st March 2014 was 475 (net) units. This brings the total number of dwelling completions since the beginning of the plan period to 1,624 (net) and results in a 3 year annual average completion rate of 541 (net) units.
- In order to meet the Districts Core Strategy requirement of 15,600 dwellings by 2030/31 a further 13,976 (net) dwellings are required to be built during the next 17 years; an average of 822 (net) dwellings a year.

5 year Housing Land Supply (Table 2)

- In accordance with national planning guidance (NPPF) this document considers only available, deliverable and developable sites for years 1-5.

Housing Land Supply in relation to the Local Plan (Draft June 2014) requirement (Tables 2, 3 and 4)

- The total estimated residential land supply identified for the remaining 17 years of the period 2014/15-2030/31 for the district is 14,606 units (excluding any 'not phased' units).
- The residual requirement for the 17 years 2014-2031 is 13,976 units, compared to the estimated land supply of 14,606 units for the same period. This results in 630 units more than the Districts' Core Strategy requirement.

Housing Trajectory (Tables 3 and 4)

- The results of the HIA 2013/14, when added to the completions since the beginning of the plan period, show that at 31st March 2014 the district had recorded an undersupply of 717 units compared to the Local Plan (Draft June 2014) requirement for the period to date.
- However, readers should be aware that given current estimates of land including 'windfalls', deliverable SHLAA sites and constructive progress towards large sites the district is optimistic that housing completions will increase towards the middle and end of the plan period.

District Housing Land Supply information 2014/15

Local Authority:	Canterbury City Council	
Status of the Local Plan as at 1st April: (Adopted, emerging, consultation, Reg 18 etc)	Local Plan (Draft June 2014) <i>Emerging Plan 2011/12 base</i>	
Start/End year for Local Plan:	Start: April 2011	End: March 2031
The number of 'emerging' neighbourhood plans in the district ?	0	
They are:	Not Applicable	

5 year Estimated Housing Land Supply (Available, Suitable and Deliverable)

	2014/15	2015/16	2016/17	2017/18	2018/19	Total
<i>Not started</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	0
<i>Under construction</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	0
Total NS and UC (units) (Extant sites)	302	365	166	71	0	904
Allocated site(s) units	0	469	789	1,318	1,075	3,651
SHLAA site(s) units	0	0	0	0	0	0
Other identified sites	0	0	0	0	0	0
Windfall allowance units	138	138	138	138	138	690
Land Use C2 sites	0	0	0	0	0	0
Total	440	972	1,093	1,527	1,213	5,245
Annual residual requirement*	822	822	822	822	822	4,110
Surplus or Shortfall (-)	-382	150	271	705	391	1,135
Supply as % of requirement	53.53	118.25	132.97	185.77	147.57	127.62
Supply shortfall after 5 years (%) (note: minus indicates over supply)						-27.62
Number of years supply in first 5 years (total supply / annual requirement)						6.38

* In this table an allowance has been made for delivery in previous years.

Within the 5 year supply :

Have Allocated sites passed the available / achievable / developable / viable requirement?	Y or N
Have Extant sites passed the available / achievable / developable / viable requirement?	Y
Have Windfall sites passed the available / achievable / developable / viable requirement?	N/A
Have Other sites passed the available / achievable / developable / viable requirement?	N/A
Have SHLAA sites passed the available / achievable / developable / viable requirement?	N/A

Updating housing calculations using the Liverpool and Sedgefield methods

The NPPF directs that the housing supply calculation should be updated annually. The Department for Communities and Local Government research document, Land Supply Assessment Checks, May 2009 uses case studies from Liverpool and Sedgefield about how these authorities calculated housing figures. It highlights Liverpool and Sedgefield as being "good examples" for calculating historic undersupply of housing in a "clear and transparent manner".

Canterbury district does not currently have an undersupply of housing land supply; consequently this calculation is not presented in this document.

Table 1

PROVISIONAL As at 3/10/2014

Kent: Dwelling Completions (net) all sites

Source: KCC Housing Information Audit

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Medway	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	Kent and Medway	KCC area	1 year % change
All sites																
1981/82	574	381	78	143	56	354	561	80	155	150	93	414	284	3,323	2,762	
1982/83	728	636	100	304	309	839	748	378	375	213	497	570	258	5,955	5,207	
1983/84	385	574	202	359	211	289	869	183	456	295	320	677	269	5,089	4,220	
1984/85	538	904	287	413	372	541	1108	764	587	656	320	559	676	7,725	6,617	
1985/86	415	572	313	337	335	595	956	623	404	540	434	502	349	6,375	5,419	
1986/87	349	704	165	337	351	1247	1041	505	572	859	720	750	235	7,835	6,794	
1987/88	297	430	198	173	46	591	754	370	408	911	357	645	387	5,567	4,813	
1988/89	1125	1000	714	896	514	1719	1906	251	1316	1129	642	507	761	12,480	10,574	
1989/90	510	562	493	473	491	499	1330	501	485	597	474	510	886	7,811	6,481	
1990/91	479	142	304	443	62	376	377	188	145	341	856	323	255	4,291	3,914	
1991/92	374	510	1042	546	111	339	825	294	239	439	400	317	406	5,842	5,017	28.18
1992/93	286	205	344	325	182	333	769	130	727	407	594	371	191	4,864	4,095	-18.38
1993/94	318	314	390	301	227	336	669	227	292	432	495	347	182	4,530	3,861	-5.71
1994/95	760	506	418	284	185	599	562	142	321	308	327	495	382	5,289	4,727	22.43
1995/96	579	383	221	363	178	401	628	231	305	511	234	450	292	4,776	4,148	-12.25
1996/97	396	521	246	222	59	398	609	477	278	293	244	304	311	4,357	3,749	-9.62
1997/98	467	489	556	204	95	444	702	439	281	321	366	417	317	5,098	4,396	17.26
1998/99	707	610	368	276	103	262	698	-14	486	705	268	414	308	5,191	4,493	2.21
1999/00	725	540	182	212	81	755	719	285	513	576	286	346	274	5,494	4,775	6.28
2000/01	941	615	86	23	61	416	678	183	354	654	297	273	247	4,828	4,150	-13.09
2001/02	753	501	322	459	137	722	603	199	410	659	367	337	222	5,691	5,088	22.60
2002/03	728	305	646	177	137	444	676	143	400	568	334	589	376	5,521	4,847	-4.74
2003/04	910	377	622	284	209	381	735	186	369	570	416	378	331	5,768	5,033	3.84
2004/05	962	775	625	329	464	816	646	224	376	375	441	977	377	7,387	6,741	33.94
2005/06	590	532	184	434	274	758	530	468	753	854	365	734	259	6,735	6,205	-7.95
2006/07	359	638	659	327	305	714	591	141	146	835	651	850	515	6,731	6,140	-1.05
2007/08	566	1284	603	342	235	992	761	261	402	767	606	839	517	8,175	7,414	20.75
2008/09	536	965	610	269	436	441	914	290	562	494	726	889	411	7,543	6,629	-10.59
2009/10	501	305	152	262	187	581	972	213	180	709	520	372	104	5,058	4,086	-38.36
2010/11	555	361	362	201	185	649	657	281	132	433	889	351	315	5,371	4,714	15.37
2011/12	633	624	323	227	177	873	809	174	207	484	320	444	212	5,507	4,698	-0.34
2012/13	284	525	422	228	401	630	565	141	206	291	194	390	-5	4,272	3,707	-21.09
2013/14	137	475	602	193	80	412	380	224	90	336	311	500	-16	3,724	3,344	-9.79
Annual Averages to 2013/14 (most recent full year)																
5yr ave	422	458	372	222	206	629	677	207	163	451	447	411	122	4,786	4,110	
10yr ave	512	648	454	281	274	687	683	242	305	558	502	635	269	6,050	5,368	

Note: 2013/14 Medway, Gravesham, Shepway, Tonbridge & Malling completions from DCLG

Table 2

14 October 2014

**Canterbury City Council: Housing land supply as at 31st March 2014
Canterbury Local Plan Publication (Draft June 2014)**

Note: Canterbury District is preparing a new Local Plan going forward to 2030/31
Source: KCC Annual Housing Information Audit (HIA) at 31st March 2014

Canterbury Requirement 2011/12 to 2030/31	
Canterbury district annual requirement is for 780 dwellings	
	Dwellings
2011/12 - 2015/16 (5 years)	3,900
2016/17 - 2020/21 (5 years)	3,900
2021/22 - 2025/26 (5 years)	3,900
2026/27 - 2030/31 (5 years)	3,900
Total Canterbury requirement 2011/12 - 2030/31 (20 years)	15,600

Dwelling Completions 2011/12 to current year	
Completions (net) April 2011 to March 2013 (previous 2 years)	1,149
Completions (net) 1st April 2013 to 31st March 2014 (ie current year)	475
Completions total (net) April 2011 to March 2014 (3 years)	1,624

Requirement v completions	
Canterbury Plan requirement 2011/12 to 2013/14 (3 years)	2,340
Canterbury District completions from April 2011 to March 2014 (3 years)	1,624
Surplus/shortfall (-) to date (3 years)	-716
Canterbury residual requirement 2014/31 (17 years)	13,976
Annual average required up to 2030/31 (17 years)	822

Total estimated land supply (dwellings)					
Land supply year phased	Allocated sites	Other Identified sites	Extant sites	Windfalls & other sites	Total land supply (gross)
2014/15	0	0	302	138	440
2015/16	469	0	365	138	972
2016/17	789	0	166	138	1,093
2017/18	1,318	0	71	138	1,527
2018/19	1,075	0	0	138	1,213
2019/20	599	0	0	138	737
2020/21	599	0	0	138	737
2021/22	599	0	0	138	737
2022/23	599	0	0	138	737
2023/24	599	0	0	138	737
2024/25	582	0	0	138	720
2025/26	582	0	0	138	720
2026/27	582	0	0	138	720
2027/28	582	0	0	138	720
2028/29	582	0	0	138	720
2029/30	900	0	0	138	1,038
2030/31	900	0	0	138	1,038
Beyond 2030/31	0	0	0	0	0
Not phased units	0	0	0	0	0
Total units to 2030/31	11,356	0	904	2,346	14,606

The broken line at 2025/26 indicates the end date of the adopted Local Plan 2006/07 to 2025/26

5 year supply 2014/15 to 2018/19	3,651	0	904	690	5,245
5 year supply 2019/20 to 2023/24	2,995	0	0	690	3,685

5 year dwelling requirement v estimated residential land supply	
Estimated 5 year land supply 2014/15 to 2018/19	5,245
Canterbury 5 year requirement 2014/15 to 2018/19*	3,900
5 year surplus or shortfall (-)	1,345

Details of individual land supply sites are available from Canterbury City Council

* No allowance made for previous dwelling completions

Table 3

14 October 2014

**Canterbury district housing land supply at 2013/14
Requirement v Supply
Local Plan (Draft 2014)**

Source: KCC Housing Information Audit 2013 (Survey date 31st March 2014)

Period	Canterbury Plan Annual requirement	Canterbury Plan Annual requirement (cumulative)	Actual Completions (net) (From Table 1)	Land supply estimate (From Table 2)	Completions (net) and land supply cumulative	Residual requirement (Minus = < requirement)	Status
2011/12	780	780	624	0	624	-156	Actual
2012/13	780	1,560	524	0	1,148	-412	Actual
2013/14	780	2,340	475	0	1,623	-717	Actual
2014/15	780	3,120	0	440	2,063	-1,057	Projected
2015/16	780	3,900	0	972	3,035	-865	Projected
2016/17	780	4,680	0	1,093	4,128	-552	Projected
2017/18	780	5,460	0	1,527	5,655	195	Projected
2018/19	780	6,240	0	1,213	6,868	628	Projected
2019/20	780	7,020	0	737	7,605	585	Projected
2020/21	780	7,800	0	737	8,342	542	Projected
2021/22	780	8,580	0	737	9,079	499	Projected
2022/23	780	9,360	0	737	9,816	456	Projected
2023/24	780	10,140	0	737	10,553	413	Projected
2024/25	780	10,920	0	720	11,273	353	Projected
2025/26	780	11,700	0	720	11,993	293	Projected
2026/27	780	12,480	0	720	12,713	233	Projected
2027/28	780	13,260	0	720	13,433	173	Projected
2028/29	780	14,040	0	720	14,153	113	Projected
2029/30	780	14,820	0	1,038	15,191	371	Projected
2030/31	780	15,600	0	1,038	16,229	629	Projected
	15,600		1,623	14,606	16,229		

Note: The broken line at 2025/26 indicates the end date of the adopted Local Plan

Figure 3a (accompanying table 3)

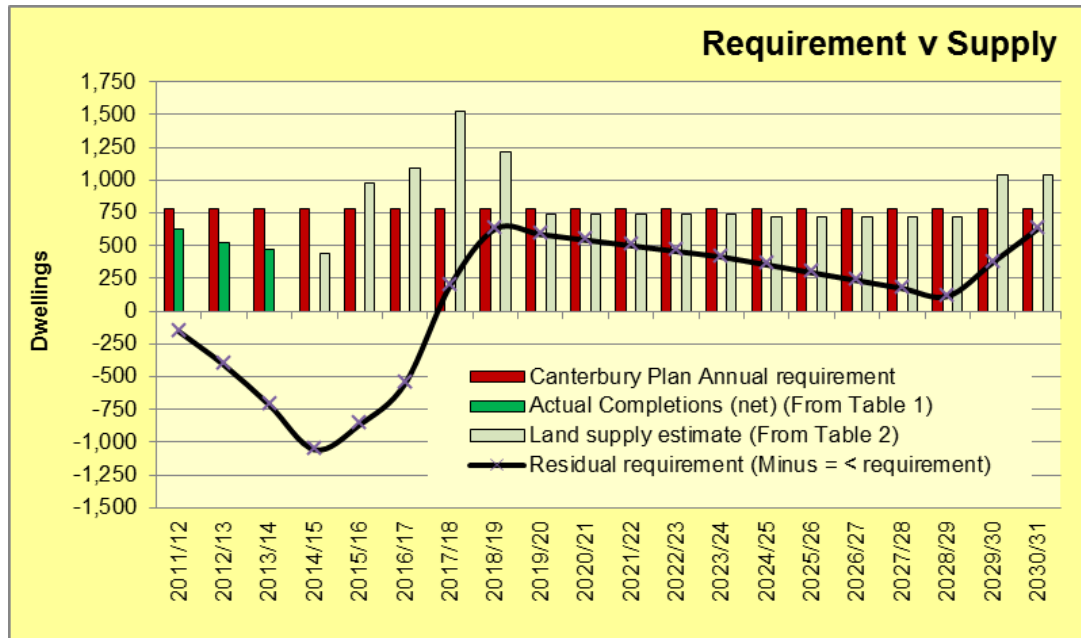


Figure 3b (accompanying table 3)

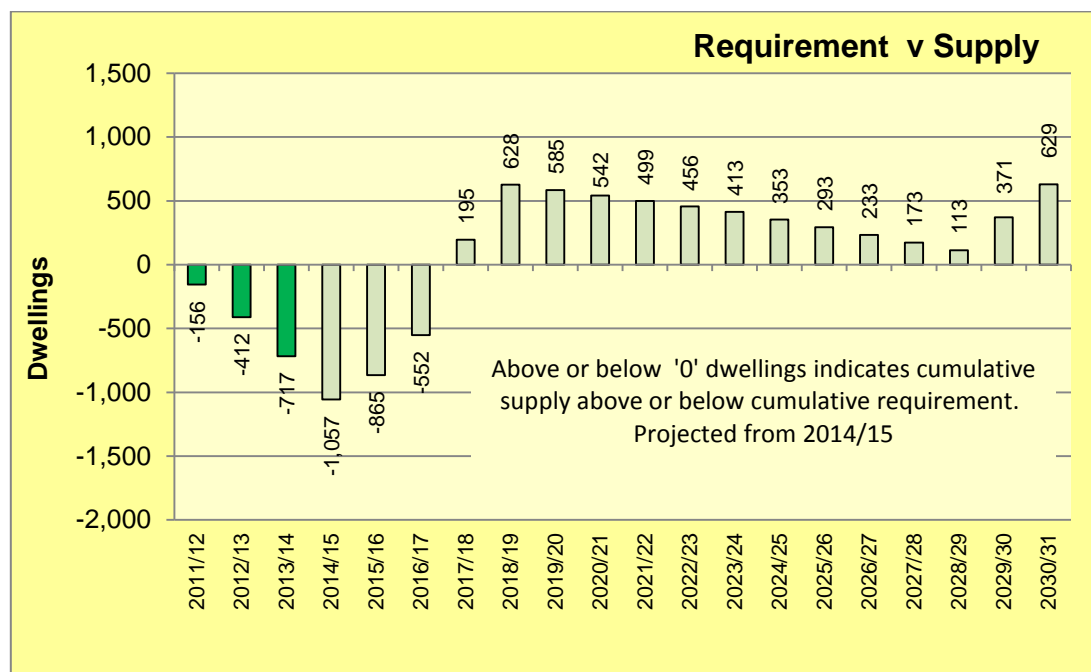


Table 4

14 October 2014

Canterbury district housing land supply at 2013/14
Housing trajectory
Local Plan (Draft 2014)

Source: KCC Housing Information Audit 2013 (Survey date 31st March 2014)

Period	Canterbury Plan Annual requirement	Canterbury Plan Annual requirement (cumulative)	Actual Completions (net) (From Table 1)	Land supply estimate (From Table 2)	Completions (net) and land supply cumulative	Residual requirement (Minus = < requirement)	Completions remaining to meet requirement	Years remaining on plan	Build in remaining years to meet requirement	Status
2011/12	780	780	624	0	624	-156	14,976	19	788	Actual
2012/13	780	1,560	524	0	1,148	-412	14,452	18	803	Actual
2013/14	780	2,340	475	0	1,623	-717	13,977	17	822	Actual
2014/15	780	3,120	0	440	2,063	-1,057	13,537	16	846	Projected
2015/16	780	3,900	0	972	3,035	-865	12,565	15	838	Projected
2016/17	780	4,680	0	1,093	4,128	-552	11,472	14	819	Projected
2017/18	780	5,460	0	1,527	5,655	195	9,945	13	765	Projected
2018/19	780	6,240	0	1,213	6,868	628	8,732	12	728	Projected
2019/20	780	7,020	0	737	7,605	585	7,995	11	727	Projected
2020/21	780	7,800	0	737	8,342	542	7,258	10	726	Projected
2021/22	780	8,580	0	737	9,079	499	6,521	9	725	Projected
2022/23	780	9,360	0	737	9,816	456	5,784	8	723	Projected
2023/24	780	10,140	0	737	10,553	413	5,047	7	721	Projected
2024/25	780	10,920	0	720	11,273	353	4,327	6	721	Projected
2025/26	780	11,700	0	720	11,993	293	3,607	5	721	Projected
2026/27	780	12,480	0	720	12,713	233	2,887	4	722	Projected
2027/28	780	13,260	0	720	13,433	173	2,167	3	722	Projected
2028/29	780	14,040	0	720	14,153	113	1,447	2	724	Projected
2029/30	780	14,820	0	1,038	15,191	371	409	1	409	Projected
2030/31	780	15,600	0	1,038	16,229	629	-629	0		Projected
	15,600		1,623	14,606						
				16,229						

Note: The broken line at 2025/26 indicates the end date of the adopted Local Plan

Figure 4a (accompanying table 4)

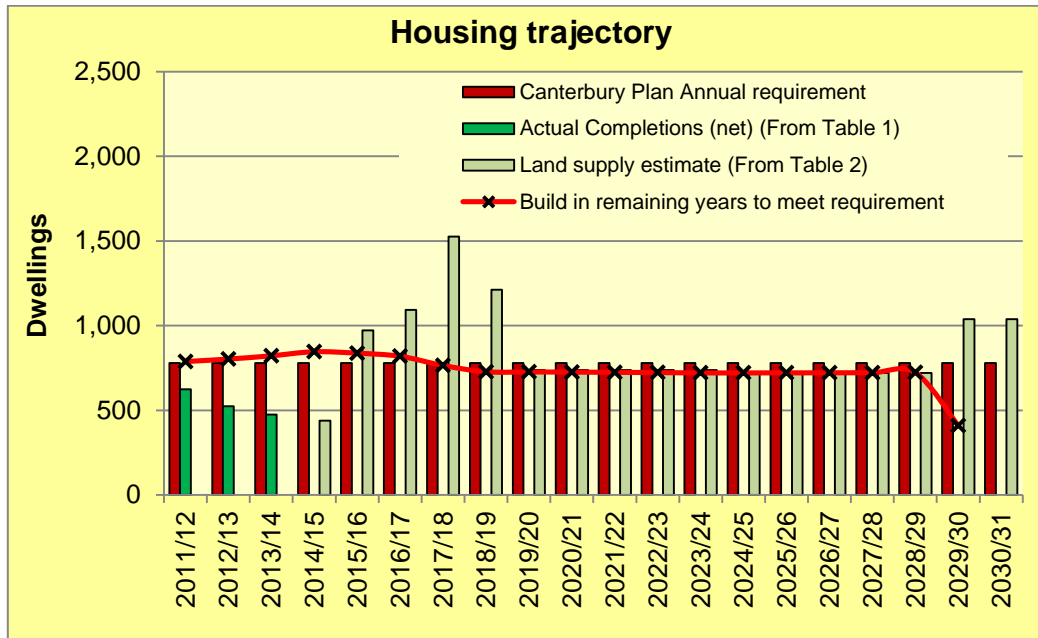
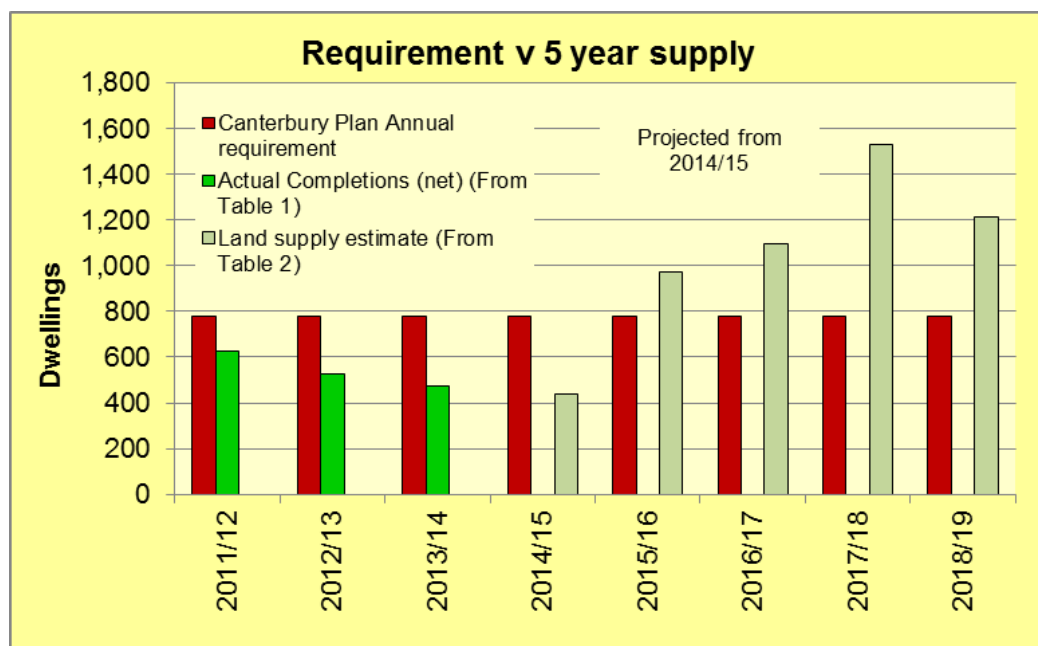


Figure 4b (accompanying table 4)



Appendix 3

Commercial Information Audit, Statistical report 2013/2014

Canterbury City Council
Commercial Information Audit
Statistical report 2013/2014
Published January 2015



Commercial Information Audit 2013/14
Kent County Council

Commercial Land Use Monitoring Summary Report 2013/14

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Introduction to Commercial Land Use Monitoring

This document gives a brief summary of the main data and components of the Commercial monitoring survey. Additional information is available. If you require supplementary in depth information please contact Kent County Council or the local District Council.

The annual survey is undertaken jointly by County and Local Authority officers. All commercial sites with a planning permission valid until 31st March are visited and an assessment is then made of the stage of development; complete, under-construction or unimplemented, and this is recorded into a database for commercial land monitoring.

Commercial Land Use monitoring in Kent (KCC area) is part of the Commercial Information Audit (CIA). Note Medway Unitary Authority was established on 1st April 1998 from Rochester upon Medway and Gillingham Local Authorities and now conducts its own monitoring survey and publishes an annual report. The Kent (KCC area) CIA grew out of what was the County's Employment Land System (ELS).

Originally land use monitoring was to monitor the effectiveness of Structure Plan policies and to assist town planners and researchers when considering planning applications. Monitoring also helped consultants and developers identify sites for investment and opportunity. The Kent and Medway Structure Plan was superseded in July 2009 by the South East Plan when monitoring results were sent annually to the Region. In May 2010 the government abolished the Regional Partnership Board, although parts of the South East Plan remain valid until local authorities develop their own strategy, based upon the National Planning Policy Framework (NPPF).

The results are used by local authorities in Annual Monitoring Reports, Local Development Frameworks, establishing type of employment need, as well as forming the basis for formal employment land surveys.

In future years allocated sites will gradually be replaced by Strategic Employment Land Availability Assessments (SELAA)

In May 2013 amendments were made to the Town and Country Planning (General Permitted Development) Order.

See: Statutory instruments http://www.legislation.gov.uk/ukxi/2013/1101/pdfs/ukxi_20131101_en.pdf

To capture the relevant permitted change of use data, prior approval and prior notification applications are now being recorded for commercial monitoring purposes.

This document is not an **Employment Land Review (ELR)**. Annual Monitoring Reports (AMRs) produced by individual Local Authorities assess progress in implementing **Local Development Documents** and how successfully policies are being implemented. Users should contact individual Local Authorities to obtain the latest position regarding progress and content of individual ELR's.

It is important to note that some district councils may also maintain their own monitoring systems and prepare monitoring reports covering aspects of commercial land supply. Definitions applied and land supply sources included in the district reports may vary from those applied in this study.

Commercial Land Use Survey - Methodology

Originally monitoring covered employment sites permitted for B1-B8 land uses. These uses were surveyed in order to monitor whether levels of development were meeting development plan targets. In 2007/08 monitoring procedures were expanded to include commercial sites as well as employment sites. This means that instead of only monitoring land uses B1, B2 and B8 (Offices and light industry, general industry and storage/distribution), gains and losses of commercial units such as shops (A1), financial and professional services (A2), hotels (C1), Residential Institutions (C2), Non Residential Institutions (D1) and Assembly and leisure (D2) are now included in the annual survey. In 2011/12 floorspace recorded as Sui Generis was included for the first time. See page 5 for definitions of all the Land Use Classes.

Methodology and data capture in Kent has changed several times over the years. The methodology underlying the capture of data underwent a major change after 1990/91 and earlier records are limited in content and should be treated with caution, especially if building a time series. Another major change was when records were computerised and more recently when the Regional Assembly required land use monitoring for the South East Plan. A more sophisticated methodology was established in 2007/08 when the requirement for the additional land use classes was included. In 2009/10 following a review of resources and requirements, the monitoring procedures and outputs were revised and restructured using different software.

Documentation of the very early surveys is no longer available. The earliest paper copies that are still available give a limited amount of information from 1986/87

Planning Permission types definitions and glossary

Full permission – development can take place at anytime within 3 years from the date the permission was granted. If development does not begin within 3 years the permission will expire.

Outline permission – a general proposal for development with no or incomplete details. Development cannot take place until the full details are submitted and approved. Detailed applications must be submitted within 3 years from the date of the outline permission. If details are not approved within 3 years the permission will normally expire.

Reserved Matters – full details further to an outline permission, which can be submitted in stages and remain valid for 2 years after the expiry date of the outline, or grant of the last reserved matters, whichever is the longer. Details may be required for building materials, design, siting, landscaping or access.

Renewal – if a planning permission is about to expire it can be renewed to allow a further period of time for the development to take place. This involves submission of a further full or outline permission.

Variation of Condition – planning permission is often given with conditions and it is possible to apply for a variation of any of these. A variation of condition application can also be made to extend the time period for development to commence.

Allocation – Land identified by the Local Authority as being suitable for future development but does not currently have a planning permission.

Extant – A site that has a current planning permission which is either not started or under construction.

Pending Losses – A planning permission with an element of floorspace that will be lost. The floorspace can be lost by a change of use to another use class, redeveloped as housing/retail/leisure or a demolition of a building or part of a building. It is possible the loss may only form part of the planning permission.

Permitted Development Rights – A type of planning permission which allows certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.

For further information follow the web link on page 2 of this report.

Use Classes Order (Brief general definitions)

Source: Planning Portal (<http://www.planningportal.gov.uk>)

Land Use Classes for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.
- **A2 Financial and professional services** - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

- **B1, B1a, B1b and B1c Business** - Offices, research and development, light industry appropriate in a residential area.
- **B2 General industrial**
- **B3-B7 Special Industrial Groups**
- **B8 Storage or distribution** - This class includes open air storage.

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided.
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.

- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).

- **Sui Generis** - Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres. Casinos. Theatres, scrap yards.

Table 1A:
Allocated Sites (net residual) 2013/2014
Amount of floorspace still available for development (m²)

Development Plan Allocations

Canterbury District Local Plan			Adopted (2006)													Canterbury			
Site Reference	Policy Reference	Site Name	Settlement	A1	A2	A3	A4	A5	B1a	B1b	B1c	Mixed		Mixed		C1	C2	D1	D2
												B1	B2	B8	B1-B8				
CA_EMP01/	CA.EMP1	Eddington Lane South	HERNE BAY	0	0	0	0	0	0	0	0	3,045	0	3,045	0	0	0	0	0
CA_EMP01E	CA.EMP1	Eddington Lane South	HERNE BAY	0	0	0	0	0	0	0	0	5,722	0	5,723	0	0	0	0	0
CA_EMP01C	CA.EMP1	Eddington Lane North	HERNE BAY	0	0	0	0	0	0	0	0	3,000	0	4,000	0	0	0	0	0
CA_EMP01L	CA.EMP1	Eddington Lane	HERNE BAY	0	0	0	0	0	0	0	0	1,092	0	1,153	0	0	0	0	0
CA_EMP02	CA.EMP1	Vauxhall Road	CANTERBURY	0	0	0	0	0	0	0	0	2,502	0	2,503	0	0	0	0	0
CA_EMP03	CA.EMP1	Station Road West	CANTERBURY	0	0	0	0	0	1,470	0	0	0	0	0	0	0	0	0	0
CA_EMP04	CA.EMP1	Highland Court, Bridge	CANTERBURY	0	0	0	0	0	0	0	0	0	0	0	10,487	0	0	0	0
CA_EMP05	CA.EMP1	St Andrews Close	CANTERBURY	0	0	0	0	0	235	0	0	0	0	0	0	0	0	0	0
CA_EMP06/	CA.EMP1	Altira Business Park	HERNE BAY	0	0	0	0	0	0	0	0	0	0	0	39,375	0	0	0	0
CA_EMP06E	CA.EMP1	Altira Business Park	HERNE BAY	0	0	0	0	0	0	0	0	0	0	0	1,551	0	0	0	0
CA_EMP06C	CA.EMP1	Altira Business Park	HERNE BAY	0	0	0	0	0	0	0	0	0	0	0	2,612	0	0	0	0
CA_EMP07	CA.EMP1	Hillborough Business Park	HERNE BAY	0	0	0	0	0	0	0	0	1,750	0	0	0	0	0	0	0
CA_EMP08	CA.EMP1	Business Innovation Centre,	CANTERBURY	0	0	0	0	0	12,075	0	0	0	0	0	0	0	0	0	0
CA_EMP09/	CA.EMP1	Wraik Hill	WHITSTABLE	0	0	0	0	0	8,865	0	0	0	0	0	0	0	0	0	0
CA_EMP09E	CA.EMP1	Wraik Hill	WHITSTABLE	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0	0	0
CA_EMP10	CA.EMP1	Joseph Wilson	WHITSTABLE	0	0	0	0	0	0	0	0	0	0	0	8,908	0	0	0	0
CA_EMP11	CA.EMP1	Sturry Road	CANTERBURY	0	0	0	0	0	0	0	0	0	0	0	7,000	0	0	0	0
CA_SP3 01	CA.SP3	Land South of Canterbury	CANTERBURY	0	0	0	0	0	0	0	0	0	0	0	70,000	0	0	0	0
CA_SP3 02	CA.SP3	Herne Bay Golf Course	HERNE BAY	0	0	0	0	0	0	0	0	3,500	0	0	0	0	0	0	0
CA_SP3 03	CA.SP3	Land North of Hersden	CANTERBURY	0	0	0	0	0	0	0	0	0	0	0	3,500	0	0	0	0
Net Residual				0	0	0	0	0	25,145	0	0	20,611	0	16,424	143,433	0	0	0	0

**Table 1B:
Summary of Floorspace (m²) Allocated (gross) 2013/2014**

Development Plan Allocations

Canterbury District Local Plan	Adopted (2006)													Canterbury		
Summary Totals										Mixed		Mixed				
	A1	A2	A3	A4	A5	B1a	B1b	B1c	B1	B2	B8	B1-B8	C1	C2	D1	D2
Total fsp (gain)	0	0	0	0	0	25,145	0	0	21,391	0	17,144	144,041	0	0	320	321
on permissions	0	0	0	0	0	0	0	0	780	0	720	608	0	0	0	0
residual	0	0	0	0	0	25,145	0	0	20,611	0	16,424	143,433	0	0	320	321
Total fsp (loss)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
on permissions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
residual	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Residual	0	0	0	0	0	25,145	0	0	20,611	0	16,424	143,433	0	0	320	321

- Statistics are derived from the Commercial Information Audit, which is conducted annually by KCC and the Kent Districts
- Values stated indicate floorspace (measured in sq.m.) **except for C1 and C2, which are measured in number of bedrooms**
- Estimated floorspace based on ratio of 3,500m²/ha
- Values indicate the status of allocated sites on 31/03/2014
- Details of individual sites are available on request
- **These figures have been produced based upon information from Canterbury City Council but have not been verified**

Table 2A:
Summary of Floorspace (m²) Permitted 2013/2014
 (Complete, Under Construction, Not Started)

CIA 2013/14 Summary
 Canterbury

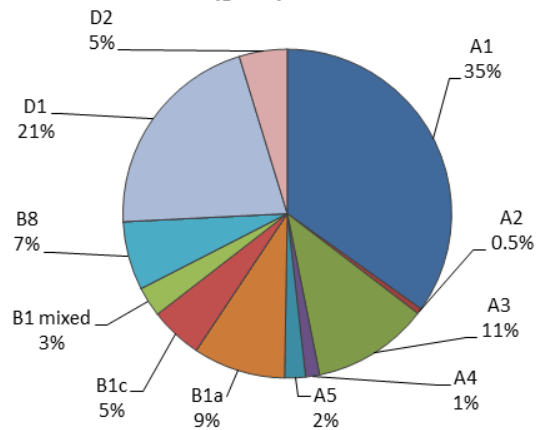
	A1	A2	A3	A4	A5	B1a	B1b	B1c	B1 mixed	B2	B8	B1-B8 mixed	C1	C2	D1	D2	Generis	Suis	Canterbury Total (excluding C1, C2 & SG)
Gain complete	4,430	70	1,457	174	261	1,155	0	657	375	0	858	0	120	16	2,678	601	883		12,716
Gain under construction	408	15	1,297	1,176	67	1,952	0	0	0	0	0	0	93	127	4,188	1,609	0		10,712
Gain not started	2,481	0	995	331	150	8,658	958	50,903	0	20,523	33,481	11,931	288	57	11,485	3,508	6,086		145,404
Gains (gross)	7,319	85	3,749	1,681	478	11,765	958	51,560	375	20,523	34,339	11,931	501	200	18,351	5,718	6,969		168,832
Loss complete	2,139	392	321	3,453	16	2,568	0	438	0	437	319	0	86	0	1,049	961	584		12,093
Loss not started	1,771	908	0	317	0	3,427	0	8,344	0	6,743	677	0	36	11	1,683	0	824		23,870
Losses (gross)	3,910	1,300	321	3,770	16	5,995	0	8,782	0	7,180	996	0	122	11	2,732	961	1,408		35,963
Net change	3,409	-1,215	3,428	-2,089	462	5,770	958	42,778	375	13,343	33,343	11,931	379	189	15,619	4,757	5,561		132,869
Expired (net)	-34	0	253	0	0	721	0	-189	0	74	-375	0	29	24	975	6,119	0		7,544
Superseded (net)	0	0	0	0	0	0	0	-65	0	0	0	0	80	0	-147	0	0		-212

- Statistics are derived from the Commercial Information Audit, which is conducted annually by KCC and the Kent Districts
- Values stated indicate floorspace (measured in sq.m.) **except for C1 and C2, which are measured in number of bedrooms**
- Details of individual sites are available on request

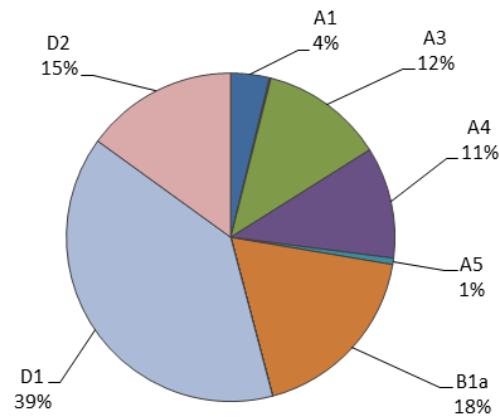
Table 2B:
Summary of Floorspace (m²) Permitted 2013/2014
 (Complete, Under Construction, Not Started)

Canterbury	Gains (gross)		Canterbury	Losses (gross)	
Commercial Floorspace (A1-B8 & D1-D2)	sq.m.	%	Commercial Floorspace (A1-B8 & D1-D2)	sq.m.	%
Complete 2013/14	12,716	7.53	Complete 2013/14	12,093	33.63
Under construction 2013/14	10,712	6.34			
Not started 2013/14	145,404	86.12	Not started 2013/14	23,870	66.37
Total	168,832	100.00	Total	35,963	100.00
Floorspace (B1-B8)	sq.m.	%	Floorspace (B1-B8)	sq.m.	%
Complete 2013/14	3,045	2.32	Complete 2013/14	3,762	16.39
Under construction 2013/14	1,952	1.48			
Not started 2013/14	126,454	96.20	Not started 2013/14	19,191	83.61
Total	131,451	100.00	Total	22,953	100.00
Floorspace (A1-A5)	sq.m.	%	Floorspace (A1-A5)	sq.m.	%
Complete 2013/14	6,392	48.02	Complete 2013/14	6,321	67.84
Under construction 2013/14	2,963	22.26			
Not started 2013/14	3,957	29.73	Not started 2013/14	2,996	32.16
Total	13,312	100.00	Total	9,317	100.00
Floorspace (D1-D2)	sq.m.	%	Floorspace (D1-D2)	sq.m.	%
Complete 2013/14	3,279	13.62	Complete 2013/14	2,010	54.43
Under construction 2013/14	5,797	24.08			
Not started 2013/14	14,993	62.29	Not started 2013/14	1,683	45.57
Total	24,069	100.00	Total	3,693	100.00

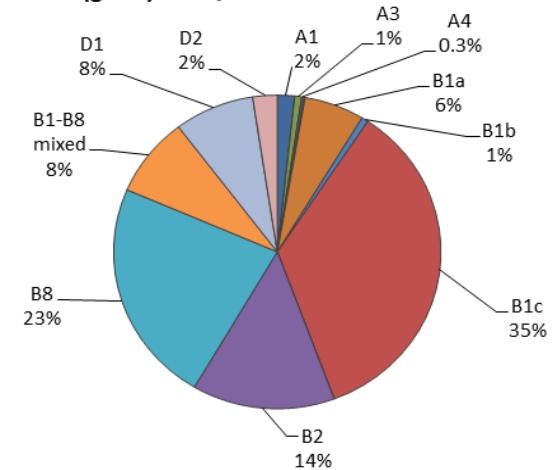
Canterbury: Floorspace completed (gross) 2013/14 as a %



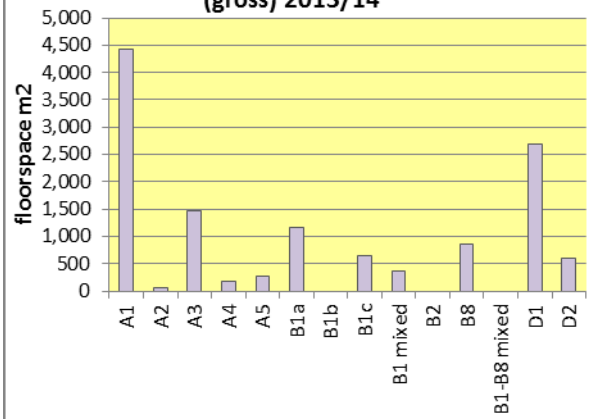
Canterbury: Floorspace under construction (gross) 2013/14 as a %



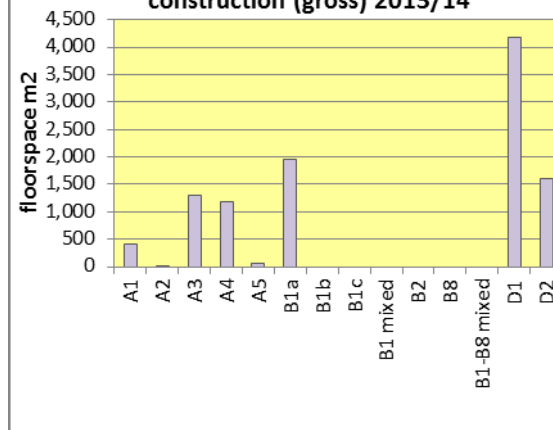
Canterbury: Floorspace not started (gross) 2013/14 as a %



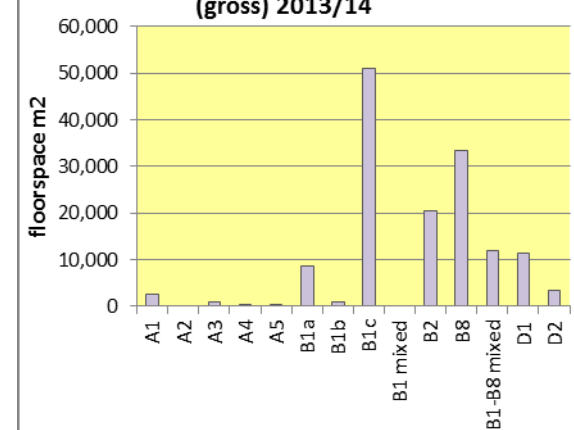
Canterbury: Floorspace completed (gross) 2013/14



Canterbury: Floorspace under construction (gross) 2013/14



Canterbury: Floorspace not started (gross) 2013/14



**Table 3:
Land Supply Summary (m²)**

CANTERBURY DISTRICT

CIA Monitoring Statistics 2013/14

Land Supply		Area (ha)	A2 m ²	B1a m ²	B1b m ²	B1c m ²	B1 Unable to Split	B2 m ²	B8 m ²	B1-B8 unable to Split	Total A2/B1-8 m ²	Source	
Local Plan Allocations	Proposed Gains	58.75	0	25,145	0	0	20,611	0	16,424	143,433	205,613	KCC Allocations Table	
	Proposed Losses	0.00	0	0	0	0	0	0	0	0	0		
	Net Allocated	58.75	0	25,145	0	0	20,611	0	16,424	143,433	205,613		
Planning Permissions	Completed	Completed 2001-2013 (net)	15.18	-4,023	3,630	-200	3,005	13,020	-24,765	19,040	-44	9,663	C/F from 2012/13 Summary
		Completed 2013-2014 (Gains)	0.89	70	1,155	0	657	375	0	858	0	3,115	KCC Bottom Line Figures
		Completed 2013-2014 (Losses)	-1.19	-392	-2,568	0	-438	0	-437	-319	0	-4,154	KCC Bottom Line Figures
		Completed 2013-2014 (Net)	-0.30	-322	-1,413	0	219	375	-437	539	0	-1,039	
		Net Completed 2001-2014	14.88	-4,345	2,217	-200	3,224	13,395	-25,202	19,579	-44	8,624	
	Committed	Not Started	36.13	0	8,658	958	50,903	0	20,523	33,481	11,931	126,454	KCC Bottom Line Figures
		Under Construction	0.56	15	1,952	0	0	0	0	0	0	1,967	KCC Bottom Line Figures
		Pending losses	-5.74	-908	-3,427	0	-8,344	0	-6,743	-677	0	-20,099	KCC Bottom Line Figures
		Net committed	30.95	-893	7,183	958	42,559	0	13,780	32,804	11,931	108,322	
Total Land Supply	Net Allocated + Net Committed	89.70	-893	32,328	958	42,559	20,611	13,780	49,228	155,364	313,935		

Note 1: Net completions from 2001 -2008 were not split into A2/B1a/B1b/B1c so the amount previously under A2/B1 has been entered as B1 unable to split

Note 2: Completed losses include sites which are under construction ie. the site is lost.

Note 3: Site areas are estimated totals for the site and should be treated with caution. It is not possible to split it between use classes

The areas have been calculated using a ratio of 3,500m²/ha. The net completed 2001-2013 figure was carried forward from the 2012-2013 table but the ratio had not been applied. The net figure for 2013-2014 has been added to it to give the 2001-2014 net site area so this should also be treated with caution.

Note 4: The net allocated figures have been based upon information given by Canterbury City Council but they have not been verified.

**Table 4A:
Timeseries of Floorspace (m²) Completed (gross gains)**

Canterbury All figures are measures of floorspace (m²) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

Completions	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
A1							1,100	2,458	1,181	6,517	3,840	4,430		
A2							130	265	90	534	334	70		
A3							640	1,352	2,003	1,395	452	1,457		
A4							0	100	64	1,226	483	174		
A5							0	68	84	175	139	261		
A3-5 Total							640	1,520	2,151	2,796	1,074	1,892	0	0
A1-5 Total							1,870	4,243	3,422	9,847	5,248	6,392	0	0
B1a							9,336	4,575	2,278	418	272	1,155		
B1b							0	0	0	0	0	0		
B1c							2,285	2,512	1,007	2,459	1,147	657		
B1 mixed							0	25	0	0	0	375		
B1 Total							11,621	7,112	3,285	2,877	1,419	2,187	0	0
A2/B1 Total	3,307	6,329	8,752	16,124	11,280	3,235	11,751	7,377	3,375	3,411	1,753	2,257	0	0
B2	5,745	4,592	3,086	1,985	1,591	520	693	1,318	2,011	657	1,212	0		
B8	617	11,155	321	20,232	2,951	7,192	2,228	2,641	1,755	2,123	259	858		
B1-8 mixed							0	0	0	0	0	0		
A2/B1-8 Total	9,669	22,076	12,159	38,341	15,822	10,947	14,672	11,336	7,141	6,191	3,224	3,115	0	0
B1-8 Total							14,542	11,071	7,051	5,657	2,890	3,045	0	0
C1 (bedrooms)							0	24	50	40	0	120		
C2 (bedrooms)							0	27	144	37	8	16		
C1/C2 Total (bedrooms)							0	51	194	77	8	136	0	0
C3 Total (dwellings)	338	405	776	533	644	1,307	982	307	411	651	598	520		
D1							280	3,528	1,244	6,254	5,683	2,678		
D2							0	900	586	1,489	1,268	601		
Sui Generis										210	1,660	883		
D1/D2 Total							280	4,428	1,830	7,743	8,611	4,162	0	0

Prior to 2008 only the B use classes were monitored and A2 was included with B1
Dwelling completions are monitored as part of the Housing Information Audit

**Table 4B:
Timeseries of Floorspace (m²) Completed (gross losses)**

Canterbury All figures are measures of floorspace (m²) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

Losses	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
A1							1,748	2,826	4,334	5,189	5,519	2,139		
A2							0	1,019	4,142	57	158	392		
A3							185	322	508	473	369	321		
A4							100	200	508	369	1,527	3,453		
A5							0	0	0	76	0	16		
A3-5 Total							285	522	1,016	918	1,896	3,790	0	0
A1-5 Total							2,033	4,367	9,492	6,164	7,573	6,321	0	0
B1a							288	2,492	4,157	5,086	1,226	2,568		
B1b							0	0	0	0	200	0		
B1c							720	1,324	2,596	1,069	696	438		
B1 mixed							0	77	0	0	0	0		
B1 Total							1,008	3,893	6,753	6,155	2,122	3,006	0	0
A2/B1 Total	2,285	7,300	2,550	18,791	1,463	2,469	1,008	4,912	10,895	6,212	2,280	3,398	0	0
B2	2,189	1,850	694	25,068	1,298	5,136	0	2,922	9,296	75	333	437		
B8	4,683	4,183	10,806	2,048	1,805	630	0	625	3,102	330	1,302	319		
B1-8 mixed							0	0	0	44	0	0		
A2/B1-8 Total	9,157	13,333	14,050	45,907	4,566	8,235	1,008	8,459	23,293	6,661	3,915	4,154	0	0
B1-8 Total							1,008	7,440	19,151	6,604	3,757	3,762	0	0
C1 (bedrooms)							0	0	0	0	18	86		
C2 (bedrooms)							0	3	9	75	64	0		
C1/C2 Total (bedrooms)							0	3	9	75	82	86	0	0
C3 Total (dwellings)	33	28	1	1	6	23	17	2	50	26	73	45		
D1							0	447	359	378	417	1,049		
D2							0	237	2,440	2,998	629	961		
Sui Generis										54	265	584		
D1/D2 Total							0	684	2,799	3,376	1,311	2,594	0	0

Prior to 2008 only the B use classes were monitored and A2 was included with B1
Dwelling completions are monitored as part of the Housing Information Audit

**Table 4C:
Timeseries of Floorspace (m²) Completed (net)**

Canterbury All figures are measures of floorspace (m²) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

Net Completions	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
A1							-648	-368	-3,153	1,328	-1,679	2,291	0	0
A2							130	-754	-4,052	477	176	-322	0	0
A3							455	1,030	1,495	922	83	1,136	0	0
A4							-100	-100	-444	857	-1,044	-3,279	0	0
A5							0	68	84	99	139	245	0	0
A3-5 Total							355	998	1,135	1,878	-822	-1,898	0	0
A1-5 Total							-163	-124	-6,070	3,683	-2,325	71	0	0
B1a							9,048	2,083	-1,879	-4,668	-954	-1,413	0	0
B1b							0	0	0	0	-200	0	0	0
B1c							1,565	1,188	-1,589	1,390	451	219	0	0
B1 mixed							0	-52	0	0	0	375	0	0
B1 Total							10,613	3,219	-3,468	-3,278	-703	-819	0	0
A2/B1 Total	1,022	-971	6,202	-2,667	9,817	766	10,743	2,465	-7,520	-2,801	-527	-1,141	0	0
B2	3,556	2,742	2,392	-23,083	293	-4,616	693	-1,604	-7,285	582	879	-437	0	0
B8	-4,066	6,972	-10,485	18,184	1,146	6,562	2,228	2,016	-1,347	1,793	-1,043	539	0	0
B1-8 mixed							0	0	0	-44	0	0	0	0
A2/B1-8 Total	512	8,743	-1,891	-7,566	11,256	2,712	13,664	2,877	-16,152	-470	-691	-1,039	0	0
B1-8 Total							13,534	3,631	-12,100	-947	-867	-717	0	0
C1 (bedrooms)							0	24	50	40	-18	34	0	0
C2 (bedrooms)							0	24	135	-38	-56	16	0	0
C1/C2 Total (bedrooms)							0	48	185	2	-74	50	0	0
C3 Total (dwellings)	305	377	775	532	638	1,284	965	305	361	625	525	475	0	0
D1							280	3,081	885	5,876	5,266	1,629	0	0
D2							0	663	-1,854	-1,509	639	-360	0	0
Sui Generis							0	0	0	156	1,395	299	0	0
D1/D2 Total							280	3,744	-969	4,367	7,300	1,568	0	0

Prior to 2008 only the B use classes were monitored and A2 was included with B1
Dwelling completions are monitored as part of the Housing Information Audit

Timeseries Chart: A2/B1-B8 floorspace completed 2002-2014

